

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
May 18, 2015
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. VFW Post 7308 presentation of Local and National Public Servant Awards to a Village Emergency Medical Technician, Firefighter and Law Enforcement Officer.
5. Minutes of Meetings – May 4, 2015
6. Public Hearing
 - A. Consider a “Class A” Intoxicating Liquor and Class “A” Fermented Malt Beverage license for the proposed Costco store, 7704 94th Avenue.
7. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
8. Administrator’s Report
9. New Business
 - A. Receive Plan Commission recommendation and Consider Resolution #15-19 to deny the Comprehensive Plan Amendment to amend Appendix 9-3 Neighborhood Plan #2 for the Barnes Creek Neighborhood bounded by 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south and the Kenosha County Bike Trail on the west.
 - B. Consider the request of Kwik Trip, Inc. for partial termination and release from three (3) Agreements entered into by and between the previous land Owner (V.K. Development Corporation) and the Village of Pleasant Prairie and two (2) variances granted by the Village for public-related infrastructure improvements in the Prairie Ridge Development installed in the land areas located at the northwest corner of 88th Avenue and 77th Street in the Prairie Ridge Development.

Village Board Meeting
May 18, 2015

- C. Consider an award of contract for the maintenance of the Bentz Estates Pond located at the northwest corner of 85th Street and 60th Avenue.
 - D. Consider an award of contract for the Park and Ride Service Lot Project.
 - E. Consider an award of contract for construction management services of the Park and Ride Service Lot.
 - F. Consider an award of contract for the painting of the Timber Ridge Water Tower.
 - G. Consider the recommendation to reject the bids received for disposal services of Municipal Solid Waste.
 - H. Consider an award of contract for the recycling of electronics.
 - I. Consider Ordinance #15-19 to amend Chapter 285 of the Municipal Code relating to Sewer Service Charges.
 - J. Consider Ordinance #15-17 to amend Chapter 194 of the Municipal Code relating to Intoxicating Liquor and Fermented Malt Beverages.
 - K. Consider Ordinance #15-18 to amend Chapter 214 of the Municipal Code relating to Licenses and Permits.
 - L. Consent Agenda (All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.)
 - 1) Approve Operator License Applications on file.
 - 2) Approve a Certified Survey Map to subdivide the property located at 2629 89th Street.
 - 3) Approve a lot line adjustment to add 30.03 feet from a vacant parcel to 3514 93rd Street and 3516 93rd Street.
10. Village Board Comments
11. 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

**VILLAGE OF PLEASANT PRAIRIE
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PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
May 4, 2015
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, May 4, 2015. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Kris Keckler was excused. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Dave Smetana, Police Chief; Doug McElmury; Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, HR and Recreation Director; Dan Honore', IT Director and Jane M. Romanowski, Village Clerk. Two citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ELECT PRESIDENT PRO-TEM**

Steve Kumorkiewicz:

I make a motion that we nominate Mike Serpe as President Pro-Tem.

Dave Klimisch:

I second that.

John Steinbrink:

Motion by Steve, second by Dave to elect Mike Serpe as President Pro-Tem. Any other nomination? Any discussion? Mike, what does this job entail?

Mike Pollocoff:

The President Pro-Tem basically acts as the President in your absence as one of the members of the Board. You get no money.

Steve Kumorkiewicz:

You get recognition. That's all.

Village Board Meeting
May 4, 2015

John Steinbrink:

We have a motion and a second with no discussion.

**KUMORKIEWICZ NOMINATED MIKE SERPE AS PRESIDENT PRO TEM;
SECONDED BY KLIMISCH; MOTION CARRIED 4-0.**

Michael Serpe:

Thank you, guys.

John Steinbrink:

Congratulations, Mike.

5. MINUTES OF MEETINGS - APRIL 6 AND APRIL 20, 2015

Michael Serpe:

Move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any discussion on the minutes?

**SERPE MOVED TO APPROVE THE MINUTES OF THE APRIL 6 AND APRIL 20, 2015
VILLAGE BOARD MEETINGS AS PRESENTED IN THEIR WRITTEN FORM; SECONDED
BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

6. CITIZEN COMMENTS

Jane Romanowski:

Jim Hooper.

John Steinbrink:

Did you wish to speak under citizens' comments?

[Inaudible]

Village Board Meeting
May 4, 2015

Jane Romanowski:

This is regarding the Educators Credit Union.

John Steinbrink:

When the item comes up then we'll talk about that. Anyone else?

Jane Romanowski:

No other signups tonight.

John Steinbrink:

Anyone wishing to speak under citizens' comments? Hearing none I'll close citizens' comments.

7. ADMINISTRATOR'S REPORT

Mike Pollocoff:

A couple things, Mr. President. Just to give you an update on the 39th Avenue project, it's moving along. We did have an issue with AT&T being late to do some relocation work of some of their infrastructure. Right now we think it could have put us back a week. But it's construction season so it's a ways to go so we'll see how that proceeds.

In respect to the detours, we did set up an alternate detour for people to take who are going east or west on 165 to go north to 31 and then use 93rd Street as an alternate detour. We've had discussions with the Department of Transportation for the State of Wisconsin to look at a signal, some type probably in the short term instance of a four-way traffic stop at 31 and 165 -- I'm sorry, 165 and 32. They've already been in the process of evaluating that, what type of improvement needs to take place there. Although I think they're on a two year schedule, they've agreed to take another look at it. And we've indicated to them if they do make a change that would allow a four way stop at that intersection that we'd want it to remain that way rather than stopping cars, have the project end and having cars not stop anymore. We think that leads to more problems than not.

But the problems have seemed to subside some. We're really working on making sure that the traffic stays out of the work zone. We don't want to have any workers hurt. We want to be able to have this project be completed in an orderly manner which for us is going to be about Labor Day. And managing speed that people are going through a subdivision to get from one place to another that they have to drive what the speed limit is in those subdivisions. So the Police Department has been enforcing that and I think they are doing a pretty good job. So that part of it is getting better as people understand what the detours really are. I think the first week or two it's like a challenge to see if I can get through. Now the project is just impassable and no one can really get across it. So that's done.

Village Board Meeting
May 4, 2015

The other thing I just want to advise the Board on is this is a significant week in municipal government. It's the week that recognizes all municipal clerks who do work for communities. We received our League notice to adopt a fancy resolution. But it certainly is warranted by our Clerk Jane Romanowski. She's clearly one of the better Clerks in the State. Whenever I'm in Madison and we have an issue I know that she is spoken of highly as being a source of information and getting things done the right way. And I know she does it on as skinny a budget as you can imagine. So we're fortunate to have really one of the better Clerks handling the municipality whether its liquor licenses, elections, records, all the day-to-day work that happens. So I want to recognize her quality of work. And even those other communities who aren't as lucky as we are to have a Clerk at least we have one that they can do their work as well.

Michael Serpe:

Just to follow up on that, Mike, I agree 100 percent. I mean the election process lately that the State has been -- the confusion that they've been causing, and there are virtually no issues involving the voting in Pleasant Prairie. And on the reconstruction, Chief Smetana, your guys are doing a fantastic job in the neighborhood. And on 39th Avenue the neighbors appreciate it, believe me. And it's unfortunately we have to put up with it for so long. But tell the guys they're doing a good job and we thank them.

John Steinbrink:

Mike, maybe one thing you left out of the Administrator's report is the fact that you just celebrated 30 years of happiness with the Village.

Michael Serpe:

And it has been happiness at least on my side. I hope it has on yours, too.

John Steinbrink:

And the Village - the marks of everything you've done are visible all over the Village. And we're very fortunate because usually an Administrator stays just a few years in one location, and they kind of move on. But you've been here for 30 years, and it's been a good 30 years for the Village. Nobody would recognize this place, again, from what it was 30 years ago when you started. And the questions when you look at utilities and all the things that have happened in the Village government here as far as the upgrades and making this a workable, efficient, highly skilled organization here because you've done that. And I think it goes without saying that we are very fortunate.

Number one, you're probably underpaid for the qualifications you have here. And you're always the first to say, no, I can't take that much of a raise or I can't get a raise. So that's not fair to you. But I know the Village recognizes the work you do, and the citizens are very grateful for the work you do. And we as a Board are very grateful for the work you do and all our staff here. The job

Village Board Meeting
May 4, 2015

you do it makes our job easy. And you just look around us and it tells us what we have here because of you. So congratulations on 30 years.

Mike Pollocoff:

Thank you. Thank you very much.

Steve Kumorkiewicz:

Congratulations, Mike.

Mike Pollocoff:

This Board has always had good political management and policy guidance. If I've done one thing right I've hired very good people to make us all look good.

Michael Serpe:

And, again, he's been here for 30 years, he has never taken credit for one thing, and he's responsible for 99 percent of it. The Board did it, the department heads did it, somebody did it, never Mike. The whole vision is Mike Pollocoff. I'll tell you, it's been easy to work with you for all the time you've been here, and I've been here about as long as you have.

John Steinbrink:

I mean I've talked to alderman and they've made the tradeoff that you wouldn't believe, and they still can't come up with enough. It's just unreal, but we're very fortunate. Is that all, Mike?

Mike Pollocoff:

That's all.

John Steinbrink:

Thank you.

8. NEW BUSINESS

A. Consider Resolution #15-17 authorizing the issuance and sale of \$13,450,000 General Obligation Promissory Notes, Series 2015.

Mike Pollocoff:

Mr. President, this is a resolution for issuance of debt that we've gone through. With us tonight is the underwriter for the Village, Gene Schulz from Piper Jaffray. We had real successful sales I think today, and I'd like Gene to describe what we received and what we're paying for. And

Village Board Meeting
May 4, 2015

we'll take these up separately, but just to remind the Board we'll need a roll call vote on both items.

Gene Schulz:

Well, we did price the issue, started at nine o'clock this morning, and I think we finalized the pricing between two and two thirty which was a little bit late. It was a slow market today. I mean obviously interest rates are good, but you always try to make them better. So our underwriting department went out with an aggressive scale meaning low yields to the investor, a benefit to the Village and we didn't get any orders. So it's not normally quite that way. Of course, Mondays are the one day of the week that's rather slow when it comes to a slow market. Most of your sales are Tuesday, Wednesday and Thursday. So you end up with investors that are a little bit leery to be the first to buy a substantial amount of bonds.

I think we had one maturity of a little over \$5 million. There was one institution interested in it, but they were leery about committing because they were the only one interested in it. So we had to do a little playing around. Once we get to the refunding issue, the original amount of \$9,660,000. Now I believe it's \$9,355,000. What we had to do was increase the coupons. We were going out with a two percent and three percent. The investors needed five percent. Now, that doesn't change the cost to the Village, but it changes the way we have to market it. And the reason the issue size drops is because you've got the premium coupons, the investor has to pay for that premium. So when you get \$400,000 or \$500,000 of premium then you reduce the par value.

So you still come out with what's called a net interest rate regardless of how it's couponed. But the investor kind of calls the shots on that. We call the shot on the yield or the cost to the Village but if they want a five percent coupon we say fine. We collect the premium, reduce the par value, and it would be opaque as far as the Village itself goes. But, anyways, from an overall standpoint the sale went well. It's just that it took a lot longer. I was wondering if we were going to get the information to the bond counsel in time to prepare the resolutions.

The interest rate on the \$13,450,000 bond that we're looking at right now was a 2.10. So obviously it's a good interest rate from an historical standpoint. When we come to the refunding we had originally estimated about five or six weeks ago that the Village would save \$463,000 on that financing, and it came in at \$460,000. So you can see where interest rates had not really moved too much from five to six weeks ago. In between time, of course, they were going up and down and up and down, and so we kind of hit it in the middle from an overall standpoint. So if there's any other questions?

Mike Pollocoff:

For the Board the \$13,450,000 bonding that's totally for Tax Increment District #2 to complete the project list from the project plan for that area. Whether it's sanitary sewer, we have some major water extensions that are serving that district, the improvements that are going up to service the Uline development. If you think back to Uline, at one point we had committed \$6 million to relocate a 345 kvw line and a high pressure gas main. And eventually that wasn't able to be

Village Board Meeting
May 4, 2015

done, so they had to move the warehouse that's currently underway farther to the west which changed the entire physical nature of what we needed to do as far as sanitary sewer and water. So the numbers end up being what we're contributing to that project end up being the same.

These bonds will be paid off in five years. We're looking to have these paid off in 2020. At the time this district pays off there will be \$13.4 million of property taxes that are going to be going onto the tax rolls for Kenosha County, Unified School District, Central High School District and Gateway as well as the Village of Pleasant Prairie. That's going to be significant property tax relief for all the governments that are involved in this district. And I know it's one of the policies of the Board, and we've been working to make sure that we can achieve that date and get that done.

We remain slightly concerned that the State is changing or looking at changes in things such as exempting personal property taxes. And when we set up our original pro forma and the budget on this that was something that was going to be included to help pay out the bonds. And if for some reason they take that out then what they're saying is we'll just extend the life of your district. So that would cost us about rough numbers \$700,000 a year, but it would delay \$13.4 million of tax relief. So I think in that case they're giving a select group of people a tax break, and the entire community is going to have to wait longer to receive the tax cut that they're looking for. So we may have another one of these. In fact, I'm sure we're going to have another one. It's going to be smaller. With the window of time that we have left to get the work done that we want to get done it's going to be 2017. There's not that much that remains to be done. One of the best pieces of advice that we got from Gene Schulz early on with TIF District #1 was don't borrow this until you absolutely have to have it. And maybe there's going to be an ability some of this is going to be paid for by cash.

So until we see these projects line up, they're in the project plan, but if we don't need them right now we're just going to let them sit. If they don't get addressed before 2017 then those are done, and we'll have to wait until the TIF District is retired. So with that I wholeheartedly agree with Gene's recommendation, and I'd recommend that the Village positively consider Resolution 15-17 authorizing the issuance and sale of \$13,450,000 in general promissory notes.

Michael Serpe:

So moved and call for a roll call vote.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, and second by Steve. Any further discussion?

Village Board Meeting
May 4, 2015

Dave Klimisch:

I've got a question on the \$9.6 million. I'm looking through the notes, and this is the eleventh year. We bonded them in 2004. There's a couple years left, and we're saving \$460,000 in two years? That's on 15-18. It's easy to support, we're saving almost half a million dollars in two years.

John Steinbrink:

Any further discussion?

SERPE MOVED TO ADOPT RESOLUTION #15-17 AUTHORIZING THE ISSUANCE AND SALE OF \$13,450,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2015; SECONDED BY KUMORKIEWICZ; ROLL CALL VOTE – STEINBRINK – AYE; KUMORKIEWICZ – AYE; KLIMISCH – AYE; SERPE – AYE; MOTION CARRIED 4-0.

B. Consider Resolution #15-18 authorizing the issuance and sale of \$9,660,000 General Obligation Refunding Bond, Series 2015.

Mike Pollocoff:

Mr. President, Gene described as well as Trustee Klimisch that I don't want to say it's a no brain deal because it took some smarts to put the thing together. But it's a good deal for the Village. I'd recommend that Resolution 15-18 authorizing the issuance and sale of \$9,660,000 general obligation refunding bonds be adopted by the Board as presented.

Steve Kumorkiewicz:

So moved.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Any further discussion of 15-18?

Gene Schulz:

The \$9,660,000 has been changed to \$9,355,000.

Mike Pollocoff:

That's right.

Village Board Meeting
May 4, 2015

John Steinbrink:

So the resolution 15-18 will reflect that. Okay. So we have a motion, we have a second. Further discussion?

SERPE MOVED TO ADOPT RESOLUTION #15-18 AUTHORIZING THE ISSUANCE AND SALE OF \$9,355,000 GENERAL OBLIGATION REFUNDING BOND, SERIES 2015; SECONDED BY KLIMISCH; ROLL CALL VOTE – SERPE – AYE ;STEINBRINK – AYE; KLIMISCH – AYE; KUMORKIEWICZ – AYE; MOTION CARRIED 4-0.

John Steinbrink:

Thank you, Gene.

C. Consider Resolution #15-16 designating May 10-16, 2015 as National Police Officer Week.

Mike Pollocoff:

Mr. President, I request the Board consider Resolution 15-16. And maybe I could have Chief Smetana come up and talk about the importance of National Police Officer Week. I think it's a timely discussion at this point in our history.

Chief Smetana:

Good evening. The National Law Enforcement Memorial Week was first brought in in the 1960s by President Kennedy wanting to honor law enforcement from all over the country. I think it goes without saying how impressed I am with my officers. And this day just benefits law enforcement from all over the country. I'd like to as part of this upcoming week this Wednesday we have a ceremony down at the Civil War Museum at noon. So if any of you can make it you are more than welcome to attend that. And that honors law enforcement officers from Kenosha County who have lost their lives in the line of duty. And interestingly enough our keynote speaker for that will be Municipal Judge Richard Ginkowski. So I'd like to welcome you all there at noon. I appreciate your consideration of the resolution. Thank you.

John Steinbrink:

Thank you, Chief.

Michael Serpe:

It's a shame as to what's happening with police officers across the country today. It just seems there's an open season on them. And it's just so wrong as to what's happening. And I don't know what the answer is or what's going to calm the situation, but it can't happen soon enough. I feel sorry for these guys that are out there. They don't know who is approaching them, what that

Village Board Meeting
May 4, 2015

person can possibly do to them. And mostly the officers that are getting hurt are by surprise. It's not good. I certainly hope this changes and straightens out. Because the way it's going right now it's dangerous, it's a dangerous job, and right now it's even thankless, and that's a shame. And believe me I know better.

John Steinbrink:

And I think all of us can remember back a few years and the fact that this community has such a strong regard for our Police Department and support for our department. The citizens of this Village realize what the Police Department does for us on a daily basis. The statistics prove it out in our clearance rate. You look at the service provided for the dollar to the taxpayers. It's the highest level of service available out there. And our citizens actually have gone to the polls to show that they believe in our department and they back it 100 percent. And I don't think that's changed over the years. I think every day as we go along citizens more and more recognize the value of our department and make sure that they are out there supporting it. Unfortunately that's not the case all over the country and it should be. There's going to come a time, and Mike and I have discussed this, that things will change. And we're not sure which direction it's going to go.

Dave Klimisch:

I think some of the best police work that we can do anywhere is preventative police work. I know when I first moved here way back when I had a 2 a.m. knock on the door that woke me up, and I didn't know what was going on. And there was a note on the door from our Pleasant Prairie police officer that was in the area saying that my garage door had been left open. And I had lived in a lot of places and I'd never seen that before. And as I've talked to a lot of people over the past several months I've heard something similar from a lot of different people that they get maybe not a knock on the door at two in the morning, but they get a note from the squad that a door has been left open and you're inviting crime into your house.

When I drive through with the rerouting on the construction on the first day I saw a lot of presence from the police squads in the neighborhoods that are affected by the rerouting. Again, preventative police work. And not just preventative but also maintaining, like you said, John, maintaining that high customer relation where the people of Pleasant Prairie -- the people that I've talked with have high things to say about their response rate and their professionalism. So kudos to the department.

John Steinbrink:

Thank you.

Steve Kumorkiewicz:

I can add to that, Mr. President. One of the problems we have today is everybody knows their rights [inaudible]. Thank you.

Village Board Meeting
May 4, 2015

John Steinbrink:

Okay, we have a motion -- oh, we need one.

Dave Klimisch:

I move that we pass Resolution 15-16.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Any other discussion on this item?

KLIMISCH MOVED TO ADOPT RESOLUTION #15-16 DESIGNATING MAY 10-16, 2015 AS NATIONAL POLICE OFFICER WEEK; SECONDED BY SERPE; MOTION CARRIED 4-0.

John Steinbrink:

And you can tell your guys we don't need a resolution because we support you every week. So thank you and thank them for the service they give us.

D. Receive Plan Commission recommendation and consider a Conceptual Plan to construct a full service Educators Credit Union on the vacant property generally located at the northeast corner of STH 50 and 91st Avenue.

Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner is requesting the approval of a conceptual plan for the proposed construction of a 7,280 square foot full service Educators Credit Union on the vacant property generally located at the northeast corner of Highway 50 and 91st Avenue as shown on the slide. This is the Westfield Heights commercial area. This is a property that's located directly east of the Goddard School property.

The Educators Credit Union is a full service financial institution that serves members in the Southeastern Wisconsin area since 1937 offering savings and loan products as well as investment opportunities to individuals and small businesses. The Credit Union is committed to educating and advising members of their options and helping them make sound financial decisions. Branch decisions and transactions range from quick deposits and payments to more comprehensive interactions such as loan applications and account openings.

Transactions at this location will be conducted in person with branch staff for detailed situations such as purchasing certificates, processing loan applications and general account maintenance.

Village Board Meeting
May 4, 2015

Additionally, transactions such as deposits, payments and cash management will occur through interactive teller technology and video assisted transactions. These are terminals that look like ATMs but have a touch screen video for interacting with the teller located at the ECU home office in Mt. Pleasant. The drive through terminals are the same ITM or interactive teller type and are both filled with cash by armored car services. Their anticipated hours of operation are Monday through Friday 8 to 7, lobby only 9 to 5, and Saturday 8 to 3, lobby only 9 to noon.

As you can see on the slide they are proposed to be having two access points, one general access directly across from the Goddard School entrance, and a secondary access which will be directly across from a future retail or commercial use to the north on the land that's currently owned by Steve Mills. So you can come in and out on the western entrance, you can go around the south end of the building and then go through any one of the interactive teller lines. Access then directly north and out onto 74th Street or access through the parking lot. Again, there's plenty of parking located on the north side of the facility as well as the south side of the facility. They anticipate having six employees at this location with 39 parking spaces, two of which will be handicapped accessible.

The conceptual plan building elevations are shown on the slide. They have just recently constructed a similar type facility up on Center Street in the Milwaukee/Wauwatosa area, and it will look very similar to that location. It's primarily a brick building with a Frank Lloyd Wright style type to it, more of a prairie style. It's a very attractive building. Some of those photographs and things were shared with the Plan Commission at their last meeting.

The site is currently served by a stormwater management facility that's located north and west of here. As you can see the arrow, again, as part of the overall Westfield development wherein single family was located to the north, and this area to be developed north of Highway 50 with commercial type development that the two basins that were constructed initially by the original developer will handle all the stormwater for these new to be developed commercial locations. So no separate onsite stormwater facility will be required for Educators Credit Union.

Coming back to the Plan Commission and to the Board, zoning map and text amendments, site and operational plans and a conditional use permit will be required. The current zoning of the property is B-2 which is a Community Commercial District with UHO, the proposed zoning B-2 with a PUD. They will be requesting some planned unit development overlay modifications to the zoning district for this property. The lot area will be less than the two acre required by the B-2 so it will be put into the PUD as 1.47 acres for the site.

There will be reduced fire lane access around the south side of the building from 30 foot to 20 foot. And, again, there is complete fire lane access around the north side of the building, so this is kind of like a secondary or an additional access for the fire department for this site. And then one other request that's being made is that because this is part of a unified business development there will be an off premise sign that will help identify all of the uses north of 74th Street for this particular area.

Because of the PUD they will be coming back before the Plan Commission for a DSIS agreement. And as you will recall that is a digital security imaging system agreement or camera

Village Board Meeting
May 4, 2015

system on the exterior of the facility. They will also be using cameras on the inside of the facility. But on the exterior these cameras will be a live feed back to the police department for an early easy access live view look prior to any police officers coming to the site.

And then one other thing I just wanted to mention is that they will have public sidewalks around the perimeter of the site adjacent to 74th Street, 91st Avenue. When Highway 50 gets reconstructed there will be sidewalks along Highway 50 as well. They'll have street trees and other public improvements, street lights and things like that adjacent to their site as well.

So with that the Plan Commission recommended approval of their conceptual plan. They were looking for this direction from the Village in order to move forward now with the detailed site and operational plans, submit their detailed zoning map amendments as well as the detailed DSIS and other documents that do need to come in. They do intent to move forward with this project sometime this summer with respect to submitting additional documents to the Village for approval and construction.

Michael Serpe:

The only concern that the Plan Commission had was with the 20 foot fire lane. Just a question. How far is Highway 50 travel lanes from the building itself? Not very far I would think, right?

John Steinbrink:

Chief, do you want to address this?

Jean Werbie-Harris:

It's quite a distance right now, but it will be closer when Highway 50 is widened to six lanes.

Chief McElmury:

Initially we had some concerns, too, when we started looking at the layout. But being that we've got access basically on two, almost three sides of the building, and it's going to be a fully sprinkled building that gives us a little bit of room to cut down on our fire lane [inaudible] fully sprinkled stand pipes and stairwells.

Michael Serpe:

If you're satisfied I'm satisfied. I'll tell you that.

John Steinbrink:

Gentlemen, did you have anything to add to that? I know you guys did a pretty good presentation at the Planning Commission, and I think most of us were here to see that. So thank you for that presentation.

Village Board Meeting
May 4, 2015

[Inaudible]

John Steinbrink:

If you want to just come up and use the microphone. Otherwise the poor gal will hear that mumbling in the distance.

Jim Hooper:

I'm Jim Hooper, Vice President of Facilities for Educators. Again, we wanted to thank Jean for all of her work with us. Our prairie style buildings are very, very popular. And we've used them in every location that we've gone. This one in particular sits up on West Center Street in Milwaukee, and Milwaukee just did back flips over that project. They really appreciated the style of our buildings. But it fits actually better in what you guys have been doing down here in Pleasant Prairie. So we're very excited to add that style to your Village.

Michael Serpe:

No other facilities in Kenosha County are going to close as a result of this, right?

Jim Hooper:

Correct, no. This is in addition to. And actually we're referring to is as our Pleasant Prairie branch.

Michael Serpe:

I move approval of the conceptual plan.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion? Thank you for that design. Because if you travel around the Village you'll see Jean has worked with all the businesses here to have a theme, a nice looking building, something we're really proud of here. And yours is a great addition to what is out there now.

Jim Hooper:

Thank you. I would agree.

Village Board Meeting
May 4, 2015

John Steinbrink:

So it fits in very well.

Dave Klimisch:

You said it's the same as the one in Milwaukee?

Jim Hooper:

It's actually going to be a little larger. We have added a little more width to the building. The interior ITMs that Jean was referring to, the interactive teller machines, we use them on an L shape up in Milwaukee because the lot was a lot smaller. With this lot being a little larger we're able to stretch them into a straight line, so we added a little bit of square footage to the facility.

Dave Klimisch:

And do you know about what your daily traffic is in Milwaukee?

Jim Hooper:

So far we've been doing about 300 transactions a day, a little bit on the low end. But we're hoping that that increases.

Dave Klimisch:

Dave lives close to you so he'll be able to jog over there. He'll go through the drive thru.

Jim Hooper:

I'd be glad to have you there.

John Steinbrink:

Thank you very much. Any further discussion?

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CONCEPTUAL PLAN TO CONSTRUCT A FULL SERVICE EDUCATORS CREDIT UNION ON THE VACANT PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF STH 50 AND 91ST AVENUE, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

Village Board Meeting
May 4, 2015

E. Consider Operator License Applications on file.

Jane Romanowski:

Three applications tonight, Katelyn Daniel, Jamie Dodge, Philip Wattles. All three applications are in compliance with the guidelines set forth in Chapter 194, and I would recommend approval.

Steve Kumorkiewicz:

So moved.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Any further discussion on any of the applications?

KUMORKIEWICZ MOVED TO GRANT OPERATOR LICENSES TO KATELYN DANIEL, JAMIE DODGE, PHILIP WATTLES; SECONDED BY KLIMISCH; MOTION CARRIED 4-0.

9. VILLAGE BOARD COMMENTS

Michael Serpe:

Welcome, Dave.

Dave Klimisch:

This is my first official meeting. It's been a nice process, and I'm looking forward to being up here and working with everybody in Pleasant Prairie that helped to get me up here.

10. ADJOURNMENT

SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KLIMISCH; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 6:40 P.M.

MEMORANDUM

TO: Village Board of Trustees

FROM: Jane M. Romanowski
Village Clerk

DATE: May 5, 2015

RE: Liquor License Application – Costco Store

Rodney Adrian Huft, agent for Costco Wholesale Corporation, has submitted a “Class A” Liquor and Class “A” Fermented Malt Beverage License Application for the new Costco Store located at 7707 94th Avenue. A “Class A” liquor and Class “A” Fermented Malt Beverage license allows for the sale of intoxicating liquor and fermented malt beverages to consumers only in original packages or containers for off-premise consumption.

In accordance with Chapter 194 of the Municipal Code, the Board may grant a license prior to the completed project, but the establishment must be open within 90 days of board approval. The Board, for cause as outlined in Chapter 194 of the Municipal Code, may extend the time to open to 180 days.

The Police Department check has been completed and the ownership, publication and agent residency and training requirements have been satisfied. There are no delinquent taxes or invoices on record. Costco proposes to open this establishment in June.

If the Village Board approves this application, the following items must be received prior to issuance of the license:

1. Payment of prorated annual license fees from the date of issuance to 6/30/15 and the annual licenses fees from 7/1/15 through 6/30/16.
2. Payment of publication costs.
3. Certificate of Occupancy issued by the Community Development Department, Building Department and Fire & Rescue Department.

* * * * *

Jane Romanowski

From: Prah, Marlene <MPrah@gklaw.com>
Sent: Friday, May 01, 2015 11:57 AM
To: Clerks Office
Cc: Arends, Wendy
Subject: RE: Costco Liquor License

Jane,

Thank you for confirming receipt of the materials and for the type of liquor license being requested. Below is the narrative provided by Costco describing its business operations relating to its liquor sales at the Pleasant Prairie location.

If you have any questions, let us know. Otherwise, have a nice weekend!

Marlene

To whom it may concern:
RE: Liquor sales - Costco Pleasant Prairie

The sale of liquor at the Pleasant Prairie Costco will take place during normal business hours; Monday through Friday 10am to 8:30pm, Saturday 9:30am to 6pm and Sunday 10am to 6pm. There will not be any open hours that liquor is not available for sale. The liquor will be rung up at the registers located in the front of the warehouse by any cashier working (all will be at least 18 years old). Every time a member attempts to purchase any alcohol, the register system will prompt the cashier to verify ID and it will give the date the member must have been born on or before for verification.

The product will be placed in the southwest rear of the building displayed on steel shelving and pallets. Fine wine would be on a wooden display. There are no coolers.

From: Jane Romanowski [mailto:jromanowski@plprairiewi.com] **On Behalf Of** Clerks Office
Sent: Friday, May 01, 2015 11:06 AM
To: Prah, Marlene
Subject: Costco Liquor License

Marlene – I did receive by Fed Ex the Costco Liquor License Application. You sure can email the narrative from Costco describing the business operation pertaining to this application. I did confirm with Wendy today that the license is for a Class “A” Fermented Malt Beverage License and “Class A” (not “B” as the application stated) Intoxicating Liquor License. The public hearing before the Village Board will be held Monday, May 18th at 6 p.m. in the Village Hall Auditorium, 9915 39th Avenue. A representative should be present at this hearing to answer any questions posed by the Board.

Please let me know if you have any additional questions. Jane

Jane M. Romanowski, WCPC/MMC
Village Clerk
Village of Pleasant Prairie

Schedule B
COSTCO WHOLESALE CORPORATION

Active Retail Off-Premise Consumption Liquor License(s)-Includes locations that have relocated/closed/Depots that transfer alcohol/Business Centers & Deliveries/E-Commerce

4/1/2015

STATE	Jurisdiction	Location #	Location Address	License Type	License Number	Open Date	COUNTY
ALABAMA	AL Alcoholic Beverage Control Board	356	HUNTSVILLE 1205 North Memorial Parkway HUNTSVILLE, AL 35801-5930	Beer Wine	22845 13145	11/2/2000	Madison
	AL Alcoholic Beverage Control Board	362	HOOVER 3650 Galleria Circle HOOVER, AL 35244-2346	Beer Wine	090837/ 047937	10/27/2003	Jefferson
	AL Alcoholic Beverage Control Board	1009	MONTGOMERY 8251 East Chase Parkway MONTGOMERY, AL 36117-7033	Beer Wine	1316951	10/4/2007	Montgomery
	AL Alcoholic Beverage Control Board	1192	MOBILE 1450 Tingle Circle West MOBILE, AL 36606	Beer Wine	pending	6/1/2015	Mobile
ALASKA (purchased)	AK Alcoholic Beverage Control Board	10	ANCHORAGE 330 West Dimond Blvd. ANCHORAGE, AK 99515-1950	Beer/Wine/Spirits (may resale to on-premise licensees)	2020	10/25/1984	Anchorage
	AK Alcoholic Beverage Control Board	63	NE ANCHORAGE 4125 De Barr Road ANCHORAGE, AK 99508-3115	Beer/Wine/Spirits (may resale to on-premise licensees)	3149	11/5/1992	Anchorage
	AK Alcoholic Beverage Control Board	107	JUNEAU 5225 Commercial Blvd. JUNEAU, AK 99801-7210	Beer/Wine/Spirits (may resale to on-premise licensees)	3352	11/4/1993	Juneau
ARIZONA (purchased)	AZ Department of Liquor Control City of Tucson	407	TUCSON 6255 E. Grant Road TUCSON, AZ 85712-5834	Beer/Wine/Spirits	09100122 0003102	5/24/1982	Pima
	AZ Department of Liquor Control City of Scottsdale	427	SCOTTSDALE 15255 N. Hayden Road SCOTTSDALE, AZ 85260-2507	Beer/Wine/Spirits Sampling	09070670 864148	7/6/1987	Maricopa
	AZ Department of Liquor Control City of Tucson	431	NORTH WEST TUCSON 3901 W. Costco Drive TUCSON, AZ 85741-2861	Beer/Wine/Spirits	09100218	4/24/1989	Pima
	AZ Department of Liquor Control City of Tempe	436	TEMPE 1445 West Elliott Road TEMPE, AZ 85284-1103	Beer/Wine/Spirits	09070578 65725	11/11/1989	Maricopa
	AZ Department of Liquor Control City of Phoenix	465	THOMAS ROAD 4502 E. OAK ST PHOENIX, AZ 85008-2411	Beer/Wine/Spirits Beer/Wine/Spirits	09070561 01101814	12/1/1994	Maricopa
	AZ Department of Liquor Control City of Prescott	466	PRESCOTT 3911 Highway 69 PRESCOTT, AZ 86301-6717	Beer/Wine/Spirits Beer/Wine/Spirits	09130052 18026	6/27/1996	Yavapai
	AZ Department of Liquor Control Town of Gilbert	481	GILBERT 1415 N. Arizona Avenue GILBERT, AZ 85233-1616	Beer/Wine/Spirits	09070336	7/1/1999	Maricopa
	AZ Department of Liquor Control City of Phoenix	490	NORTH PHOENIX 19001 N 27TH AVE PHOENIX, AZ 85027-5036	Beer/Wine/Spirits	01101811 09070308	6/22/2000	Maricopa
	AZ Department of Liquor Control Town of Gilbert	644	SE GILBERT 2887 South Market St. GILBERT, AZ 85296-6303	Beer/Wine/Spirits	09070096	5/4/2006	Maricopa
	AZ Department of Liquor Control City of Phoenix	665	PHOENIX 1646 West Montebello PHOENIX, AZ 85015-2557	Beer/Wine/Spirits	09070092	11/21/2000	Maricopa
	AZ Department of Liquor Control City of Glendale	674	GLENDALE(Relocation of 430) 17550 N. 79th Ave GLENDALE, AZ 85308-8711	Beer/Wine/Spirits	09070335 300000789_2	8/16/2001	Maricopa
	AZ Department of Liquor Control City of Avondale	691	AVONDALE 10000 W. Mc Dowell Road AVONDALE, AZ 85392-4803	Beer/Wine/Spirits	0850 09070338	10/11/2002	Maricopa
	AZ Department of Liquor Control City of Chandler	736	CHANDLER 595 S. Galleria Way. CHANDLER, AZ 85226-4932	Beer/Wine/Spirits	09070712	5/13/2005	Maricopa
	AZ Department of Liquor Control City of Phoenix	738	CAVE CREEK 2450 E. Beardsley Rd. PHOENIX, AZ 85050-1300	Beer/Wine/Spirits	05101745 09070242	9/27/2005	Maricopa
	AZ Department of Liquor Control City of Phoenix	1028	MESA 1444 South Sossaman Rd PHOENIX, AZ 85209-3400	Beer/Wine/Spirits	09070699	6/5/2008	Maricopa
	AZ Department of Liquor Control City of Phoenix	1058	PARADISE VALLEY 4570 E. Cactus Road PHOENIX, AZ 85032-7702	Beer/Wine/Spirits	9070359	7/24/2009	Maricopa
AZ Department of Liquor Control City of Tucson	1079	SW TUCSON 1650 E. Tucson Marketplace Blvd. TUCSON, AZ 85713	Beer/Wine/Spirits	09106004	9/1/2009	Pima	
Not selling	AZ Department of Liquor Control City of Phoenix	827	PHOENIX BUSINESS DELIVERY 3801 N 33rd Ave PHOENIX, AZ 85017-4508	Beer/Wine	10075437	Inactive Not Selling	Maricopa
Transferring only	AZ Department of Liquor Control City of Phoenix	936	TOLLESON DEPOT 8400 W Sherman TOLLESON, AZ 85353	Beer/Wine	Approval Granted	2009	Maricopa

CALIFORNIA
(P-12 Filing
Status#309248)
(purchased)

CA Alcoholic Beverage Commission	21	DANVILLE 3150 Fostoria Way DANVILLE, CA 94526-5553	Beer/Wine/Spirits	21-222492	3/16/1989	Contra Costa
CA Alcoholic Beverage Commission	24	SANTA MARIA 1335 S Bradley SANTA MARIA, CA 93454-8006	Beer/Wine/Spirits	21-219012	11/22/1988	Santa Barbara
CA Alcoholic Beverage Commission	28	LAGUNA NIGUEL 27972 Cabot Road LAGUNA NIGUEL, CA 92677-1211	Beer/Wine/Spirits	21-238939	3/1/1990	Orange
CA Alcoholic Beverage Commission	29	ROSEVILLE 6750 Stanford Ranch Road ROSEVILLE, CA 95678-1907	Beer/Wine/Spirits	21-313897	11/10/1995	Placer
CA Alcoholic Beverage Commission	31	FRESNO 4500 West Shaw FRESNO, CA 93722-6200	Beer/Wine/Spirits	21-185418	9/12/1985	Fresno
CA Alcoholic Beverage Commission	38	STOCKTON 1616 East Hammer Lane STOCKTON, CA 95210-4119	Beer/Wine/Spirits	21-192266	10/23/1986	San Joaquin
CA Alcoholic Beverage Commission	41	SANTA ROSA 1900 Santa Rosa Avenue SANTA ROSA, CA 95407-7636	Beer/Wine/Spirits	21-192833	11/11/1986	Sonoma
CA Alcoholic Beverage Commission	44	CANOGA PARK 21300 Roscoe Blvd CANOGA PARK, CA 91304-4200	Beer/Wine/Spirits	21-196196	12/18/1986	Los Angeles
CA Alcoholic Beverage Commission	48	VAN NUYS 6100 Sepulveda Blvd. VAN NUYS, CA 91411-2503	Beer/Wine/Spirits	21-206417	11/9/1989	Los Angeles
CA Alcoholic Beverage Commission	117	WESTLAKE VILLAGE 5700 Lindero Canyon Road WESTLAKE VILLAGE, CA 91362-4063	Beer/Wine/Spirits	21-318058	8/8/1996	Los Angeles
CA Alcoholic Beverage Commission	118	SAN LEANDRO 1900 Davis Street SAN LEANDRO, CA 94577-1209	Beer/Wine/Spirits	21-309670	1/25/1996	Alameda
CA Alcoholic Beverage Commission	121	EL CENTRO 2030 N. Imperial Ave EL CENTRO, CA 92243-1323	Beer/Wine/Spirits	21-272063	5/14/1992	Imperial
CA Alcoholic Beverage Commission	122	TUSTIN RANCH 2855 El Camino Real TUSTIN, CA 92782-8916	Beer/Wine/Spirits	21-272407	10/1/1992	Orange
CA Alcoholic Beverage Commission	124	VISTA 1755 Hacienda Drive VISTA, CA 92081-4546	Beer/Wine/Spirits	21-286341	11/24/1993	San Diego
CA Alcoholic Beverage Commission	125	EUREKA 1006 West Wabash Ave EUREKA, CA 95501-2121	Beer/Wine/Spirits	21-287871	11/3/1994	Humbolt
CA Alcoholic Beverage Commission	126	GARDEN GROVE 11000 Garden Grove Blvd GARDEN GROVE, CA 92843-1206	Beer/Wine/Spirits	21-297278	9/1/1994	Orange
CA Alcoholic Beverage Commission	128	SIMI VALLEY 2660 Park Center Drive SIMI VALLEY, CA 93065-6207	Beer/Wine/Spirits	21-317199	5/1/1996	Ventura
CA Alcoholic Beverage Commission	129	SANTA CLARA 1601 Colman Ave SANTA CLARA, CA 95050-3100	Beer/Wine/Spirits	21-309248	8/17/1995	Santa Clara
CA Alcoholic Beverage Commission	130	LOS FELIZ 2901 Los Feliz Blvd LOS ANGELES, CA 90039-1502	Beer/Wine/Spirits	21-320622	11/15/1996	Los Angeles
CA Alcoholic Beverage Commission	131	SAND CITY 601 Tioga Avenue SAND CITY, CA 93955-3051	Beer/Wine/Spirits	21-237261	11/16/1989	Monterey
CA Alcoholic Beverage Commission	132	VALLEJO 198 Plaza Drive VALLEJO, CA 94591-3702	Beer/Wine/Spirits	21-237262	12/7/1989	Solano
CA Alcoholic Beverage Commission	133	REDDING 1300 Dana Drive REDDING, CA 96003-4071	Beer/Wine/Spirits	21-240930	4/5/1990	Shasta
CA Alcoholic Beverage Commission	135	CLOVIS 380 West Ashlan Blvd CLOVIS, CA 93612-5611	Beer/Wine/Spirits	21-250665	11/19/1990	Fresno
CA Alcoholic Beverage Commission	141	NOVATO 300 Vintage Way NOVATO, CA 94945-5007	Beer/Wine/Spirits	21-267631	3/11/1992	Marin
CA Alcoholic Beverage Commission	142	MERCED 1445 'R' Street MERCED, CA 95340-5850	Beer/Wine/Spirits	21-287872	12/2/1993	Merced
CA Alcoholic Beverage Commission	143	MT. VIEW 1000 N. Rengstorff Ave MT. VIEW, CA 94043-1716	Beer/Wine/Spirits	21-276166	12/9/1992	Santa Clara
CA Alcoholic Beverage Commission	144	SAN FRANCISCO 450 10th Street SAN FRANCISCO, CA 94103-4304	Beer/Wine/Spirits	21-284273	11/18/1993	San Francisco
CA Alcoholic Beverage Commission	146	LIVERMORE 2800 Independence Drive LIVERMORE, CA 94550-7628	Beer/Wine/Spirits	21-287031	11/17/1993	Alameda
CA Alcoholic Beverage Commission	147	FOSTER CITY 1001 Metro Center Blvd FOSTER CITY, CA 94404-2177	Beer/Wine/Spirits	21-287034	2/14/1994	San Mateo

CA Alcoholic Beverage Commission	148	SAN JOSE 2201 Senter Road SAN JOSE, CA. 95112-2627	Beer/Wine/Spirits	21-295557	6/23/1994	Santa Clara
CA Alcoholic Beverage Commission	149	SANTA CRUZ 220 Sylvania Ave SANTA CRUZ, CA. 95060-2161	Beer/Wine/Spirits	21-295558	8/16/1994	Santa Cruz
CA Alcoholic Beverage Commission Storage(Whee) Permit attached to #387826	172	TRACY(Cooler/Chill/Wet) Depot Building B 25862 South Schulte Court TRACY, CA. 95377	Beer/Wine/Spirits-Whee Permit ---	387826 000	9/8/2004	Santa Cruz
CA Alcoholic Beverage Commission Storage(Whee) Permit attached to #192266	179	TRACY(Dry) Depot Building A 25862 South Schulte Court TRACY, CA. 95377	Beer/Wine/Spirits-Whee Permit ---	192266 000	2/22/2002	Santa Cruz
CA Alcoholic Beverage Commission	401	MORENA 4605 Morena Blvd SAN DIEGO, CA. 92117-3850	Beer/Wine/Spirits	21-380817	7/12/1976	San Diego
CA Alcoholic Beverage Commission	403	SANTEE 101 Town Center Pkwy SANTEE, CA. 92071-5899	Beer/Wine/Spirits	21-380818	9/9/1979	San Diego
CA Alcoholic Beverage Commission	410	NORWALK 12324 Hoxie Avenue NORWALK, CA. 90650-2266	Beer/Wine/Spirits	21-380808	4/18/1983	Los Angeles
CA Alcoholic Beverage Commission	411	FOUNTAIN VALLEY 17900 Newhope Street FOUNTAIN VLY, CA. 92708-5404	Beer/Wine/Spirits	21-380827	8/15/1983	Orange
CA Alcoholic Beverage Commission	412	AZUSA 1220 W. Foothill Blvd AZUSA, CA. 91702-2819	Beer/Wine/Spirits	21-380792	10/24/1983	Los Angeles
CA Alcoholic Beverage Commission	418	FULLERTON 900 S. Harbor Blvd FULLERTON, CA. 92832-3098	Beer/Wine/Spirits	21-380829	11/26/1984	Orange
CA Alcoholic Beverage Commission	420	OXNARD 2001 East Ventura Blvd OXNARD, CA. 93030-1813	Beer/Wine/Spirits	21-380953	11/18/1985	Ventura
CA Alcoholic Beverage Commission	422	SOUTH SAN FRANCISCO 451 S. Airport Boulevard SO SAN FRAN., CA. 94080-1206	Beer/Wine/Spirits	21-380957	5/18/1987	San Mateo
CA Alcoholic Beverage Commission	423	SUNNYVALE 150 Lawrence Station Road SUNNYVALE, CA. 94086-5328	Beer/Wine/Spirits	21-380966	7/12/1986	Santa Clara
CA Alcoholic Beverage Commission	424	SIGNAL HILL 2200 E. Willow Street SIGNAL HILL, CA. 90755-2132	Beer/Wine/Spirits	21-380808	11/24/1986	Los Angeles
CA Alcoholic Beverage Commission	428	ALHAMBRA 2207 W. Commonwealth Avenue ALHAMBRA, CA. 91803-1302	Beer/Wine/Spirits	21-380788	8/24/1987	Los Angeles
CA Alcoholic Beverage Commission	429	SAN JUAN CAPISTRANO 33961 Doherty Park Road SAN JUAN CAPISTRANO, CA. 92675-4836	Beer/Wine/Spirits	21-380833	12/4/1987	Orange
CA Alcoholic Beverage Commission	432	CORONA 480 N McKinley Street CORONA, CA. 92879-1291	Beer/Wine/Spirits	21-380836	11/7/1988	Riverside
CA Alcoholic Beverage Commission	437	NORTHRIDGE 6810 Tampa Ave. NORTHRIDGE, CA. 91324-3519	Beer/Wine/Spirits	21-380803	9/23/1989	Los Angeles
CA Alcoholic Beverage Commission	438	LANCHO CORDOVA 11260 White Rock Road LANCHO CORDOVA, CA. 95742-6571	Beer/Wine/Spirits Beer Beer	21-380959 24-47228-0003 24-47228-0002	6/23/1990	San Bernardino
CA Alcoholic Beverage Commission	441	DESERT PALM (COACHELLA VALLEY) 72-600 Dinah Shore Drive PALM DESERT, CA. 92211-0817	Beer/Wine/Spirits Beer	21-380938 05-35566-0000	3/9/1991	Riverside
CA Alcoholic Beverage Commission	445	YORBA LINDA 22833 Savi Ranch Pkwy YORBA LINDA, CA. 92387-4664	Beer/Wine/Spirits	21-380834	11/23/1991	Orange
CA Alcoholic Beverage Commission	447	SANTA CLARITA 18649 Via Princesa SANTA CLARITA, CA. 91387-4935	Beer/Wine/Spirits	21-380804	5/30/1992	Santa Clara
CA Alcoholic Beverage Commission	452	CARMEL MOUNTAIN 12350 Carmel Mountain Road SAN DIEGO, CA. 92128-4697	Beer/Wine/Spirits	21-380822	10/23/1992	San Diego
CA Alcoholic Beverage Commission	453	FAIRFIELD 5101 Business Center Drive FAIRFIELD, CA. 94534-1624	Beer/Wine/Spirits	21-380941	10/31/1992	Solano
CA Alcoholic Beverage Commission	454	IRVINE 115 Technology West Drive IRVINE, CA. 92618-2406	Beer/Wine/Spirits	21-380831	11/14/1992	Orange
CA Alcoholic Beverage Commission	455	MORENO VALLEY 12700 Day Street MORENO VALLEY, CA. 92553-7531	Beer/Wine/Spirits	21-380838	9/26/1992	Riverside
CA Alcoholic Beverage Commission	459	MONTEBELLO 1345 N. Montebello Blvd MONTEBELLO, CA. 90640-2585	Beer/Wine/Spirits	21-380194	11/6/1993	Los Angeles
CA Alcoholic Beverage Commission	460	RANCHO DEL REY 855 East H Street CHULIA VISTA, CA. 91910-7807	Beer/Wine/Spirits	21-380811	1/14/1994	San Diego
CA Alcoholic Beverage Commission	462	CARLSBAD 951 Palomar Airport Road CARLSBAD, CA. 92011-1110	Beer/Wine/Spirits	21-380820	10/4/1992	San Diego

CA Alcoholic Beverage Commission	464	SOUTH SACRAMENTO 7981 E. Stockton Blvd SACRAMENTO, CA 95823-9606	Beer/Wine/Spirits	21-380963	02/31/94	Sacramento
CA Alcoholic Beverage Commission	469	LA MESA 8125 Fletcher Parkway LA MESA, CA 91942-2934	Beer/Wine/Spirits	21-324015	1/9/1997	San Diego
CA Alcoholic Beverage Commission	470	SOUTH SAN JOSE (ALMADEN) 5301 Almaden Expressway SAN JOSE, CA 95118-3603	Beer/Wine/Spirits	21-360965	11/30/1996	Santa Clara
CA Alcoholic Beverage Commission	471	CAL EXPO (SACRAMENTO) 1600 Expo Parkway SACRAMENTO, CA 95815-4228	Beer/Wine/Spirits	21-380960	8/6/1984	Sacramento
CA Alcoholic Beverage Commission	472	SALINAS 1339 N. Davis Road SALINAS, CA 93907-1988	Beer/Wine/Spirits	21-330663	8/29/1997	Monterey
CA Alcoholic Beverage Commission	473	CHINO HILLS 13111 Peyton Drive CHINO HILLS, CA 91709-6002	Beer/Wine/Spirits	21-380835	11/13/1997	San Bernardino
CA Alcoholic Beverage Commission	474	GOLETA 7095 Market Place Drive GOLETA, CA 93117-5905	Beer/Wine/Spirits	21-343132	11/24/1998	Santa Barbara
CA Alcoholic Beverage Commission	475	SAN FRANCISCO (EL CAMINO) 1600 El Camino Real SO SAN FRANCISCO, CA 94080-1206	Beer/Wine/Spirits	21-354708	10/25/2000	San Mateo
CA Alcoholic Beverage Commission	476	TORRANCE 2751 SkyPark Drive TORRANCE, CA 90505-5351	Beer/Wine/Spirits	21-342056	9/24/1996	Los Angeles
CA Alcoholic Beverage Commission	478	SAN BERNARDINO 1099 East Hospitality Lane SAN BERNARDINO, CA 92408-2836	Beer/Wine/Spirits	21-342936	11/22/1996	San Bernardino
CA Alcoholic Beverage Commission	479	CULVER CITY 13463 Washington Blvd MARINA DEL REY, CA 90292-5658	Beer/Wine/Spirits	21-344455	6/24/1999	Los Angeles
CA Alcoholic Beverage Commission	482	RICHMOND 4801 Central Avenue RICHMOND, CA 94804-5878	Beer/Wine/Spirits	21-349790	7/27/1999	Contra Costa
CA Alcoholic Beverage Commission	483	S.E. SAN DIEGO 650 Gateway Center Drive SAN DIEGO, CA 92102-4594	Beer/Wine/Spirits	21-380815	11/22/1999	San Diego
CA Alcoholic Beverage Commission	488	SAN DIEGO (MISSION VALLEY) 2345 Fenton Parkway SAN DIEGO, CA 92108-4743	Beer/Wine/Spirits	21-365352	6/29/2000	San Diego
CA Alcoholic Beverage Commission	491	TEMECULA 28610 Ynez Rd TEMECULA, CA 92591-4697	Beer/Wine/Spirits	21-363550	8/31/2000	Riverside
CA Alcoholic Beverage Commission	627	FONTANA 16505 Sierra Lakes Parkway FONTANA, CA 92336-1256	Beer/Wine/Spirits	21-438876	11/11/2006	San Bernardino
CA Alcoholic Beverage Commission	638	LA QUIJITA 7975 Hwy 111 LA QUIJITA, CA 92253-4756	Beer/Wine/Spirits	21-438169	10/4/2006	Riverside
CA Alcoholic Beverage Commission	643	SW BAKERSFIELD 4900 Panama Lane BAKERSFIELD, CA 93313-3479	Beer/Wine/Spirits	21-431131	4/26/2006	Kern
CA Alcoholic Beverage Commission	657	N. FRESNO 7100 N. Abby Street FRESNO, CA 93720-2920	Beer/Wine/Spirits	21-390674	11/26/2002	Fresno
CA Alcoholic Beverage Commission	658	TRACY 3250 West Grant Line Road TRACY, CA 95377	Beer/Wine/Spirits	21-387826	9/17/2002	San Joaquin
CA Alcoholic Beverage Commission	659	ROHNERT PARK 5901 Redwood Drive ROHNERT PARK, CA 94928-2076	Beer/Wine/Spirits	21-385934	9/18/2002	Sonoma
CA Alcoholic Beverage Commission	661	MODESTO 3801 Peelandale Avenue #A MODESTO, CA 95356-8300	Beer/Wine/Spirits	21-382914	8/10/1999	Stanislaus
CA Alcoholic Beverage Commission	663	CONCORD 2400 Monument Blvd CONCORD, CA 94520-3105	Beer/Wine/Spirits	21-365456	7/27/2000	Contra Costa
CA Alcoholic Beverage Commission	671	HAWTHORNE 14501 Hindry Avenue HAWTHORNE, CA 90250-6748	Beer/Wine/Spirits	21-370548	12/5/2000	Los Angeles
CA Alcoholic Beverage Commission	677	BURBANK(relocated from 415) 1051 Burbank Blvd. BURBANK, CA 91506-1421	Beer/Wine/Spirits	21-384533	10/1/2001	Los Angeles
CA Alcoholic Beverage Commission	678	RAINCHO CUCAMONGA 11800 - 4th Street RAINCHO CUCAMONGA, CA 91739-9318	Beer/Wine/Spirits	21-384362	5/29/2002	San Bernardino
CA Alcoholic Beverage Commission	679	CITY OF INDUSTRY 17550 Castleton Street CITY OF INDUSTRY, CA 91748-1701	Beer/Wine/Spirits	21-375914	11/21/2001	Los Angeles
CA Alcoholic Beverage Commission	686	MONTCLAIR 9404 Central Avenue MONTCLAIR, CA 91763-2421	Beer/Wine/Spirits	21-378554	12/11/2001	San Bernardino
CA Alcoholic Beverage Commission	688	BAKERSFIELD 3800 Rosedale Highway BAKERSFIELD, CA 93308-6235	Beer/Wine/Spirits	21-385930	8/8/2002	Kern

CA Alcoholic Beverage Commission	690	LAGUNA NIGUEL MARKETPLACE 27220 Heather Ridge Road LAGUNA NIGUEL, CA 92677-3418	Deer/Wine/Spirits	21-378554	12/11/2001	Orange
CA Alcoholic Beverage Commission	694	VACAVILLE 1051 Hume Way VACAVILLE, CA 95687-5558	Beer/Wine/Spirits	21-366151	12/6/2002	Solano
CA Alcoholic Beverage Commission	741	SAN LUIS OBISPO 1540 Froom Ranch Way SAN LUIS OBISPO, CA 93405-7211	Beer/Wine/Spirits	21-425309	7/1/2005	San Luis Obispo
CA Alcoholic Beverage Commission	746	LAKE ELSINORE 29315 Central Ave. LAKE ELSINORE, CA 92532-2212	Beer/Wine/Spirits	21-418794	4/7/2006	Riverside
CA Alcoholic Beverage Commission	748	CYPRESS 5401 Kattella Avenue CYPRESS, CA 90720-2809	Beer/Wine/Spirits	21-418019	5/13/2005	Orange
CA Alcoholic Beverage Commission	760	GILROY 7251 Camino Arroyo GILROY, CA 95020-7340	Beer/Wine/Spirits	21-392165	3/1/2003	Santa Clara
CA Alcoholic Beverage Commission	762	LANCASTER 1141 West Avenue L LANCASTER, CA 93534-7077	Deer/Wine/Spirits	21-394216	2/20/2003	Los Angeles
CA Alcoholic Beverage Commission	765	FOLSOM 1800 Cavitt Drive FOLSOM, CA 95630-6235	Beer/Wine/Spirits	21-393149	5/23/2003	Sacramento
CA Alcoholic Beverage Commission	769	INGLEWOOD 3560 West Century Blvd INGLEWOOD, CA 90303-1201	Beer/Wine/Spirits	21-360809	9/15/2003	Los Angeles
CA Alcoholic Beverage Commission	771	CITRUS HEIGHTS 7000 Auburn Blvd. CITRUS HEIGHTS, CA 95621-4342	Beer/Wine/Spirits	21-405230	12/4/2003	Sacramento
CA Alcoholic Beverage Commission	775	POWAY 12155 Tech Center Drive POWAY, CA 92064-7158	Beer/Wine/Spirits	21-411872	7/1/2004	San Diego
CA Alcoholic Beverage Commission	777	LA HABRA 101 N. Beach Blvd. LA HABRA, CA 90631-4468	Beer/Wine/Spirits	21-418024	9/30/2005	Orange
CA Alcoholic Beverage Commission	778	FREMONT 43621 Pacific Commons Blvd. FREMONT, CA 94538-3809	Beer/Wine/Spirits	21-419755	3/16/2005	Alameda
CA Alcoholic Beverage Commission	781	CHULA VISTA 1130 Broadway CHULA VISTA, CA 91911-2707	Beer/Wine/Spirits	21-417121	10/27/2004	San Diego
CA Alcoholic Beverage Commission	782	TURLOCK 2955 North Tegner Road TURLOCK, CA 95380-9401	Beer/Wine/Spirits	21-415027	8/11/2004	Stanislaus
CA Alcoholic Beverage Commission Storage(Whse) Permit attached to #363550	960	DEPOT #960 MIRA LOMA - BLDG A 11600 RIVERSIDE DRIVE BUILDING - AB BUILDING - AA MIRA LOMA, CA 91752	Beer/Wine/E-Commerce Beer/Wine/Spirits-Whse Permit ---	367594 363550 Receipt 1365489	06/26/02 08/06/02 00	Riverside
CA Alcoholic Beverage Commission Storage(Whse) Permit attached to #363550	961	DEPOT #961 MIRA LOMA - BLDG B 11600 RIVERSIDE DRIVE BUILDING - 2(Cooler) MIRA LOMA, CA 91752	Beer/Wine/Spirits-Whse Permit ---	License 363550 Receipt 1463301	12/11/1997	Riverside
CA Alcoholic Beverage Commission	1001	TUSTIN II 2700 Park Avenue TUSTIN, CA 92782-2708	Deer/Wine/Spirits	21-431168	5/15/2007	Orange
CA Alcoholic Beverage Commission	1002	ANTIOCH 2201 Verne Roberts Circle ANTIOCH, CA 94509-7911	Beer/Wine/Spirits	21-465267	8/13/2008	Contra Costa
CA Alcoholic Beverage Commission	1003	WOODLAND 2299 Bronze Star Drive WOODLAND, CA 95776-5409	Beer/Wine/Spirits	21-444969	1/28/2006	Yolo
CA Alcoholic Beverage Commission	1004	NE SAN JOSE 1709 Automation Parkway SAN JOSE, CA 95131-1866	Deer/Wine/Spirits	21-431159	8/1/2007	Santa Clara
CA Alcoholic Beverage Commission	1010	VICTORVILLE 14555 Valley Center Drive VICTORVILLE, CA 92392-4216	Beer/Wine/Spirits	21-455751	10/1/2007	Orange
CA Alcoholic Beverage Commission	1011	CHICO 2100 Drive Martin Luther King Jr Pkwy CHICO, CA 95928-4422	Beer/Wine/Spirits	21-455720	9/26/2007	Butte
CA Alcoholic Beverage Commission	1015	SAN DIMAS 520 N. Lone Hill Ave SAN DIMAS, CA 91773-1725	Beer/Wine/Spirits	21-431230	5/16/2006	Los Angeles
CA Alcoholic Beverage Commission	1017	VISALIA 1405 W. Cameron Ave. VISALIA, CA 93277-9527	Beer/Wine/Spirits	21-455792	11/1/2007	Tulare
CA Alcoholic Beverage Commission	1031	MANTEGA 2440 Daniels St MANTEGA, CA 95336-6745	Beer/Wine/Spirits	21-459078	8/14/2006	San Joaquin
CA Alcoholic Beverage Commission	1042	REDWOOD CITY 2300 Middlefield Road REDWOOD CITY, CA 94063-2854	Deer/Wine/Spirits	21-477115	9/30/2009	San Mateo
CA Alcoholic Beverage Commission	1050	LAKEWOOD 340 Lakewood Center Mall LAKEWOOD, CA 90712-2409	Beer/Wine/Spirits	21-467177	8/4/2008	Los Angeles

	CA Alcoholic Beverage Commission	1061	HAYWARD 28505 Hesperian Blvd. HAYWARD, CA 94545-5008	Beer/Wine/Spirits	21-481956	10/23/2009	Alameda
	CA Alcoholic Beverage Commission	1071	PACOMA 13550 W Paxton St PACOMA, CA 91331-2352	Beer/Wine/Spirits	21-471283	2/2/2010	Los Angeles
	CA Alcoholic Beverage Commission	1080	SAN MARCOS 725 Center Drive SAN MARCOS, CA 92069-3536	Beer/Wine/Spirits	21-506376	6/14/2011	San Diego
	CA Alcoholic Beverage Commission	1091	LODI 2680 Reynolds Ranch Parkway LODI, CA 95240-6848	Beer/Wine/Spirits	21-503916	5/6/2011	San Joaquin
	CA Alcoholic Beverage Commission	1110	HUNTINGTON BEACH 7562 Center Ave HUNTINGTON BEACH, CA 92647-3002	Beer/Wine/Spirits	21-503912	4/3/2012	Orange
	CA Alcoholic Beverage Commission	pending	UKIAH Airport Park Blvd UKIAH, CA 95418	Beer/Wine/Spirits	pending	pending	Mendocino
	CA Alcoholic Beverage Commission	pending	REDDING(RELOCATION) Interstate 5 & Oasis Road REDDING, CA 96003	Beer/Wine/Spirits	pending	pending	Shasta
	CA Alcoholic Beverage Commission	pending	WOODLAND HILLS(RELOCATION) 21720 Victory Blvd WOODLAND HILLS, CA 91371	Beer/Wine/Spirits	pending	pending	Los Angeles
	CA Alcoholic Beverage Commission	pending	HANFORD 198th and 8th HANFORD, CA	Beer/Wine/Spirits	pending	pending	Kings
	CA Alcoholic Beverage Commission	pending	AUBURN 1st Street and D Avenue AUBURN, CA	Beer/Wine/Spirits	pending	pending	Placer
COLORADO	City of Aurora CO Dept of Revenue	439	AURORA 1471 S Havana Street AURORA, CO 80012-4013	Beer	29846LBFA 14-45143-0002	11/3/1990	Arapahoe
Master File Status Acct#14-45143-0000	City and County of Denver CO Dept of Revenue	443	SOUTHWEST DENVER 7900 West Quincy Avenue DENVER, CO 80123-2472	Beer/Wine/Spirits	05-35566-0000 041496	8/3/1991	Denver
	City of Lone Tree CO Dept of Revenue	468	DOUGLAS COUNTY 8666 Park Meadows Center Drive (LITTLETON)LONE TREE, CO 80124-5129	Beer	14-45143-0005	11/20/1997	Denver
	Town of Superior CO Dept of Revenue	480	SUPERIOR 600 Marshall Road SUPERIOR, CO 80027-9730	Beer	2000-3 14-45143-0001	4/15/1999	Boulder
	City of Arvada CO Dept of Revenue	676	ARVADA 5195 Wadsworth Blvd ARVADA, CO 80002-4617	Beer	12411	6/25/2001	Jefferson
CONNECTICUT (purchased)	CT Dept of Consumer Protection-Liquor Divisio	304	BROOKFIELD 200 Federal Road BROOKFIELD, CT 06804-2527	Beer/Wine/Spirits	LIP-14955	9/25/2012	Fairfield
(Limit of 3)	CT Dept of Consumer Protection-Liquor Divisio	312	MILFORD 1718 Boston Post Rd MILFORD, CT 06460-2718	Beer/Wine/Spirits	LIP-12765	11/23/2004	New Haven
DELAWARE	DE Dept of Public Safety Office of Alcoholic Beverage Control Commissioner	246	CHRISTIANA 900 Center Boulevard NEWARK, DE 19702-3221	Beer/Wine/Spirits Tasting	12728	10/1/1998	New Castle
FLORIDA (purchased)	FL Dept of Alcoholic Bev. & Tob.	88	POMPANO 1800 West Sample Road POMPANO BEACH, FL 33064-1324	Beer/Wine/Spirits	BEV1606895 BEV1604354	11/29/1988	Broward
	FL Dept of Alcoholic Bev. & Tob.	91	DAVIE 1890 S University Drive DAVIE, FL 33324-5847	Beer/Wine/Spirits	BEV1606823 BEV1600276	6/17/1989	Broward
	FL Dept of Alcoholic Bev. & Tob.	92	MIAMI 8500 Park Blvd DORAL, FL 33126-3832	Beer/Wine/Spirits	BEV2309883 BEV2301411	10/26/1989	Dade
	FL Dept of Alcoholic Bev. & Tob.	93	PALM BEACH GARDENS 3250 Northlake Blvd LAKE PARK, FL 33403-1702	Beer/Wine Spirits	BEV6005124 BEV6003965	5/16/1989	Palm Beach
	FL Dept of Alcoholic Bev. & Tob.	174	W. PALM BEACH DEPOT 5851 45th Street PALM BEACH, FL 33407 TO STORE	PERMITS STORAGE PERMITS Beer/Wine(2APS) Spirits(3PS)	OF86005124 OF86003965	10/22/2003	Palm Beach
	FL Dept of Alcoholic Bev. & Tob.	180	LANTANA 1873 W. Lantana Road LANTANA, FL 33462-2698	Beer/Wine Spirits	BEV6003422 BEV6000694	8/20/1991	Palm Beach
	FL Dept of Alcoholic Bev. & Tob.	181	MIAMI LAKES 16580 NW 59th Ave MIAMI LAKES, FL 33014-5611	Beer/Wine Spirits	BEV2311974 BEV2301224	12/12/1992	Dade
	FL Dept of Alcoholic Bev. & Tob.	182	NORTH MIAMI 14585 Biscayne Blvd N. MIAMI BEACH, FL 33181-1209	Beer/Wine Spirits	2311909 760953 2308583	12/12/1992	Dade
	FL Dept of Alcoholic Bev. & Tob.	183	ALTAMONTE SPRINGS 741 Orange Avenue ALTAMONTE SPRINGS, FL 32714-3031	Beer/Wine Spirits	BEV6002609 BEV6001384	9/20/1996	Seminole
	FL Dept of Alcoholic Bev. & Tob.	184	SOUTH ORLANDO(WaterBridge) 2101 Waterbridge Boulevard ORLANDO, FL 32837-9283	Beer/Wine	BEV 5807905	8/25/1999	Orange
	FL Dept of Alcoholic Bev. & Tob.	185	EAST ORLANDO 3333 University Boulevard WINTER PARK, FL 32792-7428	Beer/Wine	BEV5807913	12/8/1999	Orange

	FL Dept of Alcoholic Bev. & Tob.	336	CLEARWATER 2655 Gulf to Bay Blvd. CLEARWATER, FL 33759-4936	Bear/Wine Spirits	BEV6210461 BEV6210419	05/20/03 09/03/03	Pinellas
	FL Dept of Alcoholic Bev. & Tob.	345	BOCA RATON 17800 Congress Avenue BOCA RATON, FL 33487-1200	Bear/Wine Spirits	BEV6005558 BEV6005433	11/8/2002	Palm Beach
	FL Dept of Alcoholic Bev. & Tob.	351	FORT MYERS 7171 Cypress Lake Drive FORT MYERS, FL 33907-6521	Bear/Wine Spirits	BEV 4604670 BEV 4602257	09/30/99 10/13/05	Lee
	FL Dept of Alcoholic Bev. & Tob.	354	NAPLES 6275 Naples Boulevard NAPLES, FL 34109-2030	Bear/Wine Spirits	REV 2103444 REV 2101260	12/07/99 05/07/03	Collier
	FL Dept of Alcoholic Bev. & Tob.	357	E. JACKSONVILLE 4901 Gate Parkway JACKSONVILLE, FL 32246-4405	Bear/Wine Spirits	DEV 2607674 BEV 2601079	11/29/2000	Duval
	FL Dept of Alcoholic Bev. & Tob.	358	BRANDON 10921 Causeway Blvd. BRANDON, FL 33511-2903	Bear/Wine Spirits	REV 3908666 REV 3903529	11/28/2000	Hillsborough
	FL Dept of Alcoholic Bev. & Tob.	621	ESTERO (FORT MYERS) 10089 Gulf Center Drive FORT MYERS, FL 33913-8961	Bear/Wine Spirits	BEV 4605964 BEV 4605732	4/12/2007	Lee
	FL Dept of Alcoholic Bev. & Tob.	623	ROYAL PALM BEACH 11001 Southern Blvd. ROYAL PALM BEACH, FL 33411-4240	Bear/Wine Spirits	BEV 6014287 BEV 6004539	4/13/2007	Palm Beach
	FL Dept of Alcoholic Bev. & Tob.	742	PEMBROKE PINES 15915 Pines Blvd. PEMBROKE PINES, FL 33027-1201	Bear/Wine Spirits	BEV 1617632 BEV 1615060	8/4/2005	Broward
	FL Dept of Alcoholic Bev. & Tob.	1023	KENDALL (Relocation 89) 13450 SW 120th Street MIAMI (KENDALL), FL 33186-7393	Bear/Wine Spirits	BEV 2328785 BEV 2307447	5/30/2008	Dade
	FL Dept of Alcoholic Bev. & Tob.	1026	TALLAHASSEE 4067 Lagniappe Way TALLAHASSEE, FL 32317-	Bear/Wine Spirits	BEV4703543 BEV4702124	4/9/2008	Leon
	FL Dept of Alcoholic Bev. & Tob.	1123	SARASOTA 8201 South Tamiami Trail (Unit 501 & Unit) SARASOTA, FL 34238-	Bear/Wine Spirits	BEV6804652 BEV6801286	8/2/12 8/30/12	Sarasota
GEORGIA	GA Dept of Revenue Gwinnett County	187	ATLANTA(GWINNETT) 3980 Venture Drive DULUTH, GA 30096-5077	Bear/Wine Beer/Wine	36269 1028	11/13/1996	Gwinnette
	GA Dept of Revenue City of Sandy Springs	188	ATLANTA (PERIMETER) 6350 Peachtree Dunwoody Road NE (ATLANTA) SANDY SPRINGS, GA 30328-4527	Bear/Wine Beer/Wine	0036106 09-02000288	11/13/1996	Fulton
Costco Georgia Liquors, Inc. FED#91-1740848 Limit 2	GA Dept of Revenue City of Sandy Springs	188	PERIMETER LIQUORS 6350A Peachtree Dunwoody Road (ATLANTA) SANDY SPRINGS, GA 30328-4527	Bear/Wine/Spirits Spirits	0036102 08-02000239	11/13/1996	Fulton
	GA Dept of Revenue Cobb County	189	ATLANTA(TOWN CENTER) 645 Barnett Parkway NW KENNESAW, GA 30144-4922	Bear/Wine Beer/Wine	37067 2001#900846	9/13/1997	Cobb
	GA Dept of Revenue Gwinnett County	366	MALL OF GEORGIA 1550 Mall of Georgia Blvd. NE BUFORD, GA 30519-6551	Bear/Wine Beer/Wine	0050545 008045	5/3/2006	Gwinnette
	GA Dept of Revenue Cobb County	631	CUMBERLAND MALL 2900 Cumberland Mall SE ATLANTA, GA 30339-8107	Bear/Wine Beer/Wine	0051380 2006901336	11/3/2006	Cobb
	GA Dept of Revenue City of Alpharetta	743	ALPHARETTA 2855 Jordan Court, Suite A ALPHARETTA, GA 30004-3869	Bear/Wine Beer/Wine	0048898 05-00007253	5/4/2005	Fulton
Costco Georgia Liquors, Inc. FED#91-1740848 Limit 2	GA Dept of Revenue City of Alpharetta	743	COSTCO LIQUORS 2855 Jordan Court, Suite C ALPHARETTA, GA 30004-3869	Bear/Wine/Spirits Spirits	0048996 05-00007265	5/4/2005	Fulton
	GA Dept of Revenue City of Fort Oglethorpe	1083	FORT OGLETHORPE 100 Cobb Parkway RINGGOLD, GA 30736-8566	Bear/Wine Beer/Wine	0057520 2042	10/26/2010	Catoosa
	GA Dept of Revenue County of DeKalb(annex.to Brookhaven)	1084	BROOKHAVEN 500 Brookhaven Ave ATLANTA, GA 30319-3291	Bear/Wine Beer/Wine	0057532 224314	10/27/2010	DeKalb
	GA Dept of Revenue City of Augusta-Richmond County	1102	AUGUSTA 825 Cabella Drive AUGUSTA, GA 30909	Bear/Wine Beer/Wine	0056982 LCB2011000967	9/23/2011	Richmond
	GA Dept of Revenue City of Cumming	1175	CUMMING 1211 Bald Ridge Marina Rd. CUMMING, GA 30041	Bear/Wine Beer/Wine	0071157 4607	8/29/2014	Forsyth
HAWAII	MauI Dept of Liquor Control	119	MAUI 540 Haleakala Hwy HAHULULU, HI 96732-2302	Bear/Wine/Spirits	305	5/26/1995	Maui
	City and County of Honolulu	120	HAWAII I-A 333 'A' Keahole Street HONOLULU, HI 96825-3428	Bear/Wine/Spirits	D0773	9/3/1992	Honolulu
	County of Hawaii	140	KONA 73 5600 Malau Street KAILUA-KONA, HI 96740-2630	Bear/Wine/Spirits	RG-380	11/22/1993	Hawaii
	City and County of Honolulu	485	WAIPIO(HONOLULU-OAHU) 94-1331 Ka Uka Boulevard WAIPIAHU, HI 96797-4495	Bear/Wine/Spirits	D0955	1/20/2000	Honolulu
	County of Kauai	640	KAUAI 4300 Nuhou Street LIHUE, HI 96766-8002	Bear/Wine/Spirits	4G-030	9/19/2006	Kauai

	City and County of Honolulu	687	IWILEI (OAHU) 525 Alakawa St. HONOLULU(IWILEI), HI 96817-5764	Beer/Wine/Spirits	D0675	6/12/2002	Honolulu
	City and County of Honolulu	1038	KAPOLEI (OAHU) 4589 Kapolei Parkway KAPOLEI, HI 96707-1879	Beer/Wine/Spirits	D1116	2/13/2009	Honolulu
IDAHO	Twin Falls County ID Dept. of Law Enforcement City of Twin Falls	145	TWIN FALLS 731 Pole Line Road TWIN FALLS, ID 83301-3036	Beer/Wine(State) Beer/Wine(City) Beer/Wine(County)	2T-6 05-1016 2005-130	//20/1993	Twin Falls
	Canyon County ID Dept. of Law Enforcement City of Nampa	734	NAMPA 16700 N. Marketplace Blvd. NAMPA, ID 83687-7909	Beer/Wine(State) Beer/Wine(County)	2006224 2C-5827 2006-272	6/23/2006	Canyon
	ID Dept of Law Enforcement City of Boise Ada County	761	BOISE 2051 S. Cole Rd. BOISE, ID 83709-2815	Beer/Wine(State) Beer/Wine(City) Beer/Wine(County)	1A-852 AB 040004 9800	11/24/03 04/08/03 02/14/03	Ada
	ID Dept of Law Enforcement City of Coeur d'Alene Kootenai County	773	COEUR D'ALENE 355 East Valley Ave COEUR D'ALENE, ID 83815-3723	Beer/Wine(State) Beer/Wine(City) Beer/Wine(County)	K-159 22688 2004-275	03/04/04 03/19/04 03/19/04	Kootenai
	ID Dept of Law Enforcement City of Pocatello Bannock County	1033	POCATELLO 305 West Quinn Rd. POCATELLO, ID 83201-4988	Beer/Wine(State) Beer/Wine(City) Beer/Wine(County)	10-7386 BL08-260 2008-165	07/15/08 10/14/08 08/26/08	Bannock
ILLINOIS	IL Liquor Control Commission City of Naperville	342	NAPERVILLE 1320 S. Route 59 NAPERVILLE, IL 60561-5944	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-57419 03-10463	7/1/2003	Du Page
	IL Liquor Control Commission Village of Glenview	348	GLENVIEW 2900 Patriot Boulevard GLENVIEW, IL 60026-8046	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-67373 02-71	8/20/2002	Cook
	IL Liquor Control Commission Village of Bloomingdale	371	BLOOMINGDALE 505 W Army Trail Road BLOOMINGDALE, IL 60108-1391	Beer/Wine/Spirits Beer/Wine/Spirits	11-1A-0049254 1063/1066	11/21/2001	Du Page
	IL Liquor Control Commission Village of Lake Zurich	378	LAKE ZURICH 680 S. Rand Road LAKE ZURICH, IL 60047-3409	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-15689 42	2/21/2001	Lake
	IL Liquor Control Commission City of Chicago	380	LINCOLN PARK(CHICAGO) 2746 N. Cicoum Avenue CHICAGO, IL 60614-1006	Beer/Wine/Spirits Beer/Wine/Spirits	10-1A-0046595 1044652	2/22/2001	Cook
	IL Liquor Control Commission Village of Bedford Park	381	BEDFORD PARK 7300 South Cicero Avenue BEDFORD PARK, IL 60629-5817	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-45786 002	9/8/2000	Cook
	IL Liquor Control Commission Village of Niles	383	NILES 7311 N. Melvina Avenue NILES, IL 60714-1198	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-42706 5859	6/1/2000	Cook
	IL Liquor Control Commission Village of Schaumburg	387	SCHAUMBURG 1375 N. Meacham Drive SCHAUMBURG, IL 60173-4805	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-36564 32-01	11/17/1998	Cook
	IL Liquor Control Commission Village of Oakbrook	388	OAK BROOK 1901 West 22nd Street OAK BROOK, IL 60523-1785	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-36782 6	11/17/1998	Du Page
	IL Liquor Control Commission Village of Orland Park	647	ORLAND PARK 9915 W. 159th Street ORLAND PARK, IL 60462-4572	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-74721 06-207	11/6/2006	Cook
	IL Liquor Control Commission Village of Lake in the Hills	774	LAKE IN THE HILLS 250 N. Randall Rd. LAKE IN THE HILLS, IL 60156-5943	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-62012 2004-15-18	7/8/2004	McHenry
	IL Liquor Control Commission Village of Mount Prospect	779	MT. PROSPECT 999 N. Elmhurst Road MT PROSPECT, IL 60056-1198	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-64091 2591	9/23/2004	Cook
	IL Liquor Control Commission City of St. Charles	1040	ST. CHARLES 221 S. Randall Rd. ST. CHARLES, IL 60174-1524	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-85405 008619	10/22/2008	Kane
	IL Liquor Control Commission Village of Mettawa	1074	METTAWA 25901 Riverwoods Road METTAWA, IL 60045-3403	Beer/Wine/Spirits Beer/Wine/Spirits	11-1A-0096429 10	11/20/2010	Lake
	IL Liquor Control Commission Village of Melrose Park	1085	MELROSE PARK 8400 West North Ave MELROSE PARK, IL 60160-1607	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-96431 6	11/11/2010	Cook
	IL Liquor Control Commission Village of Bolingbrook	1088	BOLINGBROOK 830 E. Boughton Road BOLINGBROOK, IL 60440-2355	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-96430 10123	11/18/2010	Will
	IL Liquor Control Commission City of Chicago	1107	SOUTH LOOP 1430 S. Ashland Ave. Chicago, IL 60608-	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-105717 2147717	6/22/2012	Cook
	IL Liquor Control Commission City of West Peoria	1126	EAST PEORIA 301 West Washington EAST PEORIA, IL 61611-	Beer/Wine/Spirits Beer/Wine/Spirits	13-1A-010/39/ 23-B	10/15/2012	Peoria
	IL Liquor Control Commission Village of North Riverside	1153	NORTH RIVERSIDE 2500 South Harlem Ave. NORTH RIVERSIDE, IL 60546	Beer/Wine/Spirits Beer/Wine/Spirits	14-1A-0000000 13-51	09/18/13 07/01/13	Cook
INDIANA	IN Alcohol and Tobacco Commission	346	CASTLETON 6110 East 86th St. INDIANAPOLIS, IN 46250-3570	Beer/Wine/Spirits Drugstore	DL4919821	10/3/2002	Marion
	IN Alcohol and Tobacco Commission	347	IN/ INDIANAPOLIS(FORTUNE PARK) 9010 Michigan Road INDIANAPOLIS, IN 46268-3184	Beer/Wine/Spirits Drugstore	DL4919822	10/3/2002	Marion
	IN Alcohol and Tobacco Commission	370	MERRILLVILLE 1310 E. 79th Avenue MERRILLVILLE, IN 46410-5768	Beer/Wine/Spirits Drugstore	DL4519143	12/7/2001	Lake

	IN Alcohol and Tobacco Commission	1161	FT WAYNE 5110 Value Drive FT WAYNE, IN 46808	Beer/Wine/Spirits Drugstore	DL0229940	9/5/2013	Allen	
	IN Alcohol and Tobacco Commission	1183	MISHAWAKA 625 E University Drive GRANGER, IN 46530	Beer/Wine Grocery Store	DL7130141	6/4/2014	St Joseph	
	IN Alcohol and Tobacco Commission	no number yet	NEW INDIANAPOLIS LOCATION INDIANAPOLIS IN 46	Beer/Wine Grocery Store	DL4930387	pending	Marion	
<u>IOWA</u>	City of West Des Moines State of Iowa	788	WEST DES MOINES 7205 Mills Civic Parkway WEST DES MOINES, IA 50266-8140	Beer/Wine/Spirits (may resale Wine & Spirits to on-premise Licensees)	LE0001212	11/1/2004	Polk	
	City of Coralville State of Iowa	1111	CORALVILLE 2300 Heartland Drive CORALVILLE, IA 52241-	Beer/Wine/Spirits (may resale Wine & Spirits to on-premise Licensees)	LE0002124	5/1/2012	Johnson	
<u>KANSAS</u>	City of Lenexa	349	LENEXA 9350 Marshall Drive LENEXA, KS 66215-3845	Beer/Cereal Malt Beverage)	L06033	11/9/2001	Johnson	
	City of Overland Park	369	OVERLAND PARK 12221 Blue Valley Parkway OVERLAND PARK, KS 66213-2640	Beer/Cereal Malt Beverage)	ABC 0010068	1/14/2002	Johnson	
	City of Wichita	1200	WICHITA 9350 Marshall Drive WICHITA, KS	Beer/Cereal Malt Beverage)	pending	pending		
<u>KENTUCKY</u>	City of Louisville (Louisville Metro) Kentucky Alcoholic Beverage Control(State Treasurer)	634	LOUISVILLE 5020 Norton Healthcare Blvd. LOUISVILLE, KY 40241-2835	Beer/Wine/Spirits	058-B 9510(Retail Beer)	16415 Malt Beverage/Liquor Pkg 056-LP-1594(Retail Liquor Pkg)	10/16/2006	Jefferson
	City of Lexington Kentucky Alcoholic Beverage Control(State Treasurer)	1156	LEXINGTON 1500 Fitzgerald Court LEXINGTON, KY 40509	Beer/Wine/Spirits		2013-971 2013-970 18952 BWS 19851 Beer	10/18/2013	Fayette
	City of Florence Kentucky Alcoholic Beverage Control(State Treasurer)	1197	FLORENCE FLORENCE, KY 40	Beer/Wine/Spirits	pending	pending	pending	
<u>LOUISIANA</u>	City of New Orleans State Louisiana Alcohol and Tobacco Control	1147	NEW ORLEANS 3900 Dublin Street NEW ORLEANS, LA 70118-4726	Beer/Wine/Spirits	51764/51765 B.36.0090010098-BL	8/6/2013	Orleans	
	City of Baton Rouge State Louisiana Alcohol and Tobacco Control	1172	BATON ROUGE 10000 Davnaele Ave. Bldg A BATON ROUGE, LA 70809-2524	Beer/Wine/Spirits	00914301 B.17.0090010378-BL	4/1/2014	East Baton Rouge	
	City of Lafayette State Louisiana Alcohol and Tobacco Control	1201	LAFAYETTE LAFAYETTE, LA 70	Beer/Wine/Spirits	pending	pending	pending	
<u>MASSACHUSETTS</u> (Purchased)	Costco Atlantic Liquors FED #04-3097583 LIMITS							
	Town of Danvers Commonwealth of Massachusetts	301	DANVERS 11 Newbury Street DANVERS, MA 01923-1014	Beer/Wine/Spirits	26400040 41-94	11/29/1990	Essex	
	City of West Springfield Commonwealth of Massachusetts	302	WEST SPRINGFIELD 119 Daggett Drive WEST SPRINGFIELD, MA 01089-4672	Beer/Wine/Spirits	141800052	8/1/2013	Hampden	
	Town of Avon Commonwealth of Massachusetts	303	AVON 120 Stockwell Drive AVON, MA 02322-1149	Beer/Wine/Spirits	1-3000 5800012	9/12/1991	Norfolk	
	City of Waltham Commonwealth of Massachusetts	308	WALTHAM 71 Second Avenue WALTHAM, MA 02151-1107	Beer/Wine/Spirits	132000064	11/10/1993	Middlesex	
<u>MICHIGAN</u> (purchased)	Michigan Department of Commerce	341	COMMERCE TOWNSHIP 3000 Commerce Crossing Rd. COMMERCE TOWNSHIP, MI 48390-3082	Business ID Beer/Wine-SDM Spirits-SDD	144694 121804-year 121803-year SS	10/17/01 11/14/01	Oakland	
	Michigan Department of Commerce	374	LAKESIDE 45460 Market Street SHELBY TOWNSHIP, MI 48315-6204	Business ID Beer/Wine-SDM Spirits-SDD	137157 106131-year 106782-year SS	10/17/01 11/14/01	Macomb	
	Michigan Department of Commerce	376	AUBURN HILLS 400 Brown Road AUBURN HILLS, MI 48326-1305	Business ID Beer/Wine-SDM Spirits-SDD	134442 78039-year 78038-year SS	11/22/2000	Oakland	
	Michigan Department of Commerce	390	MIDDLEBELT(LIVONIA I) 13700 Middlebelt Road LIVONIA, MI 48150-2215	Business ID Beer/Wine-SDM Spirits-SDD	15102 8374-year N/A	5/1/1998	Wayne	
	Michigan Department of Commerce	391	HAGGERTY(LIVONIA II) 20000 Haggerty Road LIVONIA, MI 48152-1011	Business ID Beer/Wine-SDM Spirits-SDD	15100 8374-year N/A	5/1/1998	Wayne	
	Michigan Department of Commerce	393	MADISON HEIGHTS 30550 Stephenson Highway MADISON HEIGHTS, MI 48071-1611	Business ID Beer/Wine-SDM Spirits-SDD	14487 5792-year 109466-year SS	5/1/1998	Oakland	
	Michigan Department of Commerce	394	ROSEVILLE 27113 Gratiot Avenue ROSEVILLE, MI 48066-2915	Business ID Beer/Wine-SDM Spirits-SDD	14075 4087-year 125191-year SS	5/1/1998	Macomb	
	Michigan Department of Commerce	744	WYOMING 4901 Wilson Ave WYOMING, MI 49416-8788	Business ID Beer/Wine-SDM Spirits-SDD	155957 136626-year 137503-year SS	5/1/2005	Kent	

	Michigan Department of Commerce	784	GRAND RAPIDS (EAST) 5100 28th St GRAND RAPIDS, MI 49512-2049	Business ID Beer/Wine-SDM Spirits-SDD	155922 132658-year 132943-year SS	12/21/2004	Kent
	Michigan Department of Commerce	786	GREEN OAK TOWNSHIP 6700 Whitmore Lake Road BRIGHTON, MI 48116-2160	Business ID Beer/Wine-SDM Spirits-SDD	155956 132514-year 132513-year SS	11/22/2004	Livingston
	Michigan Department of Commerce	1037	BLOOMFIELD 2343 South Telegraph Road BLOOMFIELD, MI 48302-2254	Business ID Beer/Wine-SDM Spirits-SDD	14856 7387-00 71516-year SS	11/13/2008	Oakland
	Michigan Department of Commerce	1106	PITTSFIELD TOWNSHIP 771 Airport Blvd ANN ARBOR, MI 48108-	Business ID Beer/Wine-SDM Spirits-SDD	223618 214034 214033-year SS	6/13/2012	Washtenaw
	Michigan Department of Commerce	1191	KALAMAZOO 5100 Century Avenue KALAMAZOO, MI 49008	Business ID Beer/Wine-SDM Spirits-SDD	237845 243176 243968-year SS	11/5/2014	Kalamazoo
MINNESOTA	City of Coon Rapids MN Dept of Public Safety-Alcohol & Gambling Control	372	COON RAPIDS 12547 Riverdale Boulevard COON RAPIDS, MN 55448-6708	Beer/Wine Buyer's Card	6954	10/23/2001	Anoka
	City of St Louis MN Dept of Public Safety-Alcohol & Gambling Control	377	ST. LOUIS PARK 5801 W. 16th Street ST LOUIS PARK, MN 55416-1416	Beer/Wine/Spirits Buyer's Card		11/16/2000	Hennepin
	City of Maple Grove MN Dept of Public Safety-Alcohol & Gambling Control	648	MAPLE GROVE 11330 Fountain Drive N. MAPLE GROVE, MN 55369-7200	Beer/Wine/Spirits Buyer's Card	21483	10/12/2006	Hennepin
	City of Maplewood MN Dept of Public Safety-Alcohol & Gambling Control	1021	MAPLEWOOD 1431 Beam Ave. MAPLEWOOD, MN 55109-1064	Beer/Wine/Spirits Buyer's Card	LQ-000717 25613	8/19/2008	Hennepin
	City of Burnsville MN Dept of Public Safety-Alcohol & Gambling Control	1087	BURNSVILLE 14050 Burnhaven Drive BURNSVILLE, MN 55337-4407	Beer/Wine/Spirits Buyer's Card	10/11 off 11 72642	10/26/2010	Dakota
	City of Baxter MN Dept of Public Safety-Alcohol & Gambling Control	1122	BAXTER 13650 Elder Drive BAXTER, MN 56425-2720	Beer/Wine/Spirits Buyer's Card	OFS 36304	10/1/12 10/3/12	Crow Wing
	City of Rochester MN Dept of Public Safety-Alcohol & Gambling Control	1125	ROCHESTER 2020 Commerce Drive NW ROCHESTER, MN 55901	Beer/Wine/Spirits Buyer's Card	0026 36349	10/9/12 10/5/12	Olmsted
MISSOURI	MO Dept of Public Safety St Louis County	368	S. ST LOUIS 4200 Rusty Road ST. LOUIS, MO 63128-1973	Beer/Wine/Spirits	010758 131541 & 131540 006042	9/20/2002	St. Louis
	MO Dept of Public Safety City of Independence	373	INDEPENDENCE 19040 E. Valley View Parkway INDEPENDENCE, MO 64055-7004	Beer/Wine/Spirits	008636 & 008637 124789 & 124790 Jackson County Permit	10/18/2001	Jackson
	MO Dept of Public Safety City of Kansas City	375	KANSAS CITY(MIDTOWN) 241 East Linwood Boulevard KANSAS CITY, MO 64111-1119	Beer/Wine/Spirits Tasting License	120191 120192	1/12/2001	Jackson
	MO Dept of Public Safety City of St Peters	382	ST. PETERS 200 Costice Way ST PETERS, MO 63376-4385	Beer/Wine/Spirits	120263 & 12064 2002146 & 2002147 79 & 80	5/8/2001	St. Charles
	MO Dept of Public Safety City of Manchester	1060	MANCHESTER 301 Highlands Blvd Dr. MANCHESTER, MO 63011-4385	Beer/Wine/Spirits	2009022- both 185815 & 185814 48146 & 48147	11/2/2009	St. Louis
MONTANA	City of Missoula MT Department of Revenue	67	MISSOULA 3220 North Reserve Street MISSOULA, MT 59808-1336	Beer/Wine	Wine/Beer BLO1-35870 5051	11/27/1991	Missoula
	City of Billings MT Department of Revenue	69	BILLINGS 2290 King Avenue West BILLINGS, MT 59102-7415	Beer/Wine	Wine/Beer OL-13-11539 9133	12/5/1991	Yellowstone
	City of Bozeman MT Department of Revenue	96	BOZEMAN 2505 Catron Street BOZEMAN, MT 59719-7993	Beer/Wine	Wine/Beer 14-00003099 2791	8/28/1997	Gallatin
	City of Helena MT Department of Revenue	633	HELENA 2195 E. Custer Ave. HELENA, MT 59602-1217	Beer/Wine	Wine-1400009954 Beer-1400009953 4170	11/28/2006	Lewis and Clark
	City of Kallispell MT Department of Revenue	745	KALISPELL 2330 US Highway 93 N. KALISPELL, MT 59901-2547	Beer/Wine	licensed by city no # 2501	10/14/2005	Flathead
NEBRASKA	City of Omaha NE Liquor Control Commission	1012	OMAHA 12300 West Dodge Rd. OMAHA, NE 68154-2382	Class D-Beer/Wine/Spirits	78461	10/18/2007	Douglas
NEVADA	City of Reno	25	RENO 2200 Harvard Way RENO, NV 89502-4000	Beer/Wine/Spirits	Q 2279	11/9/1986	Washoe
	City of Carson City	127	CARSON CITY 700 Old Clear Creek Road CARSON CITY, NV 89705-6853	Beer/Wine/Spirits	15918	11/10/2000	Independent City
	City of Sparks	646	SPARKS 4810 Galleria Parkway SPARKS, NV 89436-9605	Beer/Wine/Spirits	064620	8/25/2006	Washoe
	City of Henderson	673	HENDERSON 791 Marks Street HENDERSON, NV 89014-8601	Beer/Wine/Spirits	1991008971 609C-Pkg	8/31/2001	Clark
	City of Las Vegas Metro	685	SUMMERLIN 801 South Pavilion Drive LAS VEGAS, NV 89144-4566	Beer/Wine/Spirits	L15-91736	10/4/2001	Clark

	City of Las Vegas Metro	737	LAS VEGAS (CENTENNIAL) 6555 N. Decatur Blvd. LAS VEGAS, NV 89131-2796	Beer/Wine/Spirits	L15-00130-4-001202	10/25/2005	Clark
	City of Las Vegas Metro	563	LAS VEGAS 222 Martin Luther King Blvd. LAS VEGAS, NV 89106-4311-4305	Beer/Wine/Spirits	L15-00011-4-000162	6/15/2012	Clark
NEW HAMPSHIRE	State of New Hampshire	307	NASHUA 311 Daniel Webster Hwy. NASHUA, NH 03060-5702	Beer/Wine	630547	3/16/1992	Hillsborough
NEW JERSEY (purchased)	Township of Edison State of New Jersey	323	EDISON 205 Vineyard N EDISON, NJ 08817-3314	Beer/Wine/Spirits	1205-44-021-003 1205-44-021-002	2/2/1987	Middlesex
	Township of Wayne State of New Jersey	1177	WAYNE 149 State Route 23 WAYNE, NJ 07470-6933	Beer/Wine/Spirits	1614-44-019-008 1614-44-019-009	7/1/2014	Passaic
NEW MEXICO (purchased)	State of New Mexico	116	ALBUQUERQUE 1420 Renaissance Blvd NE ALBUQUERQUE, NM 87107-6811	Dispenser Beer/Wine/Spirits	0223 D1001357	11/8/1996	Bernalillo
	State of New Mexico	667	SE ALBUQUERQUE 500 Eubank Blvd SE ALBUQUERQUE, NM 87123-3338	Dispenser Beer/Wine/Spirits	0753 D1000223	10/24/2000	Bernalillo
	State of New Mexico	1016	NW ALBUQUERQUE 9955 Coors Bypass NW ALBUQUERQUE, NM 87114-5953	Lottery Beer/Wine/Spirits	2004 D1000753	12/7/2007	Bernalillo
NEW YORK (beer/wine products master license status)	New York Liquor Authority	MASTER	COSTCO WHOLESALE CORPORATION PO Box 35005 SEATTLE, WA 98124-3405	Grocery Beer/Wine Products	2000222	2010	
	New York Liquor Authority	206	NESCONSET 3000 Middle Country Road NESCONSET, NY 11767-1072	Grocery Beer/Wine Products	1044676	7/13/1987	Suffolk
	New York Liquor Authority	226	WESTBURY 1250 Old Country Road WESTBURY, NY 11590-5641	Grocery Beer/Wine Products	1014826	10/24/1992	Nassau
	New York Liquor Authority	230	HOLBROOK 125 Beacon Drive HOLBROOK, NY 11741-4309	Grocery Beer/Wine Products	1044436	7/19/1993	Suffolk
	New York Liquor Authority	237	MELVILLE 625 Broadhollow Road MELVILLE, NY 11747-5007	Grocery Beer/Wine Products	1044530	11/11/1994	Suffolk
	New York Liquor Authority	240	COMMACK 10 Garret Place COMMACK, NY 11725-5421	Grocery Beer/Wine Products	1044255	8/25/1995	Suffolk
	New York Liquor Authority	241	NEW ROCHELLE 1 Industrial Lane NEW ROCHELLE, NY 10805-1203	Grocery Beer/Wine Products	1050458	7/22/1997	Westchester
	New York Liquor Authority	243	QUEENS 32-50 Vernon Boulevard LONG ISLAND CITY, NY 11106-4927	Grocery Beer/Wine Products	1036447	11/20/1996	Queens
	New York Liquor Authority	305	HANUET 50 Overlook Blvd HANUET, NY 10954-5292	Grocery Beer/Wine Products	2010163	6/30/1992	Rockland
	New York Liquor Authority	310	LAWRENCE 605 Rockaway Turnpike LAWRENCE, NY 11559-1029	Grocery Beer/Wine Products	1014543	8/12/1993	Nassau
	New York Liquor Authority	316	STATEN ISLAND 2975 Richmond Avenue STATEN ISLAND, NY 10314-5851	Grocery Beer/Wine Products	1042739	12/15/1995	Richmond
	New York Liquor Authority	318	BROOKLYN 976 3rd Avenue BROOKLYN, NY 11232-2400	Grocery Beer/Wine Products	1010119	11/21/1996	Kings
	New York Liquor Authority	321	YONKERS 20 Stew Leonard Drive YONKERS, NY 10710-7202	Grocery Beer/Wine Products	1050406	10/29/1999	Westchester
	New York Liquor Authority	326	PORT CHESTER 1 Westchester Ave PORT CHESTER, NY 10573-4343	Grocery Beer/Wine Products	1121873	10/24/2001	Westchester
	New York Liquor Authority	785	RIVERHEAD 1768 Old Country Road (Rte 56) RIVERHEAD, NY 11901	Grocery Beer/Wine Products	1272396	6/16/2014	Suffolk
	New York Liquor Authority	1062	MANHATTAN (116TH STREET) 517 E. 117TH STREET NEW YORK, NY 10035-4409	Grocery Beer/Wine Products	1232550	11/10/2009	New York
	New York Liquor Authority	1070	REGO PARK(QUEENS) 61-35 Junction Boulevard REGO PARK, NY 11374-2772	Grocery Beer/Wine Products	1240811	6/16/2010	Queens
	New York Liquor Authority	1176	SYRACUSE 120 Township Blvd Camillus, NY 13031	Grocery Beer/Wine Products	2196275	10/9/2014	Orondaga
	New York Liquor Authority	1195	ROCHESTER ROCHESTER NY	Grocery Beer/Wine Products	pending	pending	
	New York Liquor Authority	pending	YORKTOWN Crompond Rd & Muhansic Ave YORKTOWN HEIGHTS, NY 10598	Grocery Beer/Wine Products	pending	pending	Westchester

NORTH CAROLINA	North Carolina ABC Commission City of Durham	249	DURHAM 1510 North Pointe Drive DURHAM, NC 27705-3405	Beer/Wine(Fortified/Unfortified)	00103641AK:AO:AM 2158	11/16/2000	Durham
	North Carolina ABC Commission City of Greensboro/or Gullford County	339	GREENSBORO 4201 W. Wendover Ave. GREENSBORO, NC 27407-1908	Beer/Wine(Fortified/Unfortified)	T00125030 G.S. 18B- 1001(2),(6),(1) Acct#00125030	11/13/2003	Guilford
	North Carolina ABC Commission City of Charlotte/or Mecklenburg County	359	CHARLOTTE 500 Tyvola Road CHARLOTTE, NC 28217-3504	Beer/Wine(Fortified/Unfortified)	00108196AK:AO:AM Acct#0126105	6/15/2001	Mecklenburg
	North Carolina ABC Commission City of Winston Salem/Mecklenburg County	361	WINSTON SALEM 1085 Hanes Mall Blvd WINSTON SALEM, NC 27103-1310	Beer/Wine(Fortified/Unfortified)	00103641AK:AO:AM-597	9/21/2001	Forsyth
	North Carolina ABC Commission City of Matthews/Mecklenburg County	367	MATTHEWS 2125 Matthews Township Parkway MATTHEWS, NC 28105-5766	Beer/Wine(Fortified/Unfortified)	T00111234 Acct#113659	11/29/2001	Mecklenburg
	North Carolina ABC Commission City of Wilmington/New Hanover County	635	WILMINGTON 5351 Gingerwood Drive WILMINGTON, NC 28405-3091	Beer/Wine(Fortified/Unfortified)	T00145841 71205/6001210	7/28/2006	New Hanover
	North Carolina ABC Commission City of Raleigh/Wake County	645	RALEIGH 2838 Wake Forest Road RALEIGH, NC 27609-7840	Beer/Wine(Fortified/Unfortified) Wine Tasting	T00148414 BW1431718027	10/5/2006	Wake
	North Carolina ABC Commission City of Apex/Wake County	1206	APEX 5351 Gingerwood Drive APEX, NC 28405-3091	Beer/Wine(Fortified/Unfortified)			Wake
NORTH DAKOTA alcohol license under Costco Beverages, Inc	North Dakota Attorney General City of West Fargo	1119	WEST FARGO 750 23rd Ave E. WEST FARGO, ND 58078-	Beer/Wine/Spirits	AA-2095 30	09/25/12 08/20/12	Cass
OHIO (purchased)	OH Dept of Commerce Division of Liquor Contr	343	AVON 35804 Detroit Road AVON, OH 44011-1681	Beer/Wine	1764866-0035	12/1/2002	Lorain
	OH Dept of Commerce Division of Liquor Contr	344	MAYFIELD HEIGHTS 1409 Golden Gate Boulevard CLEVELAND, OH 44124-1808	Beer/Wine	1764866-0025	10/22/2002	Cuyahoga
	OH Dept of Commerce Division of Liquor Contr	379	SPRINGDALE 1100 East Kemper Road SPRINGDALE, OH 45246-3321	Beer/Wine	1764866-0020	12/6/2000	Hamilton
	OH Dept of Commerce Division of Liquor Contr	384	DEERFIELD 9691 Waterstone Boulevard CINCINNATI, OH 45249-8220	Beer/Wine	1764866-0005	1/14/2000	Warren
	OH Dept of Commerce Division of Liquor Contr	625	STRONGSVILLE 16990 Royalton Rd STRONGSVILLE, OH 44136-4133	Beer/Wine	1764866-0050	10/27/2009	Cuyahoga
	OH Dept of Commerce Division of Liquor Contr	632	COLUMBUS 1500 Gemini Place COLUMBUS, OH 43240-7002	Beer/Wine	1764866-0040	11/21/2006	Franklin
	OH Dept of Commerce Division of Liquor Contr	1007	TOLEDO 3405 West Central Ave TOLEDO, OH 43606-1402	Beer/Wine	1764866-0045	8/6/2007	Lucas
	OH Dept of Commerce Division of Liquor Contr	1160	COLUMBUS(EASTON) 3988 Stelzer Street COLUMBUS, OH 43219-	Beer/Wine	1764866-0055	9/23/2013	Franklin
	OH Dept of Commerce Division of Liquor Contr	1185	CENTERVILLE 5300 Cornerstone II Blvd CENTERVILLE, OH 45540	Beer/Wine	1764866-0065	10/28/2014	Greene/ Montgomery
	OH Dept of Commerce Division of Liquor Contr	1194	PERRYSBURG 26400 N Dixie Hwy PERRYSBURG, OH 43551	Beer/Wine	1764866-0060	pending	Wood
OREGON Master Filing Status	OR Liquor Control Commission City of Portland	2	PORTLAND 4849 N.E. 138th Ave PORTLAND, OR 97230-3401	Beer/Wine License# Location#	115/69 248291	10/27/1963	Multnomah
	OR Liquor Control Commission City of Beaverton	9	ALOHA 15901 S.W. Jenkins Road ALOHA, OR 97006-5098	Beer/Wine License# Location#	1188/8 2513/6	10/29/1985	Washington
	OR Liquor Control Commission City of Eugene	17	EUGENE 2828 Chad Drive EUGENE, OR 97408-7337	Beer/Wine License# Location#	122901 255363	11/9/1989	Lane
	OR Liquor Control Commission City of Medford	65	MEDFORD 3639 Crater Lake Hwy MEDFORD, OR 97504-9259	Beer/Wine License# Location#	1211/0 259598	10/29/1991	Jackson
	OR Liquor Control Commission City of Salem	68	SALEM 1010 Hawthorne Ave SALEM, OR 97301-5090	Beer/Wine License# Location#	1188/2 2513/0	3/26/1992	Washington
	OR Liquor Control Commission County of Clackamas	97	CLACKAMAS 13130 SE 84th Avenue CLACKAMAS, OR 97015-9733	Beer/Wine License# Location#	1188/3 2513/1	2/28/1997	Clackamas
	OR Liquor Control Commission City of Bend	101	BEND 2500 NE Highway 20 BEND, OR 97701-6277	Beer/Wine License# Location#	1211/1 259599	8/17/1993	Deschutes
	OR Liquor Control Commission City of Tigard	111	TIGARD 7850 S.W. Dartmouth TIGARD, OR 97223-8401	Beer/Wine License# Location#	1188/5 2513/3	10/25/1994	Washington
	OR Liquor Control Commission City of Albany	682	ALBANY 3130 Kludner Avenue SE ALBANY, OR 97321-5325	Beer/Wine License# Location#	122902 255361	10/12/2001	Linn

	OR Liquor Control Commission City of Hillsboro	692	HILLSBORO 1255 NE 48th Ave. HILLSBORO, OR 97124-5008	Beer/Wine License# Location#	118876 251374	10/12/2005	Washington
	OR Liquor Control Commission City of Wilsonville	766	WILSONVILLE 25900 SW Heather Place WILSONVILLE, OR 97070-5785	Beer/Wine License# Location#	118877 251375	7/24/2003	Clackamas
	OR Liquor Control Commission City of Warrenton	1059	WARRENTON 1204 SE Ensign Lane WARRENTON, OR 97146-7339	Beer/Wine License# Location#	129831 262229	9/24/2009	Clatsop
	OR Liquor Control Commission City of Roseburg	1073	ROSEBURG 4141 NE Stephens Street ROSEBURG, OR 97470-1161	Beer/Wine License# Location#	142094 274689	7/1/2010	Douglas
PUERTO RICO							
		335	CAROLINA 1185 Ave 65th Infanteria SAN JUAN, PR 00924-3403	Beer/Wine/Spirits	PR-P-4373	11/17/2001	N/A
		363	E. BAYAMON Parque Industrial Minilla #123 Calle A BAYAMON, PR 00959	Beer/Wine/Spirits	1-15-3D6-00150 1-15-3D6-00160	9/27/2006	N/A
		364	W. BAYAMON P.R. Num.2, KM 15.5 Barrio Hato Tejas BAYAMON, PR 00661	Beer/Wine/Spirits	1-15-3D1-00692 1-15-3D1-00775	11/17/2001	N/A
		365	CAGUAS (BAIROA WARD) PLAZA CENTRO MALL II 200 Ave Rafael Cordero P.R. Num. 30, Interseccion Avenida Cordero, Barrio Bairoa CAGUAS, PR 00725-4302	Beer/Wine/Spirits	1-46-4-D1-00038 1-46-4-D1-00037	11/17/2001	N/A
SOUTH CAROLINA							
	South Carolina Dept of Revenue	338	MYRTLE BEACH 1021 Oak Forest Lane 1021 Oak Forest Lane, Bldg A MYRTLE, SC 29577-9755	Minibottle Wholesaler Beer/Wine(7-day off premise) Spirits(Retail Liquor Store) May Resale Spirits to other licensees	32033012-PRL 32033011-37B 32033012-PRL XXXX	3/18/2004	Horry
	South Carolina Dept of Revenue	360	CHARLESTON 3050 Ashley Town Center Drive 3051 Ashley Town Center Drive, Bldg A CHARLESTON, SC 29414-5664	Minibottle Wholesaler Beer/Wine(7-day off premise) Spirits(Retail Liquor Store) May Resale Spirits to other licensees	32024362-PRL 32024361-P7B 32024362-PRL XXXX	2/12/2001	Charleston
	South Carolina Dept of Revenue	1005	GREENVILLE 1021 Woodruff Road 1021 Woodruff Road, Bldg A Greenville, SC 29607-4108	Minibottle Wholesaler Beer/Wine(7-day off premise) Spirits(Retail Liquor Store) May Resale Spirits to other licensees	00000000-PRL 32043093-P7B 32043235-PRL XXXX	8/16/2007	Greenville
	South Carolina Dept of Revenue	1008	SPARTANBURG 211 W. Blackstock Road SPARTANBURG, SC 29301-1382	Minibottle Wholesaler Beer/Wine(7-day off premise)	32043091-PBG No spirits at limit-PRL XXXX	8/15/2007	Spartanburg
SOUTH DAKOTA							
	City of Sioux Falls Dakota Department of Revenue	South 1159	SIoux FALLS CITY 3700 S Grange Ave SIoux FALLS, SD 57105	Beer/Wine/Spirits	PL-20818	8/15/2013	Minnehaha
TENNESSEE							
	City of Memphis	352	N.E. MEMPHIS 2431 W Germantown Parkway Cordova, TN 38016-4494	Beer	1174	11/18/1999	Shelby
	City of Memphis(Annexed Jan 11 2007) Previously Shelby County	353	S.E. MEMPHIS 3775 Hacks Cross Road MEMPHIS, TN 38125-2302	Beer	980-09974-1	11/18/1999	Shelby
	City of Brentwood	386	BRENTWOOD 98 Seaboard Lane BRENTWOOD, TN 37027-2930	Beer	276	8/27/1999	Williamson
	City Nashville and Davidson County	630	W. NASHVILLE 6670 Charlotte Pike NASHVILLE, TN 37209-4202	Beer	16199	11/6/2006	Davidson
	Town of Farragut	1116	FARRAGUT (KNOXVILLE) 10745 Kingston Pike FARRAGUT, TN 37934-	Beer	0275	9/11/2012	Knox
TEXAS							
Costco Texas Beverages FED#91-2052468	Texas Alcoholic Beverage Control Fort Worth	City of 489	FORT WORTH 5300 Overton-Ridge Blvd FORT WORTH, TX 76132	Beer/Wine	BQ478343	9/21/2000	Tarrant
	Texas Alcoholic Beverage Control Duncanville	City of 636	DUNCANVILLE 250 W. Highway 67 DUNCANVILLE, TX 75137	Beer/Wine	BQ632645	7/3/2006	Dallas
	Texas Alcoholic Beverage Control Austin	City of 641	S. AUSTIN 4301 W. William Cannon Drive, Suite 100 AUSTIN, TX 78749	Beer/Wine	DQ628267	5/16/2006	Travis
	Texas Alcoholic Beverage Control Plano	City of 664	EAST PLANO 3800 N. Central Expressway PLANO, TX 75074	Beer/Wine	BQ478180	9/21/2000	Collin/Denton
	Texas Alcoholic Beverage Control Arlington	City or 668	ARLINGTON 600 West Arbuok Blvd ARLINGTON, TX 76014	Beer/Wine	BQ577486	4/18/2005	Tarrant
	Texas Alcoholic Beverage Control Southlake	City of 669	SOUTHLAKE 2601 E State Hwy 114 SOUTHLAKE, TX 76092	Beer Wine	BF489497 Q506462	04.27.01 12/01/01	Tarrant
	Texas Alcoholic Beverage Control Houston	City of 675	WILLOWBROOK 12405 Gessner Road HOUSTON, TX 77064	Beer/Wine	BQ492413 City#56-009-07-24813- 0	6/7,2001	Tarrant

	Texas Alcoholic Beverage Control Houston	City of	680	KATY FREEWAY 1150 Bunker Hill Road HOUSTON, TX 77055	Beer/Wine	BQ513094	6/1/2001	Harris
	Texas Alcoholic Beverage Control Austin	City of	681	AUSTIN 10401 Research Blvd AUSTIN, TX 78759	Beer/Wine	BQ496206	7/6/2001	Travis
	Texas Alcoholic Beverage Control Lewisville	City of	683	LEWISVILLE 851 Hwy 121 So. LEWISVILLE, TX	Beer/Wine	BQ577795	4/19/2005	Denton
	Texas Alcoholic Beverage Control Plano	City of	684	WEST PLANO 1701 Dallas Parkway PLANO, TX 75093	Beer/Wine	BQ490416	9/27/2001	Collin
	Texas Alcoholic Beverage Control San Antonio	City of	689	SAN ANTONIO (Dezevala) 5611 UTSA DLVD SAN ANTONIO, TX 75093	Beer/Wine	BQ502763	9/16/2001	Bexar
	Texas Alcoholic Beverage Control San Antonio	City of	693	SAN ANTONIO (Sonterra Park) 1201 North Loop 1604 East SAN ANTONIO, TX 78232	Beer/Wine	BQ514009	7/11/2002	Bexar
	Texas Alcoholic Beverage Control El Paso	City of	768	EL PASO 8101 Gateway West Blvd. EL PASO, TX 79925	Beer/Wine	BQ545237	10/28/2003	El Paso
	Texas Alcoholic Beverage Control Selma	City of	1006	SELMA 15320 IH-35 North SELMA, TX 78154	Beer/Wine	BQ666998	10/17/2007	Bexar
	Texas Alcoholic Beverage Control Houston	City of	1018	HOUSTON(GALLERIA) 3836 Richmond Avenue HOUSTON, TX 77027	Beer/Wine	BQ686585	3/12/2008	Harris
	Texas Alcoholic Beverage Control Rockwall	City of	1049	ROCKWALL 1225 State Highway 276 ROCKWALL, TX 75082	Beer/Wine	BQ715635	2/25/2009	Rockwall
	Texas Alcoholic Beverage Control Frisco	City of	1097	FRISCO 11220 Dallas Parkway FRISCO, TX 75034	Beer/Wine	BQ776091 A11-0013	06/27/11 05/09/11	Collin
	Texas Alcoholic Beverage Control Pharr	City of	1108	PHARR 1501 West Kelly Ave. PHARR, TX 78577	Beer/Wine	BQ791030	11/29/2011	Hidalgo
	Texas Alcoholic Beverage Control Sugar Land	City of	1146	SUGAR LAND 17520 Southwest Freeway SUGAR LAND, TX 77479	Beer/Wine	BQ833875	3/7/2013	Fort Bend
	Texas Alcoholic Beverage Control Cedar Park	City of	1152	CEDAR PARK 4601 183A Toll Road, Bldg A CEDAR PARK, TX 78613	Beer/Wine	BQ850005	8/26/2013	Williamson
	Texas Alcoholic Beverage Control Lubbock	City of	1163	LUBBOCK, TX 6020 34th Street LUBBOCK, TX 79407	Beer/Wine	BQ847462	7/31/2013	Lubbock
	Texas Alcoholic Beverage Control Katy	City of	1167	WEST KATY, TX 23645 Katy Freeway KATY, TX 77494	Beer/Wine	BQ859236	12/11/2013	Harris
	Texas Alcoholic Beverage Control Fort Worth	City of	1173	NORTH FORT WORTH, TX 8900 Tehama Ridge Parkway FORT WORTH, TX 76108	Beer/Wine	BQ868331	4/2/2014	Tarrant
	Texas Alcoholic Beverage Control The Woodlands	City of	1189	THE WOODLANDS, TX 8185 SH 242 THE WOODLANDS, TX 77385	Beer/Wine	pending	pending	Montgomery
UTAH	Salt Lake City Corporation		113	SALT LAKE CITY II 1818 SOUTH 300 WEST SALT LAKE CITY, UT 84115	Beer	539-7717	12/2/1995	Salt Lake
	City of Sandy		487	SANDY 11100 South Automall Drive SANDY, UT 84070	Beer	77545	6/2/2000	Salt Lake
	City of West Valley		622	WEST VALLEY 3747 South 2700 West WEST VALLEY, UT 84119	Beer	969134	8/3/2007	Salt Lake
	Murray City Corporation		764	MURRAY (Salt Lake City) 5201 S. Intermountain Drive MURRAY, UT 84107	Beer	5113	1/22/2003	Salt Lake
	City of South Ogden		770	SOUTH OGDEN 3658 Wall Avenue SOUTH OGDEN, UT 84405	Beer	100	1/22/2003	Weber
	VERMONT Costco Vermont Liquors, Inc FED#03-0338369	Town of Colchester	314	COLCHESTER 50 Mountain View Drive COLCHESTER, VT 05446	Beer/Wine	2524-001-SECI-01	8/25/1993	Chittenden
	VIRGINIA Master Filing Status	Commonwealth of Virginia	202	NORFOLK 850 Glenrock Road NORFOLK, VA 23502	Beer/Wine(Gourmet Shop)	13748	11/19/1984	Independent City
		Commonwealth of Virginia	204	FAIRFAX 4725 West Ox Road FAIRFAX, VA 22030	Beer/Wine(Gourmet Shop)	13749	11/28/1986	Fairfax
		Commonwealth of Virginia	205	WEST HENRICO 9650 West Broad Street GLEN ALLEN, VA 23060	Beer/Wine(Gourmet Shop)	13750	11/23/1991	Henrico
		Commonwealth of Virginia	218	STERLING 21308 Price Plaza STERLING, VA 22170	Beer/Wine(Gourmet Shop)	13753	11/17/1990	Loudoun

	Commonwealth of Virginia	225	MANASSAS 10701 Sudley Manor Drive MANASSAS, VA 22110	Beer/Wine(Gourmet Shop)	13752	6/27/1992	Independent City
	Commonwealth of Virginia	227	NEWINGTON 733 Boston Blvd SPRINGFIELD, VA 22153	Beer/Wine(Gourmet Shop)	13751	11/7/1992	Fairfax
	Commonwealth of Virginia	233	PENTAGON CITY 1200 South Fern Street ARLINGTON, VA 22202	Beer/Wine(Grocery Store)	13755	3/1/1994	Arlington
	Commonwealth of Virginia	238	HARRISONBURG 1830 Reservoir Street HARRISONBURG, VA 22801	Beer/Wine(Gourmet Shop)	13756	5/4/1995	Independent City
	Commonwealth of Virginia	239	WINCHESTER 251 Front Royal Pike WINCHESTER, VA 22602	Beer/Wine(Gourmet Shop)	13757	5/23/1995	(Frederick) Independent City
	Commonwealth of Virginia	247	NEWPORT NEWS 12121 Jefferson Avenue NEWPORT NEWS, VA 23606	Beer/Wine(Gourmet Shop)	13758	5/13/1999	Independent City
	Commonwealth of Virginia	334	CHANTILLY 14390 Chantilly Crossing CHANTILLY, VA 20151	Beer/Wine(Gourmet Shop)	27458	10/1/2003	Fairfax
	Commonwealth of Virginia	337	LEESBURG 1300 Edwards Ferry Road LEESBURG, VA 20176	Beer/Wine(Gourmet Shop)	32575	7/1/2004	Loudoun
	Commonwealth of Virginia	340	FREDERICKSBURG 3102 Plank Road, #600 FREDERICKSBURG, VA 22407	Beer/Wine(Gourmet Shop)	16829	7/10/2002	Independent City
	Commonwealth of Virginia	626	POTOMAC MILLS 2700 Potomac Mills Circle, Suite 700 WOODBIDGE, VA	Beer/Wine(Gourmet Shop)	047184	5/5/2007	Prince William
	Commonwealth of Virginia	1089	CHESTERFIELD 1401 Mall Drive RICHMOND, VA 23235	Beer/Wine(Gourmet Shop)	67617	5/3/2011	Chesterfield
	Commonwealth of Virginia	1115	MT VERNON 7940 Richmond Hwy ALEXANDRIA, VA 22306	Beer/Wine(Gourmet Shop)	82141	7/10/2013	Fairfax
	Commonwealth of Virginia	1184	CHARLOTTESVILLE 3171 District Ave CHARLOTTESVILLE, VA 22901	Beer/Wine(Gourmet Shop)	pending	pending	(Abermarle) Independent City
WASHINGTON Master Filing Status	Washington Department of Licensing Washington Liquor Control Board	1	SEATTLE 4401 4th Avenue South SEATTLE, WA 98134	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0008 388747-2K	09/15/1983 Reopened 05/06/2005	King
	Washington Department of Licensing Washington Liquor Control Board	6	SOUTHCENTER 400 Costco Drive TUKWILA, WA 98188	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0004 369618-2L	8/30/1984	King
	Washington Department of Licensing Washington Liquor Control Board	8	KIRKLAND 6629 120th Avenue N.E. KIRKLAND, WA 98033	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0002 071125-2F	8/30/1985	King
	Washington Department of Licensing Washington Liquor Control Board	13	SILVERDALE 10000 Mickleberry Rd NW SILVERDALE, WA 98363	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0007 072233-1V	11/25/1986	Kitsap
	Washington Department of Licensing Washington Liquor Control Board	19	BELLINGHAM 4295 Guide Meridian St. BELLINGHAM, WA 98225	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0010 076283-3A	11/13/1991	Whatcom
	Washington Department of Licensing Washington Liquor Control Board	61	FEDERAL WAY 35100 Enchanted Pkwy So FEDERAL WAY, WA 98003	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0009 074563-2O	3/9/1989	King
	Washington Department of Licensing Washington Liquor Control Board	64	TUMWATER 5500 Little Rock Road SW TUMWATER, WA 98502	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0012 076959-1B	11/14/1991	Thurston
	Washington Department of Licensing Washington Liquor Control Board	66	SPOKANE II 7619 N. Division Street SPOKANE, WA 99208	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0014 077448-4P	10/16/1992	Spokane
	Washington Department of Licensing Washington Liquor Control Board	95	TACOMA 2219 S. 37th Street TACOMA, WA 98409	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0034 082737-1S	10/12/2000	Pierce
	Washington Department of Licensing Washington Liquor Control Board	103	CLARKSTON 301 5TH Street CLARKSTON, WA 99403	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0015 077902-4H	7/29/1993	Asotin
	Washington Department of Licensing Washington Liquor Control Board	106	AURORA VILLAGE 1175 North 205th Street SHORELINE, WA 98133	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0017 078526-2F	6/30/1994	King
	Washington Department of Licensing Washington Liquor Control Board	110	ISSAQUAH 1801 10th Ave. N.W. ISSAQUAH, WA 98027	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0018 078527-2M	9/9/1994	King
	Washington Department of Licensing Washington Liquor Control Board	112	WENATCHEE 375 Highline Drive SO WENATCHEE, WA 98802	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0023 079196-4H	6/23/1995	Chelan

Washington Department of Licensing Washington Liquor Control Board	114	EVERETT 10200 19th Ave SE EVERETT, WA 98208	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0027 079834-3E	8/22/1996	Snohomish	
Washington Department of Licensing Washington Liquor Control Board	115	COSTCO BUSINESS CENTER 19105 HIGHWAY 99 LYNNWOOD, WA 98036	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0003 070165-3H	9/30/1996	Snohomish	
Washington Department of Licensing Washington Liquor Control Board	486	KENNEWICK 8505 West Gage Blvd KENNEWICK, WA 98336	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0031 082262-4J	11/24/1999	Benton	
Washington Department of Licensing Washington Liquor Control Board	624	GIG HARBOR 10590 Harbor Hill Drive GIG HARBOR, WA 98331	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0051 402117-1U	10/17/2007	Pierce	
Washington Department of Licensing Washington Liquor Control Board	639	SEQUIM 955 W Washington Street SEQUIM, WA 98382	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0047 089280-1W	8/17/2006	Columbia	
Washington Department of Licensing Washington Liquor Control Board	642	MARYSVILLE 16616 Twin Lakes Ave MARYSVILLE, WA 98274	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0049 400099-3F	9/21/2006	Snohomish	
Washington Department of Licensing Washington Liquor Control Board	660	PUYALLUP 1201 39TH Ave SW PUYALLUP, WA 98374	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0035 082750-1Q	11/14/2000	Pierce	
Washington Department of Licensing Washington Liquor Control Board	662	BURLINGTON 1725 South Burlington Boulevard BURLINGTON, WA 98233	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0033 082366-3C	7/21/2000	Skagit	
Washington Department of Licensing Washington Liquor Control Board	670	SPOKANE 5601 E. Soragap Avenue SPOKANE VALLEY, WA 99212	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0037 082800-4L	2/1/2001	Spokane	
Washington Department of Licensing Washington Liquor Control Board	740	LACEY 1470 Marvin Road NE LACEY, WA 98516	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0046 400036-1R	7/18/2006	Thurston	
Washington Department of Licensing Washington Liquor Control Board	747	WOODINVILLE 24008 Snohomish-Woodinville Rd. SE WOODINVILLE, WA 98072	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0044 087712-3G	9/8, 2005	Snohomish	
Washington Department of Licensing Washington Liquor Control Board	767	FIFE BUSINESS CENTER 3900 20th Street E FIFE, WA 98424	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0041 369706-1S	11/10/2003	Pierce	
Washington Department of Licensing Washington Liquor Control Board	772	VANCOUVER 6720 NE 84th Street VANCOUVER, WA 98665-0965	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0042 086510-1L	5/31/2005	Clark	
Washington Department of Licensing Washington Liquor Control Board	1013	UNION GAP (relocation) 2310 Longfibre Road UNION GAP, WA 98903	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0052 402420-4D	10/16/2007	Yakima	
Washington Department of Licensing Washington Liquor Control Board	1029	COVINGTON 27520 Covington Way SE COVINGTON, WA 98042	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0054 403946-2P	10/13/2008	King	
Washington Department of Licensing Washington Liquor Control Board	1086	E. VANCOUVER 19610 SE 1st Street CAMAS, WA 98607	UBI Number Beer/Wine/Spirits (May resale Spirits & Wine to on premise licensees)	601 024 674 001 0057 405274-1M	11/1/2010	King	
COSTCO.COM	565	AUBURN(COSTCO.COM) 1802 M St NW AUBURN, WA 98001	UBI Number Beer/Wine	601 024 674 001 0019 404408-2P	3/23/2009	King	
Depot	171	4000-A 142nd Ave E Sumner, WA 98390	UBI Number Wine/Spirits	Letter of Approval Shipping+Storage	12/14/2011	King	
WASHINGTON DC	ABRA	WASHINGTON DC 2441 Market Street, NE WASHINGTON DC 20018	Beer/Wine/Spirits	ABRA-06949B	11/19/2012	District of Columbia	
WISCONSIN	Wisconsin Department of Revenue Village of Grafton	628	GRAFTON 950 Port Washington Road GRAFTON, WI 53024	Beer/Wine/Spirits	008	7/20/2007	Ozaukee
Wisconsin Department of Revenue Town of Middleton	1020	MIDDLETON 2150 Deming Way MIDDLETON, WI 53562	Beer/Wine/Spirits	A09-10C	7/11/2008	Dane	
Wisconsin Department of Revenue Village of Pewaukee	1101	PEWAUKEE 443 Pewaukee Road PEWAUKEE, WI 53072	Beer/Wine/Spirits	11-131	8/17/2011	Waukesha	
Wisconsin Department of Revenue City of Sun Prairie	1121	SUN PRAIRIE 2850 Hoecker Road SUN PRAIRIE, WI 53590	Beer/Wine/Spirits	A12-40	11/9/2012	Dane	
Wisconsin Department of Revenue Village of Bellevue	1162	BELLEVUE (GREEN BAY) 2355 Costco Way BELLEVUE, WI 54311	Beer/Wine/Spirits	A-12-13	6/30/2014	Brown	
Wisconsin Department of Revenue Village of Pleasant Prairie	1198	PLEASANT PRAIRIE PLEASANT PRAIRIE WI 5	Beer/Wine/Spirits	Pending	Pending	Kenosha	
Wisconsin Department of Revenue Village of Menomonee Falls		GRAND CHUTE(APPLETON) GRAND CHUTE WI 5	Beer/Wine/Spirits	Pending	Pending		

Wisconsin Department of Revenue Village of New Berlin	MENOMONEE FALLS MENOMONEE FALLS WI 5	Beer/Wine/Spirits	Pending	Pending
Wisconsin Department of Revenue Village of Appleton(Grand Chute)	NEW BERLIN NEW BERLIN WI 5	Beer/Wine/Spirits	Pending	Pending

Note: On 09/03/01 the Price Company completed the merger process into the Costco Wholesale Corporation
All liquor licensing should be under the Costco Wholesale Corporation

Additional Note: All Costco Wholesale Locations file under Federal ID#91-1223280

Business Centers
E-Comm
Puerto Rico

VILLAGE STAFF REPORT OF MAY 18, 2015

Consider **Resolution #15-19** to **deny** the **Comprehensive Plan Amendment** to amend Appendix 9-3 Neighborhood Plan #2 for the Barnes Creek Neighborhood. The Barnes Creek Neighborhood is bounded by 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south and the Kenosha County Bike Trail on the west in the Village.

On April 13, 2015, the Village Plan Commission held a public hearing and adopted Plan Commission Resolution #15-12 that recommended that the Village Board deny the Barnes Creek Neighborhood Plan Alternatives #1, #2 and #3 as presented at the April 13, 2015 Plan Commission Meeting.

Attachments included as part of the public record include:

- **Exhibit 1:** Village Staff Report of April 13, 2015 as presented at the Plan Commission meeting
- **Exhibit 2:** Plan Commission Resolution #15-12.
- **Exhibit 3:** April 13, 2015 Plan Commission minutes

Based upon all of the facts, the Village Plan Commission recommends denial of the Alternative #1 Neighborhood Plan. Specifically, the Neighborhood Plan is in conflict with the Comprehensive Land Use Plan and the B-2, Community Business Zoning District regulations and cannot be approved. Furthermore, the Alternate #1 Neighborhood Plan commercial area identifying a proposed big box retail store is not compatible with the adjacent land uses. In addition, the negative impacts as discussed at the Plan Commission meeting that would be generated from a big box retail store at this location far outweigh the benefits to the community.

The Alternative #2 and #3 Neighborhood Plans warrant some consideration, however, with the addition of another property at the southwest corner of Sheridan Road and 91st Street as a community commercial land use as shown on the Neighborhood Plans there is a conflict with the Comprehensive Land Use Plan and these Neighborhood Plans cannot be approved until and unless there is an Amendment to the Comprehensive Land Use Plan to expand the community commercial designation further south. The Plan Commission also recommended denial of the Alternative #2 and #3 Neighborhood Plans.

**VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION #15-19
TO DENY THE PROPOSED AMENDMENT TO
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN**

BE WHEREAS, on December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, 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; and

WHEREAS, Neighborhood Plans serve as a refinement to the 2035 Comprehensive Land Use Map and help the municipality plan for the future provision of public services, such as water, sanitary sewer, storm water management, police and fire protection, schools, parks and roadway and access improvements pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map; and

WHEREAS, the Village has received a request to amend the Barnes Creek Neighborhood Plan but not the Comprehensive Land Use Plan for this area of the Village; and

WHEREAS, the Barnes Creek Neighborhood is generally bounded by 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south and the Kenosha County Bike Trail on the west and is located in a part of U.S. Public Land Survey Section 24 of Township 1 North, Range 22 East and in a part of U.S. Public Land Survey Sections 13, 18 and 19 of Township 1 North, Range 23 East in the Village of Pleasant Prairie; and

WHEREAS, the land owner requested approval of Barnes Creek Neighborhood Plan Alternate #1, which is attached to this Resolution; and

WHEREAS, the Village staff presented two (2) different versions of the plan referred to as Barnes Creek Neighborhood Plan Alternative #2 and Alternative #3, which are attached to this Resolution; and

WHEREAS, on March 13, 2015 the required 30-day notice was published in the Kenosha News for the April 13, 2015 public hearing to be held by the Village Plan Commission and on March 10, 2015, notices were sent to property owners within 300 feet of the proposed Neighborhood Plan area; and

WHEREAS, on April 13, 2015 the Village Plan Commission held a public hearing and pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission recommended denial of the requested Alternative #1, Alternative #2 and Alternative #3 Neighborhood Plan Amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan for the following reasons:

1. The Alternative #1 Neighborhood Plan is in conflict with the Comprehensive Land Use Plan and the B-2, Community Business Zoning District requirements so it cannot be approved. Furthermore, the Alternate #1 Neighborhood Plan commercial area identifying a proposed big box retail store is not compatible with the adjacent land uses. In addition, the negative impacts as identified in the Village Staff Report dated April 13, 2015 as presented at the Public Hearing that would be generated from a big box retail store within the Barnes Creek Neighborhood far outweigh the benefits to the community.

2. The Alternative #2 and Alternative #3 Neighborhood Plans are in conflict with the Comprehensive Land Use Plan as it relates to the total area identified in the Land Use Plan for the community commercial designation; and

WHEREAS, the Plan Commission further recommended that the Village Board deny the Barnes Creek Neighborhood Plan Alternatives #1, #2, and #3, for the reasons stated above, as they are not compliant with the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

NOW THEREFORE, BE IT RESOLVED, the Village Board concurs with the Plan Commission's recommendation and hereby denies the Barnes Creek Neighborhood Plan Alternatives #1, #2, and #3, for the reasons stated above, as they are not compliant with the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

Adopted this 18th day of May, 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink,
Village President

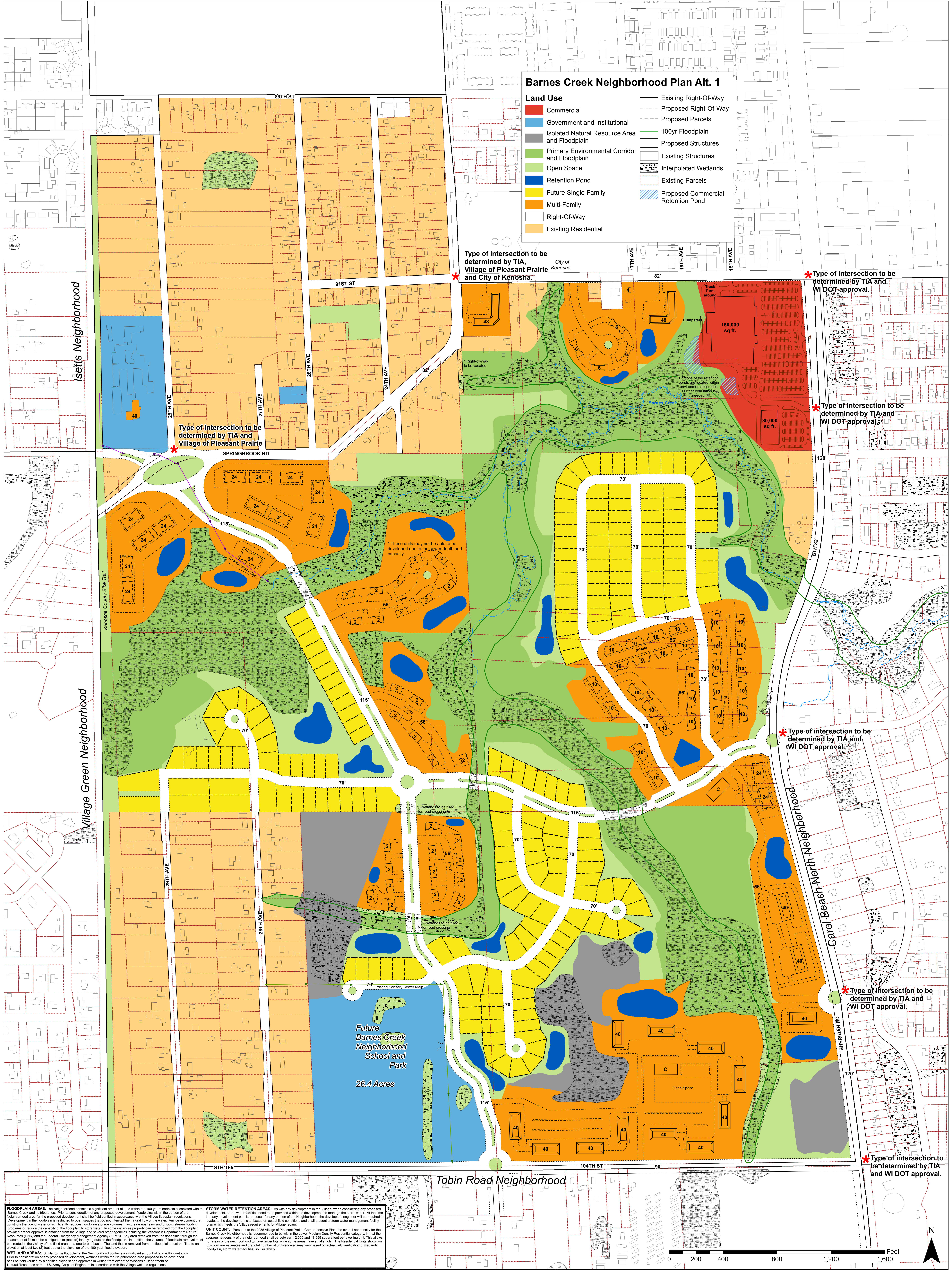
Jane M. Romanowski
Village Clerk

Posted: _____

VB Resoution #15-19 Barnes Creek Neighborhood Plan-Deny

Barnes Creek Neighborhood Plan Alt. 1

- Land Use**
- Commercial
 - Government and Institutional
 - Isolated Natural Resource Area and Floodplain
 - Primary Environmental Corridor and Floodplain
 - Open Space
 - Retention Pond
 - Future Single Family
 - Multi-Family
 - Right-Of-Way
 - Existing Residential
- Other Features**
- Existing Right-Of-Way
 - Proposed Right-Of-Way
 - Proposed Parcels
 - 100yr Floodplain
 - Proposed Structures
 - Existing Structures
 - Interpolated Wetlands
 - Existing Parcels
 - Proposed Commercial Retention Pond



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and Village of Pleasant Prairie

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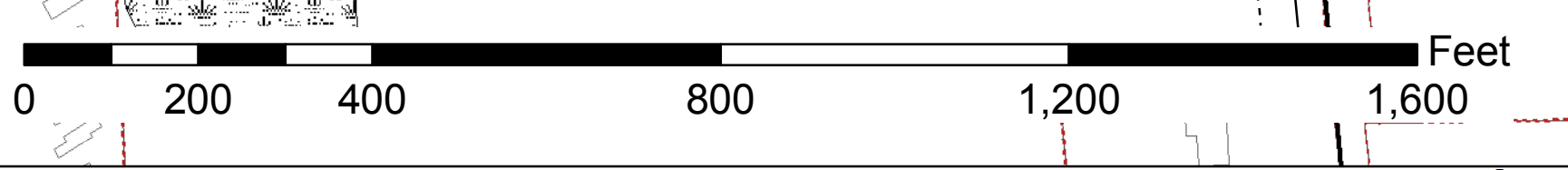
FLOODPLAIN AREAS: The Neighborhood contains a significant amount of land within the 100-year floodplain associated with the Barnes Creek and its tributaries. Prior to consideration of any proposed development, floodplains within the portion of the Neighborhood area for the proposed development shall be field-verified in accordance with the Village Floodplain regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that impedes the flow of water or significantly reduces floodplain storage volumes 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 approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any areas 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 least two (2) feet above the elevation of the 100-year flood elevation.

WETLAND AREAS: Similar to the floodplains, the Neighborhood contains a significant amount of land within wetlands. Prior to consideration of any proposed development, wetlands within the Neighborhood area proposed to be developed shall be field-verified by a certified biologist and approved in writing from either the Wisconsin Department of Natural Resources or the U.S. Army Corps of Engineers in accordance with the Village wetland regulations.

STORM WATER RETENTION AREAS: As with any development in the Village, when considering any proposed development, storm water facilities need to be provided within the development to manage the storm water. At the time that any development plan is proposed 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 for Village review.

UNIT COUNT: Pursuant to the 2035 Village of Pleasant Prairie Comprehensive Plan, the overall net density for the Barnes Creek Neighborhood is recommended to be within the Lower Medium Density Residential category, in that the average net density of the neighborhood shall be between 12,000 and 18,000 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The Residential Units shown on this plan are estimates and the total number of units allowed may vary based on actual field verification of wetlands, floodplain, storm water facilities, soil suitability.

Tobin Road Neighborhood



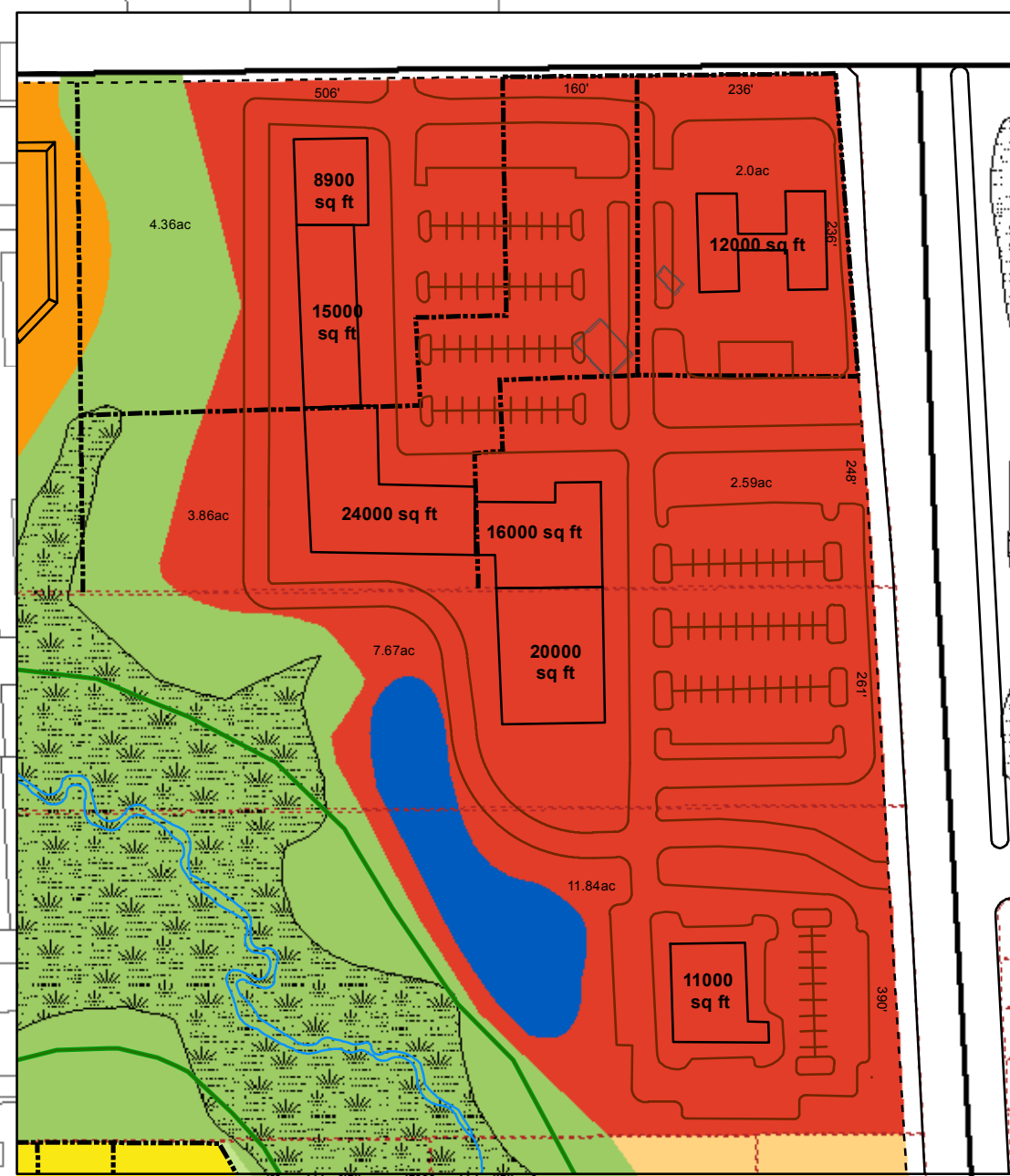
Barnes Creek Neighborhood Plan Alt. 2

Land Use

- Commercial
- Government and Institutional
- Isolated Natural Resource Area and Floodplain
- Primary Environmental Corridor and Floodplain
- Open Space
- Retention Pond
- Future Single Family
- Multi-Family
- Right-Of-Way
- Existing Residential

Other Features

- Existing Right-Of-Way
- Proposed Right-Of-Way
- Proposed Parcels
- Proposed Structures
- Existing Structures
- Interpolated Wetlands
- Existing Parcels



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

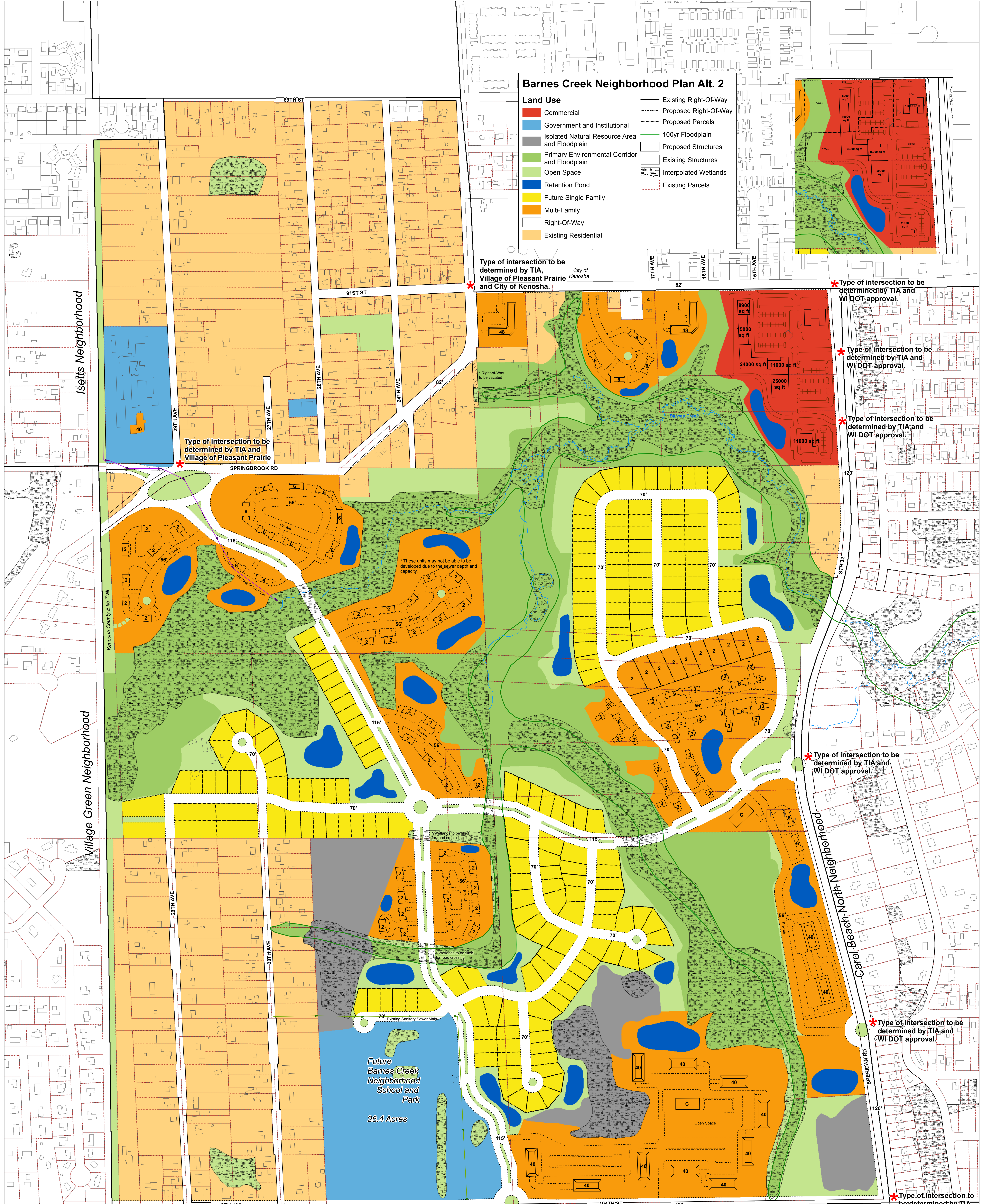
Type of intersection to be determined by TIA and WI DOT approval.

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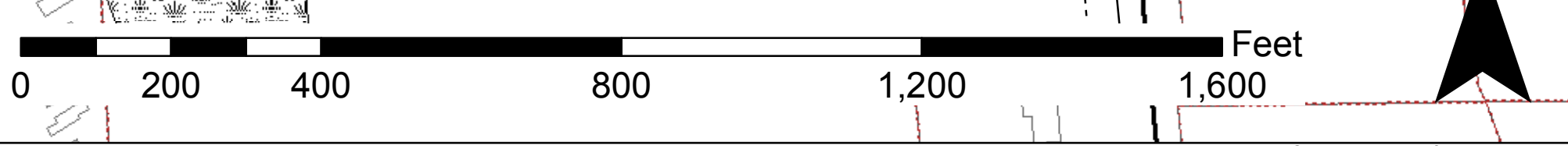
FLOODPLAIN AREAS: The Neighborhood contains a significant amount of land within the 100-year floodplain associated with the Barnes Creek and its tributaries. Prior to consideration of any proposed development, floodplains within the portion of the Neighborhood area for the proposed development shall be field-verified in accordance with the Village Floodplain regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that impedes the flow of water or significantly reduces floodplain storage volumes 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 approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (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 100 feet above the elevation of the 100-year flood elevation.

WETLAND AREAS: Similar to the floodplains, the Neighborhood contains a significant amount of land within wetlands. Prior to consideration of any proposed development, wetlands within the Neighborhood area proposed to be developed shall be field-verified by a certified biologist and approved in writing from either the Wisconsin Department of Natural Resources or the U.S. Army Corps of Engineers in accordance with the Village wetland regulations.

STORM WATER RETENTION AREAS: As with any development in the Village, when considering any proposed development, storm water facilities need to be provided within the development to manage the storm water. At the time that any development plan is proposed 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 for Village review.

UNIT COUNT: Pursuant to the 2035 Village of Pleasant Prairie Comprehensive Plan, the overall net density for the Barnes Creek Neighborhood is recommended to be within the Lower/Medium Density Residential category, in that the average net density of the neighborhood shall be between 12,000 and 18,000 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The Residential Units shown on this plan are estimates and the total number of units allowed may vary based on actual field verification of wetlands, floodplain, storm water facilities, soil suitability.

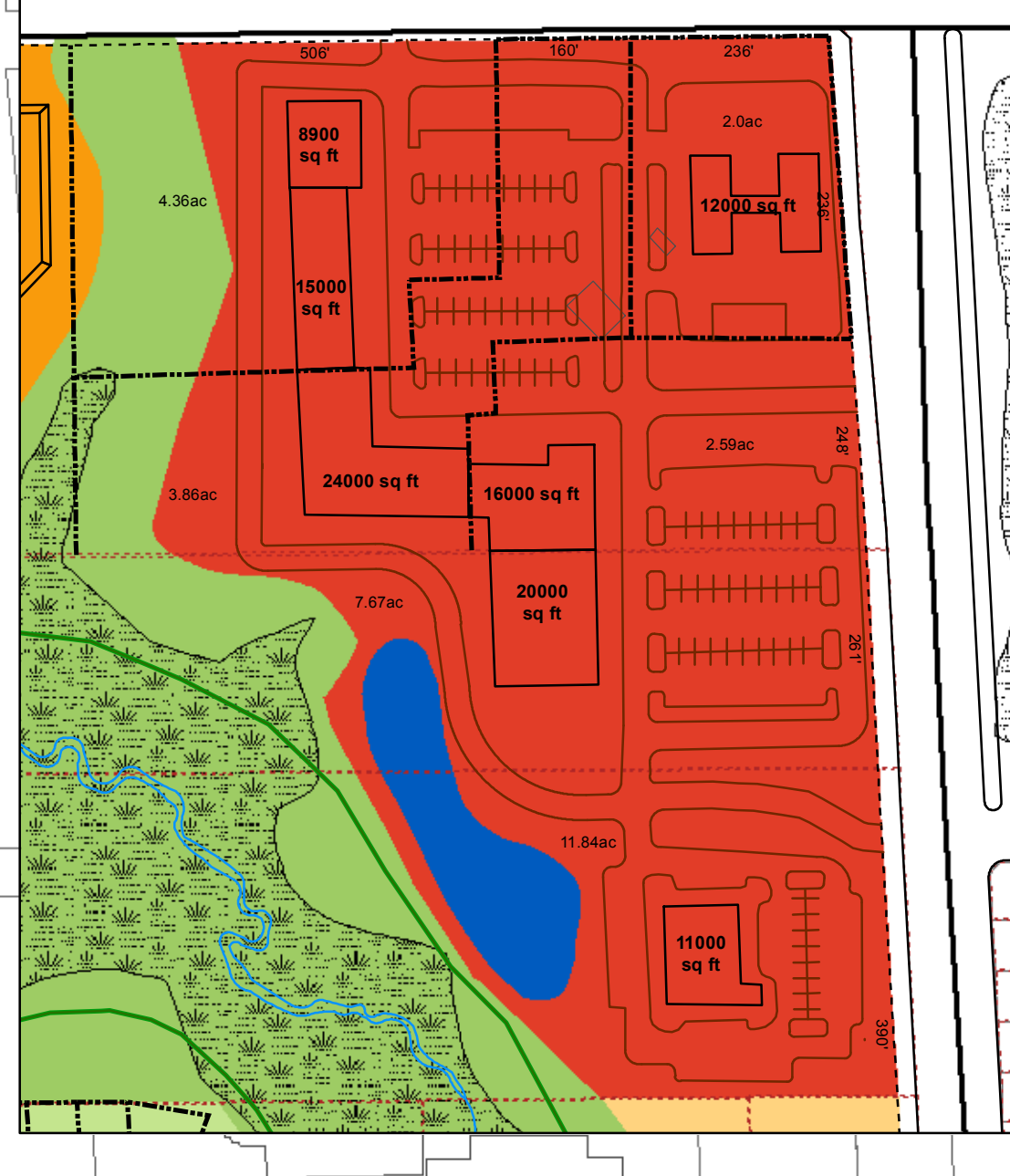
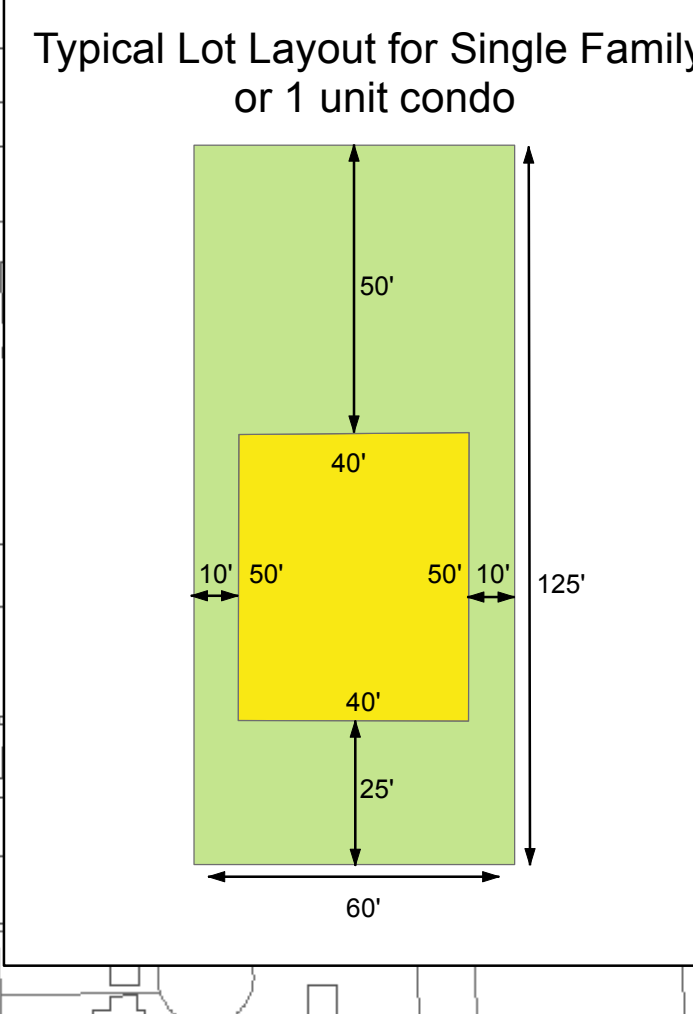
Tobin Road Neighborhood



Barnes Creek Neighborhood Plan Alt. 3

Land Use

- Commercial
 - Government and Institutional
 - Isolated Natural Resource Area and Floodplain
 - Primary Environmental Corridor and Floodplain
 - Open Space
 - Retention Pond
 - Future Single Family
 - Multi-Family
 - Right-Of-Way
 - Existing Residential
- Existing Right-Of-Way
 - Proposed Right-Of-Way
 - Proposed Parcels
 - 100yr Floodplain
 - Proposed Structures
 - Existing Structures
 - Interpolated Wetlands
 - Existing Parcels



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

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Type of intersection to be determined by TIA and WI DOT approval.

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Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and Village of Pleasant Prairie.

* These units may not be able to be developed due to the sewer depth and capacity.

* Wetlands to be filled for road crossing.

Future Barnes Creek Neighborhood School and Park
26.4 Acres

Isletts Neighborhood

Village Green Neighborhood

Carol Beach North Neighborhood

Tobin Road Neighborhood

FLOODPLAIN AREAS: The Neighborhood contains a significant amount of land within the 100-year floodplain associated with the Barnes Creek and its tributaries. Prior to consideration of any proposed development, floodplains within the portion of the Neighborhood area for the proposed development shall be field-verified in accordance with the Village Floodplain regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that impedes the flow of water or significantly reduces floodplain storage volumes 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 approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to the 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 flood elevation.

WETLAND AREAS: Similar to the floodplains, the Neighborhood contains a significant amount of land within wetlands. Prior to consideration of any proposed development, wetlands within the Neighborhood area proposed to be developed shall be field-verified by a certified biologist and approved in writing from either the Wisconsin Department of Natural Resources or the U.S. Army Corps of Engineers in accordance with the Village wetland regulations.

STORM WATER RETENTION AREAS: As with any development in the Village, when considering any proposed development, storm water facilities need to be provided within the development to manage the storm water. At the time that any development plan is proposed 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 for Village review.

UNIT COUNT: Pursuant to the 2035 Village of Pleasant Prairie Comprehensive Plan, the overall net density for the Barnes Creek Neighborhood is recommended to be within the Lower Medium Density Residential category, in that the average net density of the neighborhood shall be between 12,000 and 18,000 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The Residential Units shown on this plan are estimates and the total number of units allowed may vary based on actual field verification of wetlands, floodplain, storm water facilities, soil suitability.

VILLAGE STAFF REPORT OF APRIL 13, 2015

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-12 FOR A COMPREHENSIVE PLAN AMENDMENT** to amend Appendix 9-3 Neighborhood Plan #2 for the Barnes Creek Neighborhood. The Barnes Creek Neighborhood is bounded by 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south and the Kenosha County Bike Trail on the west in the Village.

As part of the land division, planning and development process in the Village of Pleasant Prairie, a Neighborhood Plan must be created for each neighborhood geographic area to guide its development and that Neighborhood Plan must be consistent with all of the components of the Village's 2035 Comprehensive Plan (which was adopted in 2009), including the Land Use Plan and the Zoning Ordinance.

For historical reference, the first Comprehensive Plan for Pleasant Prairie was adopted in 1967 as a part of the Kenosha Urban Planning District. Updates to this Plan were adopted in 1996 and then again in 2009, each time with extensive community input. The current Comprehensive Plan guides Village Plan Commission and Village Board development decisions through the plan design year 2035. Each of these Comprehensive Plans and an analysis of their various components, along with citizen input were used to develop the current Land Use Plan.

*In the hierarchy of community planning, the Land Use Plan provides an overview of general land use types, intensity and density. A Neighborhood Plan refines the Land Use Plan for a particular neighborhood. A Conceptual Plan provides additional details for a part of the Neighborhood Plan. Plats and Site and Operational Plans provide specific details for the Conceptual Plan -- that allows construction to take place on a certain site. (Planning hierarchy **attached**).*

Development of the Land Use Plan

The Comprehensive Plan is an adopted blueprint which provides direction for the Village based upon a set of goals, objectives and recommendations that include Village policies and programs in order to guide the future development and redevelopment of public and private property. The Land Use Plan, which is a component of the Comprehensive Plan, contains a listing of the amount, type, intensity and density of existing and proposed uses of land in the Village. The Land Use Plan seeks to preserve and protect environmental, archeological and other significant lands. The Land Use Plan analyzes trends in supply and demand of land uses, opportunities for redevelopment and potential for land use conflicts. The Comprehensive Plan, adopted prior to the then State deadline of January 1, 2010 also contains projections, based upon background information and research for the community's growth for the next 25 years (or until 2035). (Current Land Use Plan **attached**).

The Land Use Plan outlines the general types of land uses that are permitted in different areas. These land use types on the 2035 Land Use Plan include:

Residential Lands –

Low density, 19,000 square feet or more per dwelling unit, (**yellow** on map)

Low-medium density, 12,000 to 18,999 square feet or more per dwelling unit, (**tan** on map)

Upper-medium density, 6,200 to 11,999 square feet per dwelling unit, (**orange** on map)

High density, less than 6,200 square feet per dwelling unit, (**brown** on map),

Mixed Use Lands – (**pink** on the map)

Commercial Lands – (**red** on the map)

N Neighborhood Retail and Service Centers

C Community Retail and Service Centers

F Freeway-Oriented Service Centers

O Freeway Office Centers

R Freeway-Oriented Regional

BA-1 PDD-1 Business Area 1 Sub-District

BA-2 PDD-1 Business Area 2 Sub-District

BA-3 PDD-1 Business Area 3 Sub-District

Other Transportation, Communications and Utilities Lands – (**purple** on map)

P Power Plant

L Landfill

RR Railroads

W Weigh Station

T Overhead High Tension Wires

Governmental and Institutional Lands – (**blue** on map)

M Municipal Administrative Offices

F Fire Station

P Police Station

H Hospital

E Public Elementary School

MS Public Middle School

S Public Senior High School

Industrial Lands – (**gray** on map)

L limited Industrial

G General Industrial

P Production and Manufacturing

CA PDD-1 Core Area Sub District

Park and Recreation and Other Open Space Lands – (*light green on the map*)

N Neighborhood Park

C Community Park

R Regional Park

Environmentally Significant Lands (*shades of green/blue and symbols*)

Primary and Secondary Environmental Corridors

Isolated Natural Areas

Wetlands

Surface Waters

Floodplain

Urban Reserve Areas (*cross-hatched areas //////////////*) –

Urban Reserve Areas are lands that are set aside for future urban development. Reserve Areas are areas that could only develop after detailed Neighborhood Planning is completed and adopted and public infrastructure (sanitary sewer and water) is extended to serve the new growth.

Development of a Neighborhood Plan

For land use and infrastructure planning purposes, the Village is divided into neighborhoods, sub-neighborhoods and special planning districts. Each area varies in size but is about 1½ square miles in area and is typically bounded by transportation features--such as arterial roadways, railways or a body of water. Some neighborhood areas cross over into the adjacent City of Kenosha. There are 33 such areas covering Pleasant Prairie. Neighborhood Plans are completed for these areas prior to development. (Village neighborhoods, sub-neighborhoods and special planning districts map **attached**).

As previously noted a Neighborhood Plan is a more refined component of the Land Use Plan and is essential to the orderly growth of the community, because it establishes a framework within which future development can occur. A fairly recent example of how a Neighborhood Plan guide's growth, can be observed in Pleasant Prairie's Prairie Ridge Neighborhood. Planning for municipal services to accommodate development in the Prairie Ridge mixed-land use development area along Highway 50 between 88th and 104th Avenues began more than two (2) decades ago and has helped contribute to attractive and orderly growth that will be financially sustainable into the future for the community.

Neighborhood Plans help municipalities plan for the future provision of public services, such as: water, sanitary sewer, storm water management, police and fire protection, schools, parks, and road improvements. In preparing a Neighborhood Plan many aspects are taken into consideration such as the: availability of municipal resources; capability of the transportation system; compatibility of adjacent land uses; preserving environmental, cultural and historical resources;

obtaining input from the community; examining urban design features, community character and architecture, and well as several other factors.

Because the Village must remain capable of providing services as the community grows, the Village Board must be able to know with some amount of certainty what type of growth will occur and in which areas of the community.

Despite having the ability to use planning to establish a guide for orderly development, the Village is not, for the most part, the driving force behind growth in the community. Private land owners are. Private land owners decide when to sell and develop their property. Land owners, or developers who want to purchase their land approach the Village with a proposed idea or plan and a pre-application staff conference occurs.

The Village reviews the land owner's or a developer's proposed plan to ensure that it falls within the framework established by both the Land Use Plan, subsequent Neighborhood Plan and the associated Zoning District regulations for the area. These reviews help the community determine if the uses proposed by a private land owner or developer are compatible with the existing surrounding land uses and planned future uses within the neighborhood.

The reviews, which include research, analysis, meetings, engineering and traffic studies, plan reviews, telephone calls, environmental delineations and studies, evaluations, public input, public meetings and hearings. These actions help the Village to determine if it can financially provide adequate municipal services for the new development without shifting any of the costs to existing taxpayers in the community. The Village has long followed the practice of requiring new development to pay its own way so that existing taxpayers would not have to shoulder the financial tax burden for new development.

Barnes Creek Neighborhood Plan(s)

The Barnes Creek Neighborhood is bounded by: 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south, and the Kenosha County Bike Trail on the west. The Neighborhood comprises a number of older residential areas, including Springbrook, Brookside Gardens and Hickory Grove Subdivisions on the north. There are a number of residential homes along 28th and 29th Avenues in the southwest corner. The remainder of the area is primarily farmland but also includes some scattered home sites along the perimeter roadways, the outdoor Keno Drive-in Theater in the northeast corner and the Chesrow archeological site in the southeast corner of the Neighborhood. (Neighborhood boundary map **attached**).

Generally, the Land Use Plan (**attached**) which is a part of the Village's 2035 Comprehensive Plan shows the following existing and future proposed uses in the Barnes Creek Neighborhood: several areas are designated as Low-medium density residential lands comprising a mixture of single family and multi-family housing (located throughout the neighborhood); an area is designated for community retail and service center, which currently has an existing local outdoor drive-in theater on the property (located at the southwest corner of STH 32 (Sheridan Road) and 91st

Street; a governmental and institutional land area is designated for the existing St. Joseph nursing home facility (located at the northwest corner of 93rd Street and 29th Avenue); a governmental and institutional land area is shown for a future public elementary school/neighborhood park in the south central area; and environmentally significant land areas are identified as environmental corridors, isolated natural areas, wetland/floodplain areas, and other related open space along the Barnes Creek waterway and its tributaries.

Land Owner's Request for the Barnes Creek Neighborhood Plan

The Village has established a very detailed development review process as set forth in Municipal Code Chapter 395, the Land Division and Development Control Ordinance. To further provide direction to land owners, the Village staff conducts a pre-application staff conference and also provides a "Developer Checklist for Land Divisions and Developments" which describes the steps required when proposing new development in the Village.

The request to complete a Neighborhood Plan for the Barnes Creek Neighborhood was submitted by the land owner who was interested in selling his property for a big box development to be located at the southwest corner of STH 32 (Sheridan Road) and 91st Street to replace the current commercial land use--the Keno Drive-In outdoor theater at the location.

In order to obtain direction from the community, the land owner has requested approval of Barnes Creek Neighborhood Plan Alternative #1 that depicts a 150,000 square foot big box retail supercenter at the southwest corner of 91st Street and STH 32 (Sheridan Road). This Alternative also presents a slightly higher overall residential density than what is allowed for in the current Land Use Plan. (Alternative #1 **attached**).

Due to Village staff concerns for the proposed land uses presented in Alternative #1, the staff has drafted two (2) additional Neighborhood Plan Alternatives for comment and consideration. (Alternatives #2 and #3 **attached**). Both Alternatives #2 and #3 prepared by Village staff are compliant with both: 1) the existing the Community Retail and Service Center land use designation and the B-2, Community Business Zoning District for the area in the northeast corner of the Neighborhood, with the exception of the expansion of the commercial area slightly further south (one lot south) and 2) the overall residential land use density as provided for in the Land Use Plan. Therefore in addition to the Neighborhood Plan, an Amendment to the Land Use Plan would be required.

There are some similarities to all three (3) plan Alternatives and there some are major differences in certain respects to the Alternative plans. All three (3) Neighborhood Plans are described in greater detail below.

Barnes Creek Neighborhood Plan Overview by Land Use Type

RESIDENTIAL LANDS: Each Neighborhood Plan Alternative shows the existing 324 single family residential units (tan color on map) and encompasses approximately 211.5 acres. This includes areas west of 22nd Avenue north of 93rd Street, an area north of STH 165 (104th Avenue), areas adjacent to both 28th and 29th Avenues and areas adjacent to 91st Street and STH 32 (Sheridan Road). In addition, each Alternative includes the existing units at St. Joseph’s residential apartments. Proposed residential land by various conceptual density types is shown throughout the northern, central and southern portions of the Neighborhood. It is important to note that while the number of multi-family units is shown on each building, the total number of buildings is not an automatic approval of that exact number of units shown for each development project—as each individual project is still required to meet certain standards for setbacks, fire access and parking. This analysis is more critically reviewed and approved at the Conceptual Plan step. The chart below provides a breakdown of the number of existing and proposed residential units by building type in each Alternative. (Chart **provided** below).

Residential Unit Type	Alternative #1	Alternative #2	Alternative #3
Existing Single Family	324	324	324
Existing Multi-family	40	40	40
Proposed Single Family Units	203	203	285
Proposed 2-Unit buildings	86	96	92
Proposed 4-Unit buildings	4	4	4
Proposed 6-Unit buildings	24	132	132
Proposed 10-Unit buildings	280	280	280
Proposed 24-Unit buildings	360	0	0
Proposed 40-Unit buildings	560	480	480
Proposed 48-Unit buildings	96	96	96
Total Units	1,977	1,651	1,733
Area of Residential (acres)	506.4	505.6	524.7
Net Residential Density (units/acre)	3.90	3.27	3.30
Average Lot Size per unit (square feet)	11,158	13,339	13,188

In accordance with the Village Land Use Plan, the overall net density for the Neighborhood is recommended to be within the Low-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 residential lots while some areas have smaller residential lots or multi-family unit development. The net density of the Alternative #1 has an average lot size per dwelling unit of 11,128 square feet which is outside the lot size per dwelling allowed for this Neighborhood. Alternatives #2 and #3 (have an average lot size per unit of 13,339 and 13,188 square feet, respectively) and are within the density range provided in the Land Use Plan.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this Neighborhood will not develop until the land owners wish to develop their land; which makes neighborhood planning essential for the orderly growth of the community. The Neighborhood Plan is used by the community to evaluate the proposed population growth patterns in order to track growth on an incremental basis as the Neighborhood develops over time so that it can be appropriately served by the municipality.

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. The Village provides copies of proposed developments to the Kenosha Unified School District (KUSD) to assist in their long range planning. Pursuant to the information provided by the KUSD for Pleasant Prairie, 42% of the new dwelling units will have new students that will attend public schools.

The long range population projections at full build out (2035) for each Neighborhood Plan Alternative are shown below: (Chart **provided** below).

	Alternative #1	Alternative #2	Alternative #3
Current Population	986	986	986
Proposed Population	5358	4474	4696
Estimate of School Age Children	830	693	728

COMMUNITY COMMERCIAL AREAS: All three (3) plans show a commercial area at the southwest corner of STH 32 (Sheridan Road) and 91st Street. However, the areas shown for all three (3) Alternative Plans are not consistent with the Village Comprehensive Plan. The Comprehensive Plan requires that the Land Use Plan and the Neighborhood Plan(s) be consistent with the Village Zoning Ordinances (Zoning Map and Text). As such, the Village established specific Zoning Districts to reflect the various commercial land use designations identified in the Land Use Plan. The

Land Use Plan identifies land on this corner as a Community Retail and Service Center to provide community level retail or service facilities in a medium density residential urban area. Specifically, the Community Retail and Service Center area corresponds with the B-2, Community Business Zoning District which only allows for buildings to range in size from 4,000 to 25,000 square feet and is intended to provide for a cluster of retail, service and office uses.

Alternative #1: Shows approximately 19.3 acres that encroach into a portion of the environmental areas to the west. This Alternative shows a 150,000 square foot big box retail store at the corner and a 30,000 square foot building to the south. As indicated previously a 150,000 square foot big box retail store shown in Alternative #1 is six (6) times larger than the maximum commercial building size (25,000 square feet) allowed in the B-2 District.

It's important to note that Alternative #1 provides for a land use that would be classified in the Village's Land Use Plan as a Freeway-Oriented Regional Retail Center land use designation. This land use designation corresponds with the B-3, Regional Retail Business District which would allow for "big box retail" with a minimum floor area of 50,000 square feet per building. The Freeway-Oriented Regional Retail Center land use designations as specified in the Land Use Plan in areas near I-94 freeway interchanges and the Land Use Plan anticipates a continued strong demand for regional retail development along I-94.

Alternatives #2 and #3: Show similar commercial layouts with approximately 18.3 acres of commercial land with no encroachment to the environmental features. Both alternatives indicate small commercial buildings ranging in size from 8900 square feet to 24,000 square feet and comply with the Comprehensive Land Use Plan, with the minor exception of the additional commercial area added to the south. The smaller commercial development would be created to meet the requirements of the B-2 District with no more than 25,000 square feet permit building on its own parcels. Six (6) parcels could be created each meeting the minimum 2-acre lot size with a minimum of 150 feet on a public road as required by the corresponding zoning (B-2 Community Business District). These Alternatives would require shared parking and cross access agreements.

The southernmost commercial lot on each alternative (Alternative#1: 30,000 square foot building and Alternatives #2 and #3: 11,000 square foot building) is not identified on the Land Use Plan as commercial. If any of the alternatives are being considered for approval, it is important to note that the Land Use Plan Map would need to be amended first to include this area in the Community Retail and Service Center land use designation.

In addition, Alternative #1 does not comply with the Land Use Plan, as stated above. The commercial (Community Retail and Service Center) land use designation corresponds with the B-2, Community Business District which does not allow for the "big box retail" shown in Alternative #1. If Alternative #1 is approved an amendment to the Comprehensive Plan, not only the Land Use Plan but other areas of the Comprehensive Plan would need to be amended to allow for "big box retail" at this corner. In addition, the corresponding commercial land use designation would more likely be "Freeway-Oriented Regional Retail Center" therefore, a new policy direction would need to be provided and re-evaluated to

determine if “big box retail” should be allowed in other areas of the Village not just by the freeway. If this direction is pursued, other changes to the Zoning Ordinance may also be required since the Comprehensive Plan and the Zoning Ordinance shall be consistent.

GOVERNMENT/INSTITUTIONAL AREA: All three (3) Alternatives show approximately 40.8 acres of land identified as Governmental/Institutional land uses, including: the existing St. Joseph’s facility at the northwest corner of 93rd Street and 29th Avenue and a site (approximately 26.4 acres) for a future elementary school and park site along STH 165 (104th Street) and 22nd Avenue. 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 15-20 years depending on the development status of the surrounding neighborhood and the need for another elementary school.

OPEN SPACE AREAS: This Neighborhood Plan includes the following types of open space: public park (Brookside Gardens Park), primary environmental corridor, isolated natural areas, wetlands, 100-year floodplain and other open space. Open spaces ranges from 267.5 acres to 331.9 acres in the three (3) alternatives and are the green and grey areas on the Neighborhood Plans.

- Alternative #1: identifies approximately 267.5 acres or 30.3% of the lands within the Neighborhood would remain as open space.
- Alternative #2: identifies approximately 268.7 acres or 30.5% of the lands within the Neighborhood would remain as open space.
- Alternative #3: identifies approximately 331.9 acres or 37.7% of the lands within the Neighborhood would remain as open space.

Each Alternative shows the existing 10-acre **Public Park** (Brookside Garden Park) located between 26th and 24th Avenues south of 91st Street and the Kenosha County Bike Trail along the west boundary of the Neighborhood.

Each Alternative shows 31.3 acres of **Isolated Natural Areas** (shown as grey on the plans.) Isolated Natural Areas may include wetlands, floodplain or woodlands that pursuant to the Village Land Use Plan shall be preserved and protected.

Each Alternative shows 166.4 acres of **Primary Environmental Corridor** (darker green area).

Each Alternative shows the location of the **100-year floodplain**. The floodplain is located adjacent to the Barnes Creek and its tributaries throughout the neighborhood. Prior to consideration of any Conceptual Plans or detailed Site and Operational Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and which may create upstream and/or downstream flooding problems or reduces the capacity of the floodplain to store water is prohibited. In some instances, property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the

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

Each alternative shows the location of **interpolated wetlands**. Prior to consideration of any Conceptual Plans or detailed Site and Operational Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the WI DNR. 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 with the exception of a few public roads crossing that will be discussed in the traffic section. Any wetlands that are proposed to be filled do require approval for the WI DNR and the Army Corp of Engineers (ACOE).

Note wetlands and floodplains may overlap and may also be part of the primary environmental corridor or isolated natural areas throughout the Neighborhood.

Each alternative indicates **other open space areas** and this is what causes the variation in the open space percentages for each plan. Alternatives #1 and #2 are very similar in that the public road layout patterns are the same and the layout of the future single family lots are the same.

The multi-family unit areas are the similar but the total number of units is different between Alternatives #1 and #2. Alternative #3 shows fewer public roads and more private roads. Alternative #3 identifies very few new typical single family lots but explores a new concept of single family units that would be similar to a condominium with the open spaces around each single unit to be common open space for the development. These single family units would front private roads and the intent is that every unit abuts an open space area. The proposed location of this new single family concept is in the same location as shown in Alternative #1 and #2; however, there is greater open space in Alternative #3. The multi-family areas on Alternative #2 and #3 are the same. Further discussion related to residential areas and transportation has been discussed above.

The other open spaces include future storm water management facilities (retention basins) shown on each alternative. At the time that Conceptual Plans or detailed Site and Operational Plans are submitted 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.

Barnes Creek Neighborhood Plans Overview Analysis

1. Availability of sanitary sewer and water analysis – For all three (3) Neighborhood Plan Alternatives all new residential, governmental and institutional and commercial development are required to be connected to

municipal sanitary sewer and water facilities as a condition of development approval. For any new residential development to occur in the Neighborhood, sanitary sewer would need to be extended from south to north (based on the grade of the land and the depth of the sanitary sewer line). All new residential development would likely need to begin near STH 165 (104th Avenue) and progress towards the north.

New commercial development as proposed at the southwest corner of 91st Street and Sheridan Road would not be able to develop until a new water distribution line project is completed in 2016, along Sheridan Road. (In the Village's Capital Improvements Plan, the Village had planned for a new water distribution line along Sheridan Road in order to protect the integrity of its two (2) main water transmission lines that transport water from the Kenosha Water Utility into Pleasant Prairie). This commercial corner already has a temporary access to municipal sanitary sewer on 91st Street. Additional development or redevelopment would require access to the sanitary sewer main located at about 92nd Street at Sheridan Road.

All other lands to be developed would be required to have these services extended prior to development.

2. Transportation system and access analysis – All new residential, governmental and institutional and commercial development must evaluate the traffic impact generated by the new development. This analysis typically begins at the Neighborhood Plan review step. Roadways must be designed and specific access defined to allow traffic to move throughout the neighborhood and community.

The Barnes Creek Neighborhood is adjacent to two (2) State highways, STH 165 (104th Street) on the south and STH 32 (Sheridan Road) on the east. 89th Street, 91st Street, 93rd Street, Springbrook Road and 22nd Avenue serve as local arterial or collector streets within the Barnes Creek Neighborhood. These State highways and local arterial and collector streets carry local traffic and traffic for those passing through the community.

A Traffic Impact Analysis (TIA) is required to be completed by a traffic engineer to determine the amount of right-of-way needed, type of improvements required to address the future traffic increases, type of intersection improvements needed, and location and number of driveway access points to continue to move traffic in and around the area. The TIA will also provide timelines as to when improvements may be warranted based upon proposed development patterns. A preliminary TIA study (**attached**) has already been prepared by the Wal-Mart Super Center traffic consultant for their proposed big box development. There are several preliminary comments/concerns from both the Village and the WI Department of Transportation (WI DOT) regarding the impacts of the proposed big box retail store on the adjacent and nearby roadway system (as reflected in the Traffic Study and WI DOT letter dated June 27, 2013 **attached**). Also, since 91st Street is in the City of Kenosha jurisdiction, the City will also need to be afforded the opportunity to provide comments regarding the Traffic Study and required improvements.

It is important to note that a TIA not only looks at existing traffic counts but puts great emphasis on future traffic counts to be generated, which is based on the land uses being proposed. The TIA cannot be completed for final review and evaluation until a Neighborhood Plan is completed and adopted.

All of the Neighborhood Plan Alternatives #1, #2 and #3 show existing and proposed access roadways and driveways to the local arterials, collector streets and State highways generally at the same locations. Some intersections are shown as a typical 4-way intersection (which may or may not include stop signs or signals) and some are shown as roundabouts. As noted on each of the Alternatives, the type of intersection will be determined by the TIA. The TIA will need to be approved by the WI DOT, the Village and the City of Kenosha.

Neighborhood planning also involves examining how other local roadways connect to these arterials and how traffic will flow throughout the neighborhood. Due to the larger amount of environmental features within the Neighborhood, two (2) main boulevard streets are being proposed on all three (3) Alternatives. There is a proposed north/south boulevard with roundabouts connecting to STH 165 on the south at 22nd Avenue and to the north at Springbrook Road and 29th Avenue. There is an east/west boulevard leading from STH 32 (Sheridan Road) at 97th Street and extending west to 28th and 29th Avenues. These collector roadways intersect in the center of the Neighborhood with another roundabout. These roadway locations were carefully laid out based on existing environmental features of the site with limited crossings of environmental areas at the narrowest parts. Roadway crossings of these environmental features require detailed environmental delineations, surveys, and detailed engineering plans, along with approvals and permits from other government agencies. The Village staff believes that these two (2) boulevard collector roadways are very important in moving traffic throughout this Neighborhood.

3. Compatibility with adjacent land uses analysis – The Alternate #1 Neighborhood Plan commercial area (for a proposed big box retail store) is not compatible with the adjacent land uses. The negative impacts to be generated from the development at this location far outweigh the benefits to the community. Big box retail development should be located in proximity to other retail uses in a freeway regional area or regional commercial area where the surrounding residential land uses would not be negatively impacted by the operations of the commercial activities. The regional retail commercial operations could negatively impact the quality of life for residents in close proximity to the development, along with place undue burdens on the local community for services. Such negative impacts could include, but would not be limited to: traffic congestion; noises from vehicles, trucks, back up truck beeping, banging of trucks; garbage dumpster and compactor usage and collection noises; parking lot and building light pollution; garbage and debris; stray shopping carts; electronic signage flashing/glare; patrons on site after hours; increases in crime; site and landscaping maintenance issues; and illegal pods and trailer storage brought on site to deal with surplus goods and services.

4. Preservation of environmental and archeological resources analysis – As reflected in the Neighborhood Plans, the Village staff is recommending the preservation of the environmental corridors and the wooded isolated natural areas within the neighborhood. For the most part, these areas are interconnected by the Barnes Creek and its tributaries. At the southeast corner of the Neighborhood is a property that was donated by the land owner and designated as an archeological site—referred to as the Chesrow site.
5. Compliance with the Village’s land division and development control process -

While the Village has not yet received any formally submitted application request for an Amendment to the Comprehensive Land Use Plan modification on behalf of the land owner or retailer, a rough draft of a Wal-Mart Conceptual Plan (**attached**) and preliminary Traffic Study were submitted for the Village staff’s initial review and an initial pre-application staff conference was held regarding the placement of a big box retailer at the referenced location.

Because the size of the big box store depicted in the land owner’s proposed Neighborhood Plan is six (6) times larger than the maximum commercial building size currently allowed in this area and because of the higher residential housing density proposed in the neighborhood, the developer must request Amendments to the 2035 Comprehensive Land Use Plan and the Zoning Map and Text in order to proceed. Under the Village’s current master planning document (the Village 2035 Plan) and the corresponding zoning (B-2 Community Business District), the maximum commercial building size currently allowed on this corner is 25,000 square feet. In addition, the density proposed is higher than that allowed for in the Land Use Plan.

As indicated previously, the Village’s Land Division and Development Control Ordinance and the Developer’s Checklist sets forth required steps to follow for the approval process in the community. As noted in a January 22, 2015 Village staff letter to the landowner, “in order for the Village to process the landowner’s request for the Barnes Creek Neighborhood Plan, which will be a component of the Village’s Comprehensive Plan, a complete application shall be submitted along with the required application fee (\$225) for a Comprehensive Plan Amendment. The application shall be in the form of written letter that details the specific amendments to the Village Comprehensive Plan that you are requesting”. This direction was again provided by the Village staff in a letter to the land owner on February 22, 2015.

As noted in the letter, “Upon receipt of the required application materials, the Village staff will process your request in a timely manner; however, we feel obliged to caution you that your proposed Neighborhood Plan for Barnes Creek (Alternative 1) does not comply with the Village Comprehensive Land Use Plan in that the southwest corner of STH 32 and 91st Street, which is identified as Commercial (Community Retail and Service Center) would not allow for the “Big Box Retail” that you are proposing at this location”. In addition, the Village staff indicated again to the landowner that the

Comprehensive Plan component--Land Use Plan--must be amended either prior to or at the same time as consideration of the Neighborhood Plan. The request for the Comprehensive Land Use Plan Amendment was not submitted.

6. Economic impact on the Village services – The Village has made a land use commitment about 20 years ago that major regional retail and big box retail centers in the community would be located along the IH-94 freeway in proximity to STH 165 and along STH 50 with Village’s resources for major retail services focused in those areas. Locating a major big box retailer on the east end of the community does not allow for an efficient and effective use of the Village’s municipal resources.
7. Examining urban design features, community character and architecture – Urban design features, community character and architecture would need to be closely reviewed and approved for the entire Neighborhood. The Village has not yet received any detailed architectural plans for a big box retail store for review. The architectural design of the building and site is critically important to the review of the property and its future use.

In order to obtain public input on these Neighborhood Plan Alternatives, the Village sent the required notices to property owners within the neighborhood and within 300 feet of the neighborhood boundaries and posted and published the required 30 day notice in the Kenosha News. In addition, the Village, on its website solicited public input in Open Village Hall Forum.

*As a point of information, public comments received are **attached**.*

VILLAGE STAFF COMMENTS

Based upon all of the facts, the Village staff recommends denial of the Alternative #1 Neighborhood Plan. Specifically, the Neighborhood Plan is in conflict with the Comprehensive Land Use Plan and the B-2, Community Business Zoning District regulations and cannot be approved. Furthermore, the Alternate #1 Neighborhood Plan commercial area identifying a proposed big box retail store is not compatible with the adjacent land uses. In addition, the negative impacts as discussed in this memorandum that would be generated from a big box retail store at this location far outweigh the benefits to the community.

The Alternative #2 and #3 Neighborhood Plans warrant some consideration, however, with the addition of another property at the southwest corner of Sheridan Road and 91st Street as a community commercial land use as shown on the Neighborhood Plans there is a conflict with the Comprehensive Land Use Plan and these Neighborhood Plans cannot be approved until and unless there is an Amendment to the Comprehensive Land Use Plan to expand the community commercial designation further south. The Village staff recommends denial of the Alternative #2 and #3 Neighborhood Plans.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #15-12
TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN**

WHEREAS, on December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, 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; and

WHEREAS, Neighborhood Plans serve as a refinement to the 2035 Comprehensive Land Use Map and help the municipality plan for the future provision of public services, such as water, sanitary sewer, storm water management, police and fire protection, schools, parks and roadway and access improvements pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map; and

WHEREAS, the Village has received a request to amend the Barnes Creek Neighborhood Plan but not the Comprehensive Land Use Plan for this area of the Village; and

WHEREAS, the Barnes Creek Neighborhood is generally bounded by 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south and the Kenosha County Bike Trail on the west and is located in a part of U.S. Public Land Survey Section 24 of Township 1 North, Range 22 East and in a part of U.S. Public Land Survey Sections 13, 18 and 19 of Township 1 North, Range 23 East in the Village of Pleasant Prairie; and

WHEREAS, the land owner requested approval of Barnes Creek Neighborhood Plan Alternate #1, which is attached to this Resolution; and

WHEREAS, the Village staff presented two (2) different versions of the plan referred to as Barnes Creek Neighborhood Plan Alternative #2 and Alternative #3, which are attached to this Resolution; and

WHEREAS, on March 13, 2015 the required 30-day notice was published in the Kenosha News for the April 13, 2015 public hearing to be held by the Village Plan Commission and on March 10, 2015, notices were sent to property owners within 300 feet of the proposed Neighborhood Plan area; and

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby recommends denial of the requested Alternative #1 and Alternative #2 and Alternative #3 Neighborhood Plan Amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan for the following reasons:

1. The Alternative #1 Neighborhood Plan is in conflict with the Comprehensive Land Use Plan and the B-2, Community Business Zoning District requirements so it cannot be approved. Furthermore, the Alternate #1 Neighborhood Plan commercial area identifying a proposed big box retail store is not compatible with the adjacent land uses. In addition, the negative impacts as identified in the Village Staff Report dated April 13, 2015 as presented at the Public Hearing that would be generated from a big box retail store within the Barnes Creek Neighborhood far outweigh the benefits to the community.

2. The Alternative #2 and Alternative #3 Neighborhood Plans are in conflict with the Comprehensive Land Use Plan as it relates to the total area identified in the Land Use Plan for the community commercial designation.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board deny the Barnes Creek Neighborhood Plan Alternatives #1, #2, and #3, for the reasons stated above, as they are not compliant with the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

Adopted this 13th day of April, 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Thomas W. Terwall
Plan Commission Chairman

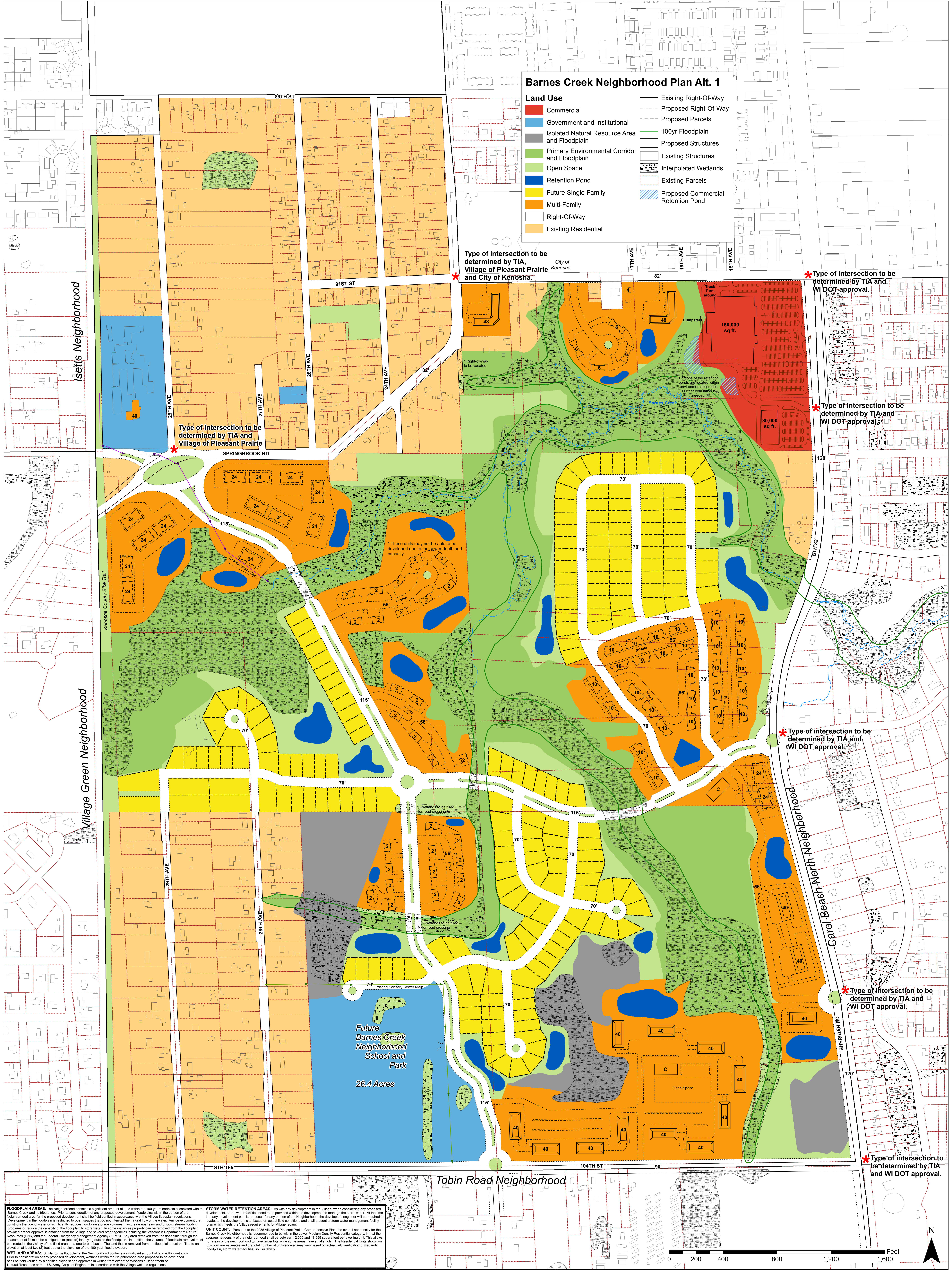
Donald Hackbarth
Secretary

Date Posted: _____

12-comp plan amendments- barnes creek neighborhood plan amend

Barnes Creek Neighborhood Plan Alt. 1

- Land Use**
- Commercial
 - Government and Institutional
 - Isolated Natural Resource Area and Floodplain
 - Primary Environmental Corridor and Floodplain
 - Open Space
 - Retention Pond
 - Future Single Family
 - Multi-Family
 - Right-Of-Way
 - Existing Residential
- Existing Right-Of-Way
Proposed Right-Of-Way
Proposed Parcels
100yr Floodplain
Proposed Structures
Existing Structures
Interpolated Wetlands
Existing Parcels
Proposed Commercial Retention Pond



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and Village of Pleasant Prairie

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

* These units may not be able to be developed due to the seep depth and capacity.

Wetlands to be filled for road crossing.

Wetlands to be filled for road crossing.

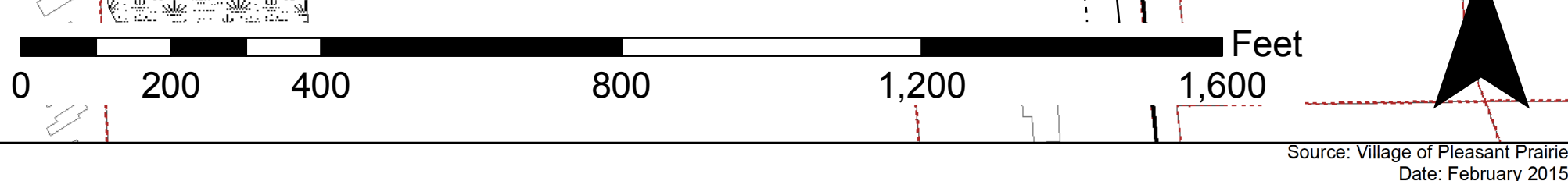
Future Barnes Creek Neighborhood School and Park
26.4 Acres

FLOODPLAIN AREAS: The Neighborhood contains a significant amount of land within the 100-year floodplain associated with the Barnes Creek and its tributaries. Prior to consideration of any proposed development, floodplains within the portion of the Neighborhood area for the proposed development shall be field-verified in accordance with the Village Floodplain regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that restricts the flow of water or significantly reduces floodplain storage volumes 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 approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any areas 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 least two (2) feet above the elevation of the 100-year flood elevation.

WETLAND AREAS: Similar to the floodplains, the Neighborhood contains a significant amount of land within wetlands. Prior to consideration of any proposed development, wetlands within the Neighborhood area proposed to be developed shall be field-verified by a certified biologist and approved in writing from either the Wisconsin Department of Natural Resources or the U.S. Army Corps of Engineers in accordance with the Village wetland regulations.

STORM WATER RETENTION AREAS: As with any development in the Village, when considering any proposed development, storm water facilities need to be provided within the development to manage the storm water. At the time that any development plan is proposed 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 for Village review.

UNIT COUNT: Pursuant to the 2035 Village of Pleasant Prairie Comprehensive Plan, the overall net density for the Barnes Creek Neighborhood is recommended to be within the Lower Medium Density Residential category, in that the average net density of the neighborhood shall be between 12,000 and 18,000 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The Residential Units shown on this plan are estimates and the total number of units allowed may vary based on actual field verification of wetlands, floodplain, storm water facilities, soil suitability.



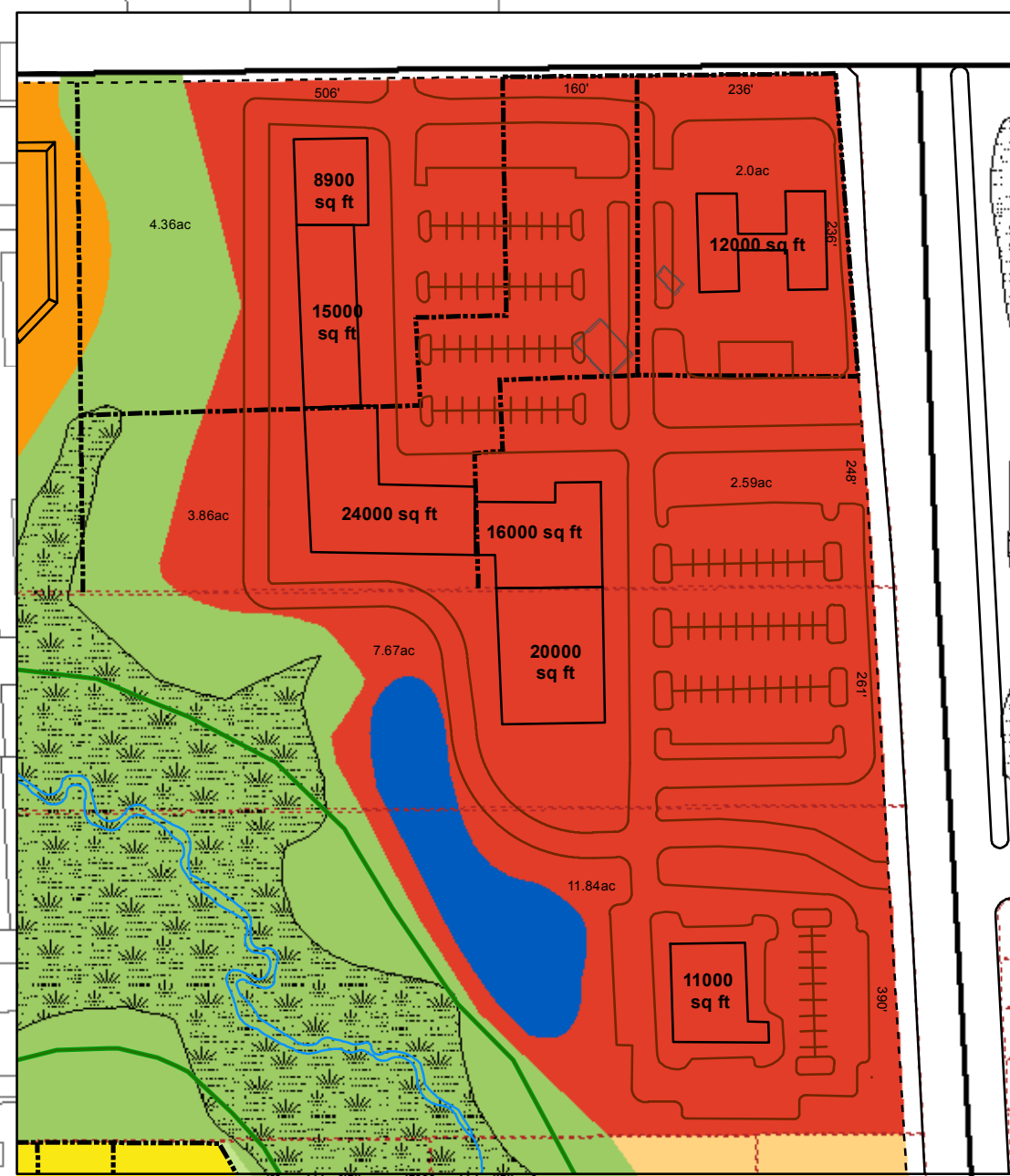
Barnes Creek Neighborhood Plan Alt. 2

Land Use

- Commercial
- Government and Institutional
- Isolated Natural Resource Area and Floodplain
- Primary Environmental Corridor and Floodplain
- Open Space
- Retention Pond
- Future Single Family
- Multi-Family
- Right-Of-Way
- Existing Residential

Other Features

- Existing Right-Of-Way
- Proposed Right-Of-Way
- Proposed Parcels
- Proposed Structures
- Existing Structures
- Interpolated Wetlands
- Existing Parcels



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

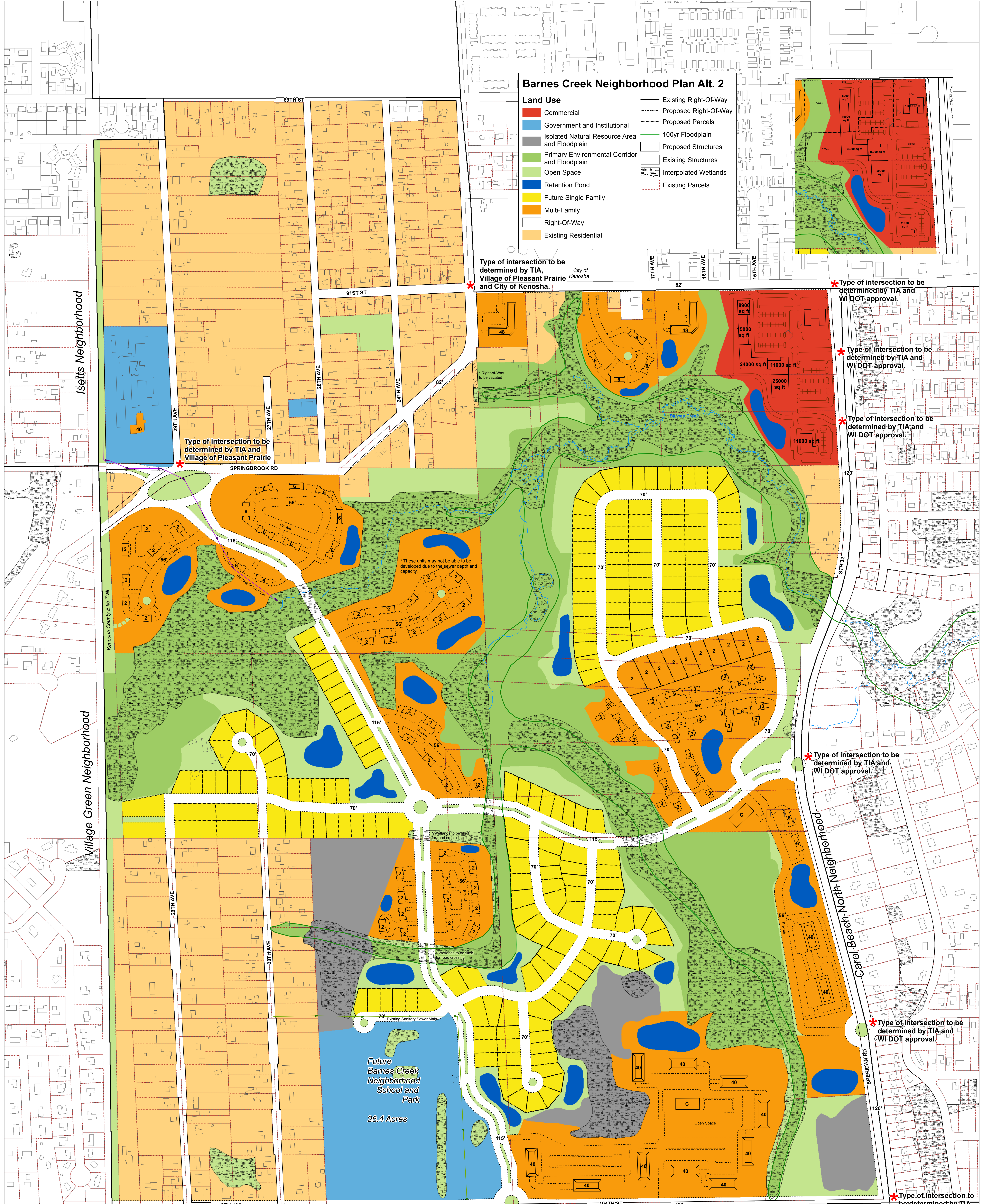
Type of intersection to be determined by TIA and WI DOT approval.

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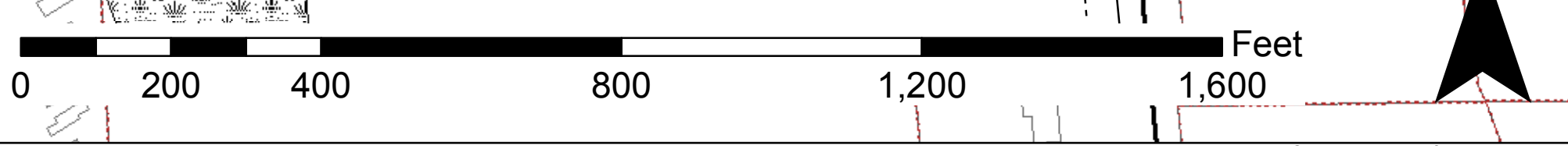
FLOODPLAIN AREAS: The Neighborhood contains a significant amount of land within the 100-year floodplain associated with the Barnes Creek and its tributaries. Prior to consideration of any proposed development, floodplains within the portion of the Neighborhood area for the proposed development shall be field-verified in accordance with the Village Floodplain regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that impedes the flow of water or significantly reduces floodplain storage volumes 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 approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (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 10 feet above the elevation of the 100-year flood elevation.

WETLAND AREAS: Similar to the floodplains, the Neighborhood contains a significant amount of land within wetlands. Prior to consideration of any proposed development, wetlands within the Neighborhood area proposed to be developed shall be field-verified by a certified biologist and approved in writing from either the Wisconsin Department of Natural Resources or the U.S. Army Corps of Engineers in accordance with the Village wetland regulations.

STORM WATER RETENTION AREAS: As with any development in the Village, when considering any proposed development, storm water facilities need to be provided within the development to manage the storm water. At the time that any development plan is proposed 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 for Village review.

UNIT COUNT: Pursuant to the 2035 Village of Pleasant Prairie Comprehensive Plan, the overall net density for the Barnes Creek Neighborhood is recommended to be within the Lower/Medium Density Residential category, in that the average net density of the neighborhood shall be between 12,000 and 18,000 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The Residential Units shown on this plan are estimates and the total number of units allowed may vary based on actual field verification of wetlands, floodplain, storm water facilities, soil suitability.

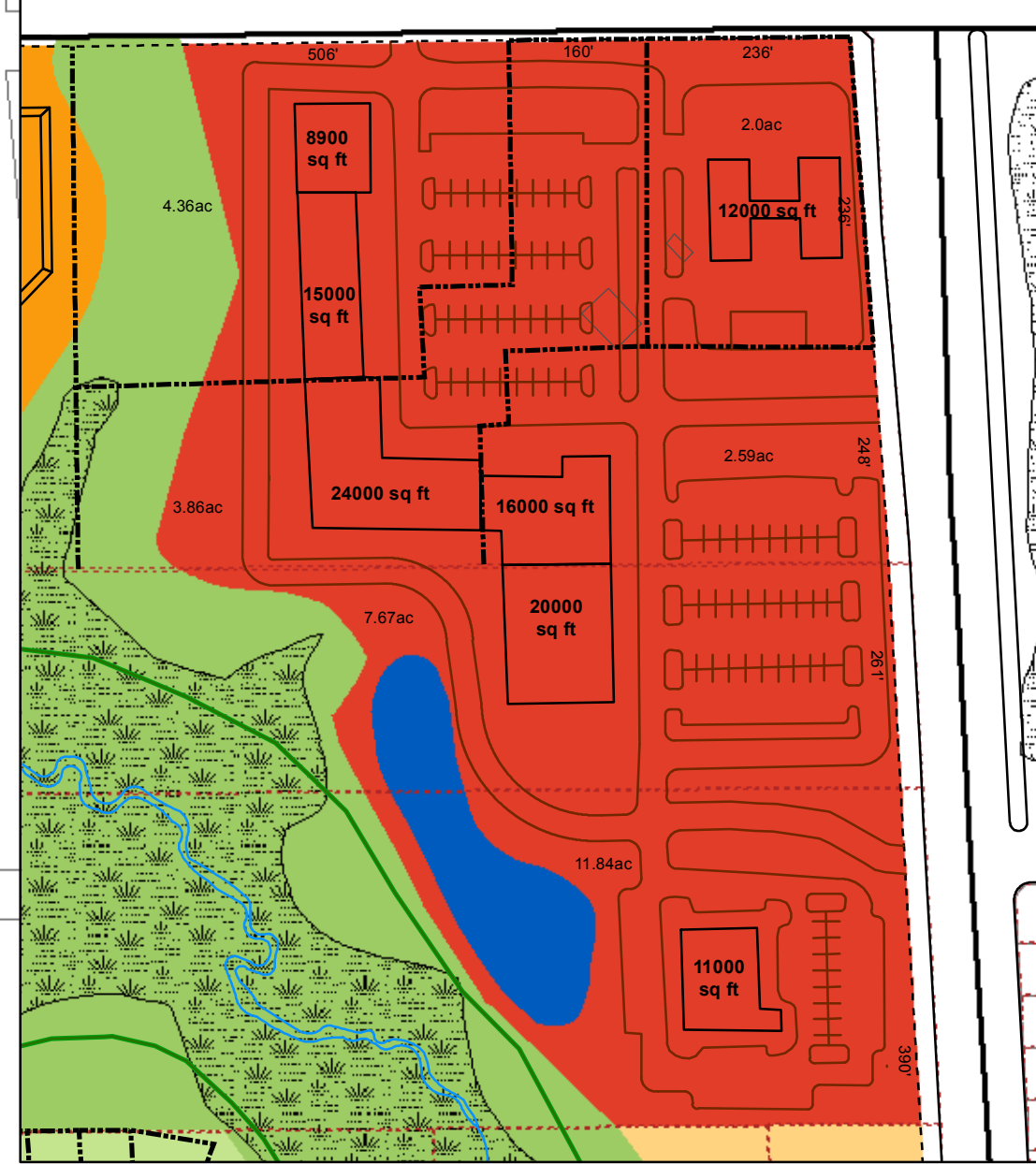
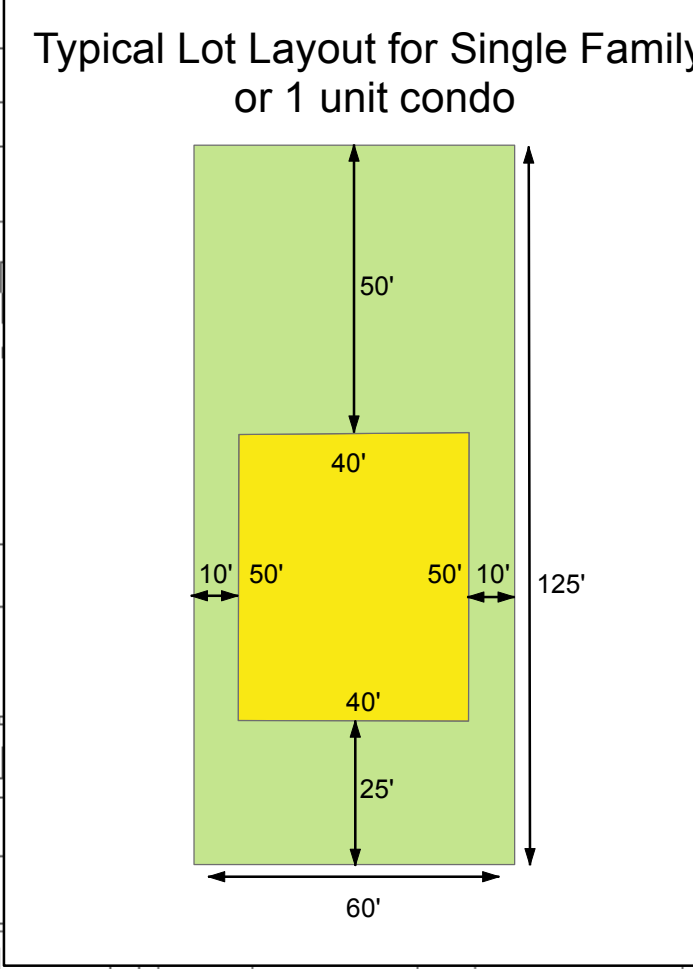
Tobin Road Neighborhood



Barnes Creek Neighborhood Plan Alt. 3

Land Use

- Commercial
 - Government and Institutional
 - Isolated Natural Resource Area and Floodplain
 - Primary Environmental Corridor and Floodplain
 - Open Space
 - Retention Pond
 - Future Single Family
 - Multi-Family
 - Right-Of-Way
 - Existing Residential
- Existing Right-Of-Way
 - Proposed Right-Of-Way
 - Proposed Parcels
 - Proposed Structures
 - Existing Structures
 - Interpolated Wetlands
 - Existing Parcels



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and Village of Pleasant Prairie.

* These units may not be able to be developed due to the sewer depth and capacity.

* Wetlands to be filled for road crossing.

Future Barnes Creek Neighborhood School and Park
26.4 Acres

Isett's Neighborhood

Village Green Neighborhood

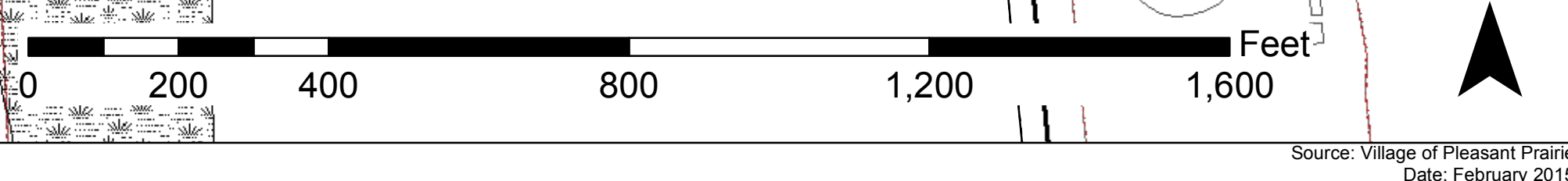
Tobin Road Neighborhood

FLOODPLAIN AREAS: The Neighborhood contains a significant amount of land within the 100-year floodplain associated with the Barnes Creek and its tributaries. Prior to consideration of any proposed development, floodplains within the portion of the Neighborhood area for the proposed development shall be field-verified in accordance with the Village Floodplain regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that impedes the flow of water or significantly reduces floodplain storage volumes 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 approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to the floodplain and the volume of floodplain removal must be replaced 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 flood elevation.

STORM WATER RETENTION AREAS: As with any development in the Village, when considering any proposed development, storm water facilities need to be provided within the development to manage the storm water. At the time that any development plan is proposed 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 for Village review.

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RECEIVED

FEB 19 2015

PLEASANT PRAIRIE

Feb 18th, 2015

Jean Werbie-Harris
9915-39th Avenue
Pleasant Prairie, WI 53158

RE: Barnes Creek Neighborhood Plan

Dear Mrs. Werbie-Harris,

Thank you for the continued time and efforts. We appreciate the opportunity to have worked closely with staff over the last year to explore various alternatives in the adoption of the *Barnes Creek Neighborhood Plans* and corresponding *Comprehensive Land Use Plan* adjustments. As per your letter dated January 22nd 2015 please accept this letter as our response to provide the necessary details for "Alternative 1", attached hereto, to be considered for adoption as the Barnes Creek Neighborhood Plan.

The Barnes Creek neighborhood encompasses approximately 800 acres and will contain a mix of single family, multifamily and commercial land uses. It is our understanding that neighborhood plans provide significantly more detail than that of land use plans and therefore when adopting neighborhood plans it is often necessary to amend or modify existing comprehensive land use plans. Based on the existing Village Comprehensive Plan, modifications will be needed for the adoption of any of the currently proposed neighborhood plans. It is our desire to work with staff to assign the appropriate land use designations after, or in conjunction with the review of the neighborhood plan by the Plan Commission and Village Board. Attached to this letter is the \$225 fee requested to process our request for the Barnes Creek Neighborhood Plan. Please feel free to reach out at any time with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to be "S.R. Mills", with a stylized flourish at the end.

S.R. Mills
President
Bear Development



Planning Process

Comprehensive Plan Compliance
(Land Use Plan)

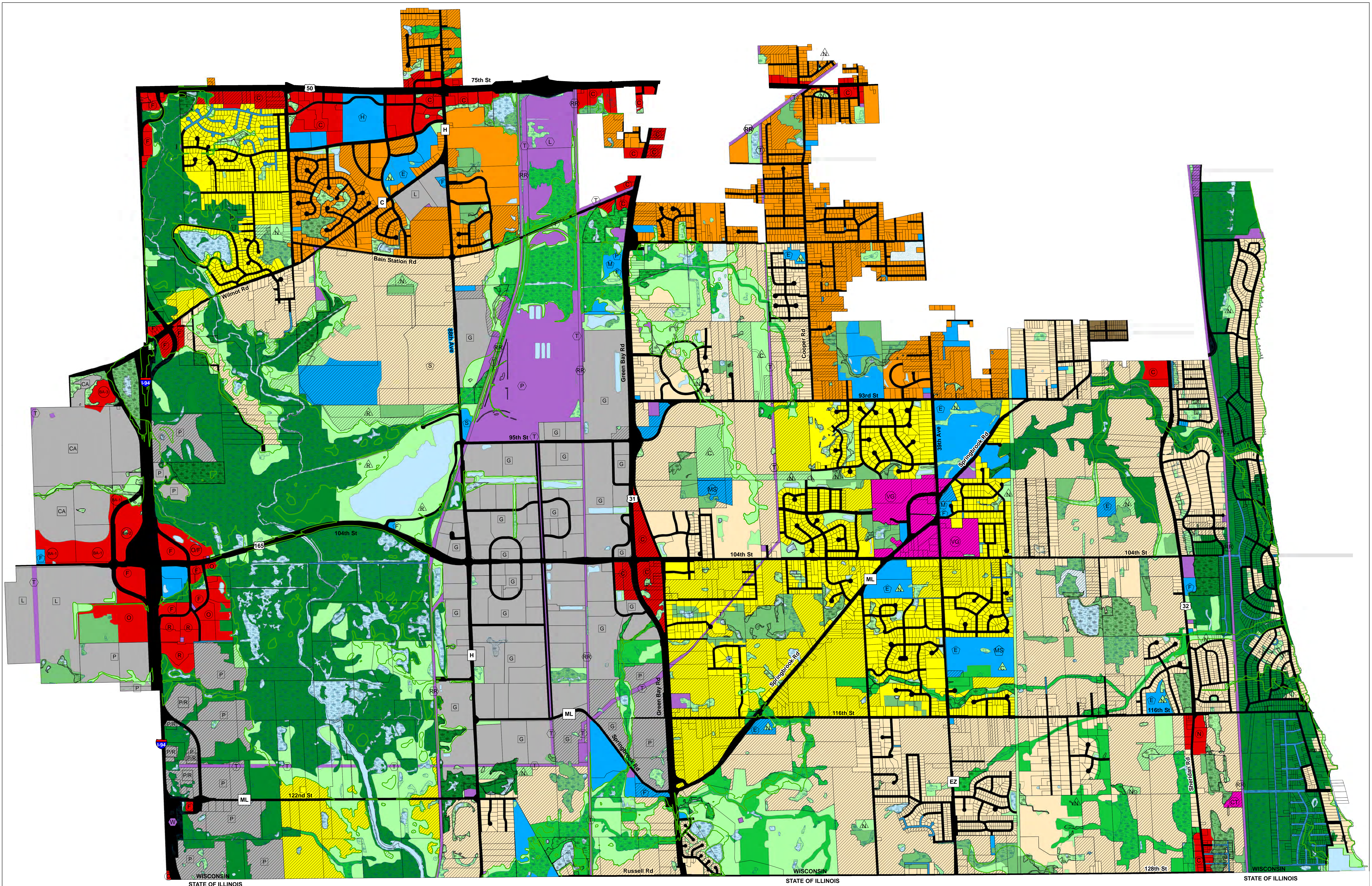
Neighborhood Plan

Concept Plan

Plat or Site and
Operational
Plans

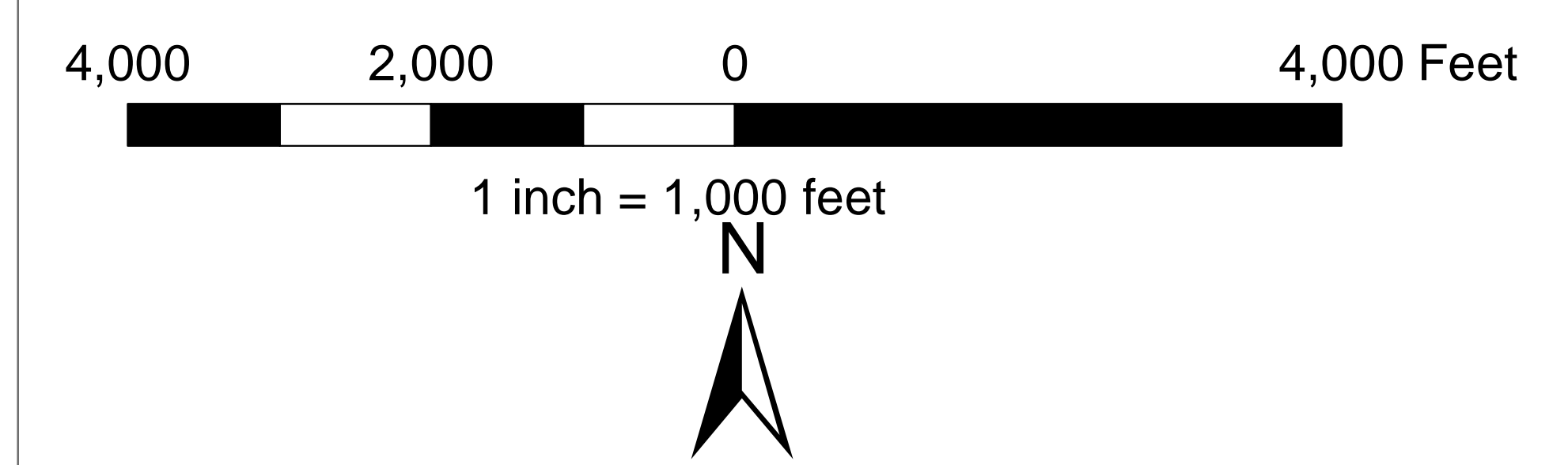
Construction Begins

VILLAGE OF PLEASANT PRAIRIE 2035 LAND USE PLAN MAP (revised January 2015)

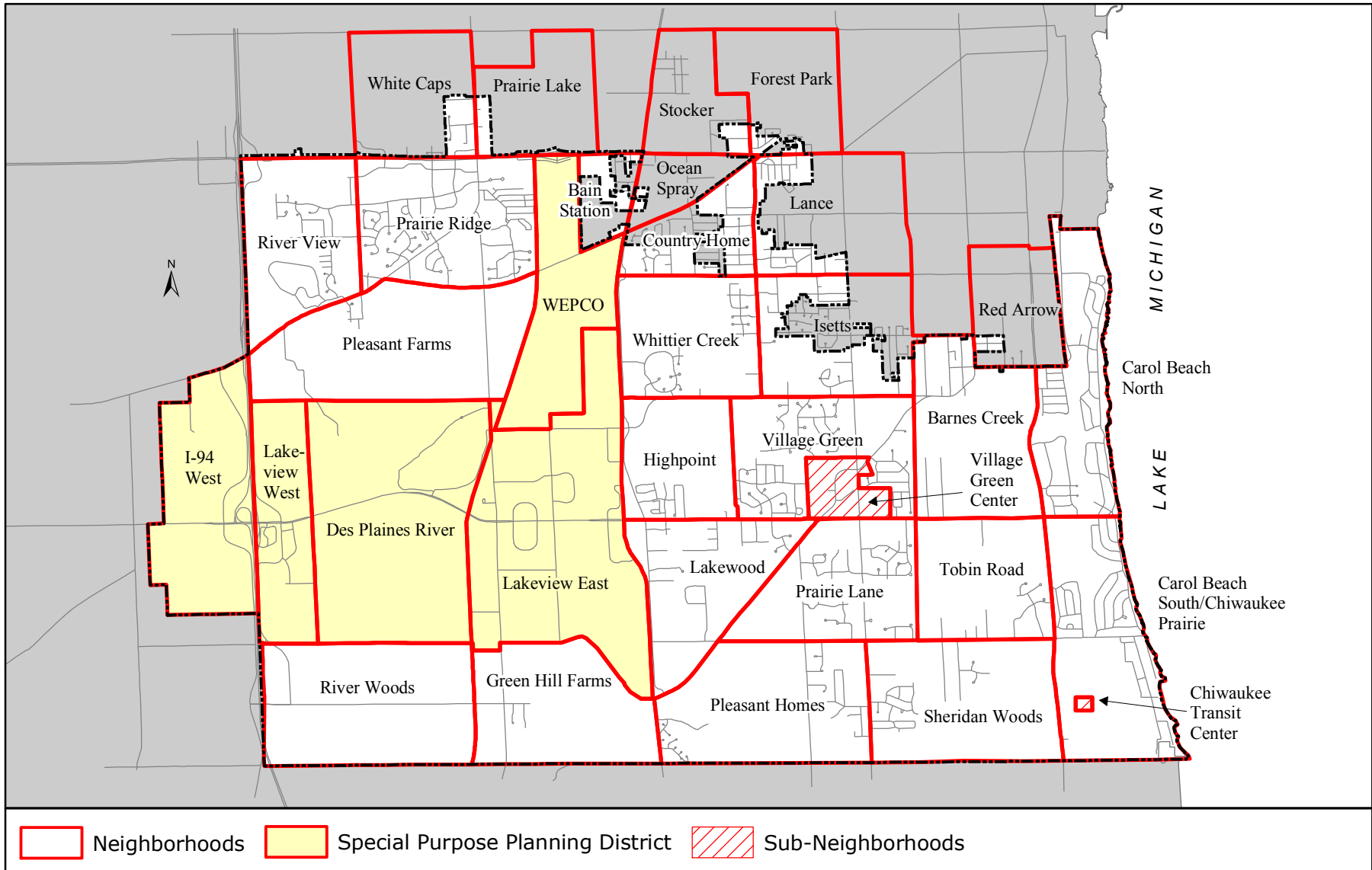


Legend

- | | | | | | |
|---|---|--|---|--|--|
| <p>RESIDENTIAL LANDS</p> <ul style="list-style-type: none"> LOW DENSITY RESIDENTIAL (19,000 Square Feet Or More Per Dwelling Unit) LOW-MEDIUM DENSITY RESIDENTIAL (12,000 To 18,999 Square Feet Per Dwelling Unit) UPPER-MEDIUM DENSITY RESIDENTIAL (6,200 To 11,999 Square Feet Per Dwelling Unit) HIGH DENSITY RESIDENTIAL (Less Than 6,200 Square Feet Per Dwelling Unit) | <p>MIXED USE LANDS</p> <ul style="list-style-type: none"> VG Village Green Center CT Chikwaukee Transit Center <p>COMMERCIAL LANDS</p> <ul style="list-style-type: none"> N Neighborhood Retail and Service Centers C Community Retail and Service Centers F Freeway-Oriented Service Centers O Freeway Office Centers R Freeway-Oriented Regional Retail Centers BA-1 PDD-1 Business Area 1 Sub-District BA-2 PDD-1 Business Area 2 Sub-District BA-3 PDD-1 Business Area 3 Sub-District | <p>OTHER TRANSPORTATION, COMMUNICATIONS AND UTILITIES</p> <ul style="list-style-type: none"> P Pleasant Prairie Power Plant L Active Landfill RR Railroads W Weigh Station T Overhead High Tension Wires <p>GOVERNMENTAL AND INSTITUTIONAL LANDS</p> <ul style="list-style-type: none"> M Municipal Administrative Offices F Fire Station P Police Station H Hospital E Public Elementary School MS Public Middle School S Public Senior High School | <p>PARK, RECREATION AND OTHER OPEN SPACE LANDS</p> <ul style="list-style-type: none"> R Regional Park C Community Park N Neighborhood Park <p>INDUSTRIAL LANDS</p> <ul style="list-style-type: none"> L Limited Industrial G General Industrial CA PDD-1 Core Area Sub-District P Production and Manufacturing Agricultural Lands | <p>ENVIRONMENTALLY SIGNIFICANT AREAS</p> <ul style="list-style-type: none"> Primary Environmental Corridors Secondary Environmental Corridors Isolated Natural Resource Areas | <p>RIGHTS-OF-WAY</p> <ul style="list-style-type: none"> Surface Water Field Verified Wetlands Interpolated Wetlands (2005 WIDNR Final Inventory Maps) 100-Year Floodplain <p>URBAN RESERVE AREAS (OVERLAY)</p> <ul style="list-style-type: none"> Existing Rights-Of-Way (September 2009) Dedicated but not Constructed Right-Of-Ways (September 2009) <p>LINEAR FEATURES</p> <ul style="list-style-type: none"> Property Lines |
|---|---|--|---|--|--|



Village Neighborhoods, Sub-Neighborhoods and Special Planning Districts Map (revised December 2009)

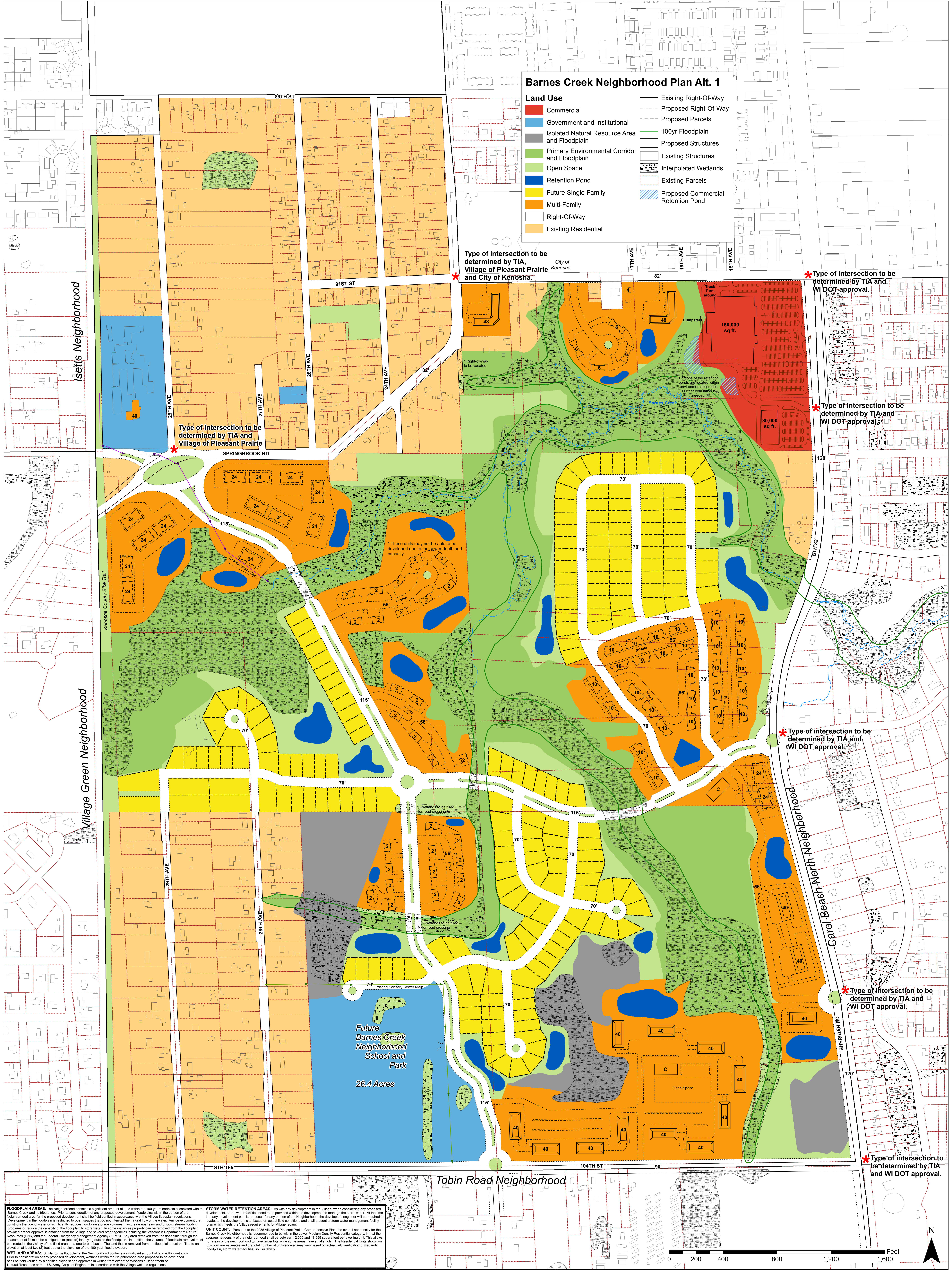


Barnes Creek Neighborhood Boundary Map



Barnes Creek Neighborhood Plan Alt. 1

- Land Use**
- Commercial
 - Government and Institutional
 - Isolated Natural Resource Area and Floodplain
 - Primary Environmental Corridor and Floodplain
 - Open Space
 - Retention Pond
 - Future Single Family
 - Multi-Family
 - Right-Of-Way
 - Existing Residential
- Other Features**
- Existing Right-Of-Way
 - Proposed Right-Of-Way
 - Proposed Parcels
 - 100yr Floodplain
 - Proposed Structures
 - Existing Structures
 - Interpolated Wetlands
 - Existing Parcels
 - Proposed Commercial Retention Pond



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and Village of Pleasant Prairie

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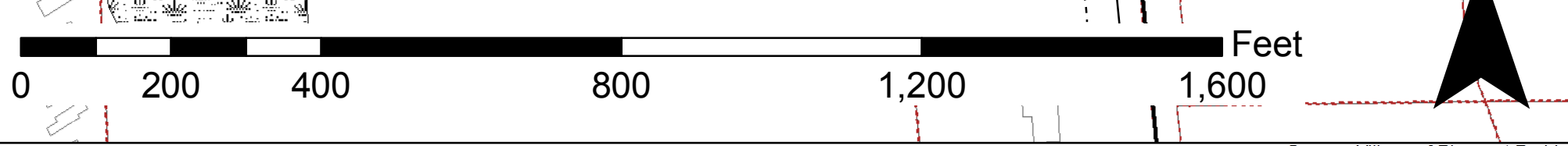
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Future Barnes Creek Neighborhood School and Park
26.4 Acres

Tobin Road Neighborhood



Barnes Creek Neighborhood Plan Alt. 2

Land Use	
■ Commercial	Existing Right-Of-Way
■ Government and Institutional	Proposed Right-Of-Way
■ Isolated Natural Resource Area and Floodplain	Proposed Parcels
■ Primary Environmental Corridor and Floodplain	100yr Floodplain
■ Open Space	Proposed Structures
■ Retention Pond	Existing Structures
■ Future Single Family	Interpolated Wetlands
■ Multi-Family	Existing Parcels
■ Right-Of-Way	
■ Existing Residential	



Type of intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of intersection to be determined by TIA and WI DOT approval.

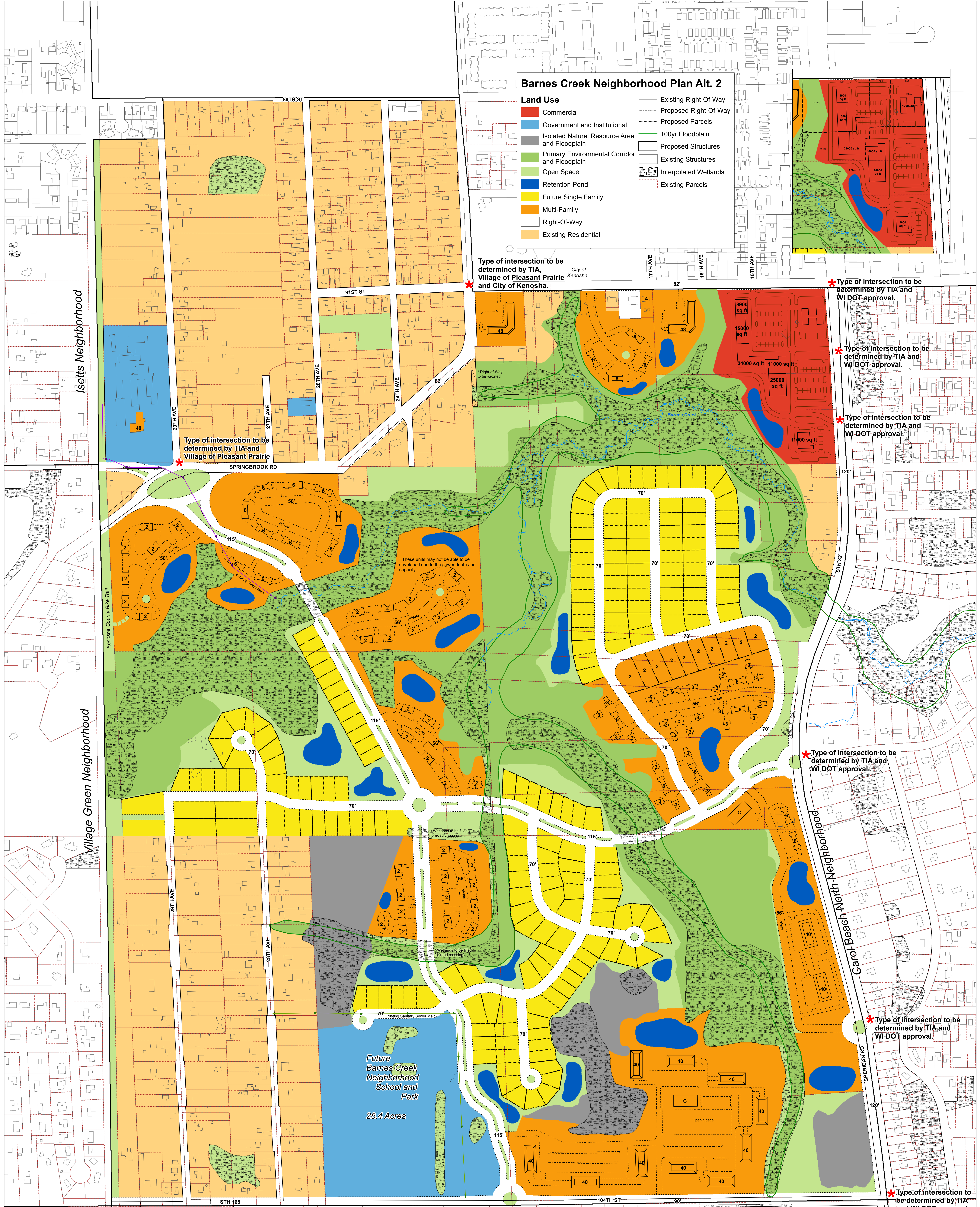
Type of intersection to be determined by TIA and WI DOT approval.

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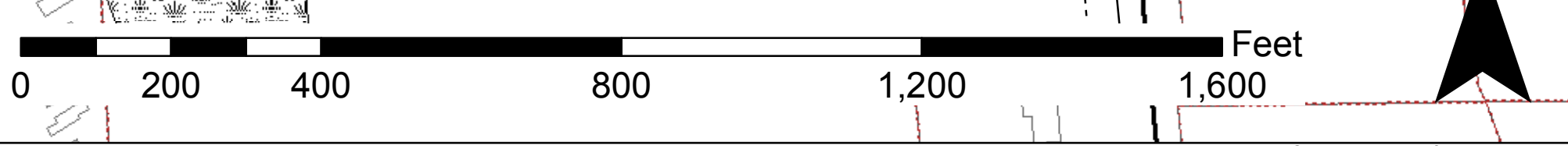
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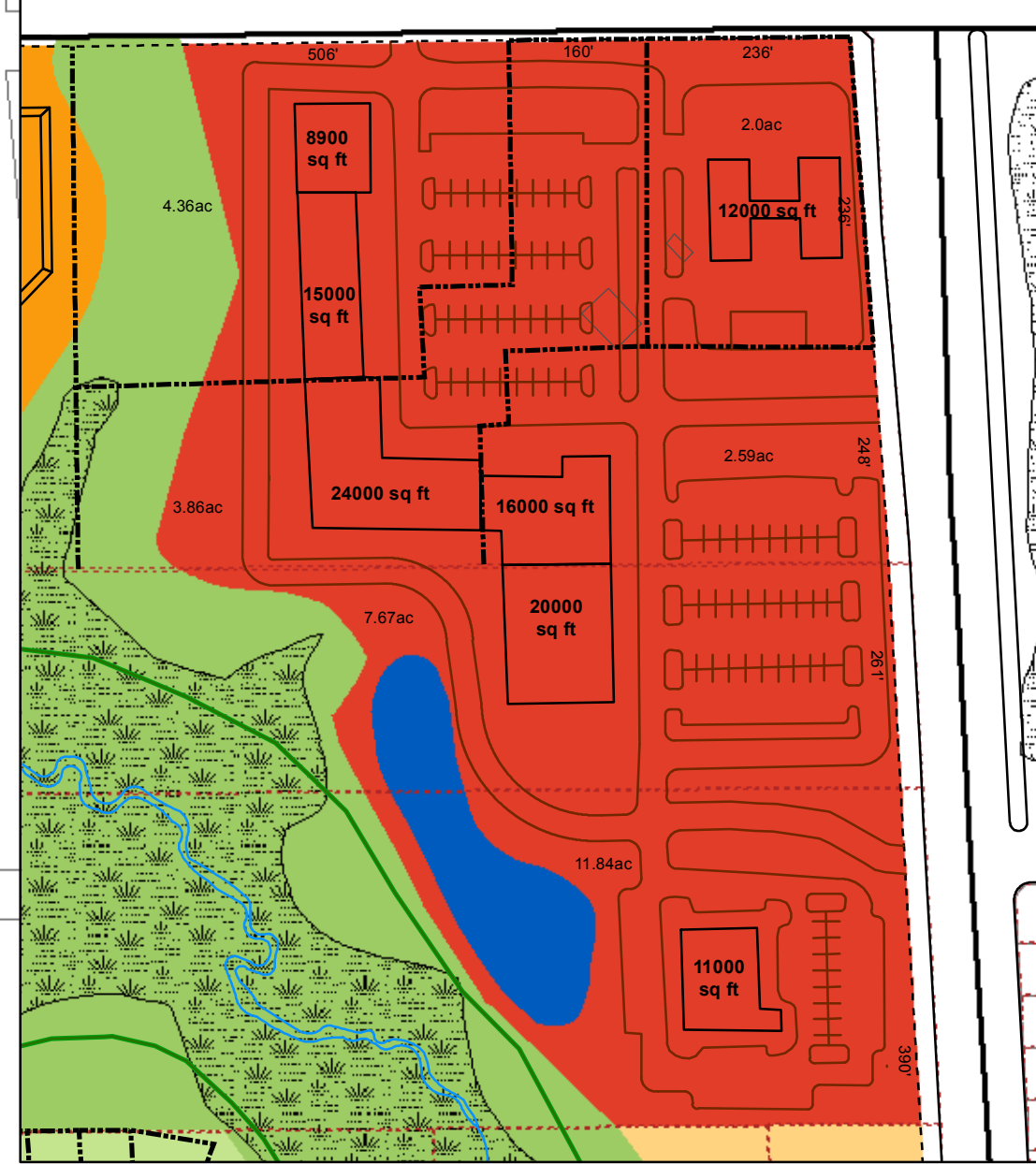
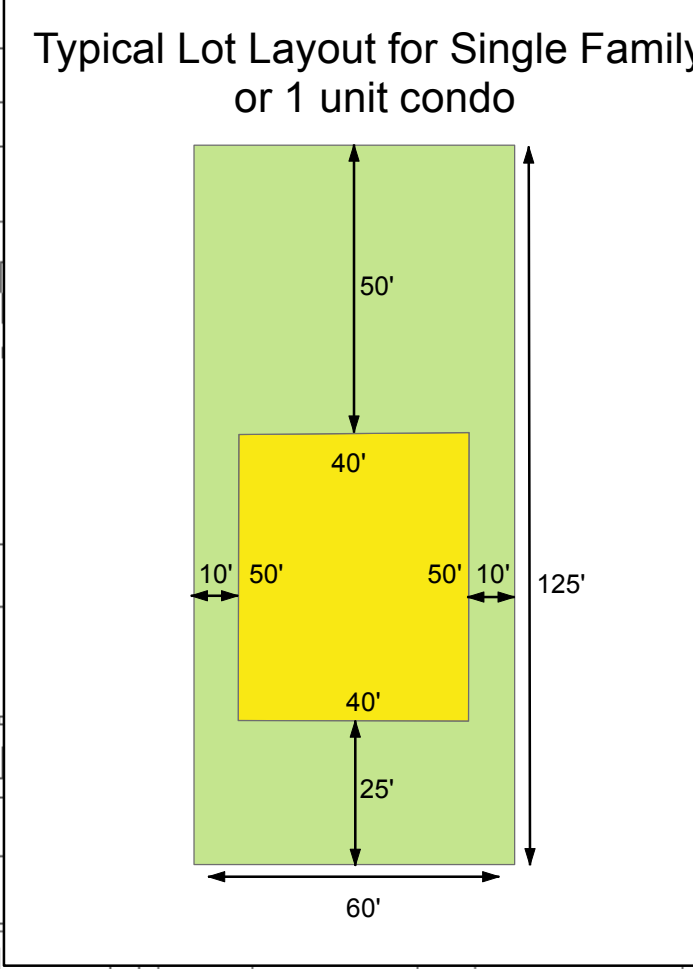
Tobin Road Neighborhood



Barnes Creek Neighborhood Plan Alt. 3

Land Use

- Commercial
 - Government and Institutional
 - Isolated Natural Resource Area and Floodplain
 - Primary Environmental Corridor and Floodplain
 - Open Space
 - Retention Pond
 - Future Single Family
 - Multi-Family
 - Right-Of-Way
 - Existing Residential
- Existing Right-Of-Way
 - - - Proposed Right-Of-Way
 - - - Proposed Parcels
 - - - 100yr Floodplain
 - - - Proposed Structures
 - - - Existing Structures
 - - - Interpolated Wetlands
 - - - Existing Parcels



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Type of intersection to be determined by TIA and WI DOT approval.

Type of intersection to be determined by TIA and Village of Pleasant Prairie.

* These units may not be able to be developed due to the sewer depth and capacity.

* Wetlands to be filled for road crossing.

Future Barnes Creek Neighborhood School and Park
26.4 Acres

Isett's Neighborhood

Village Green Neighborhood

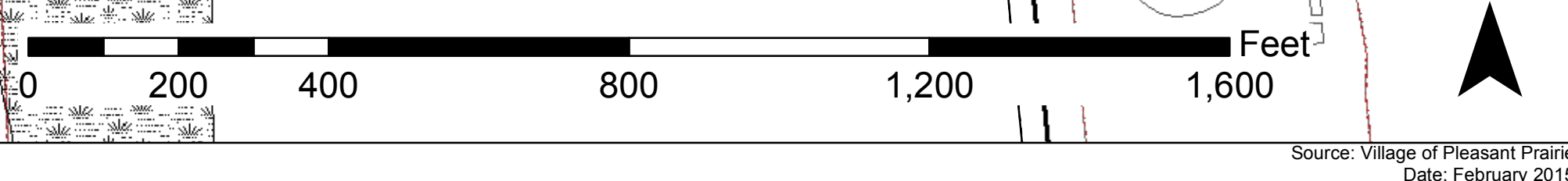
Tobin Road Neighborhood

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INITIAL DEVELOPMENT REVIEW FOR:

WALMART STORE 4058-00
PLEASANT PRAIRIE, WISCONSIN

DATE SUBMITTED: JUNE 3, 2013

PREPARED FOR:

Manhard Consulting, Ltd.
900 Woodland Parkway
Vernon Hills, IL 60061
Phone: (630) 925-1206
Fax: (847) 634-0095
Contact Person: Jim Frayn, P.E., Vice President

PREPARED BY:

Traffic Analysis & Design, Inc.
N36 W7505 Buchanan Street
Cedarburg, WI 53012
Phone: (800) 605-3091
Facsimile: (262) 377-4381
Contact Persons: John A. Bieberitz, P.E., PTOE (WisDOT TIA Certification #SE05-804-044)
Tammi Czewski, P.E., PTOE (WisDOT TIA Certification #SE05-804-045)

INITIAL DEVELOPMENT REVIEW

Walmart Store 4058-00 Pleasant Prairie, Wisconsin

INTRODUCTION

A Walmart Supercenter with two outlots is proposed to be constructed in the southwest corner of the State Trunk Highway (STH) 32 intersection with 91st Street in Pleasant Prairie, Wisconsin. Access to the development is proposed along both 91st Street and STH 32. The site is currently occupied by the Keno Drive-in Movie Theater.

The Wisconsin Department of Transportation (WisDOT) Facilities Development Manual (FDM) outlines the traffic generation thresholds used to determine if a traffic impact analysis (TIA) is required. This initial development review was prepared for WisDOT to determine if a TIA is required for the proposed development per the FDM. If required, the initial review document will also serve to develop the ultimate scope of the TIA. This initial review documents the site location, surrounding study area, initial site plan, existing transportation detail, and expected trip generation of the development.

DEVELOPMENT OVERVIEW

Site Location

A street map illustrating the location of the proposed retail development site is shown on [Exhibit 1](#).

Study Area

The study area is proposed to include the following intersections:

- Springbrook Road/93rd Street & 29th Avenue (stop sign control)
- Springbrook Road/93rd Street/22nd Avenue & 91st Street (stop sign control)
- 15th Avenue & 91st Street (stop sign control)
- STH 32 (Sheridan Road) & 91st Street (traffic signal control)
- STH 32 (Sheridan Road) & 92nd Place (stop sign control)
- STH 32 (Sheridan Road) & 97th Street (stop sign control)
- STH 32 (Sheridan Road) & 101st Place (stop sign control)
- STH 32 (Sheridan Road) & STH 165/104th Street (stop sign control)

The study area also includes the four proposed Wal-Mart and outlot intersections along STH 32 (Sheridan Road) and 91st Street.

The existing geometrics and traffic control at the existing study intersections are shown on [Exhibits 2A and 2B](#). [Exhibit 2A](#) shows the existing speed limits, nearby non-residential buildings and driveways, residential driveways along the mainline roadways, and distances between intersections along STH 32 (Sheridan Road), 91st Street, and Springbrook Road. [Exhibit 2B](#) shows traffic control, lane geometrics and turn lane storage at each study intersection.

The following is a description of the study area roadways.

STH 32 (Sheridan Road) is a six-lane divided arterial with a 35-mph speed limit north of 91st Street. South of 91st Street, STH 32 (Sheridan Road) transitions to a two-lane undivided rural roadway with a 45-mph speed limit. According to WisDOT, the 2008 annual average daily

traffic volumes (AADTs) on STH 32 (Sheridan Road) were approximately 12,100 vehicles per day (vpd) north of 91st Street and 9,700 vpd just north of STH 165.

Springbrook Road is a two-lane undivided northeast/southwest roadway with a 35-mph speed limit. At 29th Avenue, Springbrook Road “ends” as a free-flow curve onto 93rd Street. The 2008 WisDOT AADT on Springbrook Road was 5,300 vpd just west of the intersection with 93rd Street and 29th Avenue. There are no sidewalks located on Springbrook Road.

93rd Street is a two-lane undivided east/west to northeast/southwest roadway with a 35-mph speed limit. 93rd Street merges with Springbrook Road and connects to 22nd Avenue at 91st Street. The 2008 WisDOT AADT on 93rd Street was 1,300 vpd west of the intersection with Springbrook Road and 5,500 vpd south of the intersection with 91st Street. There are no sidewalks located on 93rd Street within the study area.

91st Street is a two-lane undivided east/west street with a 25-mph speed limit west of the intersection with 22nd Avenue and a 35-mph speed limit west of STH 32 (Sheridan Road). The 2005 WisDOT AADT on 91st Street was 4,500 vpd west of 16th Avenue. The 2008 WisDOT AADT was 2,500 vpd east of 11th Avenue. Sidewalks are located only on the north side of 91st Street within the study area.

15th Avenue is a two-lane north/south undivided residential roadway that extends to only about 350 feet north of 91st Street. Development along 15th Avenue is primarily single-family housing and multi-family residential buildings. Sidewalks are located on both sides of 15th Avenue.

92nd Place is a two-lane east/west undivided residential roadway that connects to a residential neighborhood located in the southeast quadrant of the STH 32 (Sheridan Road) intersection with 91st Street. There are no sidewalks along 92nd Place or any of the streets within this residential neighborhood.

97th Street is a two-lane east/west undivided residential roadway that connects to a residential neighborhood located in the northeast quadrant of the STH 32 (Sheridan Road) intersection with STH 165. There are no sidewalks along 97th Street or any of the streets within this residential neighborhood.

101st Place is a two-lane east/west undivided residential roadway that connects to a residential neighborhood located in the northeast quadrant of the STH 32 (Sheridan Road) intersection with STH 165. There are no sidewalks along 101st Place or any of the streets within this residential neighborhood.

104th Street is a two-lane east/west undivided gravel roadway that connects to a residential neighborhood located in the northeast quadrant of the STH 32 (Sheridan Road) intersection with STH 165. There are no sidewalks along 104th Street or any of the streets within this residential neighborhood.

STH 165 is a two-lane east/west undivided county roadway with a 40-mph speed limit within the study area. The 2008 WisDOT AADT was 2,800 vpd west of STH 32 (Sheridan Road). There are no sidewalks along STH 165 within the study area.

On-Site Development Description

Exhibit 3 shows the conceptual site plan of the proposed Walmart Supercenter store and adjacent outlots. No specific tenants are being planned for Outlots 1 and 2 at this time, but it is expected that Outlot 1 could be developed into a retail land use with about 30,000 square feet of gross

leasable floor area. Outlot 2 could be developed into about 30 units of multi-family housing, such as townhomes. The development is proposed to be constructed in 2014.

Access to the Walmart Supercenter store and the retail Outlot 1 (located on the south side of the site) is proposed at one location along 91st Street and two locations along STH 32 (Sheridan Road). At 91st Street, a full-access driveway is proposed about midway between 15th Avenue and STH 32 (Sheridan Avenue). At STH 32 (Sheridan Avenue), one right-in/right-out only driveway is proposed within the divided section of STH 32 (Sheridan Avenue), and one full-access driveway is proposed across from 92nd Place.

Due to wetlands on the Walmart Supercenter site, no cross-access is expected between the Walmart Supercenter and Outlot 2. Although no detailed plans currently exist for Outlot 2, a full-access driveway to 91st Street is expected to be located somewhere between 17th Avenue and 16th Avenue.

SITE TRIP GENERATION

The expected traffic volumes generated by the proposed Walmart Supercenter development are based on the size and type of the proposed land uses, and on trip rates as published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 9th Edition, 2012*. The trip generation for the proposed development is shown on [Exhibit 4](#). At this time, no off-site developments are expected to be constructed during the planning period for the proposed Walmart Supercenter development site.

Full buildout of the development is expected to generate approximately 9,130 total daily trips, of which about 260 are expected to be linked trips between the Walmart Supercenter and the retail development on Outlot 1. Since the trip generation for Outlot 1 is much smaller than for the Walmart Supercenter, linked trips were estimated as 10 percent of the Outlot 1 total trips and then the Outlot 1 linked trips were duplicated as the linked trips for the Walmart Supercenter development.

About 1,890 of the total daily trips (25 percent of the Walmart Supercenter trips) are expected to be pass-by trips from vehicles already travelling on STH 32 (Sheridan Road) and 91st Street. Pass-by trips were calculated after linked trip reductions for the Walmart Supercenter development and they do not exceed 10 percent of the hourly traffic volumes on 91st Street or STH 32 (Sheridan Road). The full build new trips expected at the study intersections after linked trip and by-pass trip reductions are 6,980 trips during a typical weekday.

During the weekday morning peak hour, the proposed development is expected to generate about 10 linked trips, 60 pass-by trips, and 255 new trips, for a total of 315 driveway trips. During the weekday evening peak hour, the proposed development is expected to generate about 20 linked trips, 160 pass-by trips, and 605 new trips, for a total of 765 driveway trips. During the Saturday midday peak hour, the proposed development is expected to generate about 30 linked trips, 210 pass-by trips, and 775 new trips, for a total of 985 driveway trips.

TIA REQUIREMENTS PER THE WISDOT FACILITIES DEVELOPMENT MANUAL

WisDOT FDM Procedures 7-35-10 and 7-50-5 state that a TIA should be considered whenever traffic generated by the proposed development is expected to exceed 100 vehicle trip ends in the peak hour, 50 vehicle trips exiting in the peak hour, or 750 trip ends in an average day. The weekday daily, weekday morning peak hour, and weekday evening peak hour are expected to

exceed these criteria for the proposed development. Therefore, a TIA document is expected to be required by WisDOT.

Assumptions for the development access locations are shown on the proposed site plan ([Exhibit 3](#)). Site trip generation and percent distribution of development traffic have been included to provide WisDOT additional information on the impact of this development to the study area. These assumptions have been listed in the initial review for comment by WisDOT so that they may either be used or revised appropriately for inclusion in the TIA report. Additional information, such as information on the existing roadway network and existing intersection operating conditions have been included to further assist WisDOT's review of the study area.

ASSUMPTIONS FOR DEVELOPMENT OF THE TIA

The following assumptions were made by TADI regarding the study area peak hours, distribution of traffic and trip generation. These assumptions have been listed in the initial review for comment by WisDOT so that they may either be used or revised appropriately for inclusion in the TIA report.

Study Area Peak Hours

In November 2012 and March-April 2013, TADI collected turning movement traffic counts at all but one of the study intersections. At the STH 32 (Sheridan Road) intersection with STH 165, TADI obtained the March 2012 weekday 6:00 a.m.-6:00 p.m. traffic count directly from WisDOT. The Saturday midday traffic count at this intersection was collected by TADI.

All TADI traffic counts were collected between Monday evenings and Friday mornings from 6:00-9:00 a.m. and on Saturdays from 11:00 a.m. to 2:00 p.m. All traffic count data presented in this initial review is located after the exhibits at the end of this report

Based on all of the turning movement count data, the weekday morning peak hour was identified to occur from 7:00 to 8:00 a.m., the weekday evening peak hour was identified to occur from 4:15 to 5:15 p.m., and the Saturday midday peak hour was identified to occur from 11:45 to 12:45 p.m.

Existing Peak Hour Turning Movement Volumes – Existing Geometrics

The weekday morning, weekday evening, and Saturday midday peak hour traffic volumes were balanced between intersections within the study area except for one location. The peak hour traffic volumes were not balanced on 91st Street between 22nd Avenue and 15th Avenue since several other intersections are located in between that account for differences in traffic volumes of up to 165 vehicles per hour. The adjusted peak hour traffic volumes are shown as the year 2012 existing traffic volumes on [Exhibit 5](#).

Base Year/Horizon Year Analysis

According to the WisDOT TIA guidelines, the horizon year shall be established as 10 years after opening of the proposed development or five years after buildout, whichever is greater. The proposed Walmart Supercenter development is expected to be constructed in one development phase by the year 2014. Therefore, it is recommended that the year 2014 traffic volumes are analyzed for the base year and the year 2024 traffic volumes are analyzed for the horizon year in the TIA.

Trip Distribution

The proposed trip distribution for the Walmart Supercenter development is listed below and also shown on [Exhibit 6](#).

- 12% to/from the southwest on Springbrook Road
- 3% to/from the west on 93rd Street
- 2% to/from the north on 29th Avenue
- 14% to/from the north on 22nd Avenue
- 1% to/from the west on 91st Street
- 26% to/from the north on STH 32 (Sheridan Road)
- 6% to/from the east on 91st Street
- 2% to/from the east on 92nd Place
- 1% to/from the east on 97th Street
- 1% to/from the east on 101st Place
- 25% to/from the south on STH 32 (Sheridan Road)
- 7% to/from the west on STH 165

The trip distribution for the proposed Walmart Supercenter development was based upon the proposed land uses included in the development and location of populated areas surrounding the study area (Gravity Model method) and the existing traffic volumes on the adjacent roadways (Analogy method).

Traffic Assignment

The new site trips were assigned to the study area intersections based on the proposed trip distribution listed above. The on-site development new trips traffic assignment is shown on [Exhibit 7](#) and the on-site development pass-by traffic assignment is shown on [Exhibit 8](#). The on-site development driveway trips (new trips plus pass-by trips) are shown on [Exhibit 9](#).

CONCLUSION

Based on the FDM criteria, a full TIA is expected to be required for this development due to the development trip generation (greater than 500 peak hour trips) and proposed access roadway connections to STH 31 (Green Bay Road). WisDOT is asked to review the trip generation and assumptions discussed in this initial review so that they may be incorporated into the TIA document required per the WisDOT FDM Guidelines.



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EXHIBIT DATE: 06-03-13

**EXHIBIT 1
 PROPOSED SITE LOCATION**

PLEASANT PRAIRIE, WISCONSIN

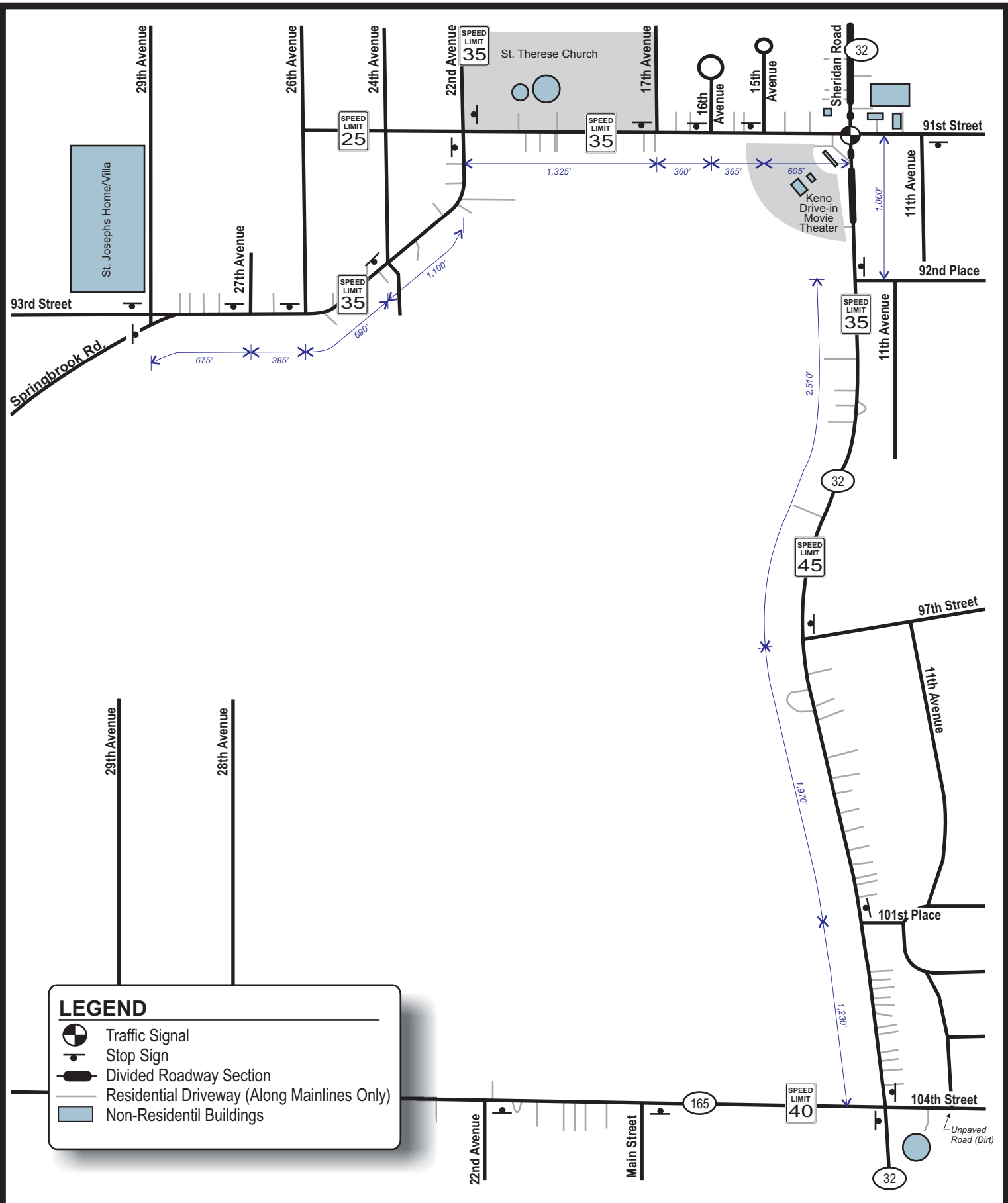
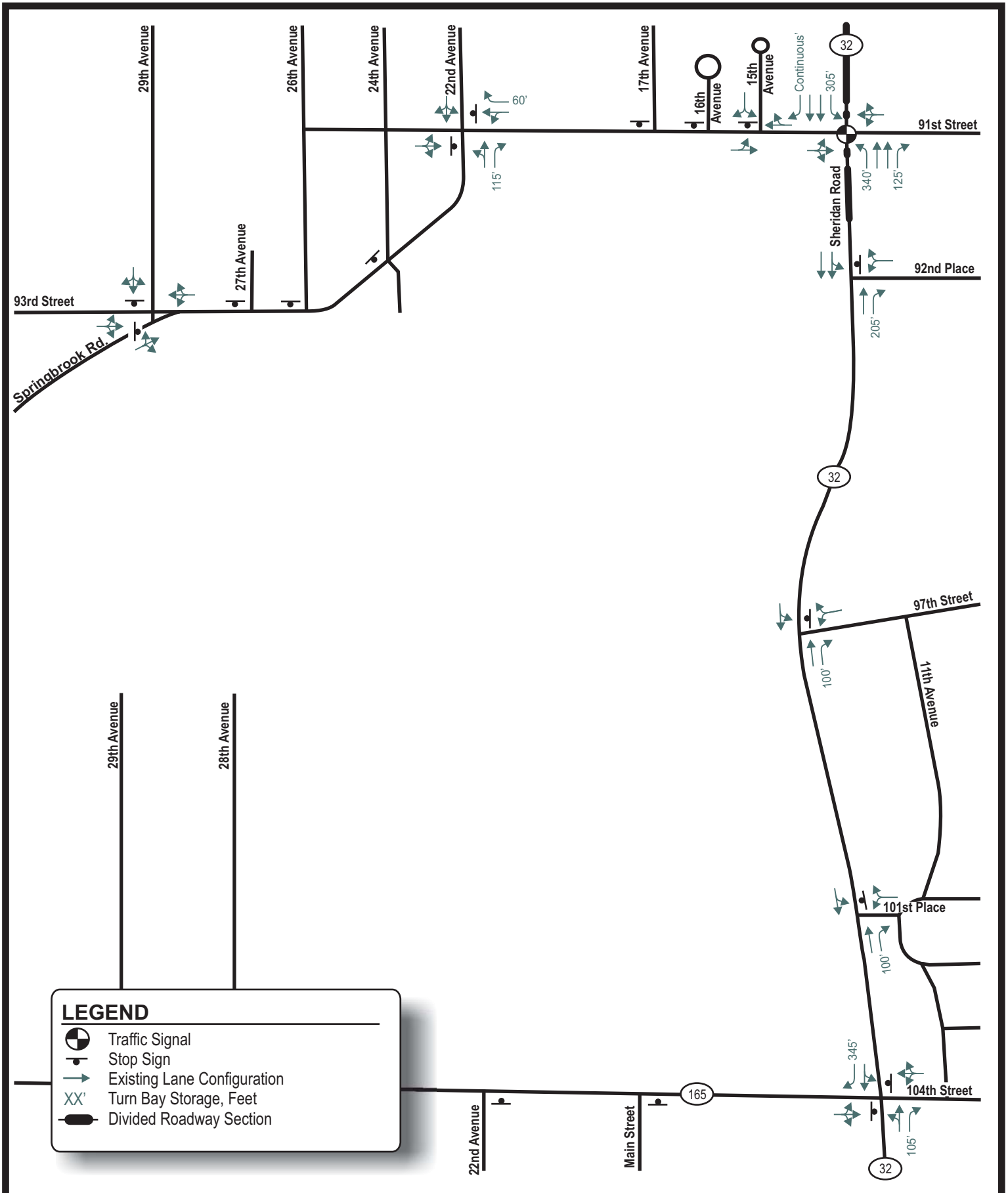







EXHIBIT DATE: 06-03-13

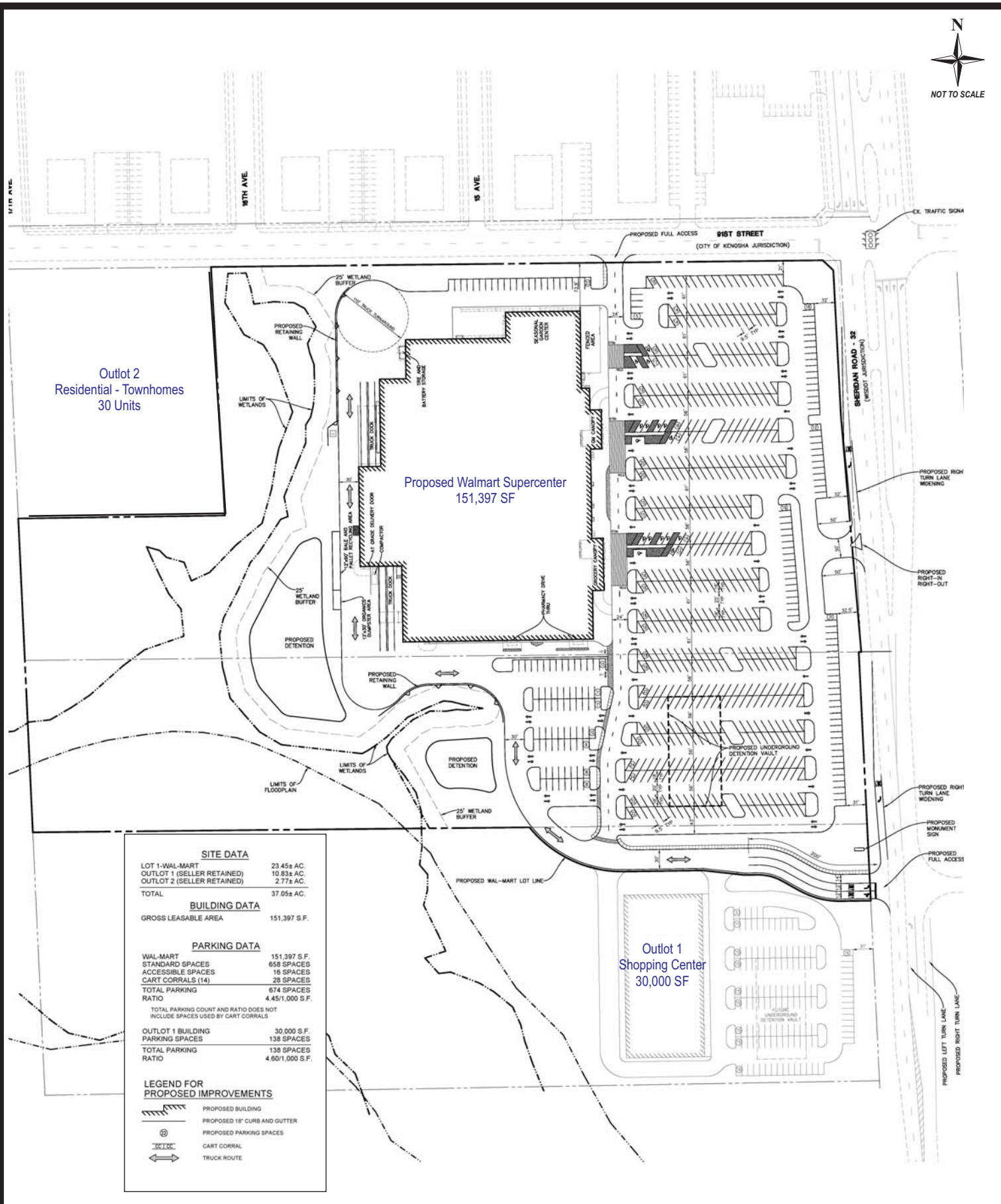
**EXHIBIT 2A
EXISTING TRANSPORTATION DETAIL**

PLEASANT PRAIRIE, WISCONSIN



LEGEND

-  Traffic Signal
-  Stop Sign
-  Existing Lane Configuration
-  XX'
-  Divided Roadway Section



SITE DATA	
LOT 1-WAL-MART	23.45± AC.
OUTLOT 1 (SELLER RETAINED)	10.83± AC.
OUTLOT 2 (SELLER RETAINED)	2.77± AC.
TOTAL	37.05± AC.
BUILDING DATA	
GROSS LEASABLE AREA	151,397 S.F.
PARKING DATA	
WAL-MART	151,397 S.F.
STANDARD SPACES	658 SPACES
ACCESSIBLE SPACES	18 SPACES
CART CORRALS (14)	28 SPACES
TOTAL PARKING	674 SPACES
RATIO	4.45/1,000 S.F.
TOTAL PARKING COUNT AND RATIO DOES NOT INCLUDE SPACES USED BY CART CORRALS	
OUTLOT 1 BUILDING	30,000 S.F.
PARKING SPACES	138 SPACES
TOTAL PARKING	138 SPACES
RATIO	4.60/1,000 S.F.
LEGEND FOR PROPOSED IMPROVEMENTS	
	PROPOSED BUILDING
	PROPOSED 18" CURB AND GUTTER
	PROPOSED PARKING SPACES
	CART CORRAL
	TRUCK ROUTE



EXHIBIT DATE: 06-03-13

EXHIBIT 3 CONCEPTUAL SITE PLAN

PLEASANT PRAIRIE, WISCONSIN

Site Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak			PM Peak			SAT Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
Wal-Mart Store	813	151,397 SF	7,680 (50.75)	155 (56%)	125 (44%)	280 (1.85)	325 (49%)	335 (51%)	660 (4.35)	430 (50%)	425 (50%)	855 (5.64)
Outlot 1 - Retail	820	30,000 SF	1,280 (42.70)	20 (62%)	10 (38%)	30 (0.96)	55 (48%)	55 (52%)	110 (3.71)	75 (52%)	70 (48%)	145 (4.82)
Outlot 2 - Townhomes	230	30 Units	170 (5.81)	5 (17%)	10 (83%)	15 (0.44)	10 (67%)	5 (33%)	15 (0.52)	10 (54%)	5 (46%)	15 (0.47)
Total Trips			9,130	180	145	325	390	395	785	515	500	1,015
Wal-Mart Store Linked Trips			-130	-5	0	-5	-5	-5	-10	-10	-5	-15
Outlot 1 Linked Trips		10%	-130	-5	0	-5	-5	-5	-10	-10	-5	-15
Total Linked Trips (Minus)			-260	-10	0	-10	-10	-10	-20	-20	-10	-30
Total Driveway Trips			8,870	170	145	315	380	385	765	495	490	985
Wal-Mart Store Pass-by Trips	(813)	25%	-1,890	-30	-30	-60	-80	-80	-160	-105	-105	-210
Total New Trips			6,980	140	115	255	300	305	605	390	385	775

Notes:

There are expected to be internally linked trips between the Walmart Supercenter store and Outlot 1. Since Outlot 1 is expected to generate much fewer trips than the Walmart store, linked trips were estimated by first calculating 10% of the Outlot 1 total trips, and then duplicating that number for the Walmart Supercenter linked trips.

Pass-by trips for the Walmart Supercenter were calculated after linked trip reductions. Where necessary, pass-by trips were reduced so that in/out pass-by trips were equal.

TRIP DISTRIBUTION

W. on 93rd Street	3%	210	5	5	10	10	10	10
W. on Springbrook Road	12%	840	15	15	35	35	45	45
N. on 29th Avenue	2%	140	5	5	5	5	10	10
W. on 91st Street	1%	70	0	0	5	5	5	5
N. on 22nd Avenue	14%	980	20	15	40	45	55	50
N. on STH 32	26%	1810	35	30	80	80	100	100
E. on 91st Street	6%	420	10	5	20	20	25	25
E. on 92nd Place	2%	130	5	0	5	5	10	10
E. on 97th/101st/104th Streets	2%	140	5	0	5	5	10	10
W. on STH 165	7%	490	10	10	20	20	25	25
S. on STH 32	25%	1750	30	30	75	75	95	95
	100%	6980	140	115	300	305	390	385

Note:

W nthrop Harbor, IL is community south of proposed site, but an existing, closer Walmart Supercenter exists for that community. Therefore, new trips to/from the south is expected to be less than new trips to/from the north and west of study area.

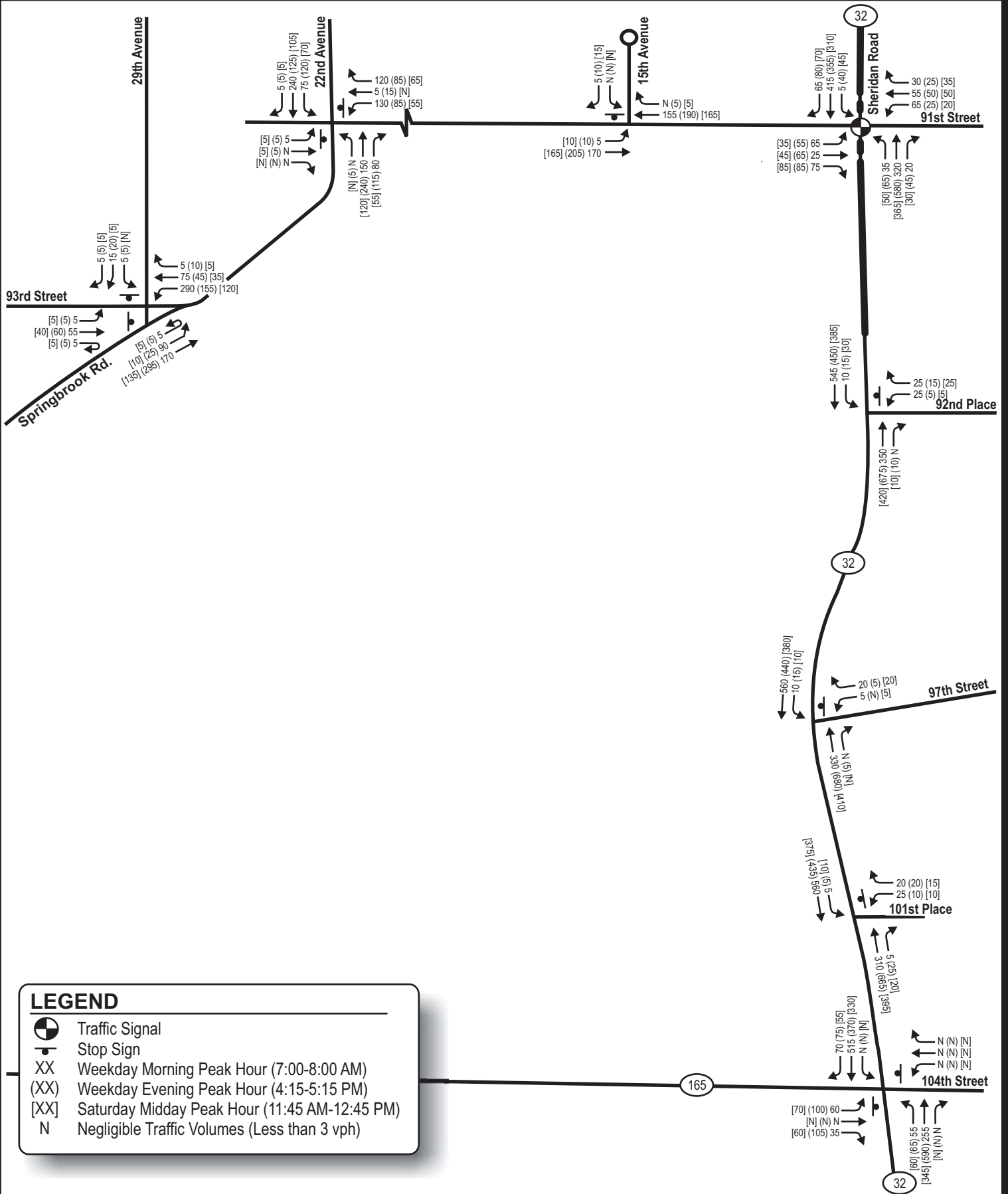
Pass-by Trips

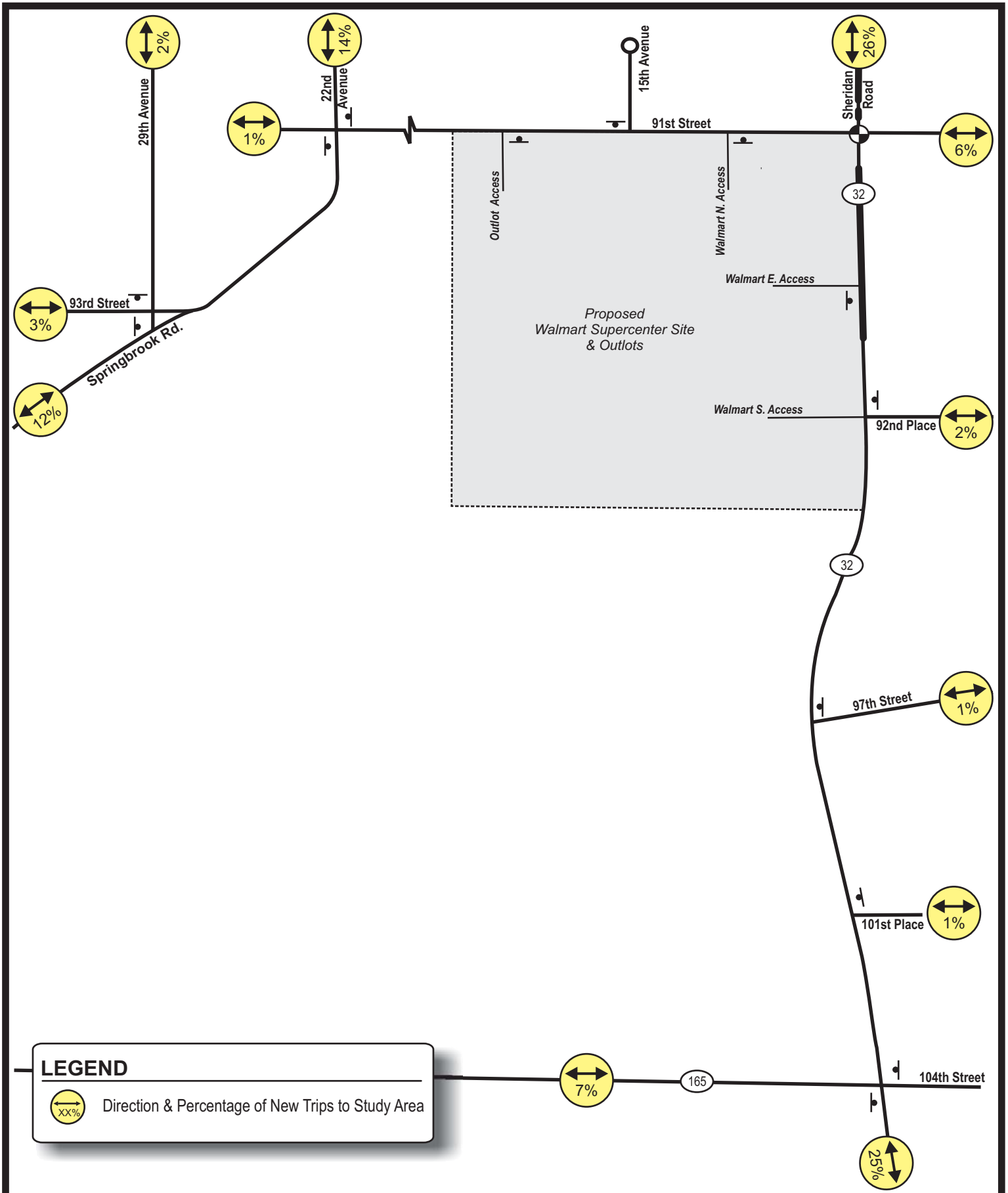
W. on 91st Street	15%	280	5	5	10	10	15	15
E. on 91st Street	15%	280	5	5	10	10	15	15
N. on STH 32	35%	660	10	10	30	30	40	40
S. on STH 32	35%	660	10	10	30	30	35	35
	100%	1880	30	30	80	80	105	105

Pass-by Trips Estimation: Within 10% of Hourly Volumes? YES

Location	AM	10%	PB	PM	10%	PB	Sat	10%	PB
EB on 91st Street @ Dwy	170	15	5	205	20	10	165	15	15
WB on 91st Street @ Dwy	155	15	5	195	20	10	170	15	15
SB on 91st Street @ Dwy	555	55	10	465	45	30	415	40	40
NB on 91st Street @ Dwy	375	40	10	690	70	30	445	45	35





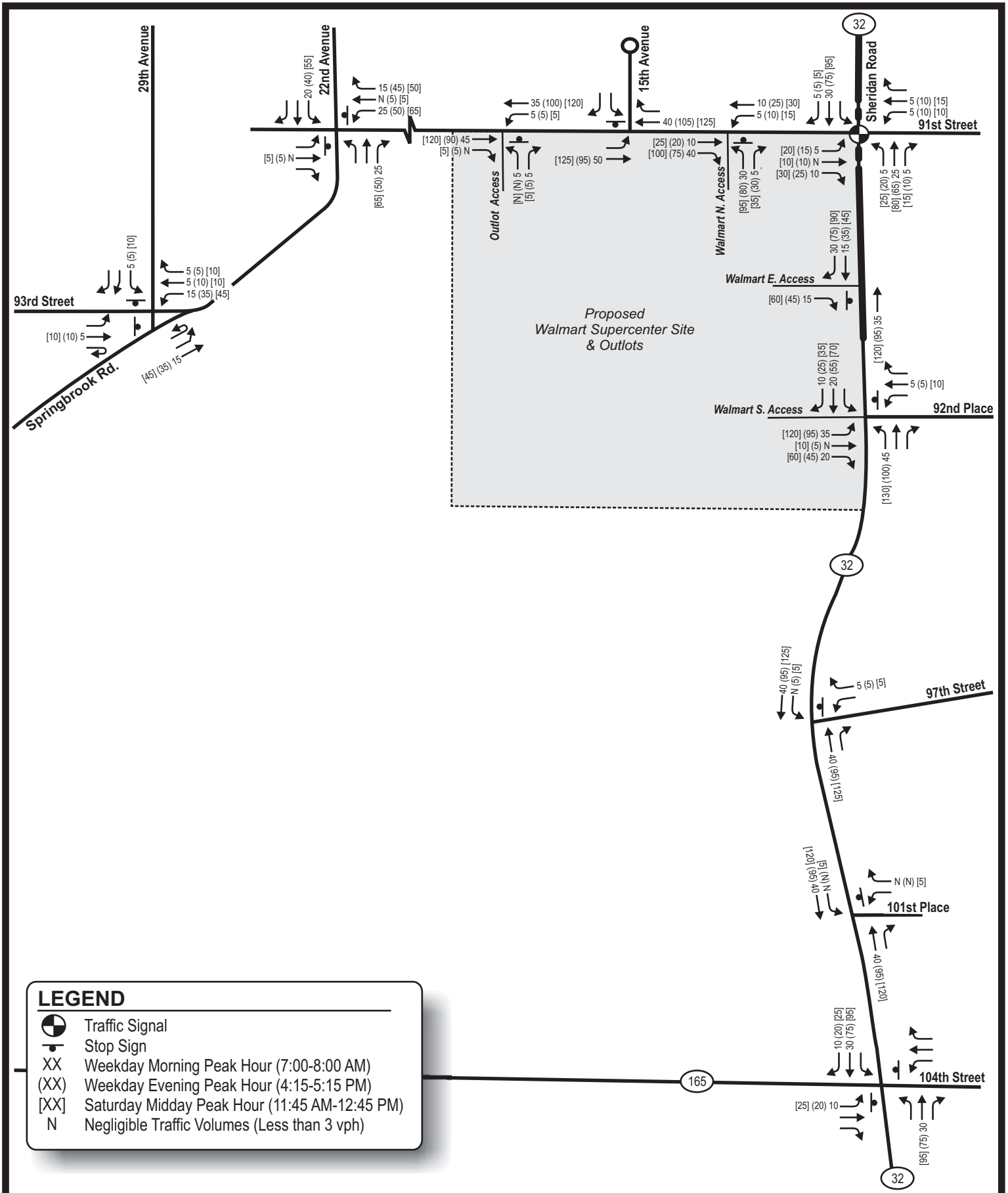


**EXHIBIT 6
PROPOSED TRIP DISTRIBUTION DIAGRAM**

PLEASANT PRAIRIE, WISCONSIN



EXHIBIT DATE: 06-03-13



LEGEND

- Traffic Signal
- Stop Sign
- XX Weekday Morning Peak Hour (7:00-8:00 AM)
- (XX) Weekday Evening Peak Hour (4:15-5:15 PM)
- [XX] Saturday Midday Peak Hour (11:45 AM-12:45 PM)
- N Negligible Traffic Volumes (Less than 3 vph)



EXHIBIT DATE: 06-03-13

**EXHIBIT 7
SITE DEVELOPMENT NEW TRIPS**

PLEASANT PRAIRIE, WISCONSIN

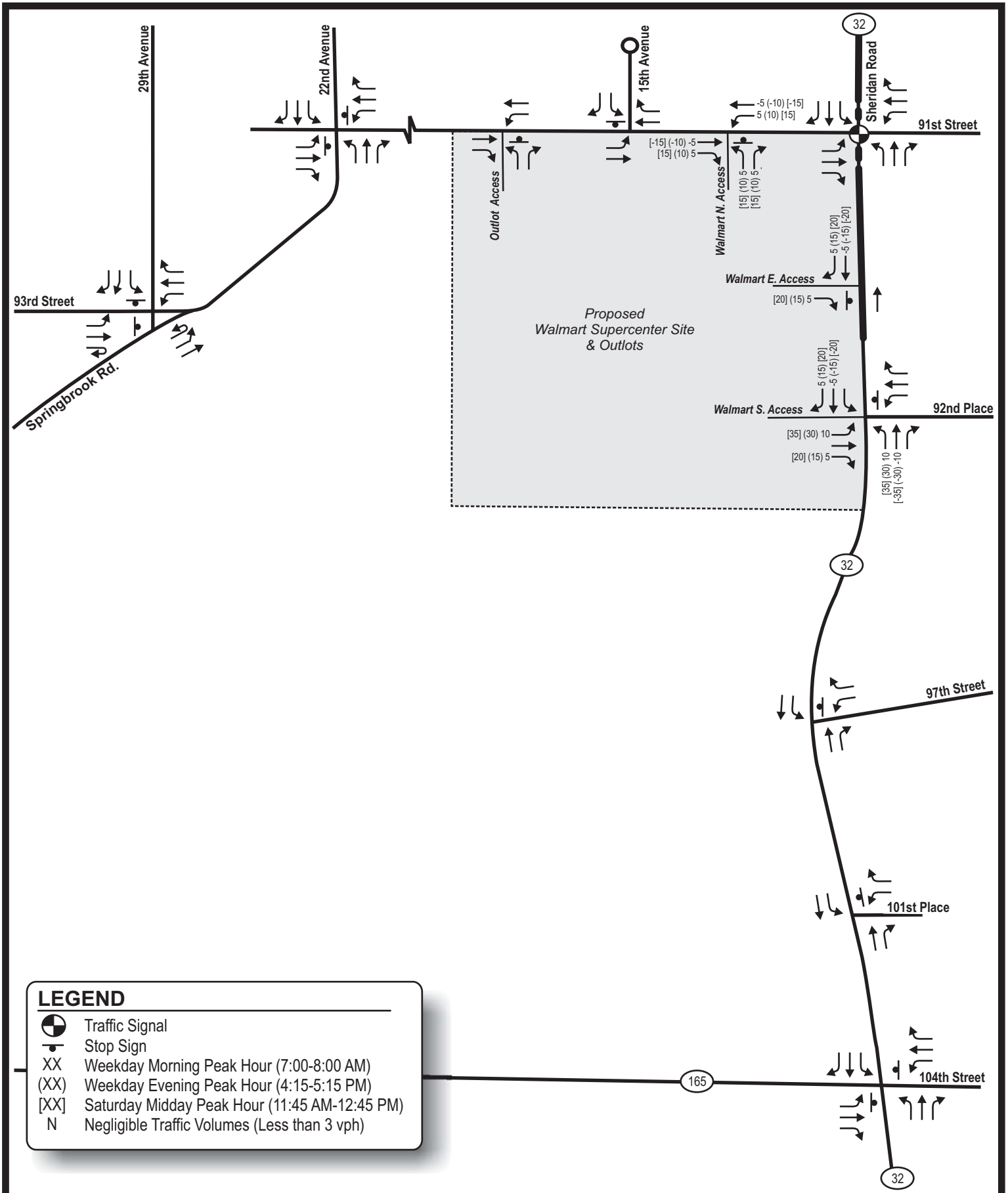
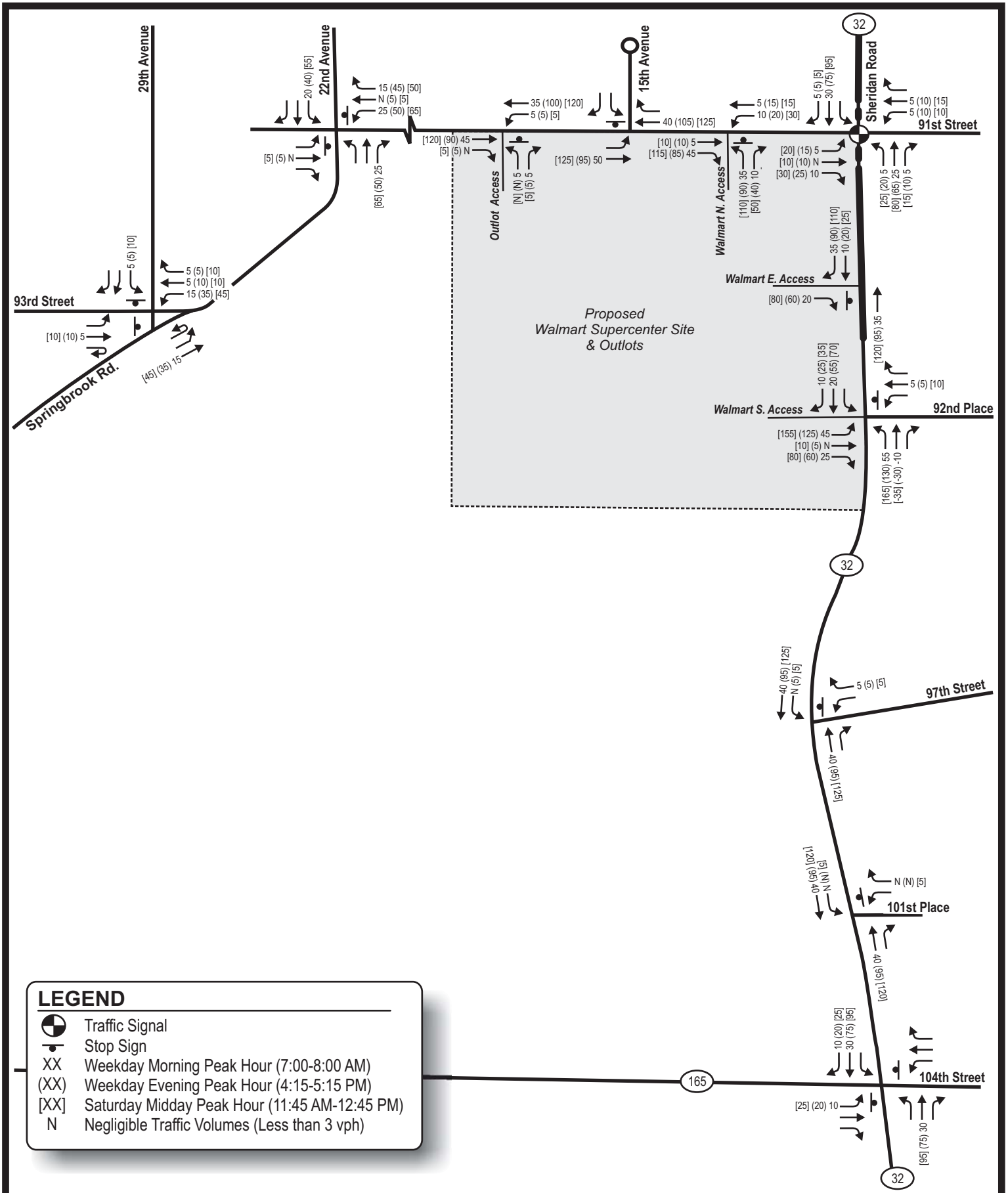


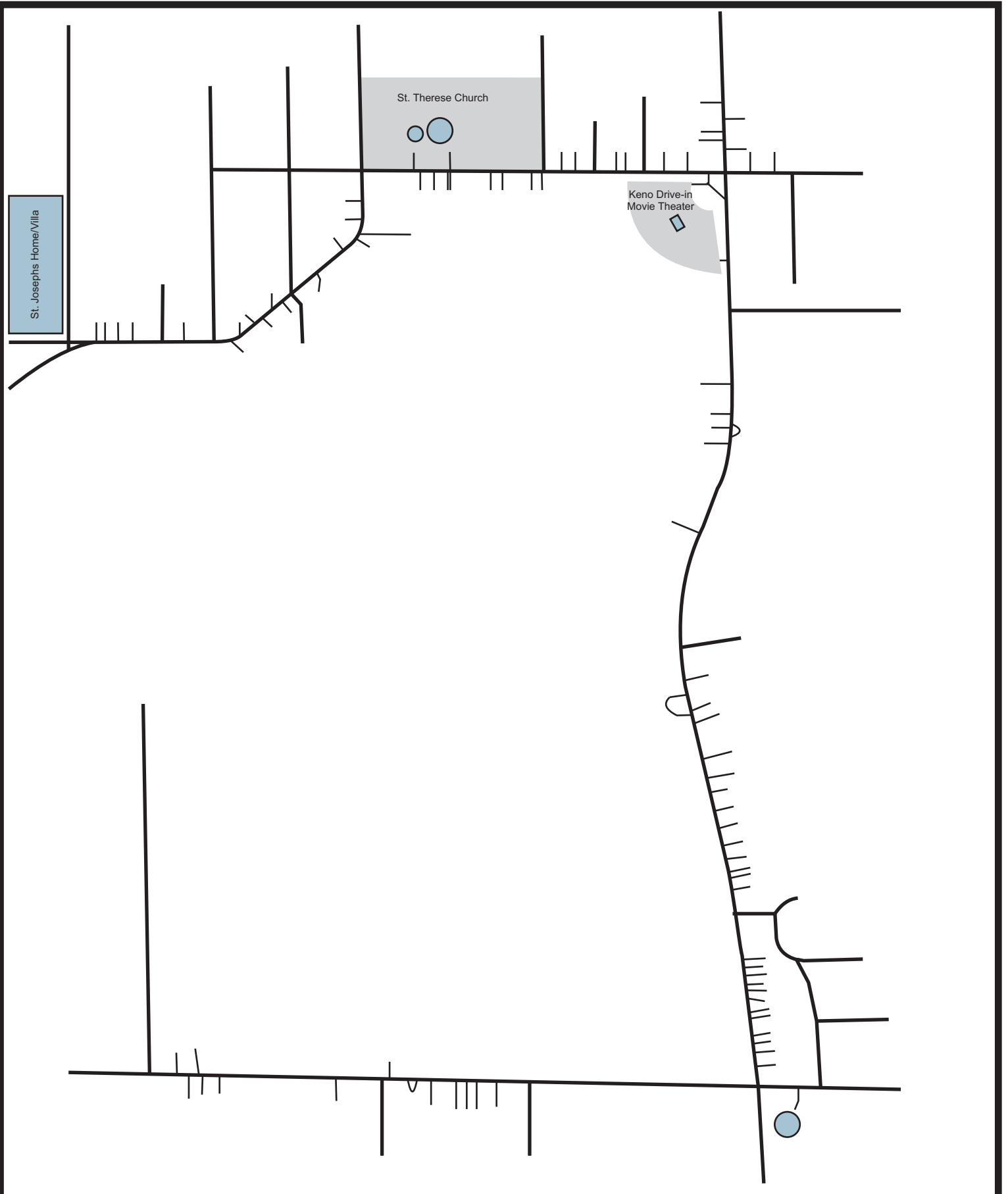
EXHIBIT DATE: 06-03-13

**EXHIBIT 8
SITE DEVELOPMENT PASS-BY TRIPS**

PLEASANT PRAIRIE, WISCONSIN







**TRAFFIC COUNT
DATA**

Note:

When the term *****BREAK***** is shown instead of a 15-minute time under the "Start Time" column, it indicates that there were zero (0) volumes for all traffic movements during that time period.

Traffic Analysis & Design, Inc.

File Name : 93rd-29th AM-PM rev

Site Code : 00000000

Start Date : 4/11/2013

Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	29 AVE From North				93 ST SPRINGBROOK RD From East				29 AVE From South				93 ST SPRINGBROOK RD From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	0	4	1	0	47	15	4	0	0	0	15	0	1	5	0	0	92
06:15 AM	0	3	1	0	54	9	1	0	0	0	11	0	1	1	0	0	81
06:30 AM	1	1	1	0	44	22	1	0	1	2	12	0	2	3	1	0	91
06:45 AM	1	1	2	0	53	22	1	0	1	4	21	0	0	9	0	0	115
Total	2	9	5	0	198	68	7	0	2	6	59	0	4	18	1	0	379
07:00 AM	0	5	1	0	70	16	3	0	0	29	25	0	1	8	1	0	159
07:15 AM	2	5	2	0	68	22	2	0	0	48	52	0	3	14	0	0	218
07:30 AM	0	1	0	0	80	14	0	0	1	8	41	0	0	15	0	0	160
07:45 AM	1	3	0	0	71	25	1	0	2	3	53	0	1	16	2	0	178
Total	3	14	3	0	289	77	6	0	3	88	171	0	5	53	3	0	715
08:00 AM	0	1	0	0	48	16	2	0	1	15	28	0	1	5	1	0	118
08:15 AM	0	0	0	0	43	13	2	0	0	8	18	0	2	5	0	0	91
08:30 AM	2	1	1	0	39	7	0	0	0	5	25	0	1	5	0	0	86
08:45 AM	1	3	1	0	37	12	2	0	1	6	24	0	0	3	0	0	90
Total	3	5	2	0	167	48	6	0	2	34	95	0	4	18	1	0	385
*** BREAK ***																	
03:00 PM	2	19	0	0	38	9	2	0	2	9	44	0	0	18	1	0	144
03:15 PM	1	7	0	1	33	12	2	0	0	4	63	0	2	11	1	0	137
03:30 PM	2	8	0	0	42	9	1	0	0	6	63	0	2	18	2	0	153
03:45 PM	1	4	0	0	22	7	0	0	0	4	50	0	3	24	2	0	117
Total	6	38	0	1	135	37	5	0	2	23	220	0	7	71	6	0	551
04:00 PM	2	4	2	0	43	8	1	0	1	8	77	0	2	20	1	0	169
04:15 PM	2	4	2	0	32	12	3	0	1	6	73	0	2	13	3	0	153
04:30 PM	1	8	1	0	46	9	2	0	2	6	81	0	0	14	1	0	171
04:45 PM	1	2	2	0	42	15	1	0	1	5	70	0	2	16	1	0	158
Total	6	18	7	0	163	44	7	0	5	25	301	0	6	63	6	0	651
05:00 PM	1	6	2	0	37	9	2	0	1	9	73	0	1	16	1	0	158
05:15 PM	0	4	0	0	32	18	2	0	1	6	86	0	0	12	1	0	162
05:30 PM	0	4	1	0	27	14	0	0	1	8	52	0	2	13	0	0	122
05:45 PM	0	9	0	0	24	16	0	0	1	5	62	0	1	12	1	0	131
Total	1	23	3	0	120	57	4	0	4	28	273	0	4	53	3	0	573
Grand Total	21	107	20	1	1072	331	35	0	18	204	1119	0	30	276	20	0	3254
Apprch %	14.1	71.8	13.4	0.7	74.5	23	2.4	0	1.3	15.2	83.4	0	9.2	84.7	6.1	0	
Total %	0.6	3.3	0.6	0	32.9	10.2	1.1	0	0.6	6.3	34.4	0	0.9	8.5	0.6	0	
Unshifted	20	106	20	1	1053	327	34	0	17	203	1102	0	29	271	19	0	3202
% Unshifted	95.2	99.1	100	100	98.2	98.8	97.1	0	94.4	99.5	98.5	0	96.7	98.2	95	0	98.4
Bank 1	1	1	0	0	15	4	1	0	1	1	13	0	1	5	1	0	44
% Bank 1	4.8	0.9	0	0	1.4	1.2	2.9	0	5.6	0.5	1.2	0	3.3	1.8	5	0	1.4
Bank 2	0	0	0	0	4	0	0	0	0	0	4	0	0	0	0	0	8
% Bank 2	0	0	0	0	0.4	0	0	0	0	0	0.4	0	0	0	0	0	0.2

Traffic Analysis & Design, Inc.

File Name : 93rd-91st AM-PM
 Site Code : 00000000
 Start Date : 4/11/2013
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	93RD ST SPRING BR From North				91ST ST From East				93RD ST SPRING BR From South				91ST ST From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
06:00 AM	7	44	0	0	26	0	3	0	0	12	9	0	0	2	0	0	103
06:15 AM	11	39	2	0	25	0	2	0	0	5	8	0	1	1	1	0	95
06:30 AM	14	33	1	0	25	1	5	0	0	7	9	0	0	1	0	0	96
06:45 AM	15	48	0	0	27	1	13	0	0	18	15	0	0	0	0	0	137
Total	47	164	3	0	103	2	23	0	0	42	41	0	1	4	1	0	431
07:00 AM	15	58	0	0	28	0	27	0	0	22	11	0	2	0	0	0	163
07:15 AM	18	65	2	0	24	0	56	0	0	59	18	0	0	0	0	0	242
07:30 AM	25	67	2	0	30	1	19	0	0	33	23	0	0	0	0	0	200
07:45 AM	16	48	0	0	47	2	18	0	0	41	29	0	1	2	0	0	204
Total	74	238	4	0	129	3	120	0	0	155	81	0	3	2	0	0	809
08:00 AM	13	40	1	0	28	1	20	0	0	23	12	0	0	2	1	0	141
08:15 AM	13	36	0	0	17	0	10	0	0	14	10	0	0	1	1	0	102
08:30 AM	15	29	2	0	24	0	13	0	0	21	13	0	1	0	0	0	118
08:45 AM	18	28	0	0	18	0	18	0	0	18	11	0	0	0	0	0	111
Total	59	133	3	0	87	1	61	0	0	76	46	0	1	3	2	0	472
*** BREAK ***																	
03:00 PM	32	30	7	0	17	1	23	0	0	49	11	0	1	1	0	0	172
03:15 PM	25	33	1	0	11	1	17	0	0	49	25	0	2	1	0	0	165
03:30 PM	17	28	3	1	25	3	16	0	0	51	28	0	0	0	0	0	172
03:45 PM	13	21	1	0	9	8	18	0	0	52	23	0	0	1	0	0	146
Total	87	112	12	1	62	13	74	0	0	201	87	0	3	3	0	0	655
04:00 PM	26	37	2	0	19	3	24	0	0	53	35	0	0	1	0	0	200
04:15 PM	23	24	1	0	18	3	24	0	0	65	19	0	2	2	1	0	182
04:30 PM	35	28	3	1	28	6	24	0	1	58	30	0	1	3	0	0	218
04:45 PM	31	31	1	0	19	2	20	0	2	52	30	0	0	1	1	0	190
Total	115	120	7	1	84	14	92	0	3	228	114	0	3	7	2	0	790
05:00 PM	28	28	2	0	21	2	16	0	0	58	34	0	1	1	0	0	191
05:15 PM	24	31	1	0	19	2	22	0	0	64	27	0	2	1	1	0	194
05:30 PM	17	21	1	0	19	4	13	0	1	39	24	0	0	0	0	0	139
05:45 PM	26	21	1	0	18	3	14	0	0	43	25	0	2	2	1	0	156
Total	95	101	5	0	77	11	65	0	1	204	110	0	5	4	2	0	680
Grand Total	477	868	34	2	542	44	435	0	4	906	479	0	16	23	7	0	3837
Apprch %	34.5	62.9	2.5	0.1	53.1	4.3	42.6	0	0.3	65.2	34.5	0	34.8	50	15.2	0	
Total %	12.4	22.6	0.9	0.1	14.1	1.1	11.3	0	0.1	23.6	12.5	0	0.4	0.6	0.2	0	
Unshifted	467	850	31	1	537	44	427	0	4	895	473	0	16	23	6	0	3774
% Unshifted	97.9	97.9	91.2	50	99.1	100	98.2	0	100	98.8	98.7	0	100	100	85.7	0	98.4
Bank 1	10	14	3	0	5	0	8	0	0	7	6	0	0	0	1	0	54
% Bank 1	2.1	1.6	8.8	0	0.9	0	1.8	0	0	0.8	1.3	0	0	0	14.3	0	1.4
Bank 2	0	4	0	1	0	0	0	0	0	4	0	0	0	0	0	0	9
% Bank 2	0	0.5	0	50	0	0	0	0	0	0.4	0	0	0	0	0	0	0.2

Traffic Analysis & Design, Inc.

File Name : 91st-15th AM-PM
 Site Code : 00000000
 Start Date : 11/9/2012
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	15TH AVE From North				91ST STREET From East				15TH AVE From South				91ST STREET From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	0	0	1	0	0	21	0	0	0	0	0	0	1	17	0	0	40
06:15 AM	1	0	1	0	0	20	0	0	0	0	0	0	1	25	0	0	48
06:30 AM	0	0	1	0	0	15	0	0	0	0	0	0	0	14	0	0	30
06:45 AM	0	0	0	2	0	4	0	0	0	0	0	0	0	13	0	0	19
Total	1	0	3	2	0	60	0	0	0	0	0	0	2	69	0	0	137
07:00 AM	0	0	1	0	0	20	0	0	0	0	0	0	0	25	0	0	46
07:15 AM	1	0	0	1	0	7	1	0	0	0	0	0	1	7	0	0	18
07:30 AM	0	0	2	1	0	24	1	0	0	0	0	0	1	31	0	0	60
07:45 AM	0	0	1	0	0	32	0	0	0	0	0	0	1	31	0	0	65
Total	1	0	4	2	0	83	2	0	0	0	0	0	3	94	0	0	189
08:00 AM	0	0	2	1	0	32	1	0	0	0	0	0	0	36	0	0	72
08:15 AM	3	0	2	2	0	38	3	0	0	0	0	0	0	37	0	0	85
08:30 AM	2	0	2	0	0	30	0	0	0	0	0	0	2	33	0	0	69
08:45 AM	1	0	2	0	0	26	3	0	0	0	0	0	2	27	0	0	61
Total	6	0	8	3	0	126	7	0	0	0	0	0	4	133	0	0	287
*** BREAK ***																	
03:00 PM	2	0	2	2	0	54	2	0	0	0	0	0	3	61	0	0	126
03:15 PM	2	0	0	2	0	50	2	0	0	0	0	0	1	42	0	0	99
03:30 PM	0	0	1	5	0	49	0	0	0	0	0	0	1	58	0	0	114
03:45 PM	3	0	4	0	0	44	3	0	0	0	0	0	3	42	0	0	99
Total	7	0	7	9	0	197	7	0	0	0	0	0	8	203	0	0	438
04:00 PM	0	0	1	0	0	53	1	0	0	0	0	1	1	51	0	0	108
04:15 PM	0	0	3	0	0	60	1	0	0	0	0	0	4	46	0	0	114
04:30 PM	0	0	3	0	0	40	2	0	0	0	0	0	2	49	0	0	96
04:45 PM	1	0	1	0	0	39	2	0	0	0	0	0	3	46	0	0	92
Total	1	0	8	0	0	192	6	0	0	0	0	1	10	192	0	0	410
05:00 PM	1	0	3	0	0	46	0	0	0	0	0	0	2	64	0	0	116
05:15 PM	0	0	3	1	0	41	1	0	0	0	0	0	2	49	0	0	97
05:30 PM	3	0	5	0	0	45	4	0	0	0	0	0	2	47	0	0	106
05:45 PM	0	0	4	0	0	40	0	0	0	0	0	0	5	54	0	0	103
Total	4	0	15	1	0	172	5	0	0	0	0	0	11	214	0	0	422
Grand Total	20	0	45	17	0	830	27	0	0	0	0	1	38	905	0	0	1883
Apprch %	24.4	0	54.9	20.7	0	96.8	3.2	0	0	0	0	100	4	96	0	0	
Total %	1.1	0	2.4	0.9	0	44.1	1.4	0	0	0	0	0.1	2	48.1	0	0	
Unshifted	18	0	42	12	0	789	23	0	0	0	0	0	37	883	0	0	1804
% Unshifted	90	0	93.3	70.6	0	95.1	85.2	0	0	0	0	0	97.4	97.6	0	0	95.8
Bank 1	2	0	3	5	0	38	4	0	0	0	0	1	1	20	0	0	74
% Bank 1	10	0	6.7	29.4	0	4.6	14.8	0	0	0	0	100	2.6	2.2	0	0	3.9
Bank 2	0	0	0	0	0	3	0	0	0	0	0	0	0	2	0	0	5
% Bank 2	0	0	0	0	0	0.4	0	0	0	0	0	0	0	0.2	0	0	0.3

Traffic Analysis & Design, Inc.

File Name : 91st-15th AM-PM
 Site Code : 00000000
 Start Date : 11/9/2012
 Page No : 1

Groups Printed- Bank 1 - Bank 2

Start Time	15TH AVE From North				91ST STREET From East				15TH AVE From South				91ST STREET From West				Int. Total	
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
06:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	2
06:30 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
06:45 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	0	3	0	0	0	0	0	0	0	1	0	0	0	5
*** BREAK ***																		
07:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:30 AM	0	0	1	0	0	3	0	0	0	0	0	0	0	2	0	0	0	6
07:45 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	4
Total	0	0	1	0	0	5	1	0	0	0	0	0	0	4	0	0	0	11
08:00 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	3
08:15 AM	0	0	1	0	0	3	1	0	0	0	0	0	0	3	0	0	0	8
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
08:45 AM	0	0	0	0	0	5	0	0	0	0	0	0	0	1	0	0	0	6
Total	0	0	1	0	0	10	1	0	0	0	0	0	0	6	0	0	0	18
*** BREAK ***																		
03:00 PM	0	0	0	2	0	2	0	0	0	0	0	0	0	2	0	0	0	6
03:15 PM	0	0	0	1	0	5	0	0	0	0	0	0	0	2	0	0	0	8
03:30 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0	4
03:45 PM	1	0	1	0	0	2	2	0	0	0	0	0	0	0	0	0	0	6
Total	1	0	1	3	0	11	2	0	0	0	0	0	0	6	0	0	0	24
04:00 PM	0	0	0	0	0	3	0	0	0	0	0	0	1	2	0	0	0	6
04:15 PM	0	0	0	0	0	4	0	0	0	0	0	0	0	1	0	0	0	5
*** BREAK ***																		
04:45 PM	0	0	0	0	0	1	0	0	0	0	0	0	1	1	0	0	0	3
Total	0	0	0	0	0	8	0	0	0	0	0	0	1	4	0	0	0	14
05:00 PM	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3
05:15 PM	0	0	0	1	0	2	0	0	0	0	0	0	0	1	0	0	0	4
*** BREAK ***																		
Total	1	0	0	1	0	4	0	0	0	0	0	0	0	1	0	0	0	7
Grand Total	2	0	3	5	0	41	4	0	0	0	0	1	1	22	0	0	0	79
Apprch %	20	0	30	50	0	91.1	8.9	0	0	0	0	100	4.3	95.7	0	0	0	
Total %	2.5	0	3.8	6.3	0	51.9	5.1	0	0	0	0	1.3	1.3	27.8	0	0	0	
Bank 1	2	0	3	5	0	38	4	0	0	0	0	1	1	20	0	0	0	74
% Bank 1	100	0	100	100	0	92.7	100	0	0	0	0	100	100	90.9	0	0	0	93.7
Bank 2	0	0	0	0	0	3	0	0	0	0	0	0	0	2	0	0	0	5
% Bank 2	0	0	0	0	0	7.3	0	0	0	0	0	0	0	9.1	0	0	0	6.3

Traffic Analysis & Design, Inc.

File Name : 91st St, 15th Ave, Sat
 Site Code : 00000000
 Start Date : 11/10/2012
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	15TH AVE From North				91ST STREET From East				15TH AVE From South				91ST STREET From West				Int. Total	
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		
*** BREAK ***																		
11:00 AM	0	0	1	3	0	34	0	0	0	0	0	0	1	0	32	0	0	71
11:15 AM	0	0	4	0	0	37	1	0	0	0	0	0	0	1	43	0	0	86
11:30 AM	2	0	0	1	0	35	2	0	0	0	0	0	1	3	32	0	0	76
11:45 AM	0	0	3	3	0	34	0	0	0	0	0	0	0	3	42	0	0	85
Total	2	0	8	7	0	140	3	0	0	0	0	2	7	149	0	0	318	
12:00 PM	0	0	2	0	0	59	2	0	0	0	0	2	2	41	0	0	108	
12:15 PM	1	0	2	0	0	41	1	1	0	0	0	0	1	46	0	0	93	
12:30 PM	1	0	6	0	0	33	0	0	0	0	0	0	1	40	0	1	82	
12:45 PM	1	0	0	0	0	34	0	0	0	0	0	0	4	35	0	0	74	
Total	3	0	10	0	0	167	3	1	0	0	0	2	8	162	0	1	357	
01:00 PM	0	0	0	1	0	37	1	0	0	0	0	2	1	39	0	0	81	
01:15 PM	1	0	1	0	0	32	5	0	0	0	0	0	1	44	0	0	84	
01:30 PM	0	0	0	0	0	40	0	0	0	0	0	0	1	36	0	0	77	
01:45 PM	0	0	1	0	0	32	0	0	0	0	0	1	1	48	0	0	83	
Total	1	0	2	1	0	141	6	0	0	0	0	3	4	167	0	0	325	
Grand Total	6	0	20	8	0	448	12	1	0	0	0	7	19	478	0	1	1000	
Apprch %	17.6	0	58.8	23.5	0	97.2	2.6	0.2	0	0	0	100	3.8	96	0	0.2		
Total %	0.6	0	2	0.8	0	44.8	1.2	0.1	0	0	0	0.7	1.9	47.8	0	0.1		
Unshifted	6	0	20	4	0	444	12	0	0	0	0	1	19	476	0	0	982	
% Unshifted	100	0	100	50	0	99.1	100	0	0	0	0	14.3	100	99.6	0	0	98.2	
Bank 1	0	0	0	4	0	4	0	0	0	0	0	6	0	2	0	0	16	
% Bank 1	0	0	0	50	0	0.9	0	0	0	0	0	85.7	0	0.4	0	0	1.6	
Bank 2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	2	
% Bank 2	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	100	0.2	

Traffic Analysis & Design, Inc.

File Name : 91st St, 15th Ave, Sat
 Site Code : 00000000
 Start Date : 11/10/2012
 Page No : 1

Groups Printed- Bank 1 - Bank 2

Start Time	15TH AVE From North				91ST STREET From East				15TH AVE From South				91ST STREET From West				Int. Total	
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
*** BREAK ***																		
11:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	2
11:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
11:30 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
11:45 AM	0	0	0	3	0	0	0	0	0	0	0	0	0	0	1	0	0	4
Total	0	0	0	4	0	2	0	0	0	0	0	0	1	0	1	0	0	8
12:00 PM	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	0	0	3
12:15 PM	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
*** BREAK ***																		
Total	0	0	0	0	0	2	0	1	0	0	0	0	2	0	0	0	1	6
01:00 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
*** BREAK ***																		
01:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2
Total	0	0	0	0	0	0	0	0	0	0	0	3	0	1	0	0	0	4
Grand Total	0	0	0	4	0	4	0	1	0	0	0	6	0	2	0	1	18	
Apprch %	0	0	0	100	0	80	0	20	0	0	0	100	0	66.7	0	33.3		
Total %	0	0	0	22.2	0	22.2	0	5.6	0	0	0	33.3	0	11.1	0	5.6		
Bank 1	0	0	0	4	0	4	0	0	0	0	0	6	0	2	0	0	16	
% Bank 1	0	0	0	100	0	100	0	0	0	0	0	100	0	100	0	0	88.9	
Bank 2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	2	
% Bank 2	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	100	11.1	

Traffic Analysis & Design, Inc.

Pleasant Prairie
 Weekday AM
 #3255
 AS.

File Name : STH 32-91st AM-PM
 Site Code : 00000000
 Start Date : 11/9/2012
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	STH 32 From North				91ST ST From East				STH 32 From South				91ST ST From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	0	67	12	0	8	8	3	0	0	34	0	0	8	1	9	0	150
06:15 AM	1	81	5	0	7	11	2	0	3	26	0	0	6	4	16	0	162
06:30 AM	2	84	12	0	12	8	5	0	1	34	3	0	10	2	14	0	187
06:45 AM	5	94	14	0	13	9	6	0	3	62	6	0	15	11	20	0	258
Total	8	326	43	0	40	36	16	0	7	156	9	0	39	18	59	0	757
07:00 AM	1	98	13	1	18	11	7	0	6	60	6	0	8	7	18	0	254
07:15 AM	2	118	14	0	18	14	8	0	6	68	3	0	14	4	17	0	286
07:30 AM	1	87	13	0	13	11	8	0	14	77	3	0	31	6	16	0	280
07:45 AM	1	94	27	1	18	18	9	0	9	85	6	0	18	7	22	0	315
Total	5	397	67	2	67	54	32	0	35	290	18	0	71	24	73	0	1135
08:00 AM	2	57	17	0	9	12	9	0	7	57	1	0	13	9	18	0	211
08:15 AM	6	60	14	0	13	16	7	0	8	76	8	0	14	7	16	0	245
08:30 AM	6	58	8	0	14	11	13	0	9	88	6	0	17	7	13	0	250
08:45 AM	6	67	16	0	3	6	7	0	7	61	3	0	11	5	13	1	206
Total	20	242	55	0	39	45	36	0	31	282	18	0	55	28	60	1	912
*** BREAK ***																	
03:00 PM	8	79	28	2	9	15	4	1	13	88	9	0	17	18	26	0	317
03:15 PM	7	72	25	0	7	11	5	0	10	105	3	0	12	15	17	0	289
03:30 PM	13	80	20	3	6	16	9	0	18	104	16	0	23	14	19	0	341
03:45 PM	5	83	18	0	16	13	10	0	21	140	8	0	14	18	22	0	368
Total	33	314	91	5	38	55	28	1	62	437	36	0	66	65	84	0	1315
04:00 PM	3	91	22	0	5	13	9	0	23	109	11	1	18	14	19	0	338
04:15 PM	16	85	20	0	8	12	12	0	28	151	18	0	20	12	18	0	400
04:30 PM	9	70	21	0	4	14	4	0	13	133	7	0	13	11	22	0	321
04:45 PM	6	90	14	0	5	9	5	0	12	146	10	0	13	18	18	0	346
Total	34	336	77	0	22	48	30	0	76	539	46	1	64	55	77	0	1405
05:00 PM	9	113	24	0	6	13	5	0	13	142	8	0	10	24	25	0	392
05:15 PM	12	87	15	1	4	7	11	0	22	131	15	0	20	18	11	0	354
05:30 PM	4	84	17	0	4	12	5	0	17	136	11	0	17	19	15	0	341
05:45 PM	10	77	12	0	5	11	8	0	20	114	10	0	15	23	12	0	317
Total	35	361	68	1	19	43	29	0	72	523	44	0	62	84	63	0	1404
Grand Total	135	1976	401	8	225	281	171	1	283	2227	171	1	357	274	416	1	6928
Apprch %	5.4	78.4	15.9	0.3	33.2	41.4	25.2	0.1	10.6	83	6.4	0	34.1	26.1	39.7	0.1	
Total %	1.9	28.5	5.8	0.1	3.2	4.1	2.5	0	4.1	32.1	2.5	0	5.2	4	6	0	
Unshifted	127	1954	370	4	210	276	167	0	276	2195	155	0	351	267	409	1	6762
% Unshifted	94.1	98.9	92.3	50	93.3	98.2	97.7	0	97.5	98.6	90.6	0	98.3	97.4	98.3	100	97.6
Bank 1	8	20	30	4	6	5	3	1	7	25	10	1	5	7	7	0	139
% Bank 1	5.9	1	7.5	50	2.7	1.8	1.8	100	2.5	1.1	5.8	100	1.4	2.6	1.7	0	2
Bank 2	0	2	1	0	9	0	1	0	0	7	6	0	1	0	0	0	27
% Bank 2	0	0.1	0.2	0	4	0	0.6	0	0	0.3	3.5	0	0.3	0	0	0	0.4

Traffic Analysis & Design, Inc.

Pleasant Prairie
 Weekday AM
 #3255
 AS.

File Name : STH 32-91st AM-PM
 Site Code : 00000000
 Start Date : 11/9/2012
 Page No : 1

Groups Printed- Bank 1 - Bank 2

Start Time	STH 32 From North				91ST ST From East				STH 32 From South				91ST ST From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	2
06:30 AM	0	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	4
06:45 AM	0	2	1	0	0	0	0	0	0	0	2	0	0	0	0	0	5
Total	0	4	4	0	1	0	0	0	0	0	2	0	1	0	0	0	12
07:00 AM	0	2	0	1	1	0	0	0	0	2	0	0	0	0	0	0	6
07:15 AM	0	2	3	0	1	0	0	0	0	0	0	0	0	0	0	0	6
07:30 AM	0	2	0	0	0	0	0	0	1	1	2	0	1	1	0	0	8
07:45 AM	0	1	2	1	1	0	0	0	0	2	0	0	0	1	0	0	8
Total	0	7	5	2	3	0	0	0	1	5	2	0	1	2	0	0	28
08:00 AM	0	0	2	0	0	0	0	0	0	1	0	0	0	0	1	0	4
08:15 AM	1	2	1	0	1	1	0	0	1	2	3	0	2	1	0	0	15
08:30 AM	0	1	0	0	2	0	0	0	0	1	1	0	0	1	0	0	6
08:45 AM	1	0	3	0	0	0	1	0	2	0	2	0	0	1	0	0	10
Total	2	3	6	0	3	1	1	0	3	4	6	0	2	3	1	0	35
*** BREAK ***																	
03:00 PM	1	3	1	1	2	1	0	1	0	2	3	0	1	0	1	0	17
03:15 PM	0	2	1	0	2	0	0	0	0	4	0	0	0	2	0	0	11
03:30 PM	3	0	5	0	0	0	0	0	1	2	1	0	1	0	1	0	14
03:45 PM	0	1	2	0	2	0	1	0	0	2	1	0	0	0	1	0	10
Total	4	6	9	1	6	1	1	1	1	10	5	0	2	2	3	0	52
04:00 PM	1	1	1	0	2	2	1	0	0	3	0	1	0	0	2	0	14
04:15 PM	0	0	4	0	0	0	0	0	1	2	0	0	0	0	0	0	7
04:30 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
04:45 PM	1	0	0	0	0	1	0	0	0	2	0	0	0	0	0	0	4
Total	2	1	5	0	2	3	1	0	1	9	0	1	0	0	2	0	27
05:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
05:15 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:30 PM	0	0	1	0	0	0	1	0	1	2	1	0	0	0	1	0	7
05:45 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Total	0	1	2	1	0	0	1	0	1	4	1	0	0	0	1	0	12
Grand Total	8	22	31	4	15	5	4	1	7	32	16	1	6	7	7	0	166
Apprch %	12.3	33.8	47.7	6.2	60	20	16	4	12.5	57.1	28.6	1.8	30	35	35	0	
Total %	4.8	13.3	18.7	2.4	9	3	2.4	0.6	4.2	19.3	9.6	0.6	3.6	4.2	4.2	0	
Bank 1	8	20	30	4	6	5	3	1	7	25	10	1	5	7	7	0	139
% Bank 1	100	90.9	96.8	100	40	100	75	100	100	78.1	62.5	100	83.3	100	100	0	83.7
Bank 2	0	2	1	0	9	0	1	0	0	7	6	0	1	0	0	0	27
% Bank 2	0	9.1	3.2	0	60	0	25	0	0	21.9	37.5	0	16.7	0	0	0	16.3

Traffic Analysis & Design, Inc.

File Name : STH 32-92nd AM-PM
 Site Code : 00000000
 Start Date : 11/5/2012
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	STH 32 From North				92 PL From East				STH 32 From South				92 PL From West				Int. Total	
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
06:00 AM	1	104	0	0	6	0	2	0	0	31	0	0	0	0	0	0	0	144
06:15 AM	0	115	0	0	3	0	2	0	0	28	0	0	0	0	0	0	0	148
06:30 AM	1	110	0	0	5	0	4	0	0	43	1	0	0	0	0	0	0	164
06:45 AM	0	141	0	0	12	0	6	0	0	78	1	0	0	0	0	0	0	238
Total	2	470	0	0	26	0	14	0	0	180	2	0	0	0	0	0	0	694
07:00 AM	2	132	0	0	6	0	5	0	0	96	0	0	0	0	0	0	0	241
07:15 AM	4	180	0	0	10	0	8	0	0	84	0	0	0	0	0	0	0	286
07:30 AM	1	181	0	0	4	0	8	0	0	95	0	0	0	0	0	0	0	289
07:45 AM	3	139	0	0	3	0	4	0	0	101	0	0	0	0	0	0	0	250
Total	10	632	0	0	23	0	25	0	0	376	0	0	0	0	0	0	0	1066
08:00 AM	1	117	0	0	3	0	4	0	1	79	1	0	0	0	0	0	0	206
08:15 AM	1	102	0	0	1	0	7	0	0	88	2	0	0	0	0	0	0	201
08:30 AM	6	79	0	0	1	0	3	0	0	100	0	0	0	0	0	0	0	189
08:45 AM	5	89	0	0	2	0	3	0	0	90	0	0	0	0	0	0	0	189
Total	13	387	0	0	7	0	17	0	1	357	3	0	0	0	0	0	0	785
04:00 PM	4	112	0	0	2	0	2	1	0	109	5	0	0	0	0	0	0	235
04:15 PM	4	90	0	0	0	0	3	0	0	109	0	0	0	0	0	0	0	206
04:30 PM	3	104	0	0	1	0	6	0	0	148	1	0	0	0	0	0	0	263
04:45 PM	2	118	0	0	0	0	4	0	0	160	3	0	0	0	0	0	0	287
Total	13	424	0	0	3	0	15	1	0	526	9	0	0	0	0	0	0	991
05:00 PM	4	107	0	1	2	0	2	0	0	144	4	0	0	0	0	0	1	265
05:15 PM	5	110	0	0	0	0	3	0	0	189	6	0	0	0	0	0	0	313
05:30 PM	6	96	0	0	0	0	2	0	0	159	7	0	0	0	0	0	0	270
05:45 PM	7	114	0	0	0	0	4	0	0	173	6	0	0	0	0	0	0	304
Total	22	427	0	1	2	0	11	0	0	665	23	0	0	0	0	0	1	1152
06:00 PM	11	125	0	0	1	0	2	0	0	146	5	0	0	0	0	0	0	290
06:15 PM	4	96	0	0	3	0	8	0	0	159	3	0	0	0	0	0	0	273
06:30 PM	4	100	0	0	1	0	6	0	0	157	3	0	0	0	0	0	0	271
06:45 PM	5	91	0	0	0	0	5	0	0	136	4	0	0	0	0	0	0	241
Total	24	412	0	0	5	0	21	0	0	598	15	0	0	0	0	0	0	1075
Grand Total	84	2752	0	1	66	0	103	1	1	2702	52	0	0	0	0	0	1	5763
Apprch %	3	97	0	0	38.8	0	60.6	0.6	0	98.1	1.9	0	0	0	0	0	100	
Total %	1.5	47.8	0	0	1.1	0	1.8	0	0	46.9	0.9	0	0	0	0	0	0	
Unshifted	81	2702	0	0	64	0	101	0	1	2640	50	0	0	0	0	0	1	5640
% Unshifted	96.4	98.2	0	0	97	0	98.1	0	100	97.7	96.2	0	0	0	0	0	100	97.9
Bank 1	3	38	0	0	2	0	0	1	0	44	1	0	0	0	0	0	0	89
% Bank 1	3.6	1.4	0	0	3	0	0	100	0	1.6	1.9	0	0	0	0	0	0	1.5
Bank 2	0	12	0	1	0	0	2	0	0	18	1	0	0	0	0	0	0	34
% Bank 2	0	0.4	0	100	0	0	1.9	0	0	0.7	1.9	0	0	0	0	0	0	0.6

Traffic Analysis & Design, Inc.

File Name : STH 32-92nd AM-PM
 Site Code : 00000000
 Start Date : 11/5/2012
 Page No : 1

Groups Printed- Bank 1 - Bank 2

Start Time	STH 32 From North				92 PL From East				STH 32 From South				92 PL From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
06:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
06:15 AM	0	1	0	0	1	0	0	0	0	1	0	0	0	0	0	0	3
06:30 AM	0	3	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
06:45 AM	0	3	0	0	0	0	0	0	0	4	1	0	0	0	0	0	8
Total	0	8	0	0	1	0	0	0	0	6	1	0	0	0	0	0	16
07:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:15 AM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
07:30 AM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	6
07:45 AM	1	4	0	0	0	0	1	0	0	1	0	0	0	0	0	0	7
Total	1	11	0	0	0	0	2	0	0	6	0	0	0	0	0	0	20
08:00 AM	0	5	0	0	0	0	0	0	0	3	1	0	0	0	0	0	9
08:15 AM	0	5	0	0	0	0	0	0	0	7	0	0	0	0	0	0	12
08:30 AM	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4
08:45 AM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
Total	0	10	0	0	0	0	0	0	0	19	1	0	0	0	0	0	30
04:00 PM	1	4	0	0	0	0	0	1	0	4	0	0	0	0	0	0	10
04:15 PM	0	4	0	0	0	0	0	0	0	2	0	0	0	0	0	0	6
04:30 PM	0	2	0	0	0	0	0	0	0	4	0	0	0	0	0	0	6
04:45 PM	0	4	0	0	0	0	0	0	0	3	0	0	0	0	0	0	7
Total	1	14	0	0	0	0	0	1	0	13	0	0	0	0	0	0	29
05:00 PM	0	4	0	1	1	0	0	0	0	4	0	0	0	0	0	0	10
05:15 PM	1	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	4
05:30 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
05:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Total	1	4	0	1	1	0	0	0	0	13	0	0	0	0	0	0	20
06:00 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
06:30 PM	0	1	0	0	0	0	0	0	0	3	0	0	0	0	0	0	4
06:45 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Total	0	3	0	0	0	0	0	0	0	5	0	0	0	0	0	0	8
Grand Total	3	50	0	1	2	0	2	1	0	62	2	0	0	0	0	0	123
Apprch %	5.6	92.6	0	1.9	40	0	40	20	0	96.9	3.1	0	0	0	0	0	
Total %	2.4	40.7	0	0.8	1.6	0	1.6	0.8	0	50.4	1.6	0	0	0	0	0	
Bank 1	3	38	0	0	2	0	0	1	0	44	1	0	0	0	0	0	89
% Bank 1	100	76	0	0	100	0	0	100	0	71	50	0	0	0	0	0	72.4
Bank 2	0	12	0	1	0	0	2	0	0	18	1	0	0	0	0	0	34
% Bank 2	0	24	0	100	0	0	100	0	0	29	50	0	0	0	0	0	27.6

Traffic Analysis & Design, Inc.

File Name : STH 32, 92nd Pl, Sat
 Site Code : 00000000
 Start Date : 11/10/2012
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	STH 32 From North				92ND PL From East				STH 32 From South				92ND PL From West				Int. Total	
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
*** BREAK ***																		
11:00 AM	11	98	0	0	0	0	3	0	0	96	3	0	0	0	0	0	0	211
11:15 AM	9	104	0	0	2	0	4	0	0	88	1	0	0	0	0	0	0	208
11:30 AM	6	84	0	0	5	0	6	0	0	101	1	0	0	0	0	0	0	203
11:45 AM	7	99	0	0	1	0	5	2	0	96	1	0	0	0	0	0	0	211
Total	33	385	0	0	8	0	18	2	0	381	6	0	0	0	0	0	0	833
12:00 PM	4	97	0	0	0	0	8	1	0	91	3	1	0	0	0	0	0	205
12:15 PM	8	99	0	0	2	0	7	0	0	112	2	0	0	0	0	0	0	230
12:30 PM	10	96	0	0	0	0	6	0	0	105	3	0	0	0	0	0	0	220
12:45 PM	6	99	0	0	2	0	5	0	0	92	4	0	0	0	0	0	0	208
Total	28	391	0	0	4	0	26	1	0	400	12	1	0	0	0	0	0	863
01:00 PM	17	100	0	0	3	0	6	0	0	95	3	0	0	0	0	0	1	225
01:15 PM	14	106	0	0	5	0	4	1	0	86	4	0	0	0	0	0	0	220
01:30 PM	9	95	0	0	2	0	9	1	0	110	5	0	0	0	0	0	0	231
01:45 PM	10	122	0	1	7	0	5	0	0	103	7	0	0	0	0	0	0	255
Total	50	423	0	1	17	0	24	2	0	394	19	0	0	0	0	0	1	931
Grand Total	111	1199	0	1	29	0	68	5	0	1175	37	1	0	0	0	0	1	2627
Apprch %	8.5	91.5	0	0.1	28.4	0	66.7	4.9	0	96.9	3.1	0.1	0	0	0	0	100	
Total %	4.2	45.6	0	0	1.1	0	2.6	0.2	0	44.7	1.4	0	0	0	0	0	0	
Unshifted	111	1190	0	0	28	0	67	0	0	1167	37	0	0	0	0	0	0	2600
% Unshifted	100	99.2	0	0	96.6	0	98.5	0	0	99.3	100	0	0	0	0	0	0	99
Bank 1	0	9	0	1	1	0	1	5	0	8	0	0	0	0	0	0	1	26
% Bank 1	0	0.8	0	100	3.4	0	1.5	100	0	0.7	0	0	0	0	0	0	100	1
Bank 2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
% Bank 2	0	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0

Traffic Analysis & Design, Inc.

File Name : STH 32, 92nd Pl, Sat
 Site Code : 00000000
 Start Date : 11/10/2012
 Page No : 1

Groups Printed- Bank 1 - Bank 2

Start Time	STH 32 From North				92ND PL From East				STH 32 From South				92ND PL From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
*** BREAK ***																	
11:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
11:15 AM	0	0	0	0	0	0	1	0	0	2	0	0	0	0	0	0	3
*** BREAK ***																	
11:45 AM	0	2	0	0	0	0	0	2	0	1	0	0	0	0	0	0	5
Total	0	3	0	0	0	0	1	2	0	4	0	0	0	0	0	0	10
12:00 PM	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2
12:15 PM	0	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
*** BREAK ***																	
Total	0	2	0	0	0	0	0	1	0	1	0	1	0	0	0	0	5
01:00 PM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1	3
01:15 PM	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2
01:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
01:45 PM	0	2	0	1	1	0	0	0	0	2	0	0	0	0	0	0	6
Total	0	4	0	1	1	0	0	2	0	3	0	0	0	0	0	1	12
Grand Total	0	9	0	1	1	0	1	5	0	8	0	1	0	0	0	1	27
Apprch %	0	90	0	10	14.3	0	14.3	71.4	0	88.9	0	11.1	0	0	0	100	
Total %	0	33.3	0	3.7	3.7	0	3.7	18.5	0	29.6	0	3.7	0	0	0	3.7	
Bank 1	0	9	0	1	1	0	1	5	0	8	0	0	0	0	0	1	26
% Bank 1	0	100	0	100	100	0	100	100	0	100	0	0	0	0	0	100	96.3
Bank 2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
% Bank 2	0	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	3.7

Traffic Analysis & Design, Inc.

File Name : STH 32-101st AM-PM

Site Code : 00000000

Start Date : 4/11/2013

Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	STH 32 From North				101ST From East				STH 32 From South				101ST From West				Int. Total	
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	0	96	0	0	7	0	4	0	0	20	1	0	0	1	0	0	0	129
06:15 AM	0	157	0	0	10	0	1	0	0	26	0	0	0	0	0	0	0	194
06:30 AM	0	122	0	0	2	0	1	0	0	34	1	0	0	0	0	0	0	160
06:45 AM	1	142	0	0	7	0	3	0	0	56	3	0	0	0	0	0	0	212
Total	1	517	0	0	26	0	9	0	0	136	5	0	0	1	0	0	0	695
07:00 AM	0	162	0	0	9	0	9	0	0	72	1	0	0	0	0	0	0	253
07:15 AM	2	161	0	0	13	0	6	0	0	93	1	0	0	0	0	0	0	276
07:30 AM	1	169	0	0	2	0	4	0	0	86	4	0	0	0	0	0	0	266
07:45 AM	2	148	0	0	2	0	3	0	0	95	0	0	0	0	0	0	0	250
Total	5	640	0	0	26	0	22	0	0	346	6	0	0	0	0	0	0	1045
08:00 AM	0	105	0	0	1	0	4	0	0	65	1	0	0	0	0	0	0	176
08:15 AM	1	80	0	0	3	0	1	0	0	73	1	0	0	0	0	0	2	161
08:30 AM	4	87	0	0	1	0	1	0	0	48	0	0	0	0	0	0	0	141
08:45 AM	1	72	0	0	0	0	3	0	0	65	3	0	0	0	0	0	0	144
Total	6	344	0	0	5	0	9	0	0	251	5	0	0	0	0	0	2	622
*** BREAK ***																		
03:00 PM	1	69	0	0	1	0	5	0	0	94	4	0	0	0	0	0	0	174
03:15 PM	5	71	0	0	5	0	1	0	0	97	3	0	0	0	0	0	0	182
03:30 PM	2	88	0	0	4	0	1	0	0	130	4	0	0	0	0	0	0	229
03:45 PM	5	63	0	0	3	0	1	0	0	135	8	0	0	0	0	0	0	215
Total	13	291	0	0	13	0	8	0	0	456	19	0	0	0	0	0	0	800
04:00 PM	3	85	0	0	0	0	2	0	0	138	2	0	0	0	0	0	0	230
04:15 PM	0	105	0	0	3	0	4	0	0	151	4	0	0	0	0	0	0	267
04:30 PM	2	115	0	0	4	0	5	0	0	186	4	0	0	0	0	0	0	316
04:45 PM	2	87	0	0	3	0	4	0	0	172	6	0	0	0	0	0	0	274
Total	7	392	0	0	10	0	15	0	0	647	16	0	0	0	0	0	0	1087
05:00 PM	2	94	0	0	0	0	5	0	0	169	9	0	0	0	0	0	0	279
05:15 PM	2	96	0	0	2	0	0	0	0	158	6	0	0	0	0	0	0	264
05:30 PM	0	78	0	0	1	0	3	0	0	136	9	0	0	0	0	0	1	228
05:45 PM	1	53	0	0	3	0	2	0	0	122	4	0	0	0	0	0	0	185
Total	5	321	0	0	6	0	10	0	0	585	28	0	0	0	0	0	1	956
Grand Total	37	2505	0	0	86	0	73	0	0	2421	79	0	0	1	0	3	5205	
Apprch %	1.5	98.5	0	0	54.1	0	45.9	0	0	96.8	3.2	0	0	25	0	75		
Total %	0.7	48.1	0	0	1.7	0	1.4	0	0	46.5	1.5	0	0	0	0	0.1		
Unshifted	35	2455	0	0	84	0	67	0	0	2376	77	0	0	1	0	2	5097	
% Unshifted	94.6	98	0	0	97.7	0	91.8	0	0	98.1	97.5	0	0	100	0	66.7	97.9	
Bank 1	2	33	0	0	2	0	6	0	0	31	2	0	0	0	0	1	77	
% Bank 1	5.4	1.3	0	0	2.3	0	8.2	0	0	1.3	2.5	0	0	0	0	33.3	1.5	
Bank 2	0	17	0	0	0	0	0	0	0	14	0	0	0	0	0	0	31	
% Bank 2	0	0.7	0	0	0	0	0	0	0	0.6	0	0	0	0	0	0	0.6	

Traffic Analysis & Design, Inc.

File Name : STH 32, 101st Pl, Sat
 Site Code : 00000000
 Start Date : 4/13/2013
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	STH 32 From North				101 ST PLACE From East				STH 32 From South				101 ST PLACE From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
11:00 AM	3	87	0	0	5	0	0	0	0	87	3	0	0	0	0	0	185
11:15 AM	2	88	0	0	3	0	4	0	0	90	5	0	0	0	0	0	192
11:30 AM	3	84	0	0	1	0	2	0	0	102	2	0	0	0	0	0	194
11:45 AM	0	89	0	0	6	0	4	0	0	106	2	0	0	0	0	0	207
Total	8	348	0	0	15	0	10	0	0	385	12	0	0	0	0	0	778
12:00 PM	7	83	0	0	3	0	2	0	0	93	6	0	0	0	0	0	194
12:15 PM	2	93	0	0	1	0	2	0	0	107	4	0	0	0	0	0	209
12:30 PM	3	102	0	0	2	0	5	0	0	99	6	0	0	0	0	0	217
12:45 PM	7	85	0	0	4	0	3	0	0	108	4	0	0	0	0	0	211
Total	19	363	0	0	10	0	12	0	0	407	20	0	0	0	0	0	831
01:00 PM	3	84	0	0	4	0	7	0	0	92	4	0	0	0	0	0	194
01:15 PM	3	92	0	0	2	0	3	0	0	94	5	0	0	0	0	0	199
01:30 PM	4	96	0	0	2	0	2	0	0	95	3	0	0	0	0	0	202
01:45 PM	4	131	0	0	4	0	4	0	0	107	2	0	0	0	0	0	252
Total	14	403	0	0	12	0	16	0	0	388	14	0	0	0	0	0	847
Grand Total	41	1114	0	0	37	0	38	0	0	1180	46	0	0	0	0	0	2456
Apprch %	3.5	96.5	0	0	49.3	0	50.7	0	0	96.2	3.8	0	0	0	0	0	
Total %	1.7	45.4	0	0	1.5	0	1.5	0	0	48	1.9	0	0	0	0	0	
Unshifted	41	1108	0	0	37	0	38	0	0	1170	46	0	0	0	0	0	2440
% Unshifted	100	99.5	0	0	100	0	100	0	0	99.2	100	0	0	0	0	0	99.3
Bank 1	0	5	0	0	0	0	0	0	0	9	0	0	0	0	0	0	14
% Bank 1	0	0.4	0	0	0	0	0	0	0	0.8	0	0	0	0	0	0	0.6
Bank 2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
% Bank 2	0	0.1	0	0	0	0	0	0	0	0.1	0	0	0	0	0	0	0.1

Intersection Traffic Volume Report

Base Information, Observed (13) Hour and Estimated (24) Hour Volume Summaries



Intersection of: **STH 32 and STH 165 - 104th Street**

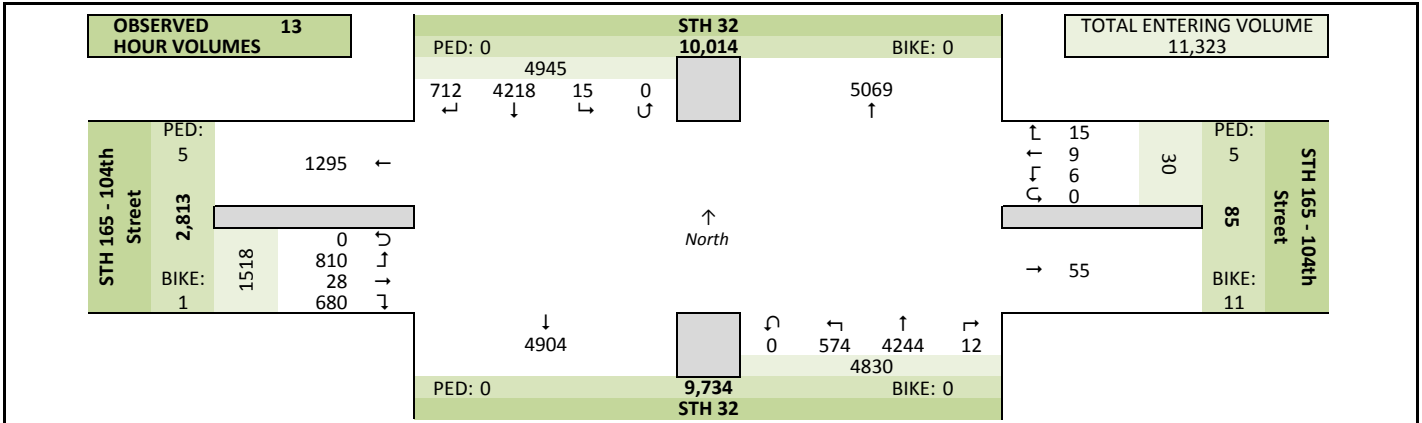
Site Information

Municipality	Village of Pleasant Prairie
County	Kenosha
WisDOT Region	SE
Traffic Control	Traffic Signal
Roadway Names	North Direction
North Leg	STH 32
East Leg	STH 165 - 104th Street
South Leg	STH 32
West Leg	STH 165 - 104th Street
Special Considerations	
Schools	In Session
Holidays	None
Special Events	None
Special Pedestrians Observed	
Pre-school children	None
Elementary school age children	None
Visually impaired (white cane/helper dog)	None
Elderly/disabled (except wheelchairs)	None
Wheelchairs/electric scooters	None
Other (describe)	None

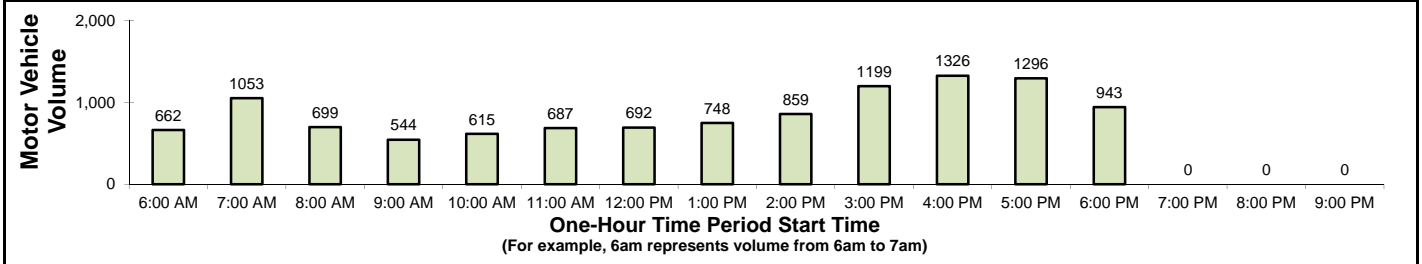
Count Information

Hrs Counted:	6:00 AM-7:00 PM				
Count Dates	Weather				
AM Peak Period	Tuesday, March 13, 2012	Clear & Dry			
Midday Peak Period	Thursday, March 15, 2012	Clear & Dry			
PM Peak Period	Tuesday, March 13, 2012	Clear & Dry			
Calculated Peak Hours					
AM	7:00-8:00am	MD	1:00-2:00pm	PM	4:45-5:45pm
Peak Hours Selected for Analysis					
AM	7:00-8:00am	MD	1:00-2:00pm	PM	4:45-5:45pm
Daily/Seasonal Adjustment Group	(2) Urban Arterials & Collectors				
Count Expansion Group	(2) Urban Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.966	Count Expansion Factor	1.267		
Company Name	TADI	Manual Adj.	1.000		
Observers	AM Peak Period	Lee Oestreich			
	Midday Peak Period	Ron & Pat Andryk			
	PM Peak Period	Jayne Heun			
Comments	WO1156-11				

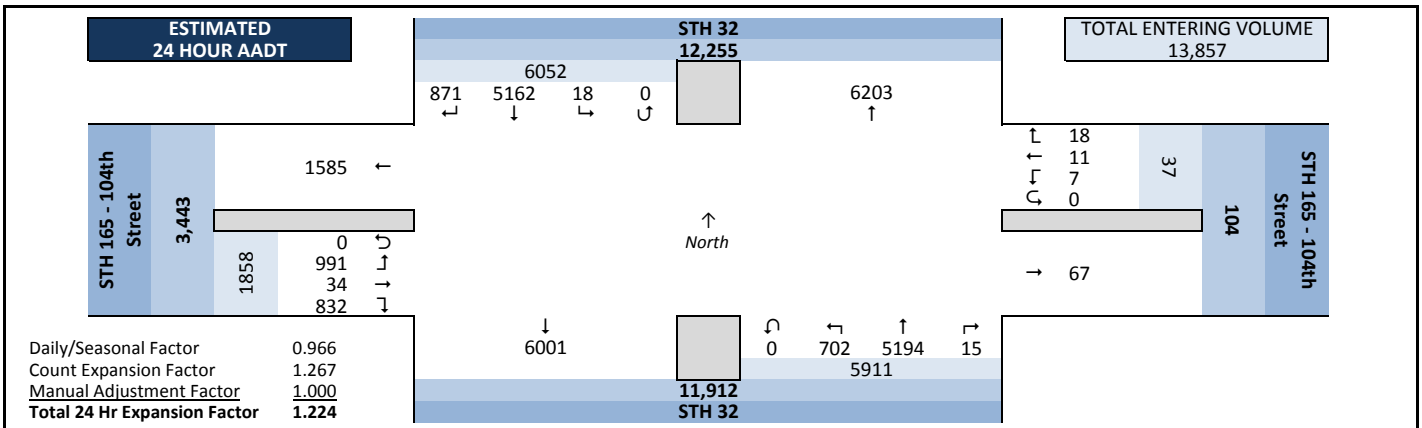
Observed 13 Hour Volume Summary



Total Entering Hourly Volume



Estimated 24 Hour AADT

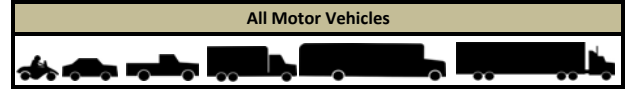


Intersection Traffic Volume Report

Count Basics		Page 3 of 11	
Start Date:	Tuesday, March 13, 2012	Weekday	Schools in Session
Total Number of Hours Counted:	13	Non-Holiday	No Special Events

Peak Hour Volume Summary

STH 32 and STH 165 - 104th Street



Peak Hour Volumes, Truck Percentages, and PHFs

Tuesday, March 13, 2012		From North					From East					From South					From West					Totals
AM Peak Hour		STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street					
Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
7:00 AM	16	108	0	0	124	1	0	0	0	1	0	59	13	0	72	5	0	11	0	16	213	
7:15 AM	18	152	0	0	170	0	0	0	0	0	0	90	16	0	106	9	0	11	0	20	296	
7:30 AM	21	151	0	0	172	0	0	0	0	0	0	64	15	0	79	11	2	19	0	32	283	
7:45 AM	14	130	0	0	144	1	0	0	0	1	0	74	13	0	87	10	0	19	0	29	261	
Peak Hour Volume	69	541	0	0	610	2	0	0	0	2	0	287	57	0	344	35	2	60	0	97	1053	
Rounded Hourly Volume	70	540	0	0	610	0	0	0	0	0	0	285	55	0	340	35	0	60	0	95	1045	
% Single Unit Trucks	7.2	0.9	0.0	0.0	1.6	50.0	0.0	0.0	0.0	50.0	0.0	1.4	1.8	0.0	1.5	5.7	50.0	3.3	0.0	5.2	2.0	
% Heavy Trucks	2.9	1.3	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.6	0.0	0.0	5.0	0.0	3.1	1.3	
% Trucks (Total)	10.1	2.2	0.0	0.0	3.1	50.0	0.0	0.0	0.0	50.0	0.0	2.1	1.8	0.0	2.0	5.7	50.0	8.3	0.0	8.2	3.3	
Peak Hour Factor (PHF)	0.82	0.89	0.00	0.00	0.89	0.50	0.00	0.00	0.00	0.50	0.00	0.80	0.89	0.00	0.81	0.80	0.25	0.79	0.00	0.76	0.89	

Thursday, March 15, 2012		From North					From East					From South					From West					Totals
Midday (MD) Peak Hour		STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street					
Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
1:00 PM	15	58	0	0	73	0	0	0	0	0	0	61	10	0	71	14	0	8	0	22	166	
1:15 PM	11	85	0	0	96	0	0	1	0	1	0	73	7	0	80	15	0	14	0	29	206	
1:30 PM	8	71	0	0	79	0	0	0	0	0	0	85	10	0	95	9	2	9	0	20	194	
1:45 PM	14	60	0	0	74	0	1	1	0	2	0	75	10	0	85	12	1	8	0	21	182	
Peak Hour Volume	48	274	0	0	322	0	1	2	0	3	0	294	37	0	331	50	3	39	0	92	748	
Rounded Hourly Volume	50	275	0	0	325	0	0	0	0	0	0	295	35	0	330	50	5	40	0	95	750	
% Single Unit Trucks	2.1	1.8	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	1.0	2.7	0.0	1.2	8.0	0.0	5.1	0.0	6.5	2.1	
% Heavy Trucks	8.3	5.1	0.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	0.0	3.1	2.7	0.0	3.0	0.0	0.0	2.6	0.0	1.1	3.9	
% Trucks (Total)	10.4	6.9	0.0	0.0	7.5	0.0	0.0	0.0	0.0	0.0	0.0	4.1	5.4	0.0	4.2	8.0	0.0	7.7	0.0	7.6	6.0	
Peak Hour Factor (PHF)	0.80	0.81	0.00	0.00	0.84	0.00	0.25	0.50	0.00	0.37	0.00	0.86	0.92	0.00	0.87	0.83	0.37	0.70	0.00	0.79	0.91	

Tuesday, March 13, 2012		From North					From East					From South					From West					Totals
PM Peak Hour		STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street					
Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
4:45 PM	14	101	0	0	115	0	0	0	0	0	0	154	18	0	172	26	0	43	0	69	356	
5:00 PM	20	79	0	0	99	0	0	0	0	0	1	134	19	0	154	24	0	20	0	44	297	
5:15 PM	24	92	1	0	117	0	1	0	0	1	0	142	17	0	159	22	1	42	0	65	342	
5:30 PM	22	71	0	0	93	0	0	0	0	0	0	182	15	0	197	27	0	28	0	55	345	
Peak Hour Volume	80	343	1	0	424	0	1	0	0	1	1	612	69	0	682	99	1	133	0	233	1340	
Rounded Hourly Volume	80	345	0	0	425	0	0	0	0	0	0	610	70	0	680	100	0	135	0	235	1340	
% Single Unit Trucks	0.0	0.3	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.3	
% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
% Trucks (Total)	0.0	0.3	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.3	
Peak Hour Factor (PHF)	0.83	0.85	0.25	0.00	0.91	0.00	0.25	0.00	0.00	0.25	0.25	0.84	0.91	0.00	0.87	0.92	0.25	0.77	0.00	0.84	0.94	

Peak Hour Pedestrian and Bicyclist Volumes

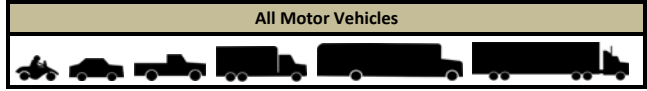
Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
15-Minute Start Time		STH 32			STH 165 - 104th Street			STH 32			STH 165 - 104th Street			
	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total		
AM	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	0	0	0	0	0	0	0	0	0	0	0	0	
MD	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
	Total	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	
	5:00 PM	0	0	0	1	1	2	0	0	0	0	0	2	
	5:15 PM	0	0	0	0	0	0	0	0	0	0	1	1	
	5:30 PM	0	0	0	4	1	5	0	0	0	0	0	5	
	Total	0	0	0	5	2	7	0	0	0	0	1	8	

Intersection Traffic Volume Report

Count Basics			Page 4 of 11
Start Date:	Tuesday, March 13, 2012	Weekday	Schools in Session
Total Number of Hours Counted:	13	Non-Holiday	No Special Events

Hourly Volume Summary - Motor Vehicle Data

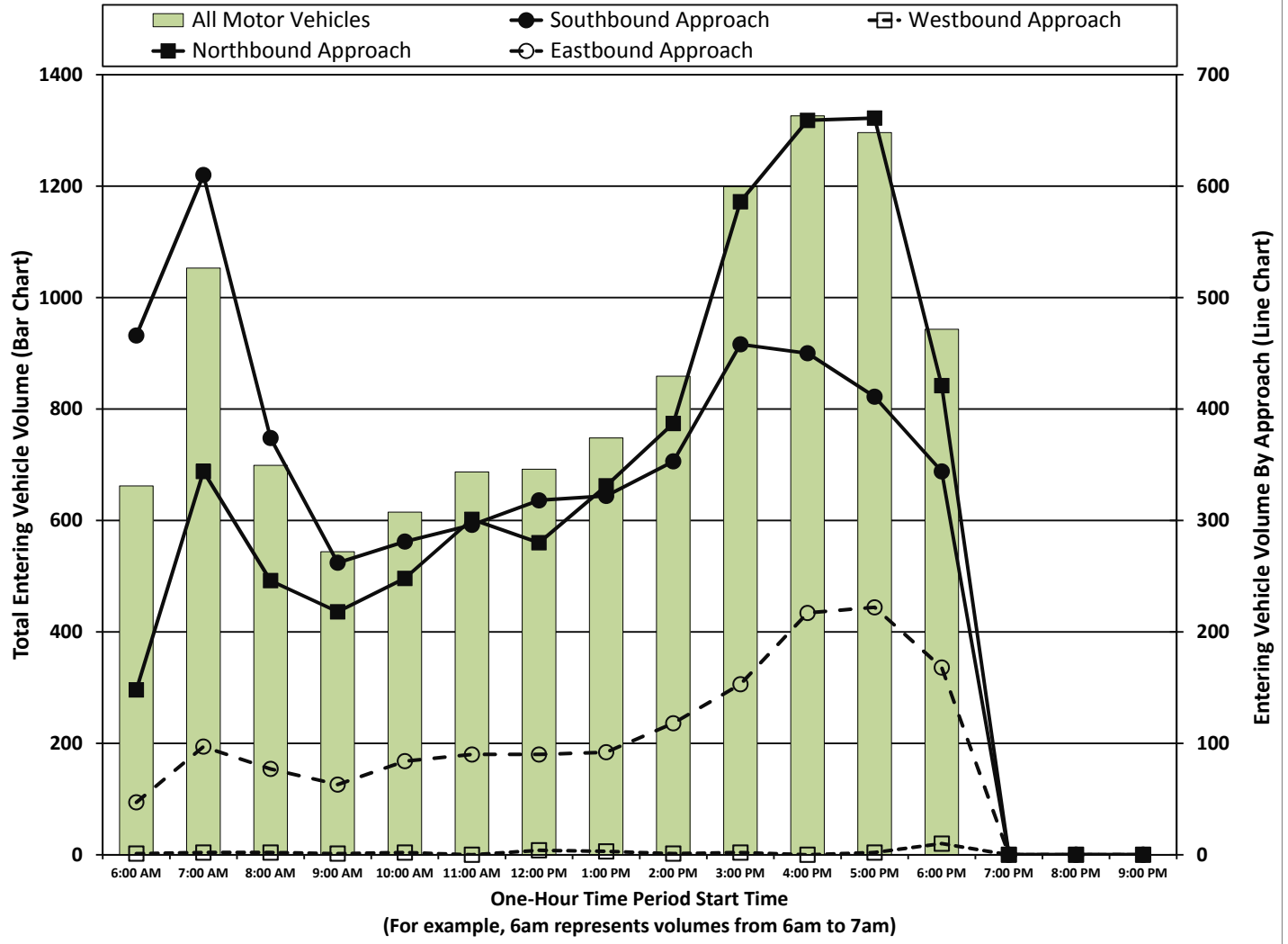
STH 32 and STH 165 - 104th Street



One-Hour Motor Vehicle Data

One-Hour Time Period	From North					From East					From South					From West					Total Vehicle Volume	Directional Volume Totals	
	STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street						E/W	N/S
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
6:00 AM	49	417	0	0	466	0	1	0	0	1	0	109	39	0	148	22	0	25	0	47	662	48	614
7:00 AM	69	541	0	0	610	2	0	0	0	2	0	287	57	0	344	35	2	60	0	97	1053	99	954
8:00 AM	61	312	1	0	374	1	1	0	0	2	0	209	37	0	246	32	2	43	0	77	699	79	620
9:00 AM	29	233	0	0	262	1	0	0	0	1	1	194	23	0	218	26	1	36	0	63	544	64	480
10:00 AM	32	249	0	0	281	1	1	0	0	2	1	217	30	0	248	32	0	52	0	84	615	86	529
11:00 AM	51	244	1	0	296	0	0	0	0	0	1	259	41	0	301	49	0	41	0	90	687	90	597
12:00 PM	47	267	4	0	318	2	2	0	0	4	0	245	35	0	280	47	0	43	0	90	692	94	598
1:00 PM	48	274	0	0	322	0	1	2	0	3	0	294	37	0	331	50	3	39	0	92	748	95	653
2:00 PM	50	302	1	0	353	1	0	0	0	1	0	357	30	0	387	57	4	57	0	118	859	119	740
3:00 PM	76	381	1	0	458	0	2	0	0	2	1	534	51	0	586	66	8	79	0	153	1199	155	1044
4:00 PM	69	379	2	0	450	0	0	0	0	0	1	595	63	0	659	105	2	110	0	217	1326	217	1109
5:00 PM	80	330	1	0	411	1	1	0	0	2	3	591	67	0	661	98	2	122	0	222	1296	224	1072
6:00 PM	51	289	4	0	344	6	0	4	0	10	4	353	64	0	421	61	4	103	0	168	943	178	765
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	712	4218	15	0	4945	15	9	6	0	30	12	4244	574	0	4830	680	28	810	0	1518	11323	1548	9775

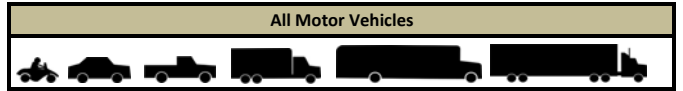
Graphical Summary of Hourly Volumes



Intersection Traffic Volume Report

15-Minute Motor Vehicle Data

STH 32 and STH 165 - 104th Street



15-Minute Motor Vehicle Data

15-Minute Time Period	From North					From East					From South					From West					15-Min Totals	Hourly Sum	PHF
	STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street							
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
6:00 AM	9	90	0	0	99	0	0	0	0	0	0	14	6	0	20	5	0	4	0	9	128	662	0.87
6:15 AM	10	106	0	0	116	0	1	0	0	1	0	21	5	0	26	7	0	5	0	12	155	747	0.88
6:30 AM	17	114	0	0	131	0	0	0	0	0	0	28	18	0	46	3	0	8	0	11	188	888	0.75
6:45 AM	13	107	0	0	120	0	0	0	0	0	0	46	10	0	56	7	0	8	0	15	191	983	0.83
7:00 AM	16	108	0	0	124	1	0	0	0	1	0	59	13	0	72	5	0	11	0	16	213	1053	0.89
7:15 AM	18	152	0	0	170	0	0	0	0	0	0	90	16	0	106	9	0	11	0	20	296	1039	0.88
7:30 AM	21	151	0	0	172	0	0	0	0	0	0	64	15	0	79	11	2	19	0	32	283	939	0.83
7:45 AM	14	130	0	0	144	1	0	0	0	1	0	74	13	0	87	10	0	19	0	29	261	815	0.78
8:00 AM	16	102	0	0	118	1	0	0	0	1	0	51	12	0	63	8	0	9	0	17	199	699	0.88
8:15 AM	22	81	0	0	103	0	1	0	0	1	0	60	9	0	69	11	1	11	0	23	196	627	0.80
8:30 AM	12	66	1	0	79	0	0	0	0	0	0	50	6	0	56	11	1	12	0	24	159	566	0.89
8:45 AM	11	63	0	0	74	0	0	0	0	0	0	48	10	0	58	2	0	11	0	13	145	552	0.95
9:00 AM	10	48	0	0	58	0	0	0	0	0	0	42	9	0	51	6	0	12	0	18	127	544	0.94
9:15 AM	7	61	0	0	68	1	0	0	0	1	0	51	3	0	54	4	1	7	0	12	135	550	0.95
9:30 AM	7	62	0	0	69	0	0	0	0	0	0	51	7	0	58	10	0	8	0	18	145	579	0.88
9:45 AM	5	62	0	0	67	0	0	0	0	1	0	50	4	0	55	6	0	9	0	15	137	580	0.88
10:00 AM	8	57	0	0	65	1	0	0	0	1	0	47	4	0	51	6	0	10	0	16	133	615	0.89
10:15 AM	9	62	0	0	71	0	0	0	0	0	0	60	11	0	71	8	0	14	0	22	164	638	0.93
10:30 AM	8	59	0	0	67	0	0	0	0	0	1	53	6	0	60	6	0	13	0	19	146	633	0.92
10:45 AM	7	71	0	0	78	0	1	0	0	1	0	57	9	0	66	12	0	15	0	27	172	675	0.90
11:00 AM	9	56	0	0	65	0	0	0	0	0	0	60	15	0	75	9	0	7	0	16	156	687	0.91
11:15 AM	10	60	0	0	70	0	0	0	0	0	0	62	8	0	70	11	0	8	0	19	159	706	0.94
11:30 AM	18	52	0	0	70	0	0	0	0	1	0	78	8	0	87	15	0	16	0	31	188	724	0.96
11:45 AM	14	76	1	0	91	0	0	0	0	0	0	59	10	0	69	14	0	10	0	24	184	714	0.97
12:00 PM	14	67	0	0	81	1	0	0	0	1	0	63	5	0	68	7	0	18	0	25	175	692	0.97
12:15 PM	14	69	1	0	84	0	0	0	0	0	0	62	9	0	71	15	0	7	0	22	177	683	0.96
12:30 PM	9	70	3	0	82	1	0	0	0	1	0	61	11	0	72	16	0	7	0	23	178	712	0.86
12:45 PM	10	61	0	0	71	0	2	0	0	2	0	59	10	0	69	9	0	11	0	20	162	728	0.88
1:00 PM	15	58	0	0	73	0	0	0	0	0	0	61	10	0	71	14	0	8	0	22	166	748	0.91
1:15 PM	11	85	0	0	96	0	0	1	0	1	0	73	7	0	80	15	0	14	0	29	206	762	0.92
1:30 PM	8	71	0	0	79	0	0	0	0	0	0	85	10	0	95	9	2	9	0	20	194	755	0.95
1:45 PM	14	60	0	0	74	0	1	1	0	2	0	75	10	0	85	12	1	8	0	21	182	778	0.90
2:00 PM	10	69	0	0	79	0	0	0	0	0	0	65	4	0	69	20	0	12	0	32	180	859	0.82
2:15 PM	14	65	0	0	79	0	0	0	0	0	0	83	6	0	89	15	2	14	0	31	199	967	0.84
2:30 PM	9	75	1	0	85	0	0	0	0	0	0	95	11	0	106	10	1	15	0	26	217	1035	0.90
2:45 PM	17	93	0	0	110	1	0	0	0	1	0	114	9	0	123	12	1	16	0	29	263	1156	0.86
3:00 PM	21	91	0	0	112	0	0	0	0	0	0	121	12	0	133	11	7	25	0	43	288	1199	0.89
3:15 PM	16	105	0	0	121	0	1	0	0	1	1	92	15	0	108	18	0	19	0	37	267	1227	0.91
3:30 PM	20	99	0	0	119	0	0	0	0	0	0	172	12	0	184	21	0	14	0	35	338	1292	0.96
3:45 PM	19	86	1	0	106	0	1	0	0	1	0	149	12	0	161	16	1	21	0	38	306	1276	0.96
4:00 PM	15	98	0	0	113	0	0	0	0	0	1	131	16	0	148	24	0	31	0	55	316	1326	0.93
4:15 PM	25	95	1	0	121	0	0	0	0	0	0	152	15	0	167	25	2	17	0	44	332	1307	0.92
4:30 PM	15	85	1	0	101	0	0	0	0	0	0	158	14	0	172	30	0	19	0	49	322	1317	0.92
4:45 PM	14	101	0	0	115	0	0	0	0	0	0	154	18	0	172	26	0	43	0	69	356	1340	0.94
5:00 PM	20	79	0	0	99	0	0	0	0	0	1	134	19	0	154	24	0	20	0	44	297	1296	0.94
5:15 PM	24	92	1	0	117	0	1	0	0	1	0	142	17	0	159	22	1	42	0	65	342	1221	0.88
5:30 PM	22	71	0	0	93	0	0	0	0	0	0	182	15	0	197	27	0	28	0	55	345	1165	0.84
5:45 PM	14	88	0	0	102	1	0	0	0	1	2	133	16	0	151	25	1	32	0	58	312	1042	0.83
6:00 PM	12	60	0	0	72	0	0	0	0	0	0	97	13	0	110	18	2	20	0	40	222	943	0.82
6:15 PM	18	82	2	0	102	6	0	1	0	7	0	101	24	0	125	10	1	41	0	52	286		
6:30 PM	12	76	0	0	88	0	0	1	0	1	1	81	15	0	97	13	1	22	0	36	222		
6:45 PM	9	71	2	0	82	0	0	2	0	2	3	74	12	0	89	20	0	20	0	40	213		
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals	712	4218	15	0	4945	15	9	6	0	30	12	4244	574	0	4830	680	28	810	0	1518	11323		

Peak Hour All Vehicle Volume Summary

Hourly Time Period	From North					From East					From South					From West					Total Hourly Volume	PHF
	STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street						
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM 7:00 AM	69	541	0	0	610	2	0	0	0	2	0	287	57	0	344	35	2	60	0	97	1053	0.89
MD 1:00 PM	48	274	0	0	322	0	1	2	0	3	0	294	37	0	331	50	3	39	0	92	748	0.91
PM 4:45 PM	80	343	1	0</																		

Intersection Traffic Volume Report

Count Basics			Page 9 of 11
Start Date:	Tuesday, March 13, 2012	Weekday	Schools in Session
Total Number of Hours Counted:	13	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

STH 32 and STH 165 - 104th Street



15-Minute Heavy Vehicle Data

15-Minute Time Period	From North					From East					From South					From West					15-Min Totals	Hourly Sum
	STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street						
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
6:15 AM	0	2	0	0	2	0	1	0	0	1	0	2	1	0	3	1	0	0	0	0	0	6
6:30 AM	1	1	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	4	24
6:45 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	5	30
7:00 AM	2	2	0	0	4	1	0	0	0	1	0	1	0	0	1	0	0	1	0	1	7	35
7:15 AM	2	2	0	0	4	0	0	0	0	0	3	1	0	0	4	0	0	0	0	0	8	41
7:30 AM	3	3	0	0	6	0	0	0	0	0	2	0	0	0	2	0	1	1	0	2	10	42
7:45 AM	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	2	0	3	0	5	10	39
8:00 AM	1	1	0	0	2	0	0	0	0	0	8	1	0	0	9	1	0	1	0	2	13	35
8:15 AM	2	0	0	0	2	0	0	0	0	0	0	3	1	0	4	2	0	1	0	3	9	25
8:30 AM	2	0	0	0	2	0	0	0	0	0	3	1	0	0	4	0	0	1	0	1	7	28
8:45 AM	1	4	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	6	32
9:00 AM	1	1	0	0	2	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	3	40
9:15 AM	0	8	0	0	8	0	0	0	0	0	2	1	0	0	3	0	0	1	0	1	12	47
9:30 AM	0	3	0	0	3	0	0	0	0	0	5	0	0	0	5	1	0	2	0	3	11	45
9:45 AM	2	5	0	0	7	0	0	0	0	0	5	0	0	0	5	0	0	2	0	2	14	43
10:00 AM	0	3	0	0	3	0	0	0	0	0	4	0	0	0	4	0	0	3	0	3	10	39
10:15 AM	1	2	0	0	3	0	0	0	0	0	5	0	0	0	5	1	0	1	0	2	10	33
10:30 AM	1	3	0	0	4	0	0	0	0	0	2	1	0	0	3	1	0	1	0	2	9	33
10:45 AM	2	4	0	0	6	0	0	0	0	0	3	0	0	0	3	0	0	1	0	1	10	45
11:00 AM	0	0	0	0	0	0	0	0	0	0	2	1	0	0	3	0	0	1	0	1	4	47
11:15 AM	2	4	0	0	6	0	0	0	0	0	3	1	0	0	4	0	0	0	0	0	10	55
11:30 AM	2	7	0	0	9	0	0	0	0	0	6	0	0	0	6	3	0	3	0	6	21	58
11:45 AM	4	3	0	0	7	0	0	0	0	0	3	0	0	0	3	0	0	2	0	2	12	43
12:00 PM	1	4	0	0	5	0	0	0	0	0	6	1	0	0	7	0	0	0	0	0	12	41
12:15 PM	1	2	0	0	3	0	0	0	0	0	6	0	0	0	6	2	0	2	0	4	13	35
12:30 PM	1	1	0	0	2	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	6	37
12:45 PM	1	3	0	0	4	0	0	0	0	0	3	0	0	0	3	2	0	1	0	3	10	44
1:00 PM	1	3	0	0	4	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	6	45
1:15 PM	3	4	0	0	7	0	0	0	0	0	3	1	0	0	4	2	0	2	0	4	15	42
1:30 PM	0	6	0	0	6	0	0	0	0	0	4	1	0	0	5	1	0	1	0	2	13	33
1:45 PM	1	6	0	0	7	0	0	0	0	0	3	0	0	0	3	1	0	0	0	1	11	32
2:00 PM	0	2	0	0	2	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	3	32
2:15 PM	1	0	0	0	1	0	0	0	0	0	5	0	0	0	5	0	0	0	0	0	6	39
2:30 PM	1	3	0	0	4	0	0	0	0	0	5	0	0	0	5	1	0	2	0	3	12	45
2:45 PM	2	6	0	0	8	0	0	0	0	0	1	0	0	0	1	0	0	2	0	2	11	40
3:00 PM	0	4	0	0	4	0	0	0	0	0	4	0	0	0	4	1	0	1	0	2	10	35
3:15 PM	1	4	0	0	5	0	1	0	0	1	3	1	0	0	4	0	0	2	0	2	12	28
3:30 PM	2	2	0	0	4	0	0	0	0	0	2	1	0	0	3	0	0	0	0	0	7	20
3:45 PM	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	4	0	4	6	16
4:00 PM	2	0	0	0	2	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	3	12
4:15 PM	1	0	0	0	1	0	0	0	0	0	1	1	0	0	2	1	0	0	0	1	4	10
4:30 PM	1	0	0	0	1	0	0	0	0	0	2	0	0	0	2	0	0	0	0	0	3	7
4:45 PM	0	1	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2	4
5:00 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	2
5:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	2
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
6:00 PM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	5
6:15 PM	0	2	0	0	2	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	3	
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals	51	120	0	0	171	1	2	1	0	4	1	122	16	0	139	24	1	45	0	70	384	

Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period	From North					From East					From South					From West					Total Hourly Volume
	STH 32					STH 165 - 104th Street					STH 32					STH 165 - 104th Street					
	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM 7:00 AM	7	12	0	0	19	1	0	0	0	1	0	6	1	0	7	2	1	5	0	8	35
MD 1:00 PM	5	19	0	0	24	0	0	0	0	0	0	12	2	0	14	4	0	3	0	7	45
PM 4:45 PM	0	1	0	0	1	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	4

Traffic Analysis & Design, Inc.

File Name : STH 32, STH 165, Sat
 Site Code : 00000000
 Start Date : 4/13/2013
 Page No : 1

Groups Printed- Unshifted - Bank 1 - Bank 2

Start Time	STH 32 From North				STH 165 104 ST From East				STH 32 From South				STH 165 104 ST From West				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
*** BREAK ***																	
11:00 AM	0	76	16	0	0	0	0	0	15	79	0	0	10	0	12	0	208
11:15 AM	0	82	14	0	0	0	0	0	16	78	0	0	17	1	10	0	218
11:30 AM	0	74	10	0	2	0	1	0	8	82	0	0	24	0	12	0	213
11:45 AM	0	76	15	0	0	0	0	0	15	91	0	0	15	0	18	0	230
Total	0	308	55	0	2	0	1	0	54	330	0	0	66	1	52	0	869
12:00 PM	0	72	12	0	0	0	0	0	15	83	0	0	16	0	11	0	209
12:15 PM	1	79	15	0	0	1	1	0	15	98	0	0	12	0	22	0	244
12:30 PM	0	91	14	0	1	0	0	0	16	87	1	0	18	1	18	0	247
12:45 PM	0	66	18	1	0	0	0	0	22	93	0	0	14	1	8	0	223
Total	1	308	59	1	1	1	1	0	68	361	1	0	60	2	59	0	923
01:00 PM	1	67	20	0	0	0	0	0	10	75	0	0	20	0	10	0	203
01:15 PM	1	74	15	0	1	0	0	0	12	80	0	0	18	0	14	0	215
01:30 PM	0	81	15	0	0	0	1	0	15	86	1	0	12	0	7	0	218
01:45 PM	0	112	22	0	0	1	0	0	17	99	0	0	12	2	9	0	274
Total	2	334	72	0	1	1	1	0	54	340	1	0	62	2	40	0	910
Grand Total	3	950	186	1	4	2	3	0	176	1031	2	0	188	5	151	0	2702
Apprch %	0.3	83.3	16.3	0.1	44.4	22.2	33.3	0	14.6	85.3	0.2	0	54.7	1.5	43.9	0	
Total %	0.1	35.2	6.9	0	0.1	0.1	0.1	0	6.5	38.2	0.1	0	7	0.2	5.6	0	
Unshifted	3	947	183	0	4	2	2	0	174	1021	2	0	187	5	150	0	2680
% Unshifted	100	99.7	98.4	0	100	100	66.7	0	98.9	99	100	0	99.5	100	99.3	0	99.2
Bank 1	0	2	3	0	0	0	1	0	2	9	0	0	1	0	1	0	19
% Bank 1	0	0.2	1.6	0	0	0	33.3	0	1.1	0.9	0	0	0.5	0	0.7	0	0.7
Bank 2	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
% Bank 2	0	0.1	0	100	0	0	0	0	0	0.1	0	0	0	0	0	0	0.1



Division of Transportation System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

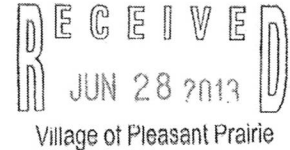
Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662

E-Mail: waukesha.dtd@dot.wi.gov

June 27, 2013

JEAN WERBIE
VILLAGE OF PLEASANT PRAIRIE
9915 39TH AVENUE
PLEASANT PRAIRIE WI 53158-6501



Dear Ms. Werbie:

Subject: Log #138226 – Development Submittal
Walmart Development
WIS 32 and 91st Street
Kenosha County

We have reviewed the initial information forwarded for the subject development. The Department concurs that a Traffic Impact Analysis (TIA) is necessary for this development in order to understand the impacts, determine access and establish the improvement requirements. After the TIA has been accepted, the permit process will proceed.

Please find the parameters for conducting the traffic impact evaluation on the attached review sheet. We look forward to working with the Village of Pleasant Prairie regarding this development plan. Please include a written statement from the Village with the next submittal to explain where the development is in the municipal approval process and to indicate their basic concurrence with the type of development proposed for this site.

If you have any questions regarding traffic issues, please contact the undersigned at (262) 548-5626. Please direct any questions regarding the Trans 233 process to Susan King, Land Division Coordinator at (262) 548-6713. Andy Maxwell, Permit Coordinator (262) 521-5344, will process any necessary permits. Also, please reference the identification log number #138226 when forwarding all correspondence.

Sincerely,

Art Baumann, P.E.
Traffic Operations Engineer

Enclosure

Cc: Jennifer Murray / Vicki Haskell, DOT-Central Office, Traffic Forecasting
Robert Elkin / Hans Higdon, DOT
Dave Brantner / Susan Voight, DOT
Andy Maxwell / Susan King, DOT
Brian Pluemer, DOT
John Bieberitz, TADI

Project: Log #138226 Walmart Development
WIS 32 and 91st Street, Kenosha County
Review Unit: Traffic Operations
Reviewer: Art Baumann – SE Region (262) 548-5626
Date: June 27, 2013

The development's plan shows internal circulation and street connections to serve the development. In addition to the planning already done, the development needs to be designed in consideration with traffic issues and development in and around the study area. A **Traffic Impact Analysis** is needed to understand the traffic impacts, access and improvement needs for these proposed developments. ***This analysis shall look at the trip generation for the development and consider the effects of recent and proposed developments in the vicinity.***

There is a need to select a qualified Traffic Engineering Consultant familiar with the trip generation /distribution practices, with the ability to conduct capacity analysis, evaluate results and prepare the report. Please follow the **Statewide TIA Guidelines, adopted November 2012** for preparing the traffic evaluation study. The parameters below outline the elements to include in this study. ***The TIA shall provide an analysis through the build out year (2014) and horizon year (2024). If the municipality/developer wishes to consider additional phased improvements, additional analysis years should be identified and included in the traffic projections, analysis and recommendations. The DOT reserves the right to request additional information or analyses to address specific operational or safety concerns.***

Access Issues

The development's plan including the future surrounding developments will generate a significant volume of traffic. The following outlines the parameters for establishing access and site plan design for the subject development:

- 1) The Department will require traffic data (trip generation, distribution and assignment) before we can accept the traffic study.
- 2) Evaluation of the traffic information will help in planning the best access for this development. Please show the development along WIS 32, land use and locations of access.
- 3) Two accesses to WIS 32 will be considered. The southern access will be located opposite of 92nd Place and the northern access will be located approximately midway between 91st Street and 92nd Place. The need for the northern access will have to be demonstrated before it will be approved by the Department. It will function as a right-in/right-out only access with the raised median along WIS 32, if approved. No additional access to WIS 32 will be allowed. Please evaluate geometric improvement considerations, traffic signal warrants (if necessary), proper spacing of access points from existing/proposed intersections and proper sight distance at intersections.
- 4) Other points of access shall be developed from the local public roadway network at proper spacing from the state highway.
- 5) Evaluation of operations, level of service and improvement analysis will be needed at the WIS 32 intersections with 91st Street, **with & without** Walmart East Access, Walmart South Access/92nd Place, WIS 165/104th Place and 91st Street & Walmart North Access. Additional locations may be required at the Village's discretion.
- 6) The WIS 32 southbound lane drop occurs immediately south of the proposed full access (opposite of 92nd Place). The TIA shall identify what improvements, if any, are needed to accommodate the proposed access adjacent to the lane drop.
- 7) Set back requirements shall be shown along WIS 32.
- 8) Vision/Sight Distance must be reviewed to ensure access meets DOT criteria (per FDM).

Study Area

- The TIA shall incorporate the following study area: WIS 32 from 91st Street to WIS 165/104th Street and other roadways as recommended by the Village.
- Development peak times – weekday AM peak (7:00 to 8:00 am), PM peak (4:15 to 5:15 pm) and Saturday Midday peak (11:45 to 12:45 pm). Check all movements at existing intersections to ensure other times are not a dominant volume for any movement. If another time is the peak for any turn movement, this data must be shown and considered when establishing improvements and storage lengths.
- Any capacity problems at proper access points need to be addressed through separating movements or providing alternate access.
- The traffic study must consider the Village of Pleasant Prairie Master Plan (zoning and street network) and any known future development plans.
- If the development accounts for more than 20 percent of the traffic for any one movement at intersections beyond these limits, the area must be expanded accordingly.

Report Development

This study report will need to determine the traffic generated by the development and any other planned developments within the study area. ***The study will then evaluate the operation to determine the necessary storage lengths at intersections and any required improvements.*** In addition, recommendations must be developed to address any deficiencies. The following lists other study elements that the consultant is advised to pay particular attention to through the study process:

- 1) Explain, through narrative discussion and/or exhibits, the existing use and proposed changes to the property and parcels within the study area. Clearly identify the ***stages and time frame*** for each portion of the development. Exhibits showing staging break down are beneficial.
- 2) As discussed in the guidelines, traffic exhibits need to be developed based on DOT traffic counts and forecasts.
- 3) The TIA shall utilize DOT counts and projection data as the base line for analysis when available. Please contact Robert Elkin (262) 548-8704 for this information.
- 4) Please note that there are existing traffic signals at the WIS 32 intersection with 91st Street. These signals are under the jurisdiction of the City of Kenosha. Please contact Dave Brantner at (262) 548-8736 for further information regarding signal timing and operations for any proposed signals south of 91st Street. A signal system analysis shall be included if a signal installation is proposed along WIS 32.
- 5) Please utilize the current edition of the ***ITE Trip Generation*** manual for the development's trip generation or provide appropriate documentation on other methods of trip generation. The trip generation provided in the Initial Development Review document is acceptable.
- 6) The Initial Review did not identify any off-site development. Please confirm with the Village that no additional development has been planned in the area.
- 7) Please update the trip distribution (Exhibit 6) to match the following:
 - i) 17th Avenue: 2% (+2% from Exhibit 6)
 - ii) 22nd Avenue: 13% (-1% from Exhibit 6)
 - iii) 91st Street (East): 5% (-1% from Exhibit 6)
 - iv) All other values can remain as proposed in Exhibit 6.
- 8) **Please resubmit the trip distribution and assignments to DOT for approval prior to the submittal of the TIA.**
- 9) Label all major streets within the study area and all access points within the study area (show distances, land uses and ownership).

10) Include the existing and final transportation detail as discussed in the guidelines. Analyze development access points for the base year to determine if existing operations will handle traffic. Record improvements to address any deficiencies revealed through the evaluation.

Attachment

Open Village Hall – Peak Democracy Comments

Of the 223 On Forum Statements the Village received:

1 = statement was in favor of the developer's plan if it meets with the Village's guidelines

161 = statements didn't comment on a plan alternative, but focused on saving the Keno Theatre

43 = statements indicated either a preference for plan alternatives 2 or 3, or indicated that they did not want a Walmart/big box

12 = statements indicated that they didn't want ANY development or wanted park or open public spaces

6 = statements weren't quite clear on what they supported

The Off Forum Statements were submitted by people who have not completed Peak Democracy's registration process. (Respondents did not register correctly to post their comments).

Of the Off Forum Statements the Village received:

1 = statement leaned towards (or wanted) a Walmart or big box

95 = statements didn't comment on a plan alternative, but focused on saving the Keno Theatre

10 = statements indicated either a preference for plan alternatives 2 or 3, or indicated that they did not want a Walmart/big box

2 = statements indicated that they wanted it to be a park or open public space

6 = statements weren't quite clear on what they supported

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

All On Forum Statements grouped by author's location (Around 9102 Sheridan Road) sorted chronologically

As of April 7, 2015, 9:47 AM



As with any public comment process, participation in Open Village Hall is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

As of April 7, 2015, 9:47 AM, this forum had:

Attendees:	737
On Forum Statements:	223
All Statements:	337
Hours of Public Comment:	16.9

This topic started on March 13, 2015, 11:23 AM.

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

All participants living more than 2 miles

Tim Stare more than 2 miles

March 14, 2015, 11:21 AM

I am all in favor of this if it meets the zoning guidelines that the village has established for this property or if the village is willing to amend the guidelines via conditional use or some other such instrument. What I don't want is for the blind, unreasonable hatred of WalMart that is so rampant to guide the decision making process. I can tell you that I and many others on the south end of Pleasant Prairie drive into Zion to shop at that Wal Mart as it is closer than the one in Somers. Wouldn't it benefit the village if that money stayed here, not to mention the jobs it would create? And for those who are of the misguided belief that WalMart harms local business, the facts are quite the opposite. Study after study has shown that WalMarts are a magnet business, attracting consumers to the area who then spend additional money at stores and restaurants in close proximity to WalMart. In many cases, studies show, business which were struggling report an INCREASE in sales after a WalMart is opened in their proximity. All of this benefits the economy and job picture for our area.

Name not shown more than 2 miles

March 16, 2015, 8:35 AM

I am in favor of either plan 2 or 3. I would prefer to not have a Wal-Mart in that location. I feel smaller retail stores would be better suited for that location. I feel Pleasant Prairie has done a great job in trying to determine what is best for our village in the comprehensive plan that was developed.

Name not shown more than 2 miles

March 16, 2015, 2:11 PM

The fact that we already will have a Meijer and Costco in Pleasant Prairie the plans for a Walmart SuperCenter does not make sense. I am sure that the residents in the surrounding area would agree that this will do nothing to enhance the area and will harm future homes sales in the area nearest this location.

John Weston more than 2 miles

March 16, 2015, 2:19 PM

I agree with the Village staff and am not in favor of a 150,000 square foot retail supercenter on the east side of the Village. Plans 2 or 3 seem much more appropriate for this site.

Name not shown more than 2 miles

March 16, 2015, 2:52 PM

It greatly saddens me to think that a large retailer is being considered for this site. The impact upon traffic congestion on Sheridan Rd and 91st will be dramatic. There are several areas that are already developed or are in process of being developed for business without needing to develop this area into a large retail site. I am greatly dreading the loss of the Keno Drive-In. It has been a staple in my husband's family for over 30 years and we have enjoyed 10 years at the drive-in with our family. It is a shame and an embarrassment that this community is allowing a need for retail development to supersede the need for families to have a place to enjoy

Planning for Barnes Creek Neighborhood Underway

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time together.

Charles Bruss more than 2 miles

March 16, 2015, 4:04 PM

I'm from Milwaukee and I come down to the Keno Drive-in at least 15 times each season they are open. With all that land that is there, what a shame the drive-in can't be saved for future generations to enjoy. It's all about greed. You need to save the drive-in so that families have another choice to enjoy their family time with during the summer. Once its gone, it can't be replaced. It's been a Kenosha and Pleasant Prairie institution since 1949. Don't let them tear it down.

Name not shown more than 2 miles

March 16, 2015, 4:55 PM

It's unfortunate that we cannot keep the Keno Drive-in as part of Kenosha. It has been a family staple for years and my family was looking forward to introducing our new son to the joys of the drive-in.

As a local resident and someone that commutes down Sheridan daily, I am opposed to a large 150,000 sqft retailer. There's already one Walmart in Kenosha on Brumback Rd which moved from its inner city location on 52nd St. Meijer and Costco are already creating new locations in Pleasant Prairie. There is no need for another giant retailer. But if a choice had to be made for the future development of the area that is currently occupied by the Keno Drive-in then I would pick Alternative #3 since it is a lower density with green spaces and small retailers.

Name not shown more than 2 miles

March 16, 2015, 5:54 PM

As a Pleasant Prairie resident of southern Carol Beach area, I feel the eastern section of Pleasant Prairie is lacking development. I would be in favor of plans 2 or 3. I would not be in favor of large box retail, but well planned small retail would enhance the area. Unfortunately a drive-in movie theater is not a profitable alternative.

Hopefully specialty shops could take care of the needs of this area; deli/butcher, bakery, coffee shop, market, and ice cream shop. The Sheridan Road and 165 corridor is severely lacking in gas station/convenience store, currently the only option is State Line or into Illinois, interstate, and further into Kenosha. I do realize the soon to be built Green Bay Road /165 will help. What has come of the Village Commons plans or the larger retail area on the northeast corner of 165 and Green Bay Road? The other neighborhood plans would help the public understand the overall picture of the desired development.

Name not shown more than 2 miles

March 16, 2015, 6:36 PM

Please keep the drive-in, our family loves going there every summer.

Name not shown more than 2 miles

March 17, 2015, 7:11 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Please do not allow a supercenter at this location! Pleasant Prairie is a unique community where I was born and raised. I went out of state for college and came back because the charm of this village is one of a kind. A supercenter in this location would change everything this village has to offer. As wonderful as a park would be, I understand the want for growth. At least local small businesses would keep up the unique and hometown feel Pleasant Prairie already has. I think home sales and quality of the village would greatly decrease if WalMart moved in. Nobody wants to live near that. Plans 2 and 3 are much better alternatives if something must be done with the land.

Name not shown more than 2 miles

March 17, 2015, 9:39 AM

Ultimately, whatever is developed on that corner will service the surrounding community. In this case, there is a large density of apartments and trailer parks on the north side of 91st into Kenosha. The demographics of that population density will be a driving factor. Wanting nice single family homes in that area is great, but that is assuming that buyers of new, nice single family homes will want to move there. If a big box retailer becomes the answer, make demands on green space much like the Prairie Ridge development, so that the visuals are pushed as far back from the road as possible. Thinking outside of the box, why not extend the size of the site further and make preservation and renewal of the drive-in a condition of approval. The village "partnered" with U-line to build the aqua arena extension to the RecPlex, so they are well versed in the art of using leverage to gain benefits for the community.

Steve White more than 2 miles

March 17, 2015, 12:05 PM

Aside from one comment, I very much agree with all of the other posters. First of all, we already have a Walmart. It's doing great. I won't go too much into the business practices of a multi-billion dollar corporation here and now because that is irrelevant. My main concern is identity. Sure, Walmart may bring a few jobs that give 39 hours a week and provide no benefits. That's not the point. The point is that another Walmart, which we already have one, is just another way to make Kenosha forgettable. I don't want Kenosha to be another drive-thru city. I would like to see people come here for a reason. The Keno drive in was great. Sure, it may go out of business but that happens all the time. It's extremely unfortunate but you can't bail out every company that fails. Think about the things that give Kenosha it's identity. Places like Frank's Diner (seen on TV), Mike Bjorn's Clothing (seen on TV), the Velodrome, Rothwell MMA (Kenosha's own UFC fighter) and countless others that give this place a sense of it's own culture and not just the same suburb town that can be found throughout the entire country. I believe that the small businesses here are what gives Kenosha it's character and what makes people come here. You can find a Walmart literally anywhere. You can't find Bjorn's clothing anywhere else but Kenosha. We may have to sacrifice a few, not so lucrative jobs, but at least we will have a chance to make Kenosha a place that people will remember and not another cookie-cutter city. I think that having small businesses with our own Kenosha style might draw in more business than a mega corporation that you can find in every other city in the USA. Walmart is doing just fine and we don't need another one here to strip away what makes Kenosha truly great. Our own, unique identity.

Rick Appleby more than 2 miles

March 17, 2015, 6:29 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Please leave the Keno Drive-in Theatre there. There has Got to be Another site to put in a Wal Mart at. Keno Drive-in is the Last of its kind in southeast Wisconsin. There still are people who love to go to the Drive-in.

Name not shown more than 2 miles

March 17, 2015, 6:52 PM

While the outdoor theater is a bit of an eyesore, I'd prefer that it remain open. It is a great asset and because there are so few left, it draws people from all around. That being said, there is no need for another Walmart. One a few miles to the north in Somers and one a few miles to the south in Zion is more than enough for our area. If the area must be developed, I like the second and third alternatives. For the most part, Pleasant Prairie has a small town feel and is a place that I am proud to call home. I believe that a Walmart would ruin that small town feel and could drive other small shops out of business, as Walmart has a tendency to do. I would much rather see small businesses move in than another Walmart. That would be replacing an eyesore with another eyesore.

Barbara Nerdahl more than 2 miles

March 18, 2015, 1:23 PM

I am emphatically against building a Walmart at the proposed site of Sheridan Road and 92nd Street. There is no need for another big discount store in this area as there are plenty of shopping places around. The traffic and congestion to that area would be terrible and unwarranted. It is a total waste of land and resources. I whole heartedly vote "NO".

Barbara Nerdahl

Name not shown more than 2 miles

March 20, 2015, 7:30 PM

KEEP THE DRIVE IN!!! One, we already have a Walmart less then 30 miles away, Two, how is going to buy a house on that loud corner? I know there are houses near by but not directly off the road?!?!? KEEP THE DRIVE IN!!!

Michael Perion more than 2 miles

March 21, 2015, 5:33 PM

I come out to the keno at least 8 times in the summer. I bring family and friends come their many more times, we stop at businesses along the way in kenosha. The keno is one of three drive in left in the area and one of a few places you can take family for a nice summer outing. It needs to be saved, one way or another. They don't need a Walmart their. We have them everywhere. If the keno goes dark for good their would be no reason for me my family and friends to come out their anymore! That would keep my money from spending at other businesses. In that area. And with another Walmart or big box store their, being one by me. In racine. I would not want to be down their. I tell you kenosha would loose a lot of summer money from people coming with family, to the keno! Please do what we can do and save this last family outing. In the area make it a historic place and build around it. Thanks for telling my opinion ! ,

Amy Derwae more than 2 miles

March 21, 2015, 6:40 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Please look at the newest Walmart on Green Bay Road. There, you have an example of what sort of neighbor Walmart will be. I'm sure Pleasant Prairie residents do not wish to have garbage blowing along their roads and into their yards.

Sadly, Walmart has proven themselves to be poor neighbors... the sort of neighbors who will up & move someday in the future, leaving an abandoned big box eyesore behind.

Andrew Krekling more than 2 miles

March 22, 2015, 10:15 AM

I am a new resident of the village as of this past year. Moving here from the city of Chicago and originally being from Wisconsin I selected this village for its geographical location and quiet subdivided streets. I feel the village has done a fine job of keeping commercial infrastructure located in the proper locations away from established subdivisions and parks/wetlands etc. With the coming adds to the village Costco, Meier, Kwik Trip (big wins) and existing amount of grocery stores I do not feel commercial development in this area would add any value for residents. Go to the Sams Club/Wal-Mart on Hwy. 31 and look at the amount of trash, garbage, debris that collects in the parking lots and adjacent facades. Notice how after 10-15 years these big box retailers decide they want another new store and leave the empty building to remain as an eyesore. An example of this is the retailers inside the commercial area north of Hwy. 50 and west off 31. My opinion is that Springbrook could be widened or re-routed to reduce risk of head-on collisions and add bike-lanes to improve access from Lakeshore/Chi-Waukee prairie areas as well as tie-ins to the existing bike trail. This would be a great area for residents of the adjacent locations to develop a community garden and a large park for residents with adolescent children.

Denise Emrick more than 2 miles

March 22, 2015, 5:45 PM

Please keep the KENO drive in! There are very few drive-in theaters left, I look forward to visiting my nephews in the summer because one of the activities we enjoy is going to the drive-in! Use some of the money to restore it to its former glory so it can be enjoyed for future generations! There is no need for another Walmart, grocery store or gas stations! We should preserve history for future generations.

John Oldham more than 2 miles

March 24, 2015, 10:38 PM

Please find a way to help us keep the Keno Drive alive. It is a healthy family activity that we the people want to keep. There has to be a way to keep this historical landmark in the village. I have spent the last 25 years attending the Keno with my wife and our 6 kids and would love the opportunity to do the same with our grand kids. The Drive-in means a lot to our Village.
John - Save The Keno

1 Attachment

https://pd-oth.s3.amazonaws.com/production/uploads/attachments/131bygooolnk.1sk/Tiffany_101.jpg (32.1 KB)

Joseph Labuda more than 2 miles

March 25, 2015, 10:37 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Don't close the Keno Drive In. This is where families go to enjoy being together, as well as, being with their neighbor. What better way to enjoy watching a movie under the stars. Wal-Mart should not be destroying areas that promote community life style. Keep Keno Drive In open.

Kimberly Oldham more than 2 miles

March 25, 2015, 11:06 AM

I was born and raised in Kenosha grew up going to the drive-in. I am 45 years old now I have 6 children who all got to experience the drive-in growing up I now have 15 grandchildren 9 of which live in Kenosha 1 in Union Grove... I want to be able to have my grandchildren grow up going to the drive-in as I did and my children did. This is an American Family past time.. Something a family can do together we don't have much family activities in the area.. I urge the Village of Pleasant Prairie to not let this happen don't take away our drive-in.... SAVE OUR KENO DRIVE-IN...

Name not shown more than 2 miles

March 25, 2015, 11:14 AM

We don't need another Walmart. Keep Kenosha's iconic landmark!!

Name not shown more than 2 miles

March 25, 2015, 11:36 AM

I believe that keeping the Keno Drive In Theatre is more important than another retail center with a big box anchor retailer such as Walmart. Your roadways are not designed for the amount of traffic that this planned development will require. The Keno is part of your community. A classic inexpensive family based entertainment venue. Being in the theatre industry, I know of numerous digital projectors available for under \$100,000. The free standing booth can be easily fitted for hvac as required for digital equipment. I drive an hour and a half to visit the DRIVE IN during the summer. Many customers do the same. But, I'm not willing to spend money in your area if the land is redeveloped. Walmart has leveled many DRIVE IN theatres throughout the U.S.. Let's not let this happen in your town. Please, develop a different area, leave the theatre alone.

Erin Ginn more than 2 miles

March 25, 2015, 12:27 PM

I know that the neighborhood could use a face lift but I believe that getting rid of the Keno Drive-In would be such a loss to the community. With Drive-In's disappearing around the nation, it makes the one on Sheridan and 91st that much more special. We all have childhood memories there and I know that this is an activity that my kids look forward to every spring and summer. Even now as we pass it they are asking what is playing and when will it be open. It's an experience like no other and it would be a shame for this generation and the next to miss out on that. It truly is a piece of history for Kenosha County and Pleasant Prairie. Please do not let it disappear.

Name not shown more than 2 miles

March 25, 2015, 12:34 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

I think Keno needs to stay it would be a great loss to us all we already have enough Walmarts and if anything use the money to rebuild the Keno , this is the place we all grew up and Want to keep the same for many years to come it is a great family place

Name not shown more than 2 miles

March 25, 2015, 12:42 PM

PLEASE do not build a Wal-Mart or other super center in the location of the Kenosha Drive-In. As a community we should support one of the last such places in the state of Wisconsin.

Name not shown more than 2 miles

March 25, 2015, 12:54 PM

Kenosha needs that drive in!! It's a great family friendly activity!!! People come from all over to go there! It's a place that creates memories for children's those children's children!!! We do not need another super center, such as Walmart. Meijer is not even open yet, we don't need to plan for another one. I want my children to have memories of going to the drive in and I want them to be able to share that with their kids!!!! It's a landmark in Kenosha! Why take away such a positive place that brings so much to our community!

Name not shown more than 2 miles

March 25, 2015, 1:07 PM

I have been going to the Keno since I was a child. I was born and raised in Kenosha and the Keno was where you went to watch movies. In a day and age where more families are finding it hard to afford a trip to the movies, the Keno filled the void. What this community needs is more consideration for the past and how it has helped shape us, and less focus on retail property that end up closing and having vacant space left behind. Kenosha, and Pleasant Prairie already have enough wasted office and retail space, we do not need to tear down a piece of history to create more. Put the money into renovating the Keno and you will see an even bigger uptick on visitors. Last summer the drive in was packed everynight they had new movies. The community has spoken and we want the Keno to stay.

Anthony Makovec more than 2 miles

March 25, 2015, 1:22 PM

I grew up attending the Starlite Drive In in Menominee Falls. They closed it down in the early 90s. I have countless fond memories from there throughout my childhood. It appears in my dreams frequently. I lived in CA for 15 years and they have NO drive ins.. it was deeply saddening. Upon returning to Milwaukee, with the Starlite gone, I attended the Keno. I was blown away at the similarities to the Starlite, and literally was reduced to tears upon parking. It happened again upon exiting the snack bar, after holding the tears back waiting in line. It's strikingly similar to the Starlite. It felt like I had been allowed to reclaim a part of myself I am quite fond of, I had thought was lost forever.

If they close it down, there will not be a drive in to attend within practical driving distance for our family. Being we attend the drive in regularly during the season, the removal of the opportunity to do so would create a huge

Planning for Barnes Creek Neighborhood Underway

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hole in our family culture, impossible to fill. We would be truly sad, as nothing can replace the drive in experience.

With a renewed spirit and vigor securing and broadcasting a long term contract has been secured, and with an intelligent marketing campaign, I believe the Keno is worth it's weight in gold! Please preserve the Keno, what a precious gem you have in your town that enriches the lives and culture of far more people than you may ever truly realize! Proposal number 3 makes the most sense.

Name not shown more than 2 miles

March 25, 2015, 2:05 PM

We need to do whatever is necessary to keep the Keno Drive-in. We don't need another shopping center and surely don't need another Wal-Mart. The Keno Drive-in is an iconic landmark and is a place where family and friends can go to have a fun outing. This city spends so much on frivolous things to bring people to town, they should be investing money in the things we already have, such as the Keno Drive-in.

Dorothy Ortiz more than 2 miles

March 25, 2015, 2:08 PM

Make ur store or business elsewhere. This is the one and only remaining out door theater. There has to b other abandoned bldg and or properties where u can make ur store. Why take our one and only place of outdoor time with family movie nite. Why do stores have to have a corner.

Name not shown more than 2 miles

March 25, 2015, 2:15 PM

We don't need another Walmart we need our keno drive in. Family and friends need and love this drive in .

Lory Peacock more than 2 miles

March 25, 2015, 2:58 PM

The Keno is a tradition and landmark. Stores can be put anywhere. Don't take this jewel from us!

David Moran more than 2 miles

March 25, 2015, 3:14 PM

Please don't get rid of our outdoor theater. There are plenty of empty retail buildings in the Kenosha area that they can put another store in. I believe there still is an empty Walmart in Kenosha. The Keno has been a favorite summertime destination of mine for my entire adult life. Nights spent at the drive in leads to money spent at the Spot or other restaurants and gas stations. I'm not sure if I'd be willing to spend much time or money in the area if the theater wasn't there. There just wouldn't be anything to draw me to the area.

Name not shown more than 2 miles

March 25, 2015, 3:24 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

I've lived in SEWI for 10 yrs, and this is one of the only attractions I look forward to every summer. With so many stores around, why do you want to demolish this great place? Just so you can make more money? How about making history, year after year, making memories of family and love, having the one place where worries seem to stop, two movies at a time? The memories built here, you can't find at the store.

brian halfaday more than 2 miles

March 25, 2015, 3:47 PM

Save the drive in, it should be a county landmark!

John Rocha more than 2 miles

March 25, 2015, 3:52 PM

The drive in theatre in Kenosha has been a favorite destination spot of mine and a number of my family members for so many years. The drive in brings back so many nostalgic feelings or works be a shame to lose it. Having the drive in situated so neat the Illinois border draws customers from bayous parts of northern Illinois and southern Wisconsin. This unique attraction should be looked at as a highlight to the area target than lot waiting to be paved over. The family friendly atmosphere one experiences at the drive in is incomparable. The site has fallen on hard times as of late although with the renewed interest, this opportunity to continue fun family attraction should not be ignored but rather fostered. I surely hope that this iconic spot does not fall into obscurity.

Name not shown more than 2 miles

March 25, 2015, 5:07 PM

Love the out door! I do understand it is gone, just don't let a big box store is. The rules were put in place for a reason. The truck traffic alone sould be enough to discourage anyone. Thanks, life long resident and former Village employee.

David Wahl more than 2 miles

March 25, 2015, 8:28 PM

The Keno Drive In is more valuable to the community and surrounding area than any Wal Mart or corporate development will ever be. Why destroy something that is such a sought after destination for so many choosing to spend an evening with family. There is nothing more enjoyable than movies under the stars and sharing memories like we all did all of these years. I found the Keno Drive In years ago when I was dating my wife and my kids grew up watching movies here. Please find a way to let these memories continue for future generations to come, once this gem is lost, it will fade away and this does not need to happen. Please Save the Keno.

Name not shown more than 2 miles

March 25, 2015, 9:31 PM

Kenosha is always talking about increasing tourism. We have one of the last drive in theaters left and we are talking about closing it. What a waste. My daughter will never know how wonderful it is to watch a movie under

Planning for Barnes Creek Neighborhood Underway

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the stars. PLEASE SAVE KENO DRIVE IN!!!

Name not shown more than 2 miles

March 25, 2015, 10:38 PM

3 miles away

Why would you put another Walmart (or any other store) and tear down a piece of Kenosha history? Last time I checked we had a Walmart, Target, Shopko, Kmart, Sams Club, soon to have a Cosco and a Meijer. Not to mention there is a Walmart 10 minutes down the road on Hwy 173. How can you with a good conscious approve This? My family drives from Milwaukee every summer for a weekend of fun in Kenosha including the annual Keno night. That drive in is packed every night during the season. If it needs updating then as a community let's fix it...if this about greed, then as a community we really need to assess if sticking a retail store in the middle of a residential area is a smart idea for those that have to look at it everyday.

Name not shown more than 2 miles

March 26, 2015, 6:51 AM

This drive in is a special place for families! It's history and a memory maker. There is not many true family friendly places now a days. Please please please don't let this wonderful place close!

Name not shown more than 2 miles

March 26, 2015, 1:00 PM

There are plenty of empty retail spaces in Kenosha. We absolutely do not need any more!!

When I moved to this area seven years ago, I had never been to an outdoor theater. Now I go every chance I can! When friends and family come to visit this and Jelly belly have been must-dos on the tourism list. We're losing Jelly belly, if you let the drive-in go, why will people come to this area? To go to Walmart? No.

Kimberly Penna-Wampole more than 2 miles

March 26, 2015, 1:41 PM

We have been going to the Keno Drive in every Tuesday and several weekend all summer long for the past 4 or 5 years. We make the half an hour drive down from Racine. It's something we can take our son to and have an amazing family time. We came down to the LAST night y'all were open and truthfully, cried as we drove home. It's something that we enjoy doing and would LOVE to be able to support in the future. It's good family fun!

Name not shown more than 2 miles

March 26, 2015, 4:42 PM

Have to say the drive-in has been a staple of life in Kenosha since before I was born. Why can't the community or the village update and bring it back up to the way it needs to be in order to bring families together. If you want another superstore there is an empty Walmart store that's been abandoned for years on 52nd street. This area needs to be preserved. Bring back the Keno Drive-in!

Chad Freeman more than 2 miles

March 26, 2015, 5:36 PM

All On Forum Statements grouped by author's location (Around 9102 Sheridan Road) sorted chronologically

As of April 7, 2015, 9:47 AM

<http://peakdemocracy.com/2556>

Page 12 of 61

Planning for Barnes Creek Neighborhood Underway

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This town does not need anymore shopping centers. Homes, bars, banks, gas stations, auto shops and restaurants. At least not right now especially where the Keno drive in is. I agree with has been said already. Their are plenty of empty stores around town that can be used, for people to shop at. Their is a empty Supervalu building off of 80th st in Kenosha that can be used, same with the empty Walmart building on 52 nd st in Kenosha that can also be used. Why don't we/community and or the village have a fund raiser or pitch in to update the keno drive in. It would not be hard to do. The owner of the keno drive in is willing to update it. So why not help restore the drive in. I will gladly help restore the keno drive in. It would indeed be a very smart move for the village to take part in restoring the keno drive in. That is the only plan that should be laid out in front of them.

John Kulick more than 2 miles

March 26, 2015, 6:20 PM

My family and I travel an hour to go to the Keno Drive Inn, we have always enjoyed the area and had no problem with the area and the drive from our home. I work in the Kenosha area and there are enough retail outlets inn the area. Why destroy something that families can enjoy and support. Destroying one of the last pieces of Americana to put in a shopping outlet would be a crime.

Name not shown more than 2 miles

March 26, 2015, 7:40 PM

Keep the Kenosha theater. It's a place for families to watch movies together.

Amy Rendon more than 2 miles

March 26, 2015, 8:21 PM

Please keep the Keno open. There are so many other areas to develop shopping areas. The Drive In theater is one of very few left. It's a place of many memories. I hope to be able to continue to take my son there. Please keep our theater open. I'd hate to tell him it's gone.

Karole Gomaz more than 2 miles

March 26, 2015, 11:38 PM

I was born in Kenosha, grew up in Milwaukee and mostly Racine. This place is one of my fondest memories of my childhood, and my four daughters also remember going to see movies at the drive-in. It is one of the last places to go to and remember the 'good ole days' before video games, smart phones, and social media! I look forward to going there with my grandkids when I come back to visit, since I moved out of state!

Christina Keller more than 2 miles

March 26, 2015, 11:44 PM

Keep the Keno open.... My parents used to take me there when I was a kid...I have taken my kids.... This is a past time that is quickly forgotten... There aren't many around anymore... I refuse to go to the movie theatre because I love the drive in so much... Keep it open please!

Name not shown more than 2 miles

March 27, 2015, 7:02 AM

All On Forum Statements grouped by author's location (Around 9102 Sheridan Road) sorted chronologically

As of April 7, 2015, 9:47 AM

<http://peakdemocracy.com/2556>

Page 13 of 61

Planning for Barnes Creek Neighborhood Underway

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Please, please please do not get rid of the drive in. The community can raise money I am sure for the updates needed. This is a true piece of American history that has been and will be treasured for many years to come. Don't take that away from our future generations. Walmart or a shopping mall can build anywhere and still profit and create jobs. Thank you!

Timothy Graham more than 2 miles

March 27, 2015, 7:06 AM

The Drive in is not only an incredible source for wholesome family moments and making of cherished childhood memories it is truly a historical landmark for Pleasant Prairie. The drive in theater is part of a dying American breed and the Village has the opportunity, given the decision to save it, to save a piece of true American history to be enjoyed for generations to come.

Name not shown more than 2 miles

March 27, 2015, 7:41 AM

Please don't take the keno ... it is a great place my family loves to enjoy . I have taken my children as my parents took me... we need to keep a little of this part of American culture alive. There are many other options in kenosha to build on. Let my childrens children have that slice of tradition too.

Jessica Mahoney more than 2 miles

March 27, 2015, 7:54 AM

Do not tear down a piece of history and a valuable place for families to go!! Why is it not an option to keep the Keno open? They want to upgrade and invest in this area. I'm so sick of going to any town and seeing the same horrible stores, whether that be a Walmart or other box store. They are all the same. I have that here, so I will not be going to that area anymore and spending my money. The smaller strip mall type stores are no better. No originality. Towns need to keep the things that make them original!! The Keno is worth traveling to and spending my money there. Save the Keno!

Derek N more than 2 miles

March 27, 2015, 8:05 AM

If Keno were to be no more, so many lives would be effected. Not just now but for the future, too. Traditions are drying up. I use to go to 41 twin when I was little, that is gone. Keno filled the void and now that is in jeopardy. I would never travel an hour for walmart but Keno I would travel longer and further.

Name not shown more than 2 miles

March 27, 2015, 8:34 AM

Please Keep the Keno! It's so important to have a theater for families (and kids!) in the community. Super stores come and go, promising profits but often taking more from the community than they offer. A drive-in always gives back -- local dollars to local businesses, and a local commitment to the community.

Name not shown more than 2 miles

March 27, 2015, 8:52 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Please reconsider taking away the drive in many families enjoy this. It has become a tradition for many. In this day in age we need family friendly places. The world has enough shopping malls and way to many walmarts.

Name not shown more than 2 miles

March 27, 2015, 9:08 AM

I think it's a need to keep a drive in. It's a place to make memories and positive ones too. I would be so sad to see it go.

Name not shown more than 2 miles

March 27, 2015, 9:22 AM

One of the things my husband and I loved the most about moving here in 2008 was the drive in. Having a night out with a little one sometimes can be a task. At least this way we could put her in her pjs and let her fall asleep watching the first movie and catch the second as a "date night". Drive ins were always a big family event for me growing up in Maine. This is an icon for Kenosha/Pleasant Prairie. Don't take away a family entertainment place where so many memories have been made. Besides we don't need another "big box" store as we already have 3 with a 4th being built.

Name not shown more than 2 miles

March 27, 2015, 9:57 AM

There are so few drive in theaters around anymore and letting this one go would be such a loss for the community. Please rethink closing Keno Drive In.

Nancy Clark more than 2 miles

March 27, 2015, 10:48 AM

Keep big box retail OUT! Save the Outdoor land site!!!

Paul Goodson more than 2 miles

March 27, 2015, 11:21 AM

First, your extensive planning and this open forum should be adopted by every community. Second, not one proposed plan includes your drive-in. An American tradition, family friendly and best entertainment value. The Keno would makes a great neighbor in a park, entertainment or recreation complex, and residential area. This type of facility fosters family traditions, a sense of community, life long memories, first summer jobs and much more. A Wal-mart should not be considered at all. They foster low pay, unfair competition, traffic congestion and offer you very little in return. Please, don't make a lasting mistake and trade the Keno for a Wal-mart.

Monica Gratton more than 2 miles

March 27, 2015, 11:45 AM

Planning for Barnes Creek Neighborhood Underway

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The world doesn't need another Walmart. Save the drive in!

Bob Tucker more than 2 miles

March 27, 2015, 11:46 AM

Taking away the drive in is taking a piece of american history. There are so few of them now. People should be fighting to keep it going as it provides a service to families and friends that just need a place to hang out and watch movies. The drive in should be upgraded to digital. The drive in is something that will never die. You will always have die hard movie fans who like the outdoor experience.

Unfortunatley there is no drive in where I currently live, but whenever I goto a place that does have one, you can be sure we go to it.

Rachel Tank more than 2 miles

March 27, 2015, 12:42 PM

The Drive in is a family tradition that we unlike many other states have and can go to. Our children need this, it brings closeness with family and not out running the streets. We do not need another Walmart around this area we have shopping stores on ever corner. PLEASE SAVE THE DRIVE IN

Name not shown more than 2 miles

March 27, 2015, 12:47 PM

This drive-in has been a staple to my family every year. We drive down from Milwaukee just to attend. I can't image summers without it. There will be children who grow up and don't even know what a drive-in is if this is taken away. Please save the drive in.

Jace Junkerman more than 2 miles

March 27, 2015, 1:38 PM

I've lived in Kenosha my entire life and the Keno Drive-in has been one of the top hotspots makes this city what it is. We do not, DO NOT, need another Walmart in this town. Please keep the drive-in!

Deb Vaughn more than 2 miles

March 27, 2015, 3:12 PM

I will boycott any business built on the site if it does not include the Keno Drive-in. I will also strenuously advise anyone and everyone I can to do the same. To destroy a historical icon in this city to make another buck...there are already too few places to go as a family and I urge the board to take this into consideration.

Name not shown more than 2 miles

March 27, 2015, 3:22 PM

Planning for Barnes Creek Neighborhood Underway

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I have been going to the keno drive in for as long as iv been alive , Its the best thing kenosha has ! I pray i can share the same amazing times i have had there with my kids . Save the keno drive in . Keep the family time alive !!!!

Sean Albert more than 2 miles

March 27, 2015, 3:58 PM

The Keno Drive-in Theater is one of the few things in this city that has made it different and made it so special to not only its residents but to residents of near cities as well. This drive-in has continued to be an important landmark as well as an important part of many generations of people who have experienced it in their childhood and continue to do so with their children and i hope i will get the chance to experience it with my children in future years. It is a shared experience between people of all ages and generations, that they can relate to each other with and how many of those kinds of experiences do we have left? We cannot continue to demolish and take away these establishments that have provided us so many memories and good life experiences and replace them with buildings and stores who's only use is just more consumption. I am 25 years old and even i believe we are in a world where we can access everything from home and it is so easy to not be social and experience things with other people. I feel that it is essential that we keep establishments like the Keno Drive-in around because too many have already gone. We have an opportunity to keep alive something that is quickly becoming extinct in this country. Lets be one of the few that still supports an american past time, the drive-in movie theater!

<https://www.youtube.com/watch?v=B5lhZMa8ctc>

<https://www.youtube.com/watch?v=evvLeMACnXk>

Justin De Fibrander more than 2 miles

March 27, 2015, 6:40 PM

We have enough walfarts in the area, the keno is a classic drive in theatre and some of us out here prefer the old school ways. Keep the drive in, the people have spoken. ON COMMAND TO THE BEARER ON DEMAND. The way it used to read on our dollar bills.

Taylor Cerminara more than 2 miles

March 27, 2015, 8:51 PM

We do not need another shopping center, especially another Walmart. I don't think that area of town is built to have a store like that on the corner of a fairly busy road. Please save the keno drive-in!!!

Krystal Gonzalez more than 2 miles

March 27, 2015, 10:09 PM

Kenosha is one of the few cities to still have a drive-in. It has been a place families go in the summer for many years. I am totally against replacing the Keno Drive in with a Walmart. Why do we need another one? It would not bring favorable company to that area. It would cause more late night drama to the neighborhood and be constantly busy with traffic and people. I believe the Keno is a part of Kenosha's history. Don't take away the little Kenosha has that's unique to other cities and towns.

richard wallace more than 2 miles

March 27, 2015, 10:30 PM

Planning for Barnes Creek Neighborhood Underway

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Why tear down the Keno drive-in. its one of the last drive in theaters in the country, a piece of our history and an icon. Its great family fun and for people of all ages. As a single college student, I took my girl friend there on a date many times, had a great time for under 20 bucks. And for what, to build yet another Walmart. There's a Walmart in Zion, Kenosha, and two in Racine. Walmart, communist China's biggest customer that pays its employees a starvation wage (many of whom have to go on government subsities to survive). The United States of America doesn't need another Walmart. It needs to help small family businesses survive. Owners of small businesses usually live in the same community that they serve and don't have all their family members on the top ten richest people's list. The revenue from their gross sales stays for the most part in the town, not sent to Bensonville, Ark. When are cities and towns across this country going to realize that Walmart does not help them. Too many small towns have had their down towns destroyed by Walmart, then in ten years Walmart consolidates all its local stores into one big super store. Plus, how many grocery stores do we need, Costco and Meijer's are both building super stores just south of Hwy 50 on Greenbay Road. Everybody sells groceries, even Menard's and Target. But we have one of the last drive in's in the country left...let's not lose it.

Name not shown more than 2 miles

March 28, 2015, 7:17 AM

Please find a way to keep the drive in open. It is a great entertainment resource not only for the local area, but for the region. I live in Cudahy but come down several times a year to eat dinner then go over to the drive in, generating money for your community. The drive in is a unique attraction that should be preserved as a point of distinction.

Sarah Castaneda more than 2 miles

March 28, 2015, 9:01 AM

Keno drive in is one of the best places to spend summer nights with family and friends. Its a shame they cant come up with the money to transform it to digital but can add more stores. We wait out our long winters in Wisconsin to finally do fun family activites outdoors..not inside shopping.

Anita Riley more than 2 miles

March 28, 2015, 11:13 AM

What a shame it would be to see the Keno Drive-In gone forever. So many families with so many happy memories thru-out the years because of the Keno Drive-In. Why does it seem that preserving something old is not considered progress? Why do we have to keep building new things that will probably never affect people the way the Keno Drive-In has affected people? Wouldn't it be better to be known and remembered by preserving an icon than building more stores or apartment buildings? How many strip malls and such do we need? Give future families a chance to enjoy an evening under the stars watching movies, eating pizza and popcorn and making new memories by saving the Keno!

Name not shown more than 2 miles

March 28, 2015, 6:13 PM

Save this theater! Its been part of Kenosha for more than "50" years. Stop taking away things that are part of

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this city, lets preserve this for all the future people. I went there as a kid & adult & it was so enjoyable & what a great memorable time of life. I am from Lincoln Park area in Kenosha while I was growing up.

Name not shown more than 2 miles

March 28, 2015, 7:13 PM

I do not believe that land is fit for anything other than what is there now, a drive in movie theatre. Anything else would be a mess for nearby houses and businesses. What is there has been there for well over 50 years without issue. There is no need for more retail in this general area. Other similar is nearby in the Villiage, Zion, and Kenosha.

Name not shown more than 2 miles

March 28, 2015, 11:09 PM

I live in Milwaukee County and make a point to come to Kenosha every summer for the Drive-In Theatre. No point in coming down for a Walmart.

Kriss Zuidema more than 2 miles

March 28, 2015, 11:50 PM

My family and I have lived here for 7yrs. now. This is one of the very few activities we can enjoy together here in Kenosha. It's not just about the movies. The psychological benefits a venue like this has is priceless. Meeting people FACE TO FACE from all over and enjoying something amazing. I understand money is more important to some people than humanity. Priorities.

Name not shown more than 2 miles

March 29, 2015, 1:10 AM

My husband and I had our very first date at the keno drive-in and it breaks our hearts to hear that we will never be able to spend our anniversaries at this amazing place.

I have so many good memories of my parents taking me and my brother in our pajamas! The keno drive-in is a historical land mark and should not be torn down! It should be invested in and given the respect it truly deserves!

We do not need any more retail stores or residential properties.

Please let the keno drive-in stay!

Name not shown more than 2 miles

March 29, 2015, 2:34 AM

The Keno Drive-In has been a part of all our lives for many wonderful years. In small town Kenosha, WI, the drive-in is one of the last great treasures we have to call our own. It may not be fancy and all spruced up, but

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that's what makes it an amazing place. It's part of the charm that keeps us coming back year after year. I have been going to the drive-in for 21 years, all of my life. It is one of my most cherished memories. Stores like Walmart, or really any store, cannot build those memories. It's very materialistic and selfish to strip the community of our beautiful drive-in and of all the wonderful memories we have yet to make there with our friends and family, both new and old. No one wants to say goodbye to such a beloved place, but especially for such outlandish reasons as these. Kenosha has plenty of businesses that provide more than enough income for the community and if wealthy owners want to be even more greedy, there's sure to be plenty of back-alley land slots available that won't forcefully take a beautiful place with beautiful memories away from the community. And Walmart? Really? It's quite sickening. The Keno Drive-In should remain forevermore; it is one of the last historical, CLASSICAL places we have left in these parts. Wallets might hold a lot of money, but they won't hold nearly as much hate as the community will if the drive-in goes!

Lynn Shulak more than 2 miles

March 29, 2015, 5:07 AM

I grew up in Kenosha and now live in Racine. I still go to the Keno every summer to see movies. I prefer to see them at the Drive In instead of at a theater because I enjoy the history and setting. I am disappointed that some of Kenosha's history is being removed to make way for a huge shopping center that is not needed. Why not put an L shaped shopping strip around the Keno instead? This would both drive business to the Keno as well as encourage shopping before seeing a movie at the drive in. Both parties would benefit that way.

Racheal Hernandez more than 2 miles

March 29, 2015, 7:19 AM

A town doesn't just need houses and retail spaces to thrive. It needs destinations and community spaces to build a strong and safe place for everyone. The Kenosha Drive in is such a place.

I went to the drive in as a kid with my parents, as a teenager with my friends, and as an adult with my family. The Kenosha Drive in is extra special to me because it is where I had my first date with my husband.

However, if commerce is more important to the village, I will never shop at the proposed super center, but I will go to the Kenosha Drive in multiple times per season.

Name not shown more than 2 miles

March 29, 2015, 10:13 AM

The drive in is the last of its kind around here and is more family friendly than the theaters. We all love it and will be sad to see it go.

Name not shown more than 2 miles

March 29, 2015, 10:14 AM

The keno drive in has been something I have gone to routinely since I was about six years old. It brings something different to the area, attracting groups from all over. It is a different experience than you are able to

Planning for Barnes Creek Neighborhood Underway

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get an the regular movie theater entirely. It is devastating that it is in jeopardy of being replaced by small business, housing, or a Walmart. Whatever replaces the Keno is likely to upset the surrounding people, causing them to boycott whatever business goes there. Houses can be built anywhere so why replace something extraordinary for something that's ordinary? Keep the Keno! It's a great place for families and teenagers too.

Chelsy Hammill more than 2 miles

March 29, 2015, 11:23 AM

We need the keno drive in.... It is a link to our past. My daughter should get the chance to watch a movie this way with her family on a summer night invert the stars. Please don't take this away from future generations.

Julie (Stone) Arnold more than 2 miles

March 29, 2015, 12:30 PM

NO ONE wants a shopping center there. No one!! Look at how Market Square tanked. Why tear down a historic site for shopping considering all of the new development popping up on Hwy 50 & 165? It's too far for someone to drive 10 minutes out there to shop? It's ridiculous. SAVE THE DRIVE IN!!

What would need to be done to save it? How much would it cost? Name it, we'll make it happen. Do you need money and/or volunteers to fix up the place? Do you need money to get digital equipment? What? Give us an amount and a deadline and watch this community rally together to support this important family oriented landmark.

If we fail at it, then go ahead with your plans, but please at least give Southeast Wisconsin and Northern Illinois a chance to have their voices heard. Thanks.

Pamela Kneeland more than 2 miles

March 29, 2015, 12:43 PM

KENO DRIVE IN is the last drive in movie theater anywhere. I used to go there with my family when I was growing up in Zion until I moved away. The few times when I came home for a visit I would go there. This is the only family friendly theater for the aware that does not cost a lot of money to take a car full of families to.

Ed Cameron more than 2 miles

March 29, 2015, 1:11 PM

It's sad to see another outdoor theater being removed, we've been going to the Keno for many years. I grew up in Waukegan, Il. and the outdoor in Waukegan and Grayslake were removed years ago for the same reasons. So many great times had, wish they could save the Keno so future generations can enjoy the experience. Thank you

Beatrice Penna more than 2 miles

March 29, 2015, 2:10 PM

Planning for Barnes Creek Neighborhood Underway

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Beatrice Penna

I have been going to the Keno since I was a little girl, with my brother and sisters. We used to go early so we could play and ride the train. I am now 63 years old and I am now going to the Keno with my daughter, her husband and my eight year old grandson. We all enjoy ourselves and look forward to watching a good movie on the big screen. This is something we can do as a family, PLEASE do not take it away from us.

Brenden Paquette more than 2 miles

March 29, 2015, 2:16 PM

Please do not close the Keno!!!! It is one of the few spots in Kenosha where we still have any semblance of a culture. Don't make this city dwindle down to having no entertainment value besides bars.

Robin Pence more than 2 miles

March 29, 2015, 2:40 PM

No one wants another Walmart or stripmall. We want to keep the keno drive in! It is one of the best affordable places to take our children, and spend quality time with them. Please don't take that away from us.

Beth Lueck more than 2 miles

March 29, 2015, 2:47 PM

Please do not destroy the Keno Drive In. This is an historic property, a part of the Kenosha area history since the late 1940's. It is worth saving and revitalizing. Unfortunately many other drive in theaters have disappeared from America's landscape. Those remaining can be tourism magnets - and a source of community pride. Drive in theaters throughout the Midwest have been revitalized and are great entertainment for local families as well as being unique sources of pride in the landscape. I have no issue with Pleasant Prairie making improvements to the landscape and creating well planned developments, but destroying what makes a community unique is not the way to do it - and especially if those plans pave the way for yet another bland and generic strip mall, or worse still a Walmart. I have really fond memories of growing up and going to the Keno, and would very much like the opportunity to do so in the future. Use this as a way to draw people into the area, as opposed to paving under a piece of local history

Name not shown more than 2 miles

March 29, 2015, 4:28 PM

I don't think we need another shopping mall. We need to keep the Outdoor/drive-in theaters. There are some things we need to keep to pass on to our children and grandchildren. Drive-in theaters are one of the best things I remember from my childhood. In this day of electronics, we need to keep some of the simpler things.

Name not shown more than 2 miles

March 29, 2015, 4:52 PM

It is heartbreaking to think that yet another un-necessary Walmart could replace the beloved Keno Drive In. My parents took me there, my husband and I took our children there and I want to be able to share that wonderful

Planning for Barnes Creek Neighborhood Underway

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feeling with my grandchildren. Please, please don't let another "Big Bully" corporation dim the family friendly, beloved drive in.

Name not shown more than 2 miles

March 29, 2015, 5:00 PM

Please don't destroy the Keno drive in. I believe it would be more fitting to place the drive-in on the Historic Landmarks. Lord knows another Walmart or another strip mall is not needed.

Nathan Davis more than 2 miles

March 29, 2015, 6:04 PM

Hello. My name is Nathan Davis. I have reviewed the three redevelopment plans, and as for the land currently occupied by the Keno Drive-in, it should not be redeveloped. This is a historical site, and is one of the few entertainment venues left for the youth of Pleasant Prairie and Kenosha. When youth don't have things to do, they statistically turn to drugs and/or illegal activity. If you would like evidence, I can definitely produce that for you. That's not something anyone wants for this community, is it? Let's finally do something for the youth of this area and deem the Keno Drive-in a historical site. Let's keep it open, not only for nostalgia, but for the betterment of this community. As for the land directly around it, it would be a great idea to build small convenience stores and/or restaurants such as Sonic. There would no apparent backlash to even downsizing the Keno. Regardless of what anyone wants to think, this is not prime retail space and would not attract a lot of business so a mega supercenter and/or strip malls would not fill up fast and might even remain empty for years. I beg you to consider the people of this area when considering redevelopment. The people do not want this, and the Village of Pleasant Prairie should respect that. A government is supposed to serve the people as a whole, not the one with the most money. Thank you and again, please consider the people first.

Jessica Goforth more than 2 miles

March 29, 2015, 7:24 PM

Please do not redevelop the land, please don't turn it into a strip mall center. The Keno Drive In is one of the few remaining drive ins in the area, and brings a great deal of revenue to the Kenosha/Pleasant Prairie area (people travel from Chicago, Milwaukee and even farther to attend movies at the Keno, and while they're in town they patronize other area businesses as well). The Keno Drive In is a historical landmark that should not be destroyed. Please do everything in your power to keep it going. The people of Kenosha do not want another strip mall, they want this drive in preserved for future generations.

daniel norris more than 2 miles

March 29, 2015, 7:31 PM

I live in kenosha and would never go to or live in the area if the keno is torn down to build this. The 75 year old theater should be a historical landmark. It is one of the few places a family can go to spend time together anymore. If the city purchased the land, they could build a rec center or game center on the back half of the lot and keep the theater open. The property could make money year round and we get to keep the theater. So many of our theaters have been torn down or gutted for crap like Mills plan. Let's try and keep one?

Name not shown more than 2 miles

March 29, 2015, 7:38 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

The drive-in needs to stay!!! No more mass produced chains like walmart or super centers. We need to keep it original and historical for the kids today and in the future. its a great family experience as well.

Name not shown more than 2 miles

March 29, 2015, 7:56 PM

I live on the Northside of Racine. I usually drive down and go to Keno drive in once or twice a month during the open season. I eat at the restaurants, stop at the convenient stores, and the gas stations in the area. If the keno was to close. I would have no reason to frequent this area. The keno drive in is a special asset to your community that should be preserved.

Name not shown more than 2 miles

March 29, 2015, 8:33 PM

Please work to preserve the Keno Drive In as a historical and entertainment center.

Name not shown more than 2 miles

March 29, 2015, 10:24 PM

The drive in is a piece of history! Childhood, teenage and now adult memories have been made there that I will always cherish. As a parent now, I had hoped to share that with my kids. My son has gone the past two years, being one of the only places a baby can go and not "annoy" other people when they make noise! We need to save this special place! There's room to keep the drive in and still develop the surrounding land. This should be the plan!

Name not shown more than 2 miles

March 29, 2015, 11:52 PM

It would be a tragedy to trade out real Keno nostalgia for a greedy corporation that will not only lower the property value for the area in question, but will raise taxpayers' dollars by not offering a living wage to their employees, forcing them to live off of government assistance. The Drive Inn will NEVER make this kind of negative impact on the community.

Heidi Zadler more than 2 miles

March 30, 2015, 8:46 AM

Please save the drive in. It's a piece of history. I've been trying to tell people we could have car shows and flea markets there to make extra money! We would pay for booths, entry fees, and food too! Would be very sad to see the drive in close. They're are many more ideas out there to make more money if the owners would just consider them.

Name not shown more than 2 miles

March 30, 2015, 9:57 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

The Keno Drive In has been a staple in the community for years. It has provided countless nights of entertainment for a variety of people over the years. I am a parent of 2 small children and that has all but stopped my movie going experiences for now. As most people know small children have a hard time sitting still and being quiet for extended periods of time. The Keno Drive In is the perfect place for me to take my kids and still be able to watch current movies and not disturb any other movie goers. It would be a great loss for for my family and other families that have a similar situation if we no longer had the Keno Drive In as a choice for entertainment during the summer. Please reconsider the choice to close the Keno Drive In. We need activities like this in our area.

Name not shown more than 2 miles

March 30, 2015, 10:32 AM

Please keep the drive in alive! It is Pleasant Prairie and Kenosha History! The Keno drive in is also a main activity to do in our community. Not everyone has money to go shopping at a fancy shopping center. We have enough of those! And plenty of them in Pleasant Prairie already. Change the name to Pleasant Drive In or something and bring it back!

Name not shown more than 2 miles

March 30, 2015, 11:43 AM

Please keep the Keno Drive In alive! Its the only drive in around this area that is enjoyed by young kids and older kids alike. Its the only place you can go to "just be a kid"..bring your own popcorn or buy it there and watch movies outside and just be yourself in your own environment with your family. Its one of the things that you can do as a family without costing an arm and leg to do it. It always one of those favorite things to do on the weekends after you have worked so hard doing the week. A time to enjoy being together as a family. Please keep the Keno Drive In alive ! Thank you.

Name not shown more than 2 miles

March 30, 2015, 12:10 PM

I think the drive in needs to stay. It's the only thing we have left to for our kids. I have gone there a lot when I was a kid and would like to take my kids again. They would be missing out on what their parents used to do as kids. Plus it's cheap and the only one left in town.

Name not shown more than 2 miles

March 30, 2015, 12:53 PM

Save the drive-in!! Everyone loves to go watch movies at the drive-in. It's a tradition for so many in the Kenosha area. People have been enjoying it for generations! I want to be able to take my kids there.

Name not shown more than 2 miles

March 30, 2015, 4:50 PM

I had grown up going to the Keno Drive In it would be a doing Kenosha a disservice in closing it and replacing it

Planning for Barnes Creek Neighborhood Underway

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with yet another shopping center. We currently travel from Walworth county several times during the summer to go to the drive in. Often times with groups of friends from this area that didn't realize Kenosha still had the drive in and have also now become part of the summer caravan to the movies. We will not be doing the same for a shopping center. Please, we urge you to keep the drive in and help keep the drive in traditions alive.

Name not shown more than 2 miles

March 30, 2015, 9:46 PM

First, thank you for adding this feedback platform to the website. What a wonderful way to incorporate technology in the collection of feedback on community issues. For someone who travels much of the week, and am unable to attend many of the open forum meetings that touch on these issues it is a terrific platform.

I would love for the property to remain an outdoor theater but understand that financially it is an unlikely "best use" for a very expensive asset. I would hope that the landowners desire to build out the retail space will be approved. I know from discussions with informed folks, that the village has very clear guidelines to ensure that the space will be well designed and visually appealing. I believe that the person/persons who have invested in this property should be allowed to do as they see fit as long as it meets villiage guidelines.

Ryan Anderson more than 2 miles

March 31, 2015, 8:22 AM

I would like to take a moment to give a truly unbiased take on this land and tell you why adding a walmart over a drive in is an unneeded pursuit.

For starters, I audit walmarts, and getting another one actually means more work for me. So im sure you're wondering "why would he be opposed to another one then?". I'll tell you why. For the last 21 years of my life that drive in has been an institution that shaped my growth as a young adult into the adult I have become. It is a place where I have more individual memories at than my own home. In a society that seemingly prides itself on smaller screens, distancing itself from others as a means of bringing us "closer" with more technology, and consistent attempts to take away things that were once an enjoyable part of the outdoors, I say that if anything we need institutions like this more than ever.

I do not know if what I write here today will be even read or considered, but for the first time in my life I am speaking out about a cause more important to me than any political or government based decision.

I believe in the drive in. I do not believe in Walmart.

I will stand for whatever it takes to keep this land from changing. Even if it requires making it a landmark of our city. (Which I believe it to be)

I write this not because I expect the village to read this, but because I believe that those who care about the people and their better interests will see that keeping this place will be for the betterment of Pleasant Prairie and Kenosha.

My name is Ryan Anderson and I Thank you for your time.

Name not shown more than 2 miles

March 31, 2015, 9:14 AM

All On Forum Statements grouped by author's location (Around 9102 Sheridan Road) sorted chronologically

As of April 7, 2015, 9:47 AM

<http://peakdemocracy.com/2556>

Page 26 of 61

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

People seem to be missing the point of this feedback forum. It's not a question of whether we save the drive in or not. The owner wants to develop the land and has the right to do so, as long as the proposed development is within village regulations. Which his proposal is NOT. That is why the other two plan alternatives make more sense. The drive in was no longer making a profit and would be too costly in upgrades. Get rid of the drive in if the owner so chooses, but don't approve his proposed plan by granting special privileges.

Shannon Stokes more than 2 miles

March 31, 2015, 1:50 PM

Please don't take the drive in away from our city thank you

Katie Wilson more than 2 miles

March 31, 2015, 3:30 PM

Save the Keno! I grew up going to the drive-in every weekend. It will be such a shame to lose a great piece of history! Please renovate & re-launch The Keno Drive-in! We don't need any more Walmart's or any other store. If you can spend so much money building a Walmart then you could instead just renovate and re-vamp the Keno! We need to keep the history alive and Keep the Keno drive-in!! I grew up in Zion, Il. but now I live in South Charleston, W.V. When I heard about them closing the Keno I just had to say my peace! I go back to the Keno every time I visit. It would be a crime if that wasn't possible next time! SAVE THE KENO!!! LANDMARK HISTORY!!!!!!!!!!!!

Rhonda Sisco more than 2 miles

March 31, 2015, 5:48 PM

Although I no longer reside in Kenosha, my daughter and grandkids do. I have so many wonderful memories of going to the drive in while I was growing up and then as my children grew up we all enjoyed it together. It's a wonderful place for families to spend quality time in this fast paced world we all live in. So many family things are so expensive and the drive in was always pretty reasonable. Don't take this legacy away from Kenosha and the future generations. Let them enjoy it like we all did. Thank You

Name not shown more than 2 miles

March 31, 2015, 9:57 PM

Save the keno drive in!!! It should be deemed a historical landmark -never to be torn down!!

Name not shown more than 2 miles

March 31, 2015, 10:31 PM

I think the drive in should stay it has made memories for people and that place is a place that people that live close to the drive in look forward to when it becomes nice out. No store or place that you guys wanna build would give anyone the same feeling. I used to get taken there when i was a kid and i still go. So i want the drive in to stay. Please and thank you.

Name not shown more than 2 miles

April 1, 2015, 1:56 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Please don't take the Drive In away. Kenosha is a small town with hardly anything to do as it is, this is a safe place where families and friends can share memories together. I've been going since I was little I can still remember playing in the grass in front of the giant screen with friends and then getting snacks and enjoying the movie. I haven't stopped going since and have spent birthdays there. It is so important to keep such a classic genuine place in this city not many towns have a drive in so many are being closed we can't let that happen here. **WE DO NOT NEED ANOTHER WALMART!** How many does one town need? I can't understand why a Walmart would serve a better purpose on this land other than \$ but that seems to be the driving factor in all of this. If The Drive In closes part of this town dies, and this town can't afford anymore loss. Please don't take this historic popular attraction away, I would love to see it stay open and play new films as well as the classics and maybe do movie marathons or something like that instead of removing it make it better!!

Name not shown more than 2 miles

April 1, 2015, 8:44 AM

This has been a place I grew up going to. Being 25/30 minutes from my home.. On any given night I know my family is up for the little drive to enjoy the Keno drive in. There have been other places to close down in the past few years and it is quite a shame. We are closing down the things that have been around for generations that we share with the future generations. If this closes down.. It will be quite a heart break for not only my family and I but hundreds and hundreds of families. I still till this day tell people from other towns in Illinois of this place and they are always excited to hear of it. Keep it open please!

Rebecca Lynn more than 2 miles

April 1, 2015, 8:44 AM

Keno drive-in needs to remain. The first 'movie' I ever attend in my life, 43 years ago was at the keno drive-in. The keno was a big part of my life growing up, and even though we moved away from Kenosha, the keno was always there for return trips. Please do not tear this historical landmark down. Drive-ins are almost extinct in the US, don't take ours away!!!

Ali Bavuso more than 2 miles

April 1, 2015, 9:20 PM

My family and I have been coming out to the Keno family drive in for the last 8 years, multiple times during the summer. We drive 1.5 hours out of our way just to come. We love the environment and love everything about the theater. On our way, while in town, we stop at local stores and/or restaurants. There are not many of these type of establishments left in southeastern Wisconsin. They are a draw for people and it helps other local businesses. Please do not close this down.

Erin Erdmann more than 2 miles

April 2, 2015, 9:41 AM

My husband and I have been taking our kids to Keno Drive-in for 7 years and before that, our parents took us. We live in Muskego and it's a treat and a tradition to go and pack up the family for a night under the stars. The scent of popcorn in the air, the laughter of kids in the background, an occasional car alarm going off

Planning for Barnes Creek Neighborhood Underway

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accidentally...lawn chairs and blankets spread around and car lot neighbors having small chat while the kids throw around a fridge Or ball. It's a sense of safety in a crazy world beyond the theatre lot gates. It's not easy to get family quality time for all ages and the drive in keeps us bonded and provides the memories and space for the little ones as well as the oldest. Give the families and the teenagers something Positive to do that doesn't put a huge dent in their pockets. What's the price tag for healthy close knit families these days? Please please please keep the keno drive in open.

Laura Brzostowicz more than 2 miles

April 2, 2015, 9:57 AM

Please do not shut down the drive-in as we love coming here. For the past 7 years we have been coming to the drive-in as a nice, relaxing way to watch movies and spend the evening. Our 5 year old daughter loves the play time before the first movie begins and always looks forward to going to the drive-in. Sure there's movie theaters but it's just not the same. The ambiance and the experience are what make it worth it. We drive an hour one way just to get there and would love to see it open this summer.

Kathy Schumacher more than 2 miles

April 2, 2015, 12:53 PM

I don't believe a Walmart is the best choice considering they still have a empty building on 52nd street in Kenosha that just sits empty. I would also like the drive in to be able to continue to stay open and run. Maybe he (the land owner) should give them one more year and they could ask for volunteer workers and save some money for the season and try to buy the land from him.I know I would volunteer.

Chris Jones more than 2 miles

April 2, 2015, 10:53 PM

The drive in makes Kenosha special. I come from over an hour away, several times a summer, specifically for the drive in. Many times eating dinner beforehand at Shirle's drive in and always buying gas during the visit. It's always a wonderful time. When was the last time someone enjoyed a Walmart? Don't we have enough of them already? The drive in lets Kenosha stand out against our increasingly homogenized landscape and is surely a destination for many others from other cities. Don't let it disappear.

Thank you,
Chris Jones

Kelly Ishmael-Francois more than 2 miles

April 3, 2015, 7:31 AM

I was born and raised in Pleasant Prairie. I do not live there now but my family that I adore does and I visit as often as I can. Whenever possible, I make it a point to catch a movie at the Keno. I have the fondest memories of going there. My family went often in my youth. And as I grew, the Keno remained an enjoyable part of my life.

That said, I realize this neighborhood plan is about more than bulldozing the Keno. But hearing of the

Planning for Barnes Creek Neighborhood Underway

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destruction of a place that is so dear to my heart is what brought me to this page. So first - The drive-in movie theatre is a dying breed that must not be lost to the history of America. While many of us wax nostalgic over the drive-in, many of today's youth find the experience as enjoyable as any of us older folk. There truly needs to be a council in Kenosha to revive this simple and magnificent venue of entertainment AND the treasured Keno. In the not too distant future, the Keno will be a historical landmark and attraction that people from many miles around would purposefully mecca just for the experience. Treasure it, don't disregard and discard it with the shortsighted excuse of progress.

In reading the plan and many of the responses, I agree with the many respondents that turning this area of Pleasant Prairie into yet another shopping center and mass packed housing development would be a detriment to the overall health of the Pleasant Prairie/Kenosha area. I live in Northern Colorado where many of the cities and towns will not permit big box centers any where near and most certainly not within their city limits - and we're not just talking about the tree-huggers here. They're not permitted or desired for the very simple reason of the demographic influx that impacts the region and most certainly the quality of life of those already pleasantly settled there. Moving to a small quiet city in Northern Colorado 13 years ago, I have watched this town explode in growth and citified change, and I grow ever more saddened and disappointed watching the significant urban change that has occurred here, most notably around the two Walmarts and actually other 'shopping centers' located here. The health of those areas have deteriorated and have become a blemish to a once quiet and peaceful community. Yes, all cities have a consistent life-cycle of growth, decay, urban renewal, repeat. Yes, it is not 'Walmart's' fault for the attraction of a surrounding community that monopolizes on its necessity of less expensive (more often cheap) non-American made, and most certainly imported not locally supplied merchandise. Yes, we all want to save money wherever possible, however, if a big box like Walmart has already located and failed within arm's reach, does it make sense to create another with an influx that will create an unwanted residual at this location for the established community to have to 'manage' once this big box fails or moves out? Consider too the impact yet another big box would have on other shopping centers in the area. More failed businesses and empty buildings littering the streets of a once thriving community. And there is always a disturbingly significant impact to the local Mom and Pops'. Without the intentional and active support of the community, they are quickly plowed under. The local charm and establishments of generations are lost. Big boxes do NOT care of impact on the environment or the local/regional economy. Absolutely they package their proposal beautifully with a big bright bow on top speaking of the number of jobs and potential income to the community. By the way, a good share of those huge numbers of job positions are eaten up by the influx. And in the end, who has the fattest wallet? It's the green in our pockets they're after. They do not care of our health - environmental, physiological, personal or economical. It is not a Win-Win. Another big box/development such as this can only add to the already sad looking and unhealthy cement city of Mil-ago (Milwaukee to Chicago). Yes, you may feel my rosy little memories of a long ago pleasant Pleasant Prairie/Kenosha and in particular my love of the Keno, have colored my perspective on this issue, but I feel Pleasant Prairie/Kenosha could and should focus on lifting up and cultivating the community, concentrating its finances and energies on more promising potentials within its borders that would attract an abundantly influential, progressive and forward-thinking populace that would in turn attract more affluence and cultural desirability than what is even known today; and most certainly more than that of what would surround yet another big box development. Flourish and develop from within. Don't add on more dead weight.

Thank you for the opportunity to voice an opinion from a distance.

Name not shown more than 2 miles

April 3, 2015, 9:15 AM

Planning for Barnes Creek Neighborhood Underway

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I have lived near the drive inn my whole life. It was a great memory as a child to go there & enjoy family time together. Now I have children of my own & love taking them & doing things I did as a child. Its a great experience to have! Some people are less fortunate & don't get to experience the outdoor theater. We have a family of 6 & to take that many people to the movie theater is very costly. Loved being able to be able to get out & do things with the kids. It is very special for me & my family to try to keep the drive inn. We have 2 walmarts within a 30 mile span! Why another?? As for the subdivision with the economy as it is right now you build & houses sit empty. There are plenty houses that have been sitting on the market for years. Why we need more housing is beyond me. I just would love to keep it. I feel its a great thing for all people young & old! Great place. SAVE THE DRIVE INN!! PLEASE

Name not shown more than 2 miles

April 4, 2015, 4:26 AM

Ever since I moved down to southeastern wi we have enjoyed the keno drive in. It didn't matter when I lived in silver lake or south milwaukee, I have always made it there to see movies. For over 11 years now my whole family stops at a restaurant in kenosha to eat and a gas station on Sheridan for snacks and soda before we get in line for the drive in to open. We spend our money in the local area just because the drive-in draws us to that area. What reason would we have to be tourist in your town if you let keno close forever? At the age of 5 I remember going to the drive-in in green bay to see Flash Gordon and rock & roll high school. That was over 35 years ago. I remember the drive-in in Oak creak. Do you think that the big insurance building that stands in its place now creates alot of great family memories or encourages tourism in the area? I think you will be missing a great landmark and all us tourists won't be coming down to your city if your plans don't involve a drive-in theater.

Dawn falk
mount pleasant wi

Brion Flaningam more than 2 miles

April 4, 2015, 10:17 AM

I grew up in Bristol, WI, and have lived there for 29 years. Some of my fondest memories are at the Keno Drive-In Theater. I believe the best course of action for Pleasant Prairie and Kenosha together would be to request a solution be drafted by the owners of the property that would closely resemble Barnes Creek Neighborhood Plan Alternative #3, but include plans for a new, reduced capacity Drive-In theater, "Keno 2" if you will. This could also include materials from the original theater to help keep costs down. Pleasant Prairie and Kenosha will suffer a great loss if they find themselves without an outdoor theater. Why should their residents have to take their children and their money to McHenry, IL or Jefferson, WI in order to see a movie at the Drive-In?

Name not shown more than 2 miles

April 4, 2015, 1:25 PM

a Wal Mart is nothing more valuable to me than an overgrown gas station. Many of us grew up going to drive ins & I wanted to take my kids to the 41 when I became a parent. All I can do now is show my kids the insurance monolith that built there, we all spit say something not nice and leave.

Planning for Barnes Creek Neighborhood Underway

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Wal mart can build somewhere else.

What our state would benefit more from is a re invented Keno, with go kart tracks, concerts held at the site and more. The Drive in experience is uniquely American, we shouldn't allow it to go away.

Robbie Needham more than 2 miles

April 4, 2015, 6:14 PM

I really wish you would leave the Drive-In alone. This is the ONLY place that a family can come and watch films and not be over charged a arm and leg to go. This is History and should not be destroyed. This is the only place I have been able to come and watch movies in the 10 years. Please Save The Drive-In.

Clare J. more than 2 miles

April 5, 2015, 6:10 PM

Please don't tear down the Keno to build a big box store, Walmart or otherwise. The drive in is an important and unique part of the Kenosha landscape, and one of the reasons I come to the area.

Name not shown more than 2 miles

April 5, 2015, 9:39 PM

Keep the Kenosha drive in!! This is the only drive in near, my summers depend on the keno drive in so many family and friends love this drive in, it would be a tremendous lost to the Kenosha area.

Teresa Covington more than 2 miles

April 5, 2015, 11:56 PM

Drive Ins represent community and are the social fabric of our past. They represent a slower time when families were priority, people felt a sense of community from within, while keeping the drive in an affordable option for family entertainment. I run a drive in in Ohio that my parents purchased 28 years ago and I do it not for the money, but because it is a positive part of the community. Drive Ins are a dying breed so it is imperative we save as many as we can. Superstores are not always the way to keep a community strong. It can be just the opposite - they put the "mom and pop" stores out of business because they can't compete with the Walmarts, etc. it's the local business people who keep the community strong - they live there, they work there, they care what happens there as well. Walmart is not good for a community - it will become the only store in town soon and all that money will go back to Arkansas. You will be killing the futures of your local businesses and that is unfair to them. I respect the land owners desire to sell the property for obvious reasons, but isn't there another way that someone or the community could purchase the land and make it a community drive in, or turn it into non-profit while still keeping the fabric of "small town USA" alive?? Once you lose that you will never get it back. Our country has lost too many of the good things in our past to so called "progress". That's why I started Save Americas Drive Ins over a year ago - so I could possibly help keep them here. Please don't let the Keno become another casualty. Respectfully submitted, Teresa Covington, Sidney Auto Vue, Sidney, OH 45365

2 Attachments

Planning for Barnes Creek Neighborhood Underway

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<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/132cvde28hfk.3t2/image.jpg> (285 KB)

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Name not shown more than 2 miles

April 5, 2015, 11:58 PM

I know the decision before the board regards zoning or potentially rezoning. I am concerned about the negative effects that a large retailer has on the community. Not only the unrepairable harm to the small businessman, but also to the surrounding neighborhoods property values and increase in maintenance costs do to all the extra traffic and heavy trucks. What is even more concerning to me is The Keno Drive In. The Keno has been a staple of this community for well over 60 years. I have cherished memories as a kid running thru its lot and playing in the grass. As a young man and father it was my only option for my wife and I to have "our date night" with babies in tow. My children grew up loving the experience as much as I had when I was a child. Now they have children of their own and frequently share those fond memories with their family. The drive in experience is tremendous, one of a kind. I don't understand why the owner would want it gone. Every time I go, I wait in line for at least 30 minutes just to get in. Other nights I have waited twice as much. Not only am I against the rezoning, but I would also like to see a development plan that combines both a rejuvenated drive in and smaller commercial that falls within the current zoning laws. I'm pretty sure the Keno would qualify for a designation as a historical site and get tax breaks, possibly grants for restoring. Might be worth looking into. Help to keep ours and many other families traditions alive. There is absolutely nothing else that comes close to the experience of a movie under the stars on a nice warm night, having family fun and making new friends. Thank you for your consideration.

Therese Cucunato more than 2 miles

April 6, 2015, 9:44 AM

I am a lifelong resident of Kenosha so I feel inclined to add a little feedback. How is any Supercenter at that corner going to benefit future generations. Kenosha has a brand new not yet open Meirer store and blocks from that is another not yet open Costco. We can also look at the environmental impact a big box store will have on the surrounding area aka the creek itself and how about the Indian Artifacts that have been found right in this area. Isn't some of this protected? Not only will the developers of this corners teardown our FUTURE memories by destroying our Beloved 66 year old Keno Drive In.....but it very well will destroy PAST relics of a time long ago. There is some historic significance here that can't be destroyed of the past and the future. Please don't rezone for the privileged few. Kenosha/Pleasant Prairie do not need another big box store. We have plenty of Empty Store and Holes in our town where things are knocked down and nothing has replaced it....Thank You for your time.
Therese M Cucunato

Robert Mager more than 2 miles

April 6, 2015, 10:57 AM

Please consider a different plan that would keep, The Keno Drive in intact . Please Mr Mills, Please reconsider selling the land that the Keno sits on, So someone else can keep this piece of Historic Americana preserved.
Thank You Robert Mager

Patrick Vranak more than 2 miles

April 6, 2015, 12:52 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Americana! Americana refers to the history, geography, folklore, and cultural heritage of the United States. Along with the poems of Walt Whitman, the songs of Otis Redding, and the first Model T to roll off of Henry Ford's Assembly line, the outdoor drive-in theater is a stitch in the fabric of time that holds together this beautiful country that we grace.

Camden New Jersey, circa 1932: Richard M. Hollingshead nails a screen to some old trees in his back yard. He proceeds to prop a 1928 Kodak projector onto the hood of his car and an old radio behind the screen. On August 6th, 1932, Hollingshead applies for a patent, which is granted on May 16th of 1933. On June 6, 1933, a 40x50' screen plays Adolphe Menjou's film "Wife Beware" and the American Outdoor drive-in theatre is born.

Hollingshead billed his theatre as a place where "The whole family is welcome, regardless of how noisy the children are". The original facility only operated for about three years but the concept was spreading across the states like wildfire. Fast forward sixteen years to May 18th 1949: With a capacity of 850 cars the Keno Drive-In theatre opens for business in Pleasant Prairie, Wisconsin. To this day the oldest-running theatre in the state, the Keno Drive-In stands tall and proud- a true piece of Americana!

I love the Keno Drive-In. I can't think back to a time when the Keno drive-in wasn't in my life. I remember going there as a child, where I arrived at the theater in my pajamas. After settling into our carefully chosen spot my mother would allow my brother and I to run around in the grass in front of the giant, imposing screen where we and other kids our age played as the daylight faded away to dusk. This was our cue to find our way back to the family car to get settled in for what was more often than not a triple feature. Shortly thereafter the classic drive-in ads would run, compelling all in attendance to purchase their Pic mosquito repellent and refreshments from the concession stand. As dusk went black leaving nothing but stars twinkling in the sky the anticipation grew. Before long the impatient moviegoers would proceed to sound their horns in an effort to prompt the projectionist to start the film. I imagine him chortling to himself as he let us squirm just long enough to build the suspense that much more.

It was a miniature vacation away from home. A road trip so to speak, that both Mom and Dad could enjoy without the fatigue of a long-distance drive. Our destination? That was in the hands of the movie's director. Really, we didn't care where we wound up. We just knew we wanted to go there. I never made it much further than fifteen minutes through the second feature- I would wake up the next morning in the comfort of my bed somewhat confused as to how I got there. Thinking about the night before. Running with the kids. Laughing with my mother and brother. Still tasting the bits of popcorn that had worked their way into my teeth. While the movie was the attraction, it was so much more than that. It was the experience. It was the family bonding. Everyone seemed to get along. Parents chatted as children played together. It didn't matter if you knew them or not. In the friendly confines of the Keno Drive-In there wasn't a care in the world.

These are memories I will cherish forever. It weighs very heavy on my heart that I'll likely never be afforded the opportunity to sustain this type of bonding with my own children. To live in the moment with my boys and through them vicariously experience the joys I once knew, all the while passing on something special. Something unique. A representation of "Americana" rivaled only by baseball and apple pie

America is changing. We no longer trust each other. We no longer know our neighbors. Heaven forbid we share

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something about ourselves. It's as if we turned into some kind of "Gotcha" society where we can't wait to catch someone slipping so that we can point our finger to them in an effort to remove scrutiny from our own imperfections. It's a modern witch-hunt and everyone is afraid to let his or her guard down.

I am a homeowner. I have lived in my house for around four years now. While I am friendly with my neighbors, I know nothing about them. I have never stepped foot inside any of their homes. This is not how it was while I was growing up. When I grew up our entire block seemed like one big yard. I had been in every house on the block several times. I found my friends by locating the pile of bikes at the end of the driveway, no doubt gathered for some form of harmless mischief. When I acted up and my parents were not around I was disciplined by another adult, and when my parents found out they were upset with me rather than the other parent. When you had an issue with a neighbor you called them, not the cops, or in most cases simply knocked on their front door to hash things out. In the litigious society that we live in today, people are always looking for a reason to sue. When I was a child I once swam at a neighbor's house across the street when their deck gave way and I fell, hitting my head. I probably needed stitches, but a lawsuit never even entered my mother's mind.

Every so often, the street I grew up on would get permits to block the road and throw a huge block party. It was an opportunity to bond over family, friends, food and drink. Not anymore. The last time I ever experienced this type of communal harmony was at the drive-in, where even in this day and age the etiquette I knew as a child still thrives. It is a place where people from all walks of life can afford to take their entire family and bond. Talk to those around them while the kids play. At the drive-in I'm whisked back to time when we unwarily accepted that those around us were there for a good time and a chance to let life slow down for a little while.

But we are running out of venues where this is the norm. We are running out of places where lower, middle, and upper classes spend an evening as equals, leaving nothing but a universal acknowledgement of the endowment that life sometimes affords. If we snuff out all of the places where strangers become neighbors we will never return to a place where we realize people are people and just want the same simple joys in life for themselves and their family that we wish for ours.

With sprawling growth comes the inevitable development of commerce. People like convenience. They like one-stop shopping. They like being able to stop off on their way home from work and grab the things that they need in a timely manner. They also don't want to pay a lot for them. What better way to deliver this to a sprawling suburban community than to build a brand new shopping center? After all it is easy to woo those attractive anchor stores like Wal-Mart or Target with the promise of a brand new facility. Land a big name like that and the smaller specialty retailers are certain to follow. Before you know it business is booming in the new location. It's a win for the business and a win for the city, right? After all, with all of the new tax revenue the mall provides there will be plenty of extra cash flowing into the town coffers right?

Not so fast. How this tax revenue will impact the village of Pleasant Prairie really depends on the tax structure. There are a few things that small village counsels often overlook when evaluating the financial impact of a large-scale retail development, one of which is the loss of existing tax revenue from the businesses that are already there. Tax revenue is often stagnant after a new development goes up. You see, an equivalent drop in sales tax revenue from other retailers matches the sales tax generated by the new development. This in turn can lead to stores in other existing malls closing. This also impacts the city revenue: Once these other malls start dying their property value decreases and in turn their property taxes decrease along with it, impacting the revenue that the Village of Pleasant Prairie receives. Allowing existing commercial districts to fail while

Planning for Barnes Creek Neighborhood Underway

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developing new ones is a waste of public resources. Public investment in the roads, water lines, and utilities sit idly by as taxpayers foot the bill for the same expenses at the new infrastructure to serve the new mall that is sure to one day meet the same fate if we don't rope in the crash and burn developing we have grown so accustomed to.

We have still yet to factor in the cost of providing public services to the development: Maintaining new roads, power and sewer lines, police and fire services, all on the taxpayers dime. While a brand new commercial development project may seem enticing at a glance, at the end of the day it is an unnecessary and just plain reckless use of the taxpayers' money. In the long run the only one who wins is the developer himself, nowhere to be found once the project inevitably blows up in the Village's face. Trading in Americana for that? I for one would rather see a movie about another town that this happened to.

Now I know that many people who took the time to read my long-winded view on what may become the future of my beloved Keno Drive-In theatre will label me as a nostalgic romantic who longs for the innocence of a time when his life was much simpler. Guilty as charged. I don't live in the past, I just appreciate where I come from. I get just as excited and enthusiastic about the future. I am fascinated to see how far we will go in my lifetime. I love new technology and growth. I encourage it. But some things are just worth keeping, remembering, and passing on. We as humans can't forget where we come from.

While it is nice to be successful we have to ethically and responsibly evaluate when we are making decisions that affect those around us. Mr. Mills owns that land. He can do with it what he wishes. The people elected to be responsible for the taxpayers of Pleasant Prairie on the other hand really need to weigh the consequences of their decisions before they decide to rezone it for development. Think about how this might affect you ten years down the road. Talk to the homeowners around the drive in. Do they want the circus that comes with a shopping center disrupting their home life? Particularly when that same shopping can be found minutes away? Visit the dying malls that already exist. Visit the other mall in Pleasant Prairie that took years and years to fill. Do you really want to kill that mall already? Visit the Wal-Mart on 52nd street that still lies vacant. An eyesore. It depreciates itself and everything around it. Ask yourselves "Is this the road I am willing to drag my friends and family down?" The future of this project is right in front of you if you care to see it. Right now you still have the luxury of learning from somebody else's mistakes instead of making your own and learning the hard way.

Take the potential consequences of tearing down the Keno Drive-In off the table for a moment. Think back to a time when, in the innocence of your youth, something captured your imagination in such a way that you were inspired to be a better person. Something that, when you think about it, allows you to transport to a different time and place almost as if you could smell it in the air around you. You could hear the sounds as if they were happening right now. The smells, the sounds, the goose bumps on your arms. It's Americana! It is who we are, and it is where we come from. It inspires where we're heading. And if we are not careful and respectful of these treasures they will slowly disappear - one by one - forever.

America is not so far removed from the past that we can no longer learn to trust one another again. But that is never going to happen by simply communicating with each other through mobile devices. There is no empathy in that. That is why we are turning so cold. We need to look each other in the eye and feel human again. Places like the Keno drive-in provide that. I have never chosen to frequent a traditional theatre to see a movie that I didn't want to see. I have gone to the drive-in to see a movie that I knew I would hate more than once, and wound up having the time of my life. Please Mr. Mills, think about the bigger picture. I understand your thought

Planning for Barnes Creek Neighborhood Underway

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process. And I respect your right to do what you will with your property. All I ask is for you to ask yourself: Can I make this money another way that creates a win/win for all?

As the credits roll and the screen fades to black. The fragile flame that burns within us all burns a little warmer and brighter on nights when we share an evening with loved ones at a place like our beloved Keno Drive-In. Please, Village of Pleasant Prairie representatives, consider the consequences of your decision-making. I would like it very much if that same warm light shines down on the legacy you leave behind.

Name not shown more than 2 miles

April 6, 2015, 3:19 PM

We do not need another WalMart, as we already have 2 nearby. There is a limit to the size of a structure that can be built on that property. That limit was established for a reason, for the better of our community. Big box stores are way too big for that area. Also, Sheridan Road needs significant improvements north of that property. 91st(?) street will also need improvements due to increased traffic of commercialization. Will this be a taxpayer responsibility?

Lee Shultz more than 2 miles

April 6, 2015, 3:39 PM

This is the last drive in even close to our area. Why would you want to take away this piece of history? In the age of video games, computers, streaming videos, and too many electronics to count, the drive in is a way for a family to come together & connect. Snuggling under a blanket with a tub of popcorn under the stars watching a movie is a perfect way to bring people back together. Wal-Mart can find somewhere else to build! Keep the Keno around for more generations to experience!

Terry McMahon more than 2 miles

April 6, 2015, 5:35 PM

In my opinion I would hope the Village would use good judgement in the future development of this property. The seller controls it future and has the right to sell at anytime. The village controls the future, we don't need any more big box stores. There are enough of them in the area and there are enough empty ones also. To preserve a piece of history is nice, but that is up to the buyer in what they would like to do with the property. I hope the village chooses wisely.

Name not shown more than 2 miles

April 6, 2015, 6:09 PM

To replace such a landmark and all that it represents to so many people is not necessary! No development of any kind can replace the memories made and traditions carried on by those of us who love the Keno Drive-In!! There are many other places to build or buildings to revive! Why would removing such an amazing icon even be considered?! Please don't allow it! It would be a privilege to continue this tradition with my family. It's very disheartening to think of losing the drive-in!!

Hannah Baker more than 2 miles

April 6, 2015, 6:56 PM

Planning for Barnes Creek Neighborhood Underway

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Do we really need another super center store? Another place where we can buy cheaply make junk that we don't need? No, we don't! What we need is someplace to make memories with our families.

I remember going to the outdoor with my family when I was a kid. My dad would always tell us about his memories of the outdoor on our way there. It was the same stories every time, but it was still awesome because we were doing something that dad used to do.

When I was a teenager, I went with my brothers and our friends. We learned how to push start a car there after our battery died from running the radio for two movies. We played hacky sack while waiting for the movie to start. We even snuck our friends in in car trunks.

Now I take my kids there. On the way there, I tell stories about going there when I was a kid. They love it. They stay awake for the first movie and fall asleep by the time previews end for the second. Once they are out, me and my husband actually get to watch a movie without hiring a sitter!

My oldest son is autistic. Seeing a movie at a regular theater is impossible. It's too loud, too bright, and he can't sit still and stay quite. I feel bad because he disturbs everyone around him and he doesn't enjoy it because of his sensory issues. When we go to the outdoor, the movie screen isn't as bright. We can adjust the volume in the car. If he can't sit still, no one cares. We can even take a walk without missing any of the movie.

This theater is a landmark for Kenosha. We have become a destination for family fun. We have the great lakefront, the museums, the streetcar, the outlet mall, and a drive in theater. The combination of these things brings people in from the Milwaukee and Chicago areas, and further. You know what doesn't attract people? Wal-Mart.

David Ekkela more than 2 miles

April 6, 2015, 7:27 PM

Please. We don't want or need another Walmart in the area, lived in Pleasant Prairie for 8 years now, lived just over the border previous 38 years. I have been going to Keno for 40+ years. It's great for families of this area, we have plenty of places to shop in the area, but very few family friendly activities around here. Hope not to lose another piece of my childhood, to more Corporate Greed. Thank you

Adam Fonk more than 2 miles

April 6, 2015, 9:38 PM

I don't think there is anything left to be said, that has not already been said. At the time I am writing this statement there are over 330 posts on this topic. More than 95% of those posts mention saving the Keno.

I realize the Keno is on privately owned property, but it has been a part of our community for over 65 years. There comes a time when you as a group must do what you know is right and save the beloved theater. A shopping center in that location would only be used by a small section of the neighboring population. The Drive-in on the other hand has proven to bring in people from all over to our community. The Drive-in provides a place for families to go and enjoy a night full of entertainment. The Drive-in makes memories that a shopping center cannot. The Drive-in is so much more than going to see a movie. It is an experience unlike any other. Please look at one another and do the right thing. Please, save the Drive-in. It is what is right for the community.

Planning for Barnes Creek Neighborhood Underway

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All participants living 1 to 2 miles

Donna Ives-Kimpel 1 to 2 miles

March 15, 2015, 5:52 PM

I'm very happy to be a part of Pleasant Prairie. It's developing into a beautiful community with a wide range of local businesses. It would be a terrible mistake to let WalMart take over the property! Keep them out! They do nothing positive for the areas they move in to.

Name not shown 1 to 2 miles

March 16, 2015, 6:23 AM

I against building a superstore in that location. The Village has done a great job of keeping projects like this out by the interstate. I would like to see either a small business strip mall or single family homes.

gary babington 1 to 2 miles

March 16, 2015, 5:34 PM

My name is gary babington. you can find my address I'm sure. I have lived here for 28 years and have watched pleasant prairie turn into a suburb of chicago. It is clear that pleasant is definitely not as pleasant as it was 20 years ago. It is SHAMEFUL to see what this village board and elected officials are going to leave for future generations. I firmly suspect that in another 20 years there will be no difference between pleasant prairie and cicero Illinois. I am against ANY more development in the village. I suggest the land be reclaimed and turned into a sanctuary where hiking and bicycling will not be allowed.

Name not shown 1 to 2 miles

March 18, 2015, 10:33 AM

The drive-in should be considered a historic landmark and kept as one of the last of its kind but know this is probably not a feasible option. Pleasant Prairie does not need any 150000 sqft super center in this part of the village. For the most part it is still a quaint and quiet area and should remain as such. Any supercenter would add to the pollution environmentally (noise, traffic and light) and would not be aesthetically pleasing. Smaller stores as recommended in the original alterntives would provide and nice variety of options for the shopper and the smaller footprint could fit nicely into the area. NO SUPERCENTER!!!!!!!!!!!!!!

Rudy Victoria 1 to 2 miles

March 19, 2015, 7:13 AM

My question on ALL these plans is, how is it that when widening of Hwy 165 was discussed they could not widen it on the north side because there is supposedly "indian burial grounds" from Sheridan rd. west to almost 30th ave. that could not be disturbed. How is it that now the entire area can be dug up and rebuilt?

Cathy Horvath 1 to 2 miles

March 19, 2015, 8:17 PM

Planning for Barnes Creek Neighborhood Underway

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First and foremost: NO WALMART. I can't even believe it's potentially on the table for discussion. I don't think a gas station down by 165 & Sheriden Rd. is a bad idea, but that's it. Secondly, why on earth do they even need to develop this land? We moved here 2 years ago because our road is a dead end. Which means minimal traffic. Yes, we are close to 165 but it's manageable. We have a young child and having this feature was a huge decision in moving here because we don't have to worry as much about so much traffic. Some kids play football in the street and ride their bikes because it's safe. If you open up 28th & 29th Ave as thru streets we lose our peaceful and QUIET streets. Leave them as dead ends. If you have to build this nonsense, then put in a new road. Make a 27th Ave that is the thru street so anyone who moves there knows that's what they are getting. Don't ruin the great place that we just moved too. We'd lose some of our property as you'd have to widen the roads and it would be an insane amount of traffic coming through 29th ave for people heading to 165. We get enough noise from 165 with all the big trucks driving way too fast to begin with, but I digress. And why in heaven's name do we need another school?? Our taxes will go up to support the school and our property values will go down if you put in a walmart. And all those "multi-family units", are we talking apartments or condos? Why not make it regular single family homes? Make it a beautiful space. Put in a nice recreational area like in Beach Park, IL. It's called Founders Park. It's such a nice park with a fantastic playground for kids. Eating area's, baseball fields, basketball & tennis courts. Maybe a nice walking path. Not everyone can afford the RexPlex. Please, please don't do this...

Bernard Colford 1 to 2 miles

March 21, 2015, 1:26 PM

Please do not remove the Drive -In, it is a unique piece of local history and a good tourist attraction. I believe it should be restored and updated for all to enjoy for years to come, just look at the success that Wisconsin Dells are having with their outdoor theatre. To destroy the KENO because it is "Under utilized" since it is only open in the summer months is ludicrous. By that logic you should close Froggies Landing and the Golf courses to build hotels and shopping malls. The KENO see more business per night in the summer than I ever see on the Trolley to nowhere in Kenosha. So I ask you, What is the bigger tourist attraction?

Name not shown 1 to 2 miles

March 22, 2015, 12:40 PM

Everyone needs to look on the positive side of having a huge Wal Mart on that corner. The outdoor theater won't be gone for too long. In about 15 years when Wally moves out and leaves an empty shell of a business we can project films on the side of the building for old times sake.

Name not shown 1 to 2 miles

March 24, 2015, 2:26 PM

Please, no Walmart, further retail development at the Barnes Creek Neighborhood site of the outdoor theater. Save the open land.

Pleasant Prairie is in danger of rapidly devolving into a memory of its former self, a naturally beautiful rural small town community. Open space is going a foot at a time. Money talks. However the song money sings warns, "Don't it always seem to go, we don't know what we got til it's gone? Paved paradise, put up a parking lot. Took all the trees, put them in a tree museum. Charged all the people a dollar and half just to see 'em?"

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No development. Save the precious open land. Please, it's a priceless part of Pleasant Prairie.
Thank you.

Dawn Rosen-Colford 1 to 2 miles

March 24, 2015, 4:10 PM

Having moved to Pleasant Prairie 20 years ago, I have always enjoyed the Drive In. My children grew up watching many movies there. It is a great place for cheap family entertainment. Many family and friends come to visit from out of state and the first thing they want to do is go to the keno. One would think that the village would want to keep this historical landmark. We have lost so much greenspace to homes and business in the last 20 years. Why not improve and up grade the Keno and keep it as a viable business? We have so many unbuilt sub divisions around now. Why do we need more?

Scott Chapman 1 to 2 miles

March 25, 2015, 11:11 AM

Lets keep the Keno drive in, its a piece of Americana that should be preserved, we don't need more retail, we need wholesome entertainment for all ages and the drive in fits the bill

Name not shown 1 to 2 miles

March 27, 2015, 9:42 AM

There is really not much left in the way of families having such history here. I know I have been going since I was a child and I'm 47 now. I've moved a bit of a distance and have come back, but even while away I would be brewing my family here on weekends. It is a cherished thing and I have began bringing my grandchildren. We don't need yet another superstore, they are at every corner these days. There are so few drive ins left. you see the way the world is changing, there are some who need to hold on to the old. Teach our children about family time not just video games and gangs. Don't do it there will be. Nothing left sacred about kenosha anymore.

Nathan Dubois 1 to 2 miles

March 28, 2015, 4:23 PM

Please save this piece of history ! We have enough walmarts there are very few drive ins left! If we can find grants for a trolley that is a money pit they are filling with taxpayer money why can't we restore the drive in and the city can make money off of something for once ? I challenge you to name something else that makes pleasant prairie unique. This is a place people came from all around to visit, a place that many have made irreplaceable memories at . weather it be dates , or a night out with loved ones that have passed.

Name not shown 1 to 2 miles

March 28, 2015, 11:35 PM

The Keno Drive should be saved. It has been a part of the Kenosha community forever. My parents took me when I was a child and I take my 6 year old son now. It is something to do in our city with your family and

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friends, and it brings people to Kenosha as well. If you close it, it will force people to continue to plan their family time outside of our city. You are forcing people to go elsewhere and therefore taking money out of Kenosha area businesses pockets, as when people leave the drive in they stop to get food, or ice cream at other establishments. I believe the community wants the drive in and needs the drive in. We do not need another Walmart in town and I would not shop there if one was built. There is a Walmart 11 min's away from where the Keno Drive in is located, why would we want another one. Please listen to the people and find a way to save the Drive in.

Name not shown 1 to 2 miles

March 29, 2015, 1:03 AM

This is a historical land mark and should remain open its not fair for corporate scum to come in and wipe out what we have kenosha doesn't have much going for it the only truly amazing thing we have is the drive in plz don't take it away

JASON FREE 1 to 2 miles

March 29, 2015, 3:32 PM

If this goes through, my son will never grow up going to the drive in with his family. He'll never go with a girl, in his first jalopy of car, and nervously hold hands during a slasher film. He'll never go out to the Keno with his buddies or play catch on the grass before a movie. To further a travesty, this land will become the same as every other acre of Pleasant Prairie's dwindling acreage. It will become part of the "sudden" subdivision spread that takes of all of the eastern third and most of the central third. The Village will further itself as a sprawling, residential zone up to the western Retail / Industrial nightmare right out of Max Weber's worst dreams. We cannot let more of the same in. Instead, please provide support to a unique landmark to the community. Please help to keep the Prairie in Pleasant Prairie, and stop the residential sprawl. Keep the landmark. Thanks.

Felicia Breiling 1 to 2 miles

March 29, 2015, 7:52 PM

Please save the drive in!!!! It's a piece of history, and one of the most enjoyable things to do as a FAMILY in Kenosha county! Maybe if more of the "powers that be" who make decisions like this put FAMILY and community as a priority society and our local community would be in better shape!

Name not shown 1 to 2 miles

March 30, 2015, 3:23 PM

My family would be distraught to lose the Keno Drive-In. There are few entertainment venues in Kenosha. The Drive-in offers good all-American fun for families, groups of young people, and all. It is one of the last in the country. How sad to let this landmark go....especially if replaced by a Walmart! Or a strip-mall, that will be all but abandoned on 5-6 years, as most of them do. Please, let's do what we can to keep the Keno Drive-in for future generations of Kenosha.

Hillary Schellinger 1 to 2 miles

April 3, 2015, 1:47 AM

Planning for Barnes Creek Neighborhood Underway

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Many of the comments on this forum are about saving the Keno Drive In and I feel the same way. Undoubtedly, the Keno Drive In is an asset to the community. The Keno is more than movies; it is history, community and family. The Neighborhood Plan Alternatives involve "Bear's proposal for a supercenter that is six times larger than the 25,000-square-foot maximum for commercial buildings permitted in the existing plan." I live south of 165 just north of the state line. We do not need another retail supercenter or retail strip mall/housing development in this space. I can travel to a Walmart in Zion, Walmart supercenter in Kenosha, go to Target and frequent the soon-to-be Meijer market in less than a half an hour. Walmart also has a building on 52nd Avenue that sits vacant. As a resident of Pleasant Prairie, I am fear that the Village will not be able to support this type of development. I value the local treasures that make Pleasant Prairie unique; Lake Andrea, the RecPlex, lake front, and, most of all, the Keno Drive In. A huge retail development in its space would bring increased traffic and sink property values. I will not support any elected official who speaks in favor of these changes. If plans are inevitable, I beg that you keep the Keno Drive In its space.

Roger Field 1 to 2 miles

April 3, 2015, 11:03 AM

The Zion Walmart is about 5 miles from this site. The Somers Walmart is 7.5 miles away. The Keno Drive-in has been providing wholesome family entertainment for more than 65 years. We need to find a way to keep this Kenosha icon open.

None of the options include the drive-in. The two options that do not include a big box store are quite similar. If we can not keep the drive in, at least stop the big box.

Please say NO to the 150,000 square foot retail center.

Name not shown 1 to 2 miles

April 4, 2015, 2:33 PM

Why would they want to build anything there? Nothing last in Sheridan Road anyway. That whole strip from 80th to the drive in has nothing. The business that were there closed. What sense does it make to put something else there when festival foods Walgreen etc is close by. Do you want to make drive the other stores out of business look at all the empty buildings nearby. Use one of the vacant buildings. There is already a Walmart nearby. Keep the drive in there are not many anymore around the country it is a part of history and a part of kenosha/pleasant prairie. I have many memories there moved up here 20 years ago and loved to have that drive in by me. It's something you do not see anymore. It's history it's memories. Other theaters did not make it the one on Sheridan road and by pick in save. The only one is Tinseltown. (Which is not the greatest) the Drive in is something to do that is different and when the weather is great its a lot of fun. I look forward to it every year just how people look forward to big star opening. But for pleasant prairie it's all about money. They talked about adding something one the corner of 165 and Green Bay road. That never happened. The old super value sits vacant. And for the person that owned the drive in more like the land is just in it for money. Which is terrible. It's HISTORY ITS PART OF KENOSHA/PLEASANT PRAIRIE . It sets us aside from a lot of places. Look even jelly belly is closing. Save the businesss you have here Before creating another one. Other stores are not far at all. And if a store goes there just wait it won't last there cause nothing last on Sheridan road.

Andrew Colford 1 to 2 miles

April 5, 2015, 10:34 AM

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I do not understand why we need to make yet another empty subdivision and strip mall. We already had a small strip mall on the corner of the street when I moved here and it went under; what has changed to make this new proposed one a success? I know that we cannot force BEAR to save the Drive In but would it be too much to ask for him to entertain selling it to someone who will save it. As for the subdivision proposed and the proposed school, first I wonder how it can be built when the DNR maps from your own webpage dictate that most of the land cannot or should not be built on due to the Barnes Creek flood plane. Second we already have so many empty subdivisions, when are we going to fill those?. Finally if the Village is going to approve a new school will they break away from Kenosha Unified and manage our own education program or will we let our taxes go up even further from the poor management we are used to. I know this is like asking a rock to roll back up the hill it came down but at least I can say that I tried to voice my opinion. Thank you for your time.

rachel lostumo 1 to 2 miles

April 5, 2015, 4:53 PM

I was born and raised in Pleasant Prairie as well as my five children. We do not need a Wal-Mart or any such nonsense coming into our neighborhood. I'm sure many agree that Pleasant Prairie's Keno Drive In is a treasure. I understand business is business but have a heart. That corner is where our Drive In belongs..not some shopping monster. I could see a few small businesses coming in but nothing huge. We love the quiet and the safety we feel in our neighborhood. That would be destroyed if any current proposed plans go forward. The Drive In has been a part of our area since my father was three. Please consider the nostalgia and family factor

Name not shown 1 to 2 miles

April 6, 2015, 7:00 AM

There's a Walmart in Somers & Zion, there's no need for one in Pleasant Prairie. There's already Target & Festival & now soon to have Meijer & Costco.

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All participants living ½ to 1 mile

Name not shown ½ to 1 mile

March 15, 2015, 9:41 AM

No Walmart, or any superstore in our neighborhood! Imagine the traffic, noise, and the riff raff that a Walmart will bring to Carol Beach! We live here for the peace and quiet, and the natural beauty of the region. Revert the area back to a prairie, or maybe a park? If something has to be built for tax revenue maybe a nice residential neighborhood? It sickens me that a Walmart is being considered in place of our beloved Keno Drive In, a place that families and young teens have enjoyed for decades. I will do everything in my power to stop it, I am now on a mission!

Name not shown ½ to 1 mile

March 16, 2015, 8:19 PM

I live across Sheridan Road from the Barnes Creek community, but consider the intersection of Sheridan and 91st as part of my neighborhood. I suspect that most of my neighbors will oppose the intrusion of WalMart or any other 150,000 sq ft store, and noticed that the one proponent to-date lives miles away. However, I know that "progress" is inevitable and the peace of Pleasant Prairie - which is the reason most of us live here - must eventually be disturbed. Therefore, I favor alternative 2 or 3, but with the additional request that any commercial additions be restricted to locally owned businesses - no chains, no franchises - to enhance the sense of community and character in Pleasant Prairie, rather than turning the village into just another carbon-copy suburb. Think of places like Tenuta's, Andrea's, the Coffee Pot, or the Peace Tree - rather than Starbucks, Jimmy Johns, the Dollar Tree, and Pay Day Loans.

Regards, Deb Bartel

Harry Hagg ½ to 1 mile

March 17, 2015, 11:47 AM

I do not feel that this is an appropriate location for a "Super Center". This is unprecedented for that stretch of Sheridan Road and is not in keeping with the small town, small business and single family landscape of the area. I believe that allowing such a development will be detrimental to other nearby property owners, including myself. It is in the community's best interest to maintain the historical land use and charm that is Sheridan Road, once gone it can never be reclaimed.

Sincerely,

Harry Hagg

209 86th Place

Pleasant Prairie, WI 53158

Carol Ratliff ½ to 1 mile

March 17, 2015, 1:34 PM

Do we really need to consider Walmart? Why can't we bring new business to the east side of Kenosha county with a Whole Foods, Sendiks or Trader Joe's. The drive-in is a good idea, but that screen is an eye sore and an embarrassment. It is one of the first things visitors see as they enter Kenosha. I would think we have some

Planning for Barnes Creek Neighborhood Underway

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requirements for the appearance of a business. The picture on this website does not really reflect the condition of that movie screen.

Name not shown ½ to 1 mile

March 17, 2015, 8:53 PM

Revised 3/27/15

Please commenters in this forum, suggest possible location alternatives for the Walmart proposal, besides just "save the drive in." Saving it is a great thought but there's a real chance a change will occur there, that's why the drive in is closed already, sad as that is. Include your ideas on the future of Pleasant Prairie, we're the residents and our ideas matter! Instead of Walmart building on Sheridan Rd., the closing Jelly Belly factory location would be far more appropriate. I'm not sure how Jelly Belly is zoned, as it was distribution and a store, but it's away from our neighborhoods, and right down the street from the to be Meijers and Costco. It'd be very convenient for shoppers to have them all there, and better competition for all 3 stores, meaning lower prices for us! The traffic flow around Jelly Belly moves smoothly with few traffic lights and wide roadways. Sheridan from 91st heading south to Russell Rd only has one lane per direction suggesting huge congestion. The roads would have to be widened to accommodate the Walmart proposal at Keno Drive In. Heading north from 91st is one traffic light after another. One more nightmare for us local residents in this ill planned proposal. If a store has to go in the Keno location, how about Trader Joes, Marianos, Whole Foods, or something of the like? From Russell Rd heading North on Sheridan to 91st St is kinda a wasteland, with a closed down gas station and an adult video store. Throwing Walmart into that mix will just add to that tasteless strip, and leave a bad taste in the mouths of visitors of Pleasant Prairie and the state as a whole. We need to break this cycle, and turn around this area. It's a dead zone, so if it must be built up, let's take our power back and choose to have this area flourish rather than get dragged down.

Jonas Ryan ½ to 1 mile

March 17, 2015, 9:06 PM

While it is an underutilized space, the addition of a large corporation such as Walmart that imports almost everything from poor countries & leading to harsh worker conditions, then sells all of it's products that take cents or dollars to make for 100-200x the manufacturing & import cost using underpaid, exhausted, & over-caffeinated employees will not only undermine this area's beautiful field & forest that sit right next to the location but will near completely strangle the small businesses of the area; This is a repeating pattern that, while inevitable in the long run by means of capitalistic foot-hold, is NOT in my opinion something that would be beneficial to this location... A few miles down the road in ether direction we already have everything we need, Why not instead construct a public park where our children can play along with a large community garden for which the things grown can be sold at a local farmers market or donated to local shelters?

Name not shown ½ to 1 mile

March 18, 2015, 8:43 PM

Planning for Barnes Creek Neighborhood Underway

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I would love to see the Drive in saved but also know Bear wants to make money. Would it be possible to rebuild the screen to the south west section of the lot & put smaller stores in front? Possibly share the parking area. My main concern is the increased traffic not only on Sheridan but on 91st leading to 22nd & Springbrook Rd. None of these roads can handle more traffic! Check the number of vehicles in the ditches on the curves on Springbrook; entertaining from my window, but probably not good for anyone.

I believe more traffic studies needed for any future plans.

Plan 3 would have the least impact on the wetlands & traffic, so that would be the one since leaving it an open area is not an option.

Thank you.

Tom Quinn ½ to 1 mile

March 19, 2015, 8:29 PM

I am completely against this development. We moved here a little over a year ago and the quiet streets were definitely part of the draw. Others on this forum have raised a lot the concerns we have, so I won' be repetitive, but having a WalMart store less than a mile from our home is definitely not what I want. In addition to the headaches this will cause for all the nearby residents, it will greatly reduce the values of all of our properties. I'm curious to know what percentage I can expect my property taxes to decrease should the Village be swayed by the dollar signs in their eyes and ignore the desires of the actual residents that make up this community?

Name not shown ½ to 1 mile

March 21, 2015, 5:52 PM

When a really huge store moves out, like if it does not make enough money in one area, or moves out for any other reason, it leaves a huge empty building, like the Walmart did that was on 52nd St., and apparently it is hard to find anyone to move into a huge empty building. Therefore, I favor a group of somewhat smaller businesses, possibly alternative plan 2 or 3. I favor the actual corner being somewhat green, greener than it is now, and I don't really understand what is being represented by that large "H" formation near the the corner, esp. in alternative plan 2, although it does not show square feet on that part of the drawing, so perhaps it is not a building, which would be good. I like the buildings set back significantly from the street with some landscaping/green/natural looking areas here and there. A grocery store with the basics might be nice, but it does not need to be as big as a Walmart. Along with a few other smaller businesses.

Name not shown ½ to 1 mile

March 22, 2015, 9:49 AM

PLEASE no WalMart! The negative impact this will have on the community is immeasurable. There is a very real reason that the allowable size of buildings are currently limited in the Pleasant Prairie regulations, and this proposal is SIX times that size.

A small strip mall with thriving local businesses as depicted in options 2 and 3 would be a much more palatable option, or preferably, fixing up the Keno Drive-in to leverage that "retro" draw during and provide an entertainment draw for the community- perhaps a combination of both options could be considered?

There are many, many options for shoppers in the area for groceries as well as the general merchandise that WalMart offers: Festival, two Piggly Wiggly's, Pick 'n Save, Woodman's, MEIJER, Sam's Club, CostCo... And

Planning for Barnes Creek Neighborhood Underway

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those are all just between here and the highway!

If WalMart wants to become a member of this community, they (and we) would probably be better served to look closer the highway and nearer the outlet malls.

Name not shown ½ to 1 mile

March 22, 2015, 10:17 AM

No WalMart! Even options 2 and 3 look like they aren't going to fare well- the last thing we need is a WalMart or another Dollar General.

If saving the Drive-In is not a viable option, how about someone being a little more progressive and forward thinking in deciding what goes there? Here's a novel idea: instead of entertaining big box proposals, how about actively seeking out something that would BENEFIT the community?

With all the tax problems in nearby Illinois, those residents are moving over the border and commuting back to their work. What about contacting Trader Joe's, The Fresh Market or other smaller natural foods stores or even a craft Brew Pub restaurant-- all of which are on-trend, more desirable and would actually ADD to the draw of this section of Pleasant Prairie, rather than detract from it?

Name not shown ½ to 1 mile

March 23, 2015, 7:56 PM

Strongly opposed to Walmart. Unnecessary and undesirable.

Name not shown ½ to 1 mile

March 24, 2015, 9:50 AM

As a new resident of Pleasant Prairie, who moved here to enjoy the unique environment that the lakeshore and the Chiwaukee Preserve provide, I am NOT in favor of any type of over-development. The idea of a super Walmart at a prime corner near my new neighborhood is appalling. Of course change is inevitable, but it should be managed when possible. Keeping the Keno would be ideal, and unique, but probably not realistic. Small businesses on the site (Trader Joe's would be great) would be more in keeping with what this community needs for the future. We need to look forward.

Andy Schroeder ½ to 1 mile

March 24, 2015, 12:37 PM

It is a sadness that a wonderful, family, friendly, and part of the history of Kenosha is about to be gobbled up (with land owners allowing it) by a big box corporation that seems to just want to take up land and change communities, not always for the better; and in a few years down the road leave the empty box for the community to deal with.

I am concern with the safety of the community when more people and traffic comes in. The intersection on the corner of the land and Sheridan road is already heavily used and torn up.

I would like the owner of the land to think about this decision and how it will change the history of Kenosha and we all lose a piece of our Americana with the drive in driving off.

Does the owner want to change the landmark for personal wealth reasons and forever or keep a piece of

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history that feature generations can enjoy?

As leaders of our community please think twice before you allow a landmark to be changed forever.

Interestingly the time for the forum is slated from 3pm-5pm, most working people work or do not get home until 5pm. How fair is that?

Thank you for your time.

ASchroeder

tanya martens ½ to 1 mile

March 25, 2015, 1:16 AM

I Dont want any of the ideas but the one where the drive in stays. We have enough shopping centers in Kenosha. How many drive ins do we have 1 and u want to take it away. We made many memories there as I'm sure the owner and everyone else has. Why should that be taken away from our children.

Name not shown ½ to 1 mile

March 25, 2015, 11:28 AM

The Drive-In should stay right where its at! We do not need any more Walmarts and everyone in Kenosha enjoys the Drive In, it brings friends and family together and its always a great time! Getting rid of the Drive-In will also upset a lot of people and our children deserve to grow up and have the same experience! Keep the Drive-In!!!

Name not shown ½ to 1 mile

March 25, 2015, 2:21 PM

This outdoor theater is one of the few left in Wisconsin! It is also one of the few visitor attractions as well. Plenty memories by so many people out there as well. I think the drive-in should stay so more families that are growing could have those great memories as well. It would be sad to see it go.

Name not shown ½ to 1 mile

March 28, 2015, 12:26 PM

The Keno Drive-In is an iconic part of our history. To replace it with a Walmart is shameful and completely unnecessary--there is a Walmart in Zion and another Walmart in Kenosha, both only 8 miles away from this intersection. Tell me why we need another one? Not to mention the increased traffic and congestion and unsightly building/parking lot to look at everyday as I drive home. I am completely opposed to this proposal and will never step foot into this business if that is what is to come of the Keno. Don't destroy this landmark. Very disappointing.

R White ½ to 1 mile

March 28, 2015, 1:42 PM

Talk about "Pave paradise to put up a parking lot!"

Planning for Barnes Creek Neighborhood Underway

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Closing down the Keno Drive-in to construct commercial buildings is a disgrace to Pleasant Prairie. This village literally has the name prairie in it, which is an homage to the native prairie that we protect as a community. The drive in still lends so much green space that would be eliminated by new construction. An environmental impact statement or environmental assessment, which should be done, will surely show the detrimental effects that new construction and heavier traffic flows would have on this area. This would be especially detrimental to the Chiwaukee Prairie that is so close by, which is one of the only surviving native Wisconsin Prairies left in the state. Again, why wouldn't we protect the area we derive our name from!

Also, most residents of this area don't want or need another commercial building in this area. Kenosha, Zion, and Pleasant Prairie are already flooded with commercial/retail businesses that are easily accessible for these residents. This is a matter of not in our backyard. Save the green space, don't add more concrete!

Last, the Keno Drive-in is an icon. It has been operating for 66 years and has been a family attraction for residents and visitors. I've lived next to the drive in for 28 years and am never surprised at the turnout of cars waiting in line to experience this one of a kind theater.

Name not shown ½ to 1 mile

March 28, 2015, 6:05 PM

It's the evolution of change. ..most won't like, accept and agree but it's all about business and money. .the land owner. Mr mills had the property to make money. He's a developer and this is what they do. .if you don't want what he proposes then chip in your dollars and buy the property. .

Janine Buhnerkempe ½ to 1 mile

March 28, 2015, 10:12 PM

The village should find a way to save the Keno- Drive in. A large store would be a nightmare for the neighborhood. It is also not needed. There is a Walmart a few miles down the road in Zion. The drive in is the only one in the area and a landmark.

Joseph Salerno ½ to 1 mile

March 29, 2015, 3:16 AM

A combination of Plan 2 &3 would be the least abrasive for the residential parts of the proposal. The reason we live in the Village is have the feel of not being a city. Over development would destroy that feel. It would also lead to problems with traffic and cause environmental issues.

I believe there have been numerous issues with flooding or poor drainage along the Barnes Creek. Adding population will only add to these problems. But I am sure lessons have been learned from Carol Beach development and all studies would be done.

Most of the area is now farm land or empty fields. There is a thriving population of wildlife and natural plant life, which we need to preserve. There is no other areas for them to live since so much development has taken over their areas already.

There is talk of the Village wanting an increased tax base, but no mention of the increases of services that would be needed by increased population. I laugh at Kenosha residents waiting to be plowed after a snowstorm

Planning for Barnes Creek Neighborhood Underway

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while our roads are cleared quickly. Will we be able to still brag? More population will need more fire/rescue and police services also.

Traffic would become a nightmare for Springbrook and 104th. Sheridan Rd. is already in need of improvement due to heavy usage. Eventually another road(s) would have to be extended to alleviate the traffic caused by new residents in the area. I live next to Springbrook and rarely use it due to speeders trying to take the curves and failing. It seems the new fire/rescue unit is using Springbrook as the main access to Carol Beach and other eastern areas. Now we will have senior housing with higher need of services due to Mr. Mills plans for the corner of 91st. & 22nd. Hopefully better traffic control will be soon added there.

I am afraid the interest by outsiders demanding the Keno Drive in be saved will overshadow the larger plans of development. Is there any way to separate the commercial (Keno corner) and the remainder of the plan? I feel this will allow for more input from residents who will be the ones impacted by the decision of the Board.

Thank you.

Jerome Knull ½ to 1 mile

March 30, 2015, 11:25 PM

Another Walmart I will NOT shop. A company that does not take care of their own employees. The building itself will most likely end up another vacancy down the road, just like the one in the city of Kenosha. What about the traffic handling in that area? Would it be sufficient? I believe we have enough "shopping" facilities all within a stones throw. Why do we need another "substandard" Walmart? Let's keep the "Pleasant" in Pleasant Prairie. Make the "right" decision. The drive-in is a historic icon that needs to stay. It has entertained for years! As a Village of Pleasant Prairie resident, I am very concerned about this decision. I will be present at the meeting to voice my concern. I have lived in the Kenosha/Pleasant Prairie areas for over 30 years, and have enjoyed this icon over that time period as well as others who have shown their concerns here. We have all grown up with it! My children may never have the outdoor drive-in experience. Disappointed! I hope "The People" make their voice heard on this "issue" and the village along with Mr. Mills listen to what WE are saying. Please make the "RIGHT" decision.

Name not shown ½ to 1 mile

March 31, 2015, 1:46 PM

My statement here has more to do with the proposed changes than the loss of the drive-in. I like the Keno and would be sad to see it go. That being said the landowner has the right and responsibility to maximize his assets with sound business decisions. My fear is that by creating another mega-mart development that the local residential neighborhoods will suffer and property values will decrease. With increased traffic, light pollution, and crime, caused by the attraction of greater numbers of people. The home that we purchased because of the current environment and neighborhood will no longer have the draw that brought us here. We will then have to decide whether or not to stay or sell. We will support the Keno staying and will not support any changes to the local laws to allow the development of a "mega-mart". We will also not support any elected officials that vote for those changes.

Dave Moresi ½ to 1 mile

April 1, 2015, 7:46 PM

Planning for Barnes Creek Neighborhood Underway

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I live in Carol Beach, exactly one driving mile (less as the crow flies) from the drive-in. We've been here for almost 20 years.

We are talking about irreversibly altering the character of what has been a quiet, rural, sleepy, residential neighborhood. Permanently. Let's keep that in mind. We live here because we like it the way it is.

We're not just talking about one intersection. We are determining the future of the entire Southeast portion of Pleasant Prairie, for decades to come.

Firstly: I favor adding a Metra train stop at the 91st street crossing, two tenths of a mile east of the Sheridan Rd. and 91st St. intersection. This would enable my neighbors & myself to walk or bicycle to and from the train, whether traveling north to downtown Kenosha, or south to the rest of the world.

Secondly: There was talk a while back of the Village developing a "park" with baseball diamonds, soccer fields, etc. at the former tennis club property between 3rd and 7th avenues, near to the Sheridan and 91st St. location.

I opposed the placement of such a park at that location. However, I think the Sheridan Rd. and 91st St. intersection would be a perfect location for such an installation.

Thirdly: I am adamantly opposed to placement of any big box retailer at the drive-in location. I am most adamantly opposed to placement of a 150,000 square foot 24 hour Wal-Mart at this location.

This is a beautiful residential community. Placement of a Wal-Mart here would instantly "ghetto-ize" the local area, and for the rest of my life.

You understand, I am not against Wal-Mart per se, just not at this location.

I would have no problem with Wal-Mart installing a 24 hour, 150,000 square foot operation in an industrial park location like the WisPark industrial park, for example, or along the Interstate like Uline, Amazon, the Outlet Mall, CarMax, and other BIG operations.

Also, it might not be a bad idea to require Wal-Mart to fund an account, in advance, equal to the task of eventually demolishing, then reconstructing and beautifying whatever site they might develop, if and when they decide to abandon the location.

Fourthly: As an afterthought, the drive-in location might be a good place for the Village of Pleasant Prairie to install a RecPlex East, on a far smaller scale than the Lake Andrea facility, to serve the eastern part of the Village.

Or perhaps this might be a good place for a satellite campus of UW Parkside, with emphasis on elective adult continuing education.

Name not shown ½ to 1 mile

April 2, 2015, 12:53 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Less than two years ago our young and growing family moved to Pleasant Prairie, in the immediate area of the Keno Drive-in, and across the street from the now planned Barnes Neighborhood expansion. We cast a wide net in our search for a new place to call home, which included much of northern Illinois and southern Wisconsin. We chose Pleasant Prairie. The recent information we received regarding the Barnes Neighborhood development left us somewhat nervous. It isn't clear if the mix of multi-family homes and single family residences will be developed as an attractive, and aesthetically pleasing expansion (think high quality construction, and variety) or another low-end house/condo-farm like we see popping up in many of the areas we looked at when deciding where to buy a home. We chose Pleasant Prairie for a reason, and I can definitively say it is not the choice we would have made if the new neighborhood turns into a house / condo-farm. I thought that our nerves about this were enough, but now we see the recent news on the potential Walmart, and we are beside ourselves. What is the thinking here? I can get to two other Walmarts in less than 15 minutes. I can get to Target and soon Meijer in even less time. Why on earth do we need a Walmart there? And why would we put any big box store in that location? It makes no sense, and would be completely out of place. And regarding the Barnes development, where are the people coming from that are going to fill all of this housing? I truly hope we are not moving away from the Pleasant Prairie my family thought we were buying into, to become a just another multi-family home / Walmart community. This will not be good for the area, and will end poorly if this path is pursued. The focus should be on continuing to develop Pleasant Prairie in a way that maintains the somewhat rural, somewhat spread out feel and creating some character to that. Not to become another cookie-cutter community.

Melinda Hogan ½ to 1 mile

April 3, 2015, 2:21 PM

Like so many, I am saddened at the idea of losing the Keno Drive-In.

I grew up in Gurnee. When my husband and were shopping for our first home to start our family, we wanted to move away from the busyness of such a highly commercial area. Pleasant Prairie was exactly what we were looking for. Nice sized homes and yards in quiet neighborhoods with all of the conveniences of a larger town 10-15 minutes away.

The proposals will put a big box store or a strip mall almost in my back yard. This area does not need any more commercialization. With the addition of the Meijer and Costco that are currently in the works there are plenty of shopping options for Pleasant Prairie residents, including our Target and 2 Walmart locations within 10 minutes of the proposed site.

I have read 100+ of these statements and I have yet to find one in favor of a big box store. And most, like me, are still hoping for a change of heart that will allow our beloved Keno Drive-In to remain.

Let's keep the Barnes Creek Neighborhood just that - a neighborhood. I am putting my trust in our elected Village officials to be the voice of our community and adhere to the current zoning laws that have served our area so well.

Name not shown ½ to 1 mile

April 3, 2015, 3:53 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

I am technically in Kenosha, but 2 blocks north of 91st (St Therese). A Walmart Super Center would be a logistical nightmare that far east for all residents. I hope/pray you all go with plan 2 or 3.

Lance David ½ to 1 mile

April 3, 2015, 5:43 PM

If there has to be development, option 3 is the best because it is the least dense with the most green space. If the retail center provides shops that allow residents to acquire services without having to get in the car and drive miles that would be great. We need bike paths and access to convenience stores and coffee shops etc. without having to get in the car and burn gas. Lets make it neighborhood like in atmosphere. Please, no Wal-Mart.

Name not shown ½ to 1 mile

April 5, 2015, 2:10 PM

When we moved to the area about 10 years ago, we chose Pleasant Prairie because, well, it was PLEASANT! It has plenty of GREEN SPACE, near the lake, and with a COMMUNITY feel. To put in a super center of any sort would ruin many things about the area. An enormous amount of green space would be paved over with HUGE, SUPER SIZED black-topped PARKING LOTS that you see at other super centers, which would be LITTERED with PLASTIC BAGS and shopping carts. These stores are OPEN 24/7 so there would be TRAFFIC ALL NIGHT LONG. The current roads could not contain such traffic, and would have to be widened, taking some residents' yards. My family daily drives, bikes, and runs along Sheridan. The increase of traffic would be more dangerous. Smaller, well planned attractive businesses would be okay, such as classy coffee shop, ect. Meijer's, Costco and other other Wal-Marts of the area are more than sufficient. Please honor the wishes of all the community members, not big-business dollar signs!

Rick Matthews ½ to 1 mile

April 5, 2015, 2:47 PM

I do not support building a Walmart (or any other large box retailer) at the site of the Kenosha drive in. There are already 6 Walmart stores within 13 miles of my home. In addition, a Costco and Meijer's will open soon, both of which are within 5 miles. Festival Foods is less than 3 miles. Within three miles, we also have two Walgreens, a Piggly Wiggly, and one CVS.

The only thing a box store will do is increase traffic on Sheridan Road and put some of the smaller grocery stores in the area (like Piggly Wiggly) out of business. We already have a vacant store property next to Festival Foods, and I can only imagine how many more we'll have if Walmart opens up here.

In a perfect world, the land would be left undeveloped. Short of that, the other two plans are much better; housing that meets the Village's requirements for density, and small shops/stores.

I still wonder, though, what developing that land will do to Sheridan Road. The traffic during peak hours is already bad.

Elishai Riley ½ to 1 mile

April 5, 2015, 11:59 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Many drive-ins have had a significant decline in the past few decades, and their decline has been distinct—and distinctly lamented—for more than 40 years, and yet they somehow never quite die off. Like newspaper comics, they are one of those beleaguered swatches of Americana that never quite give up. And yet there is a new crisis. Those some 360 or so drive-ins remaining, having weathered the rise of the television and the multiplex, declining attendance, and property investments. And many face a new dire threat yet—digital projection. But the Keno drive-in has the sufficient funds for a digital projector, rather, it's threat is the man in the black tie, who is causing the plausible fall of our drive-in.

This "man in the black tie" is not identified by name, but rather by attitude. It's attitude is greed, no more, no less. And it has come to pass that this greed wants to establish a tyrannic super-center where our theater resides. The detrimental effects of establishing a super-center are catastrophic enough, but destroying a landmark that identifies the city, is insanity. Let me further that to say what will happen to the community surrounding this "complex" that is supposed to be established here... nearby businesses will wane off into nonexistence, the value of houses shall fall, and most saliently, our future generation shall not remember the experience of a outdoor theater, because it shall not exist. Do not let this happen, I beg you.

Gary Dreyer ½ to 1 mile

April 6, 2015, 9:20 PM

To start off the option of a 150,000 sqft retail store is completely inappropriate for this location. Between the city of Kenosha, Somers and Pleasant Prairie there are several existing locations and soon to be locations for Kenosha County residents to choose from. There are plenty of more locations that are more appropriate in Pleasant Prairie if there is a need for more for large retail stores. In addition there are several medium size retail buildings in Kenosha County that are open because the business have moved and the city and all suburbs should be promoting fill those before new buildings are built. At most this area would need some small commercial property to cover quick and convenience needs of the area. You don't need a massive super store in each neighborhood. People will travel across town to a large shopping center to do big shopping trip. Closer to home many people are just looking for those smaller stores that they can quickly get to, get in and out when they just need one or two items like milk. I have not heard many positive comments about these plans from people living in Pleasant Prairie or Kenosha that are around this area. Pleasant Prairie and the property owner should take this in to consideration in their plans.

Now to talk about the drive-in that is currently in one corner of this development that seems to be the biggest issue that people have with this whole project. This venue is a historic part of Kenosha and our country. Pleasant Prairie has a unique treasure in its back yard that not only provides something for families to in Kenosha County but also surrounding communities down in Illinois and up to Milwaukee. Once the decision is made to tear this down it is gone. First I would challenge Prairie to slow this process down before approving anything. Lets try to see if there is a way a to find a new owner to purchase the land from the current owner that would be willing to preserve the property. This way the community gets what it wants and he gets the money that he cares about. Both Pleasant Prairie and the current owner need to consider something else about keeping this property as is. When you look to draw people to the Kenosha area to buy these new homes you need to make sure that there is entertainment and things to do in the community. While you might not get as much as you hoped for that small piece of land that the drive in sits on. Common sense would tell you it would help draw new people to the community and help raise the value of the residential property in the project. Finally there is 800 some acres in this project and I would challenge the village and owner to come up with a proposal that uses other space such as Sheridan Road and 165 or 91st Street and 22nd Avenue for small

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

commercial use.

1 Attachment

<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/132flpzom8i8.5xu/undefined> (85.4 KB)

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

All participants living $\frac{1}{4}$ to $\frac{1}{2}$ mile

Name not shown $\frac{1}{4}$ to $\frac{1}{2}$ mile

March 18, 2015, 6:57 AM

I am NOT in favor of a WalMart supercenter at this location. The Village of Pleasant Prairie has always made good choices for the community and homeowners. Putting a "big box store" this close to so many homes will lower the value of these homes. I do not look forward to having bright parking lights and the trash around the store parking lot as can be seen at the the other WalMart site. This would not offer a very scenic view when entering Wisconsin and will certainly disgrace our village. Please go with the recreational park for our children and make this eyesore something of a beautiful site to see upon entering our State, instead of an eyesore! Options 2 or 3 would also be adequate. I don't believe Steve Mills from Bear needs to fill his deep pockets at the cost of our Village environment.

Name not shown $\frac{1}{4}$ to $\frac{1}{2}$ mile

March 18, 2015, 3:33 PM

I can NOT believe the village administrators would even consider a walmart at this location. Are they trying to bring the value of our homes down? Have they not seen the filth surrounding the one located at Hwy 31 & Hwy S? The traffic on movie nights was horrible, now it would be horrific all the time, not to mention the amount of semi tractor/trailer traffic. Neighborhood plan alternatives should be utilized, NOT a walmart. Jelly Belly is moving out, use that land and existing building for the walmart. I am dead set AGAINST a walmart at Sheridan Road and 91st Street.

Name not shown $\frac{1}{4}$ to $\frac{1}{2}$ mile

March 25, 2015, 10:44 AM

I have been a resident of Kenosha for 10 yrs and every summer I take my kids to the drive in its a fun night for the family I do not believe that Keno drive -in should be closed and a supercenter should be built Kenosha has enough store meyers and Costco will be opening soon we have a strip mall on green bay with vacant building occupy those first before building new onesthe drive in is a part of Kenosha and a good place for families to enjoy a night during the summerDO NOT CLOSE THE DRIVE IN

Frederick Brookhouse $\frac{1}{4}$ to $\frac{1}{2}$ mile

March 25, 2015, 5:16 PM

I believe plan three is more appropriate for the eastern area of the village because of its natural and historic features. The Chiwaukee prairie restoration and development of a unique ecosystem seems contrary to a intense development. It would be more appropriate to make the development more compatible with one of the states last nature preservation areas. Additionally as a experienced business person I believe you create value for the community by developing a quality driven vision rather than what makes the most money for the current land owner. Plan 1 serves the current owner at the expense of the long term value of the individual surrounding owners and the eventual owners of the property with in the development. Frederick Brookhouse

Rick Walter $\frac{1}{4}$ to $\frac{1}{2}$ mile

March 26, 2015, 1:17 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

This area, particularly east of Sheridan Road, is one of the more attractive areas in the city with the Kenosha Dunes and Lakefront beaches nearby. 91st St is already a very busy artery and is the "access road" to these peaceful eastern areas. The village should strive towards "bringing the lakeshore" closer to the community rather than erecting a significant barrier as would be created by the sheer size of a "supercenter" along with the huge increase in traffic into the area. As many commenters have already noted, there are more than enough commercial centers in our area. Does a city the size of Kenosha really need two Walmarts? It would be easy enough to do away with the one we already have with virtually no impact on shopping options in the city. Proper development of this area could create a large zone of recreational possibilities tying the aforementioned "eastern areas" and the Anderson Park community together. It would also maintain the peaceful neighborhood feeling which a supercenter would most certainly destroy.

Jill Tadych ¼ to ½ mile

March 29, 2015, 3:11 AM

I live on sheridan rd 3 blocks north of the property . First of all the drive should be saved !!!! Secondly the traffic on sheridan rd where it's 3 lanes is already horrific.... People drive 45-55 mph a lot of times just plain dangerous and to add more traffic and congestion would end up tragic possibly ! I'm not against the school the houses it te retail space . If that northwest corners zoning could b changed to residential or a park that would b great !!!! NO STORES OR MINIMALLS !!!!

Judy Carl ¼ to ½ mile

April 3, 2015, 6:34 PM

This drive in is a landmark a place of fond family times together! Why does all of our old building and landmarks keep getting torn down! This is not the answer! Why not restore this landmark for something different to take our children too instead of more of the same!!! Another Walmart or whatever!

Will Johnson ¼ to ½ mile

April 4, 2015, 1:50 PM

I live within a mile of the Keno drive-in and I just purchased my home within the past year. The surrounding area is quaint and removed from some of the hustle of downtown Kenosha or the busier shopping areas along 80th St. Adding a single large retail store destroys that charm and opens up a great deal of traffic.

I cannot imagine the need for yet another big-box store. There exists plenty of grocery shopping within 10 minutes of the area and there is a Meijer and Costco already in-development.

Another con for having a large retail store is the potential for seedy characters to be roaming the north-east corner of Pleasant Prairie. Anecdotal evidence would suggest that seedy-characters tend to congregate in and around these large retailer parking lots during all hours of the day. Academic research would also support this. Crime Rates in areas where Walmart established new stores in the 1990's showed stunted decline in crime rates (Wolfe, S. E., & Pyrooz, D. C. (2014). Rolling Back Prices and Raising Crime Rates? The Walmart Effect on Crime in the United States. British Journal Of Criminology, 54(2), 199-221.).

Planning for Barnes Creek Neighborhood Underway

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The second and third alternative are the lesser of the three evils. However, I would be remiss if I did not call out potential for increase congestion (as the alternatives call out with need for traffic analysis) as well as light pollution. Adding a parking lot full of streetlights that are on during all hours of the evening ruins the night-sky for those stargazers in the area as well.

Vicki Barton ¼ to ½ mile

April 5, 2015, 2:45 PM

I live in this area and have several comments which I feel strongly about since this directly affects me and my home. First, the Alternative 1 plan should NOT be approved, and there should be no amendment to the 2035 Comprehensive Plan and the zoning map and text. I do not want a Wal-Mart or other Big Box store here. Our property values will go down and traffic will be horrible. We live here to be in a nice quiet safe neighborhood. It would change this neighborhood to place in which I do not want to live. Second, I do not like any of the other plans either. I do not want a strip mall or any retail stores that close by. We already have many options for stores and there are many empty stores, so new ones should not be built. Anything done in that area should be green space with a park. I do not agree that we need any more residential apartments, condos or houses built in this area. There are many for sale that won't sell. People who want to sell their homes should have a chance to instead of cookie cutter condos popping up everywhere. I would oppose anything that is not green space. Lastly if the board is determined to choose one of the alternatives then it looks like 3 is the best one with green space. But again my position is no development. We can't grow faster than the village can support. Keep our neighborhood quiet and safe.

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

All participants living within ¼ mile

Harry Krause within ¼ mile

March 17, 2015, 10:00 AM

My property and residence are the 4 corner lots on the south-east corner of Sheridan Road and 91st Street, for at least the last 40 years or so. Naturally, what the future of Barnes Creek developement requirements entail will be of great interest to me and my families future.

Talked to Peggy Herrick this morning, had this web site recommended for info, and was impressed with her concern and interest and knowledge in my situation. Pleasant Prairies process so far with this developement has been well received with myself.

Now, in my opion, the land should be developed into a large recreational park with ski hills formed! Of course, with this in mind, I will not be attending your Monday meetings to offer my opion, but instead, will follow this fine web site for info.

Impressed with the Pleasant Prairie handling on this matter

Harry Krause

Rich Miller within ¼ mile

March 19, 2015, 7:08 AM

There are 3 Walmart Supercenters within 12 miles of the currently proposed location at Sheridan and 91st. Two of these locations are within 6 miles. Why is another location needed between Zion, IL, and Kenosha, WI? This is a ludicrous proposal for a store I refuse to shop at.

Name not shown within ¼ mile

March 25, 2015, 1:12 PM

Please, we don't need more empty building to look at. Look back at what was, Topps Department, then Market Square, those stores inside never made it. We as families need something as a whole to do and saving the Kenosha Drive - In is fun for the whole family. Why not see if investors could invest in saving families, no more empty buildings.

Name not shown within ¼ mile

March 29, 2015, 9:42 PM

I have been going to the Keno drive-in for 40 years and have looked forward to opening season every year. Many of us have grown up with drive-ins and it holds so many memories for us. Keno is one of few drive-ins left and I feel it's important to keep it alive for the sake of our children seeing as how things are so different today as far as experiencing what it's like to be a kid. It is the only thing left for them to see what it was like for their parents growing up...it is history!! I do not want any retail businesses in that location because I live across the street from there and do not want the extra traffic, noise or rirffraff and all that comes with it. KEEP KENO DRIVE
IN-thanks. DLR

Judy Steinbrecher within ¼ mile

April 5, 2015, 7:44 PM

Planning for Barnes Creek Neighborhood Underway

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My husband and I are strongly opposed to the idea of establishing a single large business (such as a Walmart or SuperWalmart) in close proximity to a quiet residential neighborhood such as the one in which we live. The development site for the businesses in all 3 alternative plans is directly across the street from our home. We are concerned about potentially heavier traffic, intrusive lighting, increased noise and the potential loss of real estate value to our home and the homes in the area. Alternative one is not acceptable to us for these reasons. Alternatives two and three are more reasonable development plans for businesses touching on several residential areas.

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

All Off Forum Statements sorted chronologically

As of April 7, 2015, 9:43 AM



As with any public comment process, participation in Open Village Hall is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

As of April 7, 2015, 9:43 AM, this forum had:

Attendees:	737
Off Forum Statements:	114
All Statements:	337
Hours of Public Comment:	16.9

This topic started on March 13, 2015, 11:23 AM.

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Lonnie Hewuse (unverified)

April 6, 2015, 4:03 PM

I drive about 145 miles one way at least once a month to bring my son to the Keno. I grew up with it and would like to see a plan approved with the Keno included. I don't see how Pleasant Prairie needs a huge Super Center of any kind. If my folks could drive into Kenosha proper, Waukegan or Zion why is it a big deal now, 30-35 years later? Please vote for one of the plans which include the Keno.

Name not available (unclaimed)

April 6, 2015, 1:34 PM

Please keep the drive in. It kind of goes hand in hand with the great drive in restaurants in the area.(The Spot and Big Star)

Name not available (unclaimed)

April 5, 2015, 11:28 PM

The detrimental effects of establishing a supercenter are catastrophic enough, but destroying a landmark that identifies the city, and puts it on the map, is insanity. Let me further that to say what will happen to the community surrounding this "complex" that is supposed to be established here... there will be an increase of litter, a decrease of value of nearby houses (which would include many, including mine) and most importantly, the destruction of the oldest drive-in in all of this state of Wisconsin! Either find a different area, or discontinue this thought. Don't destroy our baby!!!

Name not available (unclaimed)

April 5, 2015, 11:21 PM

I understand this developer wants to develop the area which pleasant prairie must rezone. Please deny any request to rezone as it will not be in the best interest of the village and its residents. Please consider offering an alternative plan which would include the drive in and maybe other revenue generating entertainment for residents or children .ex.. small train ..like the ones at malls. Live entertainment(bands) stage ? Anything would be better than a Wal-Mart or low income housing

Name not available (unclaimed)

April 5, 2015, 10:53 AM

Losing this drive inn would bring great sorrow to me. There is hardly anything for family entertainment to do in this town as it is that doesn't revolve around a bar. Super Walmarts are a dime a dozen. Kenosha should remain a small town with mom and pop restaurants & stores. I wanted to bring my kids to the drive inn one day. Now I have one less thing to do with the kids when I visit. Well I guess I could walk around another Walmart what a shame.

Name not available (unclaimed)

April 4, 2015, 12:04 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Drive ins are an important part of American culture.

Name not shown (unverified)

April 3, 2015, 4:55 PM

When ever spring comes around I look forward to the Keno drive-in. Its been around for so many years that Kenosha wouldn't be Kenosha, without it. It has been with families for generations. It has become a family member, so if you take away the Keno drive-in it will be like tarring families apart. Who needs another Walmart anyway. There's 4,177 Walmart's in the united states. But theirs only 1 Keno drive-in. Don't break the Kenosha family apart.

Name not available (unclaimed)

April 3, 2015, 4:18 PM

My family doesn't even live in Wisconsin. We're your neighbors from Winthrop Harbor/Zion area. We love to visit your town and spend our money at your drive-in, and local businesses. The atmosphere is family friendly! It would be sad to lose it!

Name not available (unclaimed)

April 3, 2015, 1:27 AM

I have lived in the area since 2006. I live just south of Hwy. 165 and do not want a Walmart, nor any other retail/housing development in my backyard. My family chose Pleasant Prairie, as opposed to communities in Northern Illinois or west of the Interstate, for a reason. We like the convenience of being between Milwaukee and Chicago; yet, appreciate the smaller community feel and the things that make this area unique...Lake Andrea, RecPlex, lakefront, and, most of all, the Keno Drive In. The Keno is more than movies on a big screen; it's history, tradition, community, family...one of the most treasured activities in this area. The Keno Drive In is a well known, successful business with generations of customers. We have several friends who live out of state and we enjoy visiting the Keno when we have company in town. The Keno Drive In, among the trolley downtown, Jelly Belly, Sandy's Popper and Trolley Dogs are our usual stops. Bear's proposal for a supercenter "six times larger than the 25,000 square foot maximum for commercial buildings" is disappointing and upsetting. There are many existing strip malls and retail spots scattered throughout Kenosha County. Why do we need another retail and housing opportunity in this space? Walmart has a building on 52nd Avenue that sits vacant. I live just minutes from the state line and can access a Walmart in Zion, the supercenter in Kenosha, Target and the soon-to-be Meijer in less than a half hour. The Keno Drive In is a fixture to the community. Please consider saving the Keno; or, if plans move forward, it should be renovated and kept as a fixture of any new proposed development. The Keno Drive In is a treasure.

Name not available (unclaimed)

April 2, 2015, 9:49 PM

It's a sad sad day when an iconic community building and family bonding drive in gets replaced by a totally unnecessary store.

Pauk Rhoads more than 2 miles (unverified)

April 1, 2015, 11:21 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Please keep the keno drive in. It is great for family entertainment.

Name not available (unclaimed)

April 1, 2015, 9:28 PM

Save the Keno drive in!

Name not available (unclaimed)

April 1, 2015, 8:56 PM

Keep the Keno-Drive in!! Such a wonderful way to pass the summer with friends and family! Only way young families with kids can enjoy a movie, very affordable and you can bring the babies and the dogs!

Name not available (unclaimed)

April 1, 2015, 1:37 PM

More comments should be addressed to the topic of the 3 plans that are outlined for this area of land, this is not a Save the Drive-In forum. Please do not approve the Walmart not another big box store is needed in this community and will do nothing to enhance the land surrounding.

Name not available (unclaimed)

April 1, 2015, 8:16 AM

The Keno Drive In should be saved. It is one of a few historic family attractions in this area.

Name not available (unclaimed)

March 31, 2015, 9:46 PM

This drive in is truly a landmark. This is a rarity in that drive ins are scarce. There isn't much around that is so much family fun and it is just a good time for our young ones to enjoy and pass down.

Michelle Mckinley ½ to 1 mile (unverified)

March 31, 2015, 4:35 PM

Please don't tear down the Keno! Find a way to keep it.

Name not available (unclaimed)

March 31, 2015, 3:12 PM

I grew up in Zion,IL. and grew up going to the drive in every weekend. If they tear down the Keno drive-in that would be a piece of history lost. People still love the drive in and want it too stay. I live out of state but when I heard of the plan to destroy this landmark I had to speak my peace. Save The Keno drive in. Renovate and relaunch the Keno!! Bring back a family tradition!!

Name not available (unclaimed)

March 30, 2015, 11:20 PM

All Off Forum Statements sorted chronologically

As of April 7, 2015, 9:43 AM

<http://peakdemocracy.com/2556>

Page 5 of 21

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Another Walmart I will NOT shop. I sure hope there is no DIRTY money passing from the land owner to the village on this one.... The drive-in is a historic icon that needs to stay. It has entertained for years! As a Village of Pleasant Prairie resident, I am very concerned about this decision. I will be present at the meeting to voice my concern. I have lived in the Kenosha/Pleasant Prairie areas for over 30 years, and have enjoyed this icon over that time period. My children may never have the outdoor drive-in experience. Disappointed!

Name not available (unclaimed)

March 30, 2015, 6:54 PM

Don't do it. Keep the drive in open. A lot of people in Lake county frequent the drive in.

Name not available (unclaimed)

March 30, 2015, 6:44 PM

Please keep Walmart out! How about a classier retail layout like Mariano's, Target, Starbucks, etc.

Name not available (unclaimed)

March 30, 2015, 4:40 PM

Don't shut the drive in down. It's good clean, fun, and inexpensive outing for families. It makes me feel like a kid again. It definitely will help bring in revenue to the city.

Name not shown (unverified)

March 30, 2015, 12:30 PM

Kenosha should not give up such a gem only to replace it with a monopoly of a company. The town already has enough corporate businesses why put up another that is only going to burden the town. Drive ins are rare and unique these days, why take away such a thing? This will also have negative impact on smaller businesses around the area. Such a horrible idea.

Name not shown more than 2 miles (unverified)

March 30, 2015, 11:43 AM

Leave the Keno Drive In! There is no need for a shopping center in an established quiet neighborhood. That will increase traffic and has a higher chance of hurting kids playing and walking to the schools. Keno is kenosha history. I grew up with the drive in, ive taken my kids and i hope one day my kids will take theirs. Why destroy something everyone loves and looks forward to the summer for, for some shopping center?! The state doesnt need tax money that bad!!

Name not available (unclaimed)

March 30, 2015, 11:39 AM

Why wud you take down a the Keno Drive in ? I spent most of my childhood & fun teen years frequenting the

Planning for Barnes Creek Neighborhood Underway

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Keno Drive In & to replace it with a darn store or any other building wud be a darn shame !

Crystal reagles 1 to 2 miles (unverified)

March 30, 2015, 10:52 AM

Even if a shopping center is built. I will still be driving down to 75th and Sgeridan to go to Dollar General. There is NO need fir anymore retail or food places in Kenosha. Id say we have PLENTY..I'd LOVE to save the drive in, but if that doesn't happen..how about a dog/kids play park? Or another community swimming pool....NO RETAIL!!!!

Name not shown more than 2 miles (unverified)

March 30, 2015, 10:09 AM

The Keno is one of the last affordable, entertainment venues in Pleasant Prairie. Everything here has become about the money.....how much of it PP will make off of the property here. I have lived in PP for almost 40 years and have seen this community turn into a place where decisions are made not for the betterment of the residents but as a way for the Village to line the coffers. The Keno is a place where memories are made. I have memories of going there with my family and now I have started that with my kids. No good memories were ever or will ever be made at walmart.....unless you are talking about the web site people of walmart. At some point I would love to see the Village put some thought into the futures and happiness of families living here not the bank accounts. The board should fight to preserve an icon like the keno,not find ways to replace it with crap that can be found anywhere. I understand that the property owner has a right to use their property as they see fit but have him do it to one of the other of the hundreds of acres he owns. Please don't let such an iconic place be torn down just to cover it in more junk we don't need. Pleasant Prairie should keep at least one affordable family friendly attraction.

Name not available (unclaimed)

March 30, 2015, 9:23 AM

Please dont do this. That drive in means history, great memories and will be a part of our lives for another 75 years. There isn't much around anymore that we can reminisce about with such great family memories. THIS IS TRULY A LANDMARK IN KENOSHA. Don't let a big corporation take that away.

Name not shown (unverified)

March 29, 2015, 11:41 PM

I think would be a tragic shame to trade real keno nostalgia, for a greedy corporation who will not only lower property value of the area in question but also raise local taxpayers dollars when they have to subsidies government aid because Walmart does not provide living wages to their workers. The Drive-Inn does not and will never make this type of negative impact on the community.

Name not available (unclaimed)

March 29, 2015, 8:24 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

I am not a Pleasant Prairie Resident, but I come up to the area specifically for the Keno Drive-In. Removing the Keno would result in a loss of my business to the area.

Name not available (unclaimed)

March 29, 2015, 7:20 PM

Please please keep keno drive in I grew up going there my family and still love going there in the summers please we don't need another Walmart or stripe mall keep the drive in so many more generations can enjoy it

Name not available (unclaimed)

March 29, 2015, 7:11 PM

The Keno Drive-In is one of the few drive-ins left in America, people drive hours just to watch movies here. It's practically a historic spot and it should be given the respect it deserves.

Name not available (unclaimed)

March 29, 2015, 6:43 PM

Save the drive in. We don't need another Walmart!

Name not available (unclaimed)

March 29, 2015, 6:39 PM

The Keno Drive In site should be listed as a historical site in Kenosha County. There are not many places left like the Keno Drive In and I, for one, do not believe we need ANOTHER supercenter in the Pleasant Prairie/Kenosha area! We need a family place where our children can enjoy that family atmosphere! I spoke to my teenage son about the Drive In closing and he told me, "There's really nothing left for me to enjoy about Kenosha anymore." That is a sad thing to hear from a child who could potentially stay in Kenosha and raise his own family! I urge you to consider making this site a historical landmark instead of giving in to these big supercenter corporations once again!

Name not available (unclaimed)

March 29, 2015, 6:09 PM

We don't need anymore stores. Save the drive in!

Name not available (unclaimed)

March 29, 2015, 5:59 PM

Hello. My name is Nathan Davis. I have reviewed the three plans, and as for the land currently occupied by the Keno Drive-in, it should not be redeveloped. This is a historical site, and is one of the few entertainment venues left for the youth of Pleasant Prairie and Kenosha. When youth don't have things to do, they statistically turn to drugs and/or illegal activity. Let's finally do something for the youth of this area and deem the Keno Drive-in a

Planning for Barnes Creek Neighborhood Underway

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historical site. Let's keep it open, not only for nostalgia, but for the betterment of this community. As for the land directly around it, it would be a great idea to build small convenience stores and/or restaurants such as Sonic. There would no apparent backlash to even downsizing the Keno. Regardless of what Steve Mills wants to think, this is not prime retail space and would not attract a lot of business so a mega supercenter and/or strip malls would not fill up fast and might even remain empty for years. I beg you to consider the people of this area when considering redevelopment. The people do not want this, and the Village of Pleasant Prairie should respect that. A government is supposed to serve the people as a whole, not the one with the most money. Again, my name is Nathan Davis, and I will be at the meeting to speak. I can be reached at (262) 344 - 0132 or ntdavis0910@gmail.com. Thank you and again, please consider the people first.

Name not available (unclaimed)

March 29, 2015, 5:09 PM

Save the keno drive inn!

Commerce from box stores is nothing more than civic cannibalism and destroys the mom and pops in the community...drive inns like the one here are far more important than Walmarts.

Name not available (unclaimed)

March 29, 2015, 4:56 PM

I want my kids to be able to experience a drive in theatre. I've only been able to go one time, and I really hope it won't be my last.

Name not shown more than 2 miles (unverified)

March 29, 2015, 4:53 PM

I don't think they should do this..I love this

Name not available (unclaimed)

March 29, 2015, 4:43 PM

Save the drive in. I will never shop on what ever is put on this site!!!! No more walmarts!!!!

Name not available (unclaimed)

March 29, 2015, 3:37 PM

Please bring the drive-in back, I have so many wonderful memories, my brother and I would go there, and stay until midnight, to bond, and watch movies. The drive-in always brought my family closer together, and it would be a horrible piece of Kenosha history to lose!

Mike Pavelich (unverified)

March 29, 2015, 2:03 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

This site is a historical site, one of only a few which remain in the U.S. Pleasant Prairie doesn't have many historical sites and should save this one.

Name not available (unclaimed)

March 29, 2015, 1:51 PM

I am in favor of saving the Keno. I don't know how it can thrive in the digital age, but I like to see history preserved, not destroyed.

Name not available (unclaimed)

March 29, 2015, 1:29 PM

We don't need anymore shopping centers and no one wants it there! Why take away something so historic and a place family and friends go to make amazing lifetime memories. Putting a store or anything else like that would be a mistake not to mention all the traffic!!! SAVE THE KENOSHA DRIVE IN!

Name not available (unclaimed)

March 29, 2015, 1:10 PM

Beatrice Penna

I remember being a little girl going to the Keno almost every weekend with my brother and sisters. We always got to ride the train and play until the movie started. We were in our pajamas so when we got home we could go right to bed. I am now 63 years old and I now go to the Keno with my daughter, her husband and my only grandson. And we always have a great time. This is a family outing for us. PLEASE do not take this away from us. We live in Racine and it takes us half an hour to get to the Keno but the trip is worth it because we have so much fun.

Name not available (unclaimed)

March 29, 2015, 11:21 AM

We need the keno drive in.... It is a link to our past. My daughter should get the chance to watch a movie this way with her family on a summer night invert the stars. Please don't take this away from future generations.

Name not available (unclaimed)

March 29, 2015, 10:57 AM

Im against it what will happen to all our wildlife and also our farmland. We dont need a store that will be ran down and have alot of bums hanging out there. What about this school can't it be built some where else. These people that want to be richer and not think about our wildlife, farmers and the nature. I will sell my home and move to another area before i will loose all this takes place. I moved up here from illinois to enjoy this and now its being taken away. I can't believe these people. Please lets stop it and leave it alone let us enjoy our nature.

Name not available (unclaimed)

March 29, 2015, 9:39 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

I think we could keep the drive-in I have been going there for 29yrs and now I bring my kids and they love it

Name not shown more than 2 miles (unverified)

March 29, 2015, 8:25 AM

Just what we need... Another supercenter. No. What we need is an affordable place for families and friends to make memories. That place would be the Kenosha drive in. The drive in is so original, there is nothing like it around here and people love to go here. Why would we change that for a Walmart? There is a ton of abandoned buildings and land in Kenosha, find somewhere else to put your supercenter. We want the drive in to stay.

Name not available (unclaimed)

March 29, 2015, 3:55 AM

Do not close the Keno drive in its an icon in Kenosha. We dont have too many of them left also im sure alot of ppl have childhood memories going their to watch movies playing outside and getting some popcorn. So if you tear down a national landmark you are taking part of Kenosha with it!!!!!!!!!!!! :-)

Name not available (unclaimed)

March 29, 2015, 2:17 AM

A combination of Plans 2 & 3 would appear to have the least "side affects" to the feel of our Village. If memory serves there have been problems with flooding around most parts of Barnes Creek. I don't believe there is a good solution to that problem unless large areas are left as is. Over development will lead to traffic problems, environmental issues, changes to the wildlife and plants that thrive in the area, and other problems. Village services would need to be increased to handle the increased demand by increased population. I always thought the Village had a desire to remain a Village, not a city.

If all housing is developed as in the plans how are the 3 roads going to handle the increased traffic?

Springbrook is already heavily traveled & dangerous due to speeding & the curves. It is also the main road for the new fire/rescue building. Sheridan is also heavily traveled & in need of upgrades. 104th is only going to send more traffic to 39th or Sheridan. There is no other road in or out of proposed area.

As much as we hate to have the Keno torn down & the whole area developed it is the "future". Let's hope we can build it to cause the least detrimental changes to our Pleasant Prairie.

Due to the interest by non residents concerning the Keno I'm afraid the other areas in the plan will be overshadowed. Is it possible to break this package into just the commercial & just the residential?

Thank you.

Name not shown more than 2 miles (unverified)

March 29, 2015, 2:01 AM

My husband and I grew up in Kenosha. He is in the military and every time we visit home we enjoy going to the drive in with our children. Kenosha has gone through an enormous amount of "development" in the past 20 years leaving some parts of the town almost unrecognizable. The last thing this town needs is to be overdeveloped with nothing to offer people but tons of duplicate shopping centers. Change and progress is inevitable but everyone can enjoy and appreciate experiencing a living piece of history such as the Keno Drive

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

In. PLEASE do not tear it down to make way for something that is truly not needed!

Name not available (unclaimed)

March 29, 2015, 1:46 AM

The Keno Drive-in is a unique and historic destination that attracts people from all around the area for family friendly fun. A Walmart is a generic and unnecessary store that does nothing to distinguish our area as special or interesting. The Village should do whatever is within its power to prevent the closing of the Keno and prevent the construction of a Walmart. There are plenty of vacant lots and tracts of farmland in the area where retail or residential land could be developed that does not require the tearing down of Kenosha's history. These options should be explored before we make hasty decisions we cannot undo.

Name not shown (unverified)

March 28, 2015, 7:55 PM

Please keep THE DRIVE IN. It's a historical tradition. A family tradition. I went when I was a child. I bring my children. My kids are now teens. They will go as teens. And bring their kids. And so on. They keep taking everything out of kenosha/pleasant prairie area. What does that leave for kids to do? We have no roller rink any longer... we have one movie theatre and it Costs too much. We NEED to keep the drive in.

Name not available (unclaimed)

March 28, 2015, 6:07 PM

Everyone is trying Change old customs. This theater has been apart of Kenosha for more than 50 years. Please keep this for all of those who grow up loving to go there.

Name not available (unclaimed)

March 28, 2015, 12:16 AM

Here's the issue as I see it. The only way the Keno can remain open is thru monetary constant donations and fundraising. The owner is proposing to sell. Which worked for a year, then back to what it was three years ago. Problem is people are willing to raise their voice louder than their wallets, myself included sorry to say. And if I or anyone I have ever known had that prime land they would more than likely take in serious consideration to a large development payout. Just like the other outdoor theatres have done. I could only recommend that the city could assure the owner of funds per year for the theater improvements. Pleading the need for the American as the drive in shouldn't die in Kenosha. But hey I'm a voice on the otherside of the boarder. What do I know.

Name not shown (unverified)

March 27, 2015, 9:31 PM

I have gone to Keno Drive In and it is a cool place to watch movies. I would be heart broken if it is turned into a something else. And I would not shop or do anything in or near the location of where Keno Drive In should be.

Name not available (unclaimed)

March 27, 2015, 8:29 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

My parents brought me and my siblings to this drive-in when we were little and now that they are grandparents they love the opportunity to bring their grandchildren to the same drive-in. Let's keep it classic for generations to come so everyone can enjoy a little taste of the old fashion way, not everything has to be so high tech and it's a nice escape to the past!!!! Please don't take that away!!!!

Name not available (unclaimed)

March 27, 2015, 7:37 PM

It would be the saddest thing ever to lose this classic drive in that has made the area so special & what it is today! Keno has brought so many wonderful times & memories to myself, my family & many families & friends I know & it isn't summer until you go to the drive in!! We don't need anymore Wal-Mart's & I definitely won't shop there or anywhere in the vicinity & will make sure myself & everyone else we know spreads the same word 2 many others, and with our pull in the community, we can be quite successful at making sure many people will follow suit!! Please keep Keno alive & the tradition of drive in theatre alive!!

Name not available (unclaimed)

March 27, 2015, 5:45 PM

I think something other than a Wal-Mart or big box store. PDQ with car wash that or nice little eatery? get creative for a change.

Name not shown more than 2 miles (unverified)

March 27, 2015, 5:18 PM

Save the Drive In! I don't live in Kenosha but we make the trip down from Milwaukee to visit the Keno multiple times every summer. This is something so many families share with their kids, it'd be a shame to see this landmark knocked down.

Name not available (unclaimed)

March 27, 2015, 5:03 PM

Hoping that Keno drive in will be here to stay!! I have lived in kenosha all my life and we would always spend our weekends at the keno drive in when i was little. I have been bringing my own children now and I think it would be a shame for them to close down. There isnt much to do in kenosha for families with young children. PLEASE SAVE KENO DRIVE IN!!

Name not available (unclaimed)

March 27, 2015, 4:12 PM

The Keno is a Kenosha Landmark. Isn't there enough land taken up for shopping centers and how about all the stores sitting empty that have moved to Hwy. 50?. Enough is enough.

Amanda Mathis more than 2 miles (unverified)

March 27, 2015, 3:58 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

The Keno Drive In had been a summer tradition in my family for what seems like forever. Just as I did, my kids love going there several times a year every year and now it makes a great date night spot too. We will be devastated if it ceases to be. Please make it a HISTORICAL LANDMARK, restore the property to its original glory and SAVE THE DRIVE IN!

Name not available (unclaimed)

March 27, 2015, 2:21 PM

Please do not destroy a wonderful family tradition! The Keno is also a tourist attraction. People come from Illinois. I'm sure people who visit our city in the summer also enjoy the Keno! There are so few drive-ins left. Why not advertise more and make this a destination in Kenosha?

Name not available (unclaimed)

March 27, 2015, 12:59 PM

destroying history erases heritage

Name not available (unclaimed)

March 27, 2015, 12:43 PM

Keep the drive-in. We definitely don't need anything else owned by the Walton family in our community. Low wages and congestion is what it would bring. The drive-in is part of the history in this area.

Name not available (unclaimed)

March 27, 2015, 12:40 PM

SAVE DRIVE-IN!!!

Name not available (unclaimed)

March 27, 2015, 12:39 PM

Save the drive in!

Name not shown more than 2 miles (unverified)

March 27, 2015, 12:00 PM

I would be sad to see the Drive in close. In a day in age where we need more time for the family unit to bond, this is a family Value. I am not from the area but visit the Drive in 3-4 times a year. and on the way we stop at local business for snack. I can say with a Wal-Mart I will not be coming down there any more. with that I will not be visiting those other businesses either. This would be a huge loss for the community.

Name not available (unclaimed)

March 27, 2015, 11:42 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Please Keep the Keno Drive-In! Taking the family to the Keno Drive-In should be something everyone gets to experience. Taking it away from the community would be a horrible thing.

Name not available (unclaimed)

March 27, 2015, 10:30 AM

Please tear the thing down so people will stop complaining about it. A drive-in is completely useless and our need to cling on to every "historic landmark" in this town is the reason why we are so far behind in terms of economic and physical growth.

Name not available (unclaimed)

March 27, 2015, 10:16 AM

Keep the Drive-In!!! It can be saved! Generations of families patronize this landmark!

Carol Humphrey Lopez more than 2 miles (unverified)

March 27, 2015, 9:00 AM

Why do we always think it's better to get rid of the old day's? We should want to bring Families together to spend some quality time together. In a time when Families are going 10 different directions saving The Keno would be a way to give Families some Family time together. PLEASE SAVE THE KENO and give Families back the good old day's.

Name not shown (unverified)

March 27, 2015, 8:15 AM

I cannot believe this village stresses community yet is doing the EXACT opposite!!! The drive-in has been a part of MANY family nights as well as neighbor nights as well. Now you want to put in a Walmart????? Why don't you find a way to update what we all know and love instead of another big box and houses? Have you seen all the empty houses from foreclosures as it is???? GET IT TOGETHER PEOPLE SAVE THE DRIVE-IN!!!! If this plan does go through I know there WILL be more empty houses....including mine! See you April 13

Name not available (unclaimed)

March 27, 2015, 7:10 AM

Drive-ins preserve open space and provide low-cost fun to families and people of all ages. Trading a drive-in for yet another retail development is an unwise trade-off especially at a time when many middle class workers across the country are still struggling economically. I hope that those who live in the area will opt to keep the drive-in.

Name not available (unclaimed)

March 27, 2015, 6:50 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

PLEASE-PLEASE-PLEASE KEEP THE KENO DRIVE-IN!!!!!!!!!!!!!! What a fantastic draw for Kenosha!! Put Walmart in the old empty SuperValue on 80th Street! I LOVE THE KENO DRIVE-IN!!!!!!!!!! DON'T TAKE IT AWAY!

Name not available (unclaimed)

March 26, 2015, 11:27 PM

Pls KEEP the Keno drive in OPEN! I want my children to experience it for years to come, such a good time shared with family.

Name not available (unclaimed)

March 26, 2015, 7:55 PM

Please keep the theater. There are so many other places to build and develop. The Drive in theater is a place of many memories. I would hope to be able to continue to enjoy the theater and new memories with my son.

Name not shown (unverified)

March 26, 2015, 4:22 PM

We do not need another Wal Mart. Please keep the Kenosha Drive In

Name not available (unclaimed)

March 26, 2015, 10:55 AM

Keep Keno! We don't need another walmart. Keno is a monument to the community.

Esther Roberts more than 2 miles (unverified)

March 26, 2015, 7:31 AM

The drive in is such good family fun! We used to come up from Illinois just for the drive in and now that I have a daughter and live in Kenosha, the drive in is part of what we love and enjoy about our town!

Name not available (unclaimed)

March 25, 2015, 10:08 PM

I was born and raised in Kenosha. I grew up in Pleasant Prairie. The Keno Drive In is one of the last in the United States. Why not update it and take advantage of that?
Do you really think another a Super Walmart is going to beautify your city? No, I'm sorry. It's not "helping things" to put it there. Get out of the downward spiral so people might want to live in the city again.

Name not available (unclaimed)

March 25, 2015, 8:56 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

The Keno Drive-in should be a landmark for Kenosha! The idea of a shopping center there is a nightmare. I grew up in Kenosha and always looked forward to the weekend at the drive-in. With all of the great movies come out in the near future, it would be a very sad loss for Kenosha to lose such a relic that everyone knows. There are only three drive-ins in the state, including the Keno Drive-In! Don't let this historic emblem be wasted to history!

Name not available (unclaimed)

March 25, 2015, 5:57 PM

Save the Drive in!!

Name not available (unclaimed)

March 25, 2015, 5:47 PM

Please save the Drive in! Removing a piece of americana is not progress.

Name not available (unclaimed)

March 25, 2015, 5:40 PM

Save the drive in!

Name not available (unclaimed)

March 25, 2015, 5:37 PM

Save the Drive in! Destroying a piece of Americana is not progress.

Name not available (unclaimed)

March 25, 2015, 5:33 PM

The outdoor has been a part of my family for 35+ years. I along with my children have enjoyed it every year. Hoping this landmark can stay and provide more entertainment/ family values for my grand children and their children. Please keep the outdoor there and open. Thank you. Mike Perez

Name not available (unclaimed)

March 25, 2015, 4:40 PM

Love this place. Make it there a couple times a month all the way from Oak creek. Safe, family orientated place. Worth every penny at the concession stand, which is awesome! Please stay!!

Venustiano Oviedo II more than 2 miles (unverified)

March 25, 2015, 4:35 PM

Last thing we need is another super store. The drive in is a Kenosha landmark and should be saved.

Name not available (unclaimed)

March 25, 2015, 1:25 PM

All Off Forum Statements sorted chronologically

As of April 7, 2015, 9:43 AM

<http://peakdemocracy.com/2556>

Page 17 of 21

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

that is a landmark

Name not available (unclaimed)

March 25, 2015, 11:33 AM

There are very very very few drive-ins in the country anymore. We need to preserve as many of them as we can. As was said, we have enough retailers around here, not enough drive-ins. Save The Drive-In!!!

Annie Wright more than 2 miles (unverified)

March 25, 2015, 11:31 AM

Take away the Keno Drive In, Why??? When my children were younger, we had 2 Drive Ins to choose from THE KENOSHA or THE MID CITY. Both of these places brought a lot of enjoyment to our family, we could hardly wait for them to open and the kids were upset when they closed for winter. Getting ready for a night at the outdoor theater was fun too. Popping popcorn, packing up blankets& pillows, then cleaning the windows on the car and off we went. We also took friends of our kids along and we used meet some of our friends there too. The outdoor is as important to families, as our parks. We don't need another Wal- Mart, not with Costco and Meijer opening soon. Please leave "THE KENOSHA DRIVE IN" where it is. Thank You. Annie Wright.

Name not available (unclaimed)

March 25, 2015, 10:59 AM

Save keno drive in

Name not available (unclaimed)

March 25, 2015, 10:55 AM

Don't do it! Keep the drive in

Name not available (unclaimed)

March 25, 2015, 6:45 AM

SAVE KENO DRIVE IN!!!

Name not available (unclaimed)

March 24, 2015, 10:31 PM

Keno Drive-in is a long standing tradition. Upgrade to digital will prove to be a worthy investment. Keep the Keno! Nobody wants another Walmart.

Name not available (unclaimed)

March 24, 2015, 6:07 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

Interesting the time for the forum is slated from 3pm-5pm, most working people work or do not get home until 5pm. How fair is that?

Name not available (unclaimed)

March 24, 2015, 6:06 PM

Interesting the time for the forum is slated from 3pm-5pm, most working people work or do not get home until 5pm. How fair is that?

Name not available (unclaimed)

March 24, 2015, 10:51 AM

Keep the village plan intact to limit the size of retailers who locate here. Don't change to accommodate a big box store - any big box store, not just Walmart. Retain the proposed neighborhood feel here, and leave the big boxes to bigger corridors in the village (like Highway 50).

Name not available (unclaimed)

March 23, 2015, 8:26 PM

NO. There is already one Walmart in Kenosha, and another one in Gurnee. The store they moved out of has been vacant since moving. We do not need another big box store in Kenosha/Pleasant Prairie. A Cosco and a Mejer will be opening later this year.

Name not available (unclaimed)

March 21, 2015, 7:55 PM

Instead of Wal-Mart building on Sheridan Rd., the closing Jelly Belly factory location would be far more appropriate. Away from the neighborhoods, and right down the street from the to be Meijers and Costco. Better competition for all 3 chains.

Name not available (unclaimed)

March 18, 2015, 8:27 AM

In all sincerity they need to leave that corner as a keno drive in ... Reason is if Walmart built there .. Be traffic issues , accidents , fights , noise , trash issue etc ... Even down the street there was a little strip mall that been there for years they let it dwindle and got vandilized so after tearing it down now it's just plot of land..highway 50 has all the malls we need and traffic is still a mess So they need to leave this area alone ... Just revamp screen .. Make all new and tear down make more modern or slap on new paint .. If complaints it an eye sore .. remodel the concession stand entirely and bathrooms .. All problems will be solved ... Save a piece of history .. For future enjoyments ... Just remember this ... If u build a Walmart thre u are hurting all the mom and pop stores in the long run that been there for years and if they get closed the hole town will suffer bigger losses ... Need to think with your heads and not your greedy pockets

Meagan Brown ½ to 1 mile (unverified)

March 18, 2015, 3:25 AM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

It seems the real issue is working with the landowner to make it worth his while to honor the integrity of the neighborhood over the money He would would get from a big corporation. I am curious about the price tag to keep the Keno Drive-in functional and usable (I heard it could be \$150,000?) If that money could be raised and the landowner was willing to work WITH the residents, it could be a real boost for our community and and potentially empower us to be invested in other community building efforts.

Megan Mercer (unverified)

March 17, 2015, 11:23 PM

The trailer park right around the corner is infested with heroin addicts. If you put a neighborhood there in ten years it would be destroyed. If you put in retail anything you set yourself up to be bothered by constant shoplifters. Plus if u are looking at possible profit out of waukegan you willjustbeaddingtotraffickinghero

Name not available (unclaimed)

March 17, 2015, 8:18 PM

Leave Keno Drive-In, another Walmart is really not necessary.

Name not shown (unverified)

March 17, 2015, 10:18 AM

Please keep the drive in. Its a great place for people of all ages to come together and enjoy a movie while being outside and meeting new people. Everyone complains about kids not goin outside nowadays and i have seen more and more kids and teens coming out to enjoy their evening. I have made many friends there as well. And i have went there up to 3 times a week with my friends just because of what it haves to offer. Also if it is restored and expanded it may offer more jobs for young adults. I even thought if they would open earlier and do a car show every once in a while it would be a big attraction and bring lots of business not only to the drive in but the comunity around it. Please save the drive in. its is a great place and a great culture.

Name not available (unclaimed)

March 16, 2015, 4:50 PM

Kenosha County is big enough to need two Walmarts. If you look north to Green Bay, they have several and we have nearly the same population. I will not mourn the loss of the Keno Drive In. It was run down, dirty, and desolate, not to mention used for many generations as a place to get stoned. This is a good location for the southeast portion of the county, especially when other businesses keep moving out west. It could bring commerce to an area that hasn't seen much in growth. I'm all for it.

Name not available (unclaimed)

March 16, 2015, 11:05 AM

PP

Name not available (unclaimed)

March 15, 2015, 1:24 PM

Planning for Barnes Creek Neighborhood Underway

Please share your input regarding the three Neighborhood Plan Alternatives. Please share your feedback by Monday, April 6.

One more supercenter is not wanted in my neighborhood. Too much traffic, with too much overall environmental impact. Please "86" this plan. Thanks Dave Nerdahl 11333 8th Avenue

Name not available (unverified)

March 15, 2015, 12:38 AM

I've read the background information given & considered all three plans. I am against Plan #1. PLPR can do better than that! I like the mixed use, and combination of single-family, green space, commercial, & multi-family as proposed by the village staff. We live in Prairie Ridge Estates, and could not be more happy with the direction of the development here. I think something similar on the east side would make future PLPR residents as pleased as we are here.

Name not available (unclaimed)

March 14, 2015, 10:23 AM

What is the difference between Alternate 2 and Alternate 3? They look identical.

Name not available (unclaimed)

March 14, 2015, 9:59 AM

I travel through that intersection daily. I can't imagine the amount of traffic this kind of development will create and what an eyesore a big box development would be especially Walmart. Will more people travel Lakeshore Drive?

Jean Werbie-Harris

Subject: FW: A concern I have - Keno Drive in

From: howardbware@aol.com [<mailto:howardbware@aol.com>]

Sent: Friday, April 10, 2015 7:24 AM

To: Clerks Office

Subject: A concern I have

To The Village of Pleasant Prairie Counsel, Mr. Steve Mills, and to whom it may concern:

Americana! Americana refers to the history, geography, folklore, and cultural heritage of the United States. Along with the poems of Walt Whitman, the songs of Otis Redding, and the first Model T to roll off of Henry Ford's Assembly line, the outdoor drive-in theater is a stitch in the fabric of time that holds together this beautiful country that we grace.

Camden New Jersey, circa 1932: Richard M. Hollingshead nails a screen to some old trees in his back yard. He proceeds to prop a 1928 Kodak projector onto the hood of his car and an old radio behind the screen. On August 6th, 1932, Hollingshead applies for a patent, which is granted on May 16th of 1933. On June 6, 1933, a 40x50' screen plays Adolphe Menjou's film "Wife Beware" and the American Outdoor drive-in theatre is born.

Hollingshead billed his theatre as a place where "The whole family is welcome, regardless of how noisy the children are". The original facility only operated for about three years but the concept was spreading across the states like wildfire. Fast forward sixteen years to May 18th 1949: With a capacity of 850 cars the Keno Drive-In theatre opens for business in Pleasant Prairie, Wisconsin. To this day the oldest-running theatre in the state, the Keno Drive-In stands tall and proud- a true piece of Americana!

I love the Keno Drive-In. I can't think back to a time when the Keno drive-in wasn't in my life. I remember going there as a child, where I arrived at the theater in my pajamas. After settling into our carefully chosen spot my mother would allow my brother and I to run around in the grass in front of the giant, imposing screen where we and other kids our age played as the daylight faded away to dusk. This was our cue to find our way back to the family car to get settled in for what was more often than not a triple feature. Shortly thereafter the classic drive-in ads would run, compelling all in attendance to purchase their Pic mosquito repellent and refreshments from the concession stand. As dusk went black leaving nothing but stars twinkling in the sky the anticipation grew. Before long the impatient moviegoers would proceed to sound their horns in an effort to prompt the projectionist to start the film. I imagine him chortling to himself as he let us squirm just long enough to build the suspense that much more.

It was a miniature vacation away from home. A road trip so to speak, that both Mom and Dad could enjoy without the fatigue of a long-distance drive. Our destination? That was in the hands of the movie's director. Really, we didn't care where we wound up. We just knew we wanted to go there. I never made it much further than fifteen minutes through the second feature- I would wake up the next morning in the comfort of my bed somewhat confused as to how I got there. Thinking about the night before. Running with the kids. Laughing with my mother and brother. Still tasting the bits of popcorn that had worked their way into my teeth. While the movie was the attraction, it was so much more than that. It was the experience. It was the family bonding. Everyone seemed to get along. Parents chatted as children played together. It didn't matter if you knew them or not. In the friendly confines of the Keno Drive-In there wasn't a care in the world.

These are memories I will cherish forever. It weighs very heavy on my heart that I'll likely never be afforded the opportunity to sustain this type of bonding with my own children. To live in the moment with my boys and through them vicariously experience the joys I once knew, all the while passing on something special. Something unique. A representation of "Americana" rivaled only by baseball and apple pie

America is changing. We no longer trust each other. We no longer know our neighbors. Heaven forbid we share something about ourselves. It's as if we turned into some kind of "Gotcha" society where we can't wait to catch someone slipping so that we can point our finger to them in an effort to remove scrutiny from our own imperfections. It's a modern witch-hunt and everyone is afraid to let his or her guard down.

I am a homeowner. I have lived in my house for around four years now. While I am friendly with my neighbors, I know nothing about them. I have never stepped foot inside any of their homes. This is not how it was while I was growing up. When I grew up our entire block seemed like one big yard. I had been in every house on the block several times. I found my friends by locating the pile of bikes at the end of the driveway, no doubt gathered for some form of harmless mischief. When I acted up and my parents were not around I was disciplined by another adult, and when my parents found out they were upset with me rather than the other parent. When you had an issue with a neighbor you called them, not the cops, or in most cases simply knocked on their front door to hash things out. In the litigious society that we live in today, people are always looking for a reason to sue. When I was a child I once swam at a neighbor's house across the

street when their deck gave way and I fell, hitting my head. I probably needed stitches, but a lawsuit never even entered my mother's mind.

Every so often, the street I grew up on would get permits to block the road and throw a huge block party. It was an opportunity to bond over family, friends, food and drink. Not anymore. The last time I ever experienced this type of communal harmony was at the drive-in, where even in this day and age the etiquette I knew as a child still thrives. It is a place where people from all walks of life can afford to take their entire family and bond. Talk to those around them while the kids play. At the drive-in I'm whisked back to time when we unwarily accepted that those around us were there for a good time and a chance to let life slow down for a little while.

But we are running out of venues where this is the norm. We are running out of places where lower, middle, and upper classes spend an evening as equals, leaving nothing but a universal acknowledgement of the endowment that life sometimes affords. If we snuff out all of the places where strangers become neighbors we will never return to a place where we realize people are people and just want the same simple joys in life for themselves and their family that we wish for ours.

With sprawling growth comes the inevitable development of commerce. People like convenience. They like one-stop shopping. They like being able to stop off on their way home from work and grab the things that they need in a timely manner. They also don't want to pay a lot for them. What better way to deliver this to a sprawling suburban community than to build a brand new shopping center? After all it is easy to woo those attractive anchor stores like Wal-Mart or Target with the promise of a brand new facility. Land a big name like that and the smaller specialty retailers are certain to follow. Before you know it business is booming in the new location. It's a win for the business and a win for the city, right? After all, with all of the new tax revenue the mall provides there will be plenty of extra cash flowing into the town coffers right?

Not so fast. How this tax revenue will impact the village of Pleasant Prairie really depends on the tax structure. There are a few things that small village counsels often overlook when evaluating the financial impact of a large-scale retail development, one of which is the loss of existing tax revenue from the businesses that are already there. Tax revenue is often stagnant after a new development goes up. You see, an equivalent drop in sales tax revenue from other retailers matches the sales tax generated by the new development. This in turn can lead to stores in other existing malls closing. This also impacts the city revenue: Once these other malls start dying their property value decreases and in turn their property taxes decrease along with it, impacting the revenue that the Village of Pleasant Prairie receives. Allowing existing commercial districts to fail while developing new ones is a waste of public resources. Public investment in the roads, water lines, and utilities sit idly by as taxpayers foot the bill for the same expenses at the new infrastructure to serve the new mall that is sure to one day meet the same fate if we don't rope in the crash and burn developing we have grown so accustomed to.

We have still yet to factor in the cost of providing public services to the development: Maintaining new roads, power and sewer lines, police and fire services, all on the taxpayers dime. While a brand new commercial development project may seem enticing at a glance, at the end of the day it is an unnecessary and just plain reckless use of the taxpayers' money. In the long run the only one who wins is the developer himself, nowhere to be found once the project inevitably blows up in the Village's face. Trading in Americana for that? I for one would rather see a movie about another town that this happened to.

Now I know that many people who took the time to read my long-winded view on what may become the future of my beloved Keno Drive-In theatre will label me as a nostalgic romantic who longs for the innocence of a time when his life was much simpler. Guilty as charged. I don't live in the past, I just appreciate where I come from. I get just as excited and enthusiastic about the future. I am fascinated to see how far we will go in my lifetime. I love new technology and growth. I encourage it. But some things are just worth keeping, remembering, and passing on. We as humans can't forget where we come from.

While it is nice to be successful we have to ethically and responsibly evaluate when we are making decisions that affect those around us. Mr. Mills owns that land. He can do with it what he wishes. The people elected to be responsible for the taxpayers of Pleasant Prairie on the other hand really need to weigh the consequences of their decisions before they decide to rezone it for development. Think about how this might affect you ten years down the road. Talk to the homeowners around the drive in. Do they want the circus that comes with a shopping center disrupting their home life? Particularly when that same shopping can be found minutes away? Visit the dying malls that already exist. Visit the other mall in Pleasant Prairie that took years and years to fill. Do you really want to kill that mall already? Visit the Wal-Mart on 52nd street that still lies vacant. An eyesore. It depreciates itself and everything around it. Ask yourselves "Is this the road I am willing to drag my friends and family down?" The future of this project is right in front of you if you care to see it. Right now you still have the luxury of learning from somebody else's mistakes instead of making your own and learning the hard way.

Take the potential consequences of tearing down the Keno Drive-In off the table for a moment. Think back to a time when, in the innocence of your youth, something captured your imagination in such a way that you were inspired to be a better person. Something that, when you think about it, allows you to transport to a different time and place almost as if you could smell it in the air around you. You could hear the sounds as if they were happening right now. The smells, the sounds, the goose bumps on your arms. It's Americana! It is who we are, and it is where we come from. It inspires where we're heading. And if we are not careful and respectful of these treasures they will slowly disappear - one by one - forever.

America is not so far removed from the past that we can no longer learn to trust one another again. But that is never going to happen by simply communicating with each other through mobile devices. There is no empathy in that. That is why we are turning so cold. We need to look each other in the eye and feel human again. Places like the Keno drive-in provide that. I have never chosen to frequent a traditional theatre to see a movie that I didn't want to see. I have gone to the drive-in to see a movie that I knew I would hate more than once, and wound up having the time of my life. Please Mr. Mills, think about the bigger picture. I understand your thought process. And I respect your right to do what you will with your property. All I ask is for you to ask yourself: Can I make this money another way that creates a win/win for all? As the credits roll and the screen fades to black. The fragile flame that burns within us all burns a little warmer and brighter on nights when we share an evening with loved ones at a place like our beloved Keno Drive-In. Please, Village of Pleasant Prairie representatives, consider the consequences of your decision-making. I would like it very much if that same warm light shines down on the legacy you leave behind.

Jean Werbie-Harris

Subject: FW: From a concerned Pleasant Prairie resident...

From: Hillary Schellinger [<mailto:hschellinger@hotmail.com>]

Sent: Friday, April 10, 2015 8:52 AM

To: John P. Steinbrink Sr.

Cc: Kris Keckler; Steve Kumorkiewicz; Clyde R. Allen; Mike Serpe; Village Admin; Clerks Office

Subject: From a concerned Pleasant Prairie resident...

Good Morning All,

I am writing to express my concerns about the proposed neighborhood plans for development of the Keno Drive In site as well as surrounding areas.

I have lived in the area since 2006. When looking for a new place to call home, we spent time in several communities in northern Illinois before finally settling on Pleasant Prairie. Pleasant Prairie has it all; parks, lakeshore and greenery among all of the conveniences of a larger city. I live just south of 165 before the Illinois border and our subdivision has a small town neighborhood feel that I wouldn't trade for anything. We have put down roots in Pleasant Prairie and will raise our two daughters (ages 4 and 6 months) here.

When I heard about Bear's proposal for a "supercenter six times larger than the 25,000 square foot maximum allowed for commercial buildings permitted in the existing plan," I was outraged. I would strongly advise you, our trusted Village officials, to deny any development that called for re-zoning outside of the existing plan.

It comes as no surprise that the Keno Drive In means so much to so many. The oldest operating Drive In in Wisconsin, it is truly a piece of history, where generations of customers have grown up and built memories. While I fully acknowledge that we cannot force SR Mills to operate a Drive In on his property, I would encourage exploration of a plan for development that includes this icon at its heart. The Keno Drive In, among other assets of our community such as the RecPlex and surrounding Lake Andrea, make this area charming and unique. The Drive In is packed during the summer and while traveling Sheridan Road often as it's so close to our home, there is a constant stream of traffic heading in there during the season. Certainly, a plan can be drafted that allows SR Mills to expand on his vision for the property while satisfying the desires of the community.

I am concerned about "crash and burn" commercial/residential development. As you are keenly aware, there are many empty strip malls in our community (commercial sites around Sears on Pershing, Kohl's off of Green Bay Road, Target in Pleasant Prairie...among others) not to mention a sorely vacant downtown Kenosha and an eyesore of a building on 52nd where the former Walmart was located. Traffic, safety issues and environmental impact must be strongly considered. The site also includes a lot of green space and borders on an area of archeological interest, which is a concern.

Officials, please honor our existing guidelines for zoning and listen carefully to the voices of the people.

Respectfully,
Hillary Schellinger

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #15-12
TO DENY THE PROPOSED AMENDMENT TO
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN**

WHEREAS, on December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, 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; and

WHEREAS, Neighborhood Plans serve as a refinement to the 2035 Comprehensive Land Use Map and help the municipality plan for the future provision of public services, such as water, sanitary sewer, storm water management, police and fire protection, schools, parks and roadway and access improvements pursuant to the land uses identified on the 2035 Comprehensive Land Use Plan Map; and

WHEREAS, the Village has received a request to amend the Barnes Creek Neighborhood Plan but not the Comprehensive Land Use Plan for this area of the Village; and

WHEREAS, the Barnes Creek Neighborhood is generally bounded by 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south and the Kenosha County Bike Trail on the west and is located in a part of U.S. Public Land Survey Section 24 of Township 1 North, Range 22 East and in a part of U.S. Public Land Survey Sections 13, 18 and 19 of Township 1 North, Range 23 East in the Village of Pleasant Prairie; and

WHEREAS, the land owner requested approval of Barnes Creek Neighborhood Plan Alternate #1, which is attached to this Resolution; and

WHEREAS, the Village staff presented two (2) different versions of the plan referred to as Barnes Creek Neighborhood Plan Alternative #2 and Alternative #3, which are attached to this Resolution; and

WHEREAS, on March 13, 2015 the required 30-day notice was published in the Kenosha News for the April 13, 2015 public hearing to be held by the Village Plan Commission and on March 10, 2015, notices were sent to property owners within 300 feet of the proposed Neighborhood Plan area; and

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby recommends denial of the requested Alternative #1 and Alternative #2 and Alternative #3 Neighborhood Plan Amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan for the following reasons:

1. The Alternative #1 Neighborhood Plan is in conflict with the Comprehensive Land Use Plan and the B-2, Community Business Zoning District requirements so it cannot be approved. Furthermore, the Alternate #1 Neighborhood Plan commercial area identifying a proposed big box retail store is not compatible with the adjacent land uses. In addition, the negative impacts as identified in the Village Staff Report dated April 13, 2015 as presented at the Public Hearing that would be generated from a big box retail store within the Barnes Creek Neighborhood far outweigh the benefits to the community.

2. The Alternative #2 and Alternative #3 Neighborhood Plans are in conflict with the Comprehensive Land Use Plan as it relates to the total area identified in the Land Use Plan for the community commercial designation.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board deny the Barnes Creek Neighborhood Plan Alternatives #1, #2, and #3, for the reasons stated above, as they are not compliant with the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

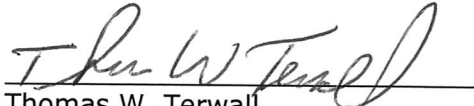
Adopted this 13th day of April, 2015.

ATTEST:



Donald Hackbarth
Secretary

VILLAGE OF PLEASANT PRAIRIE



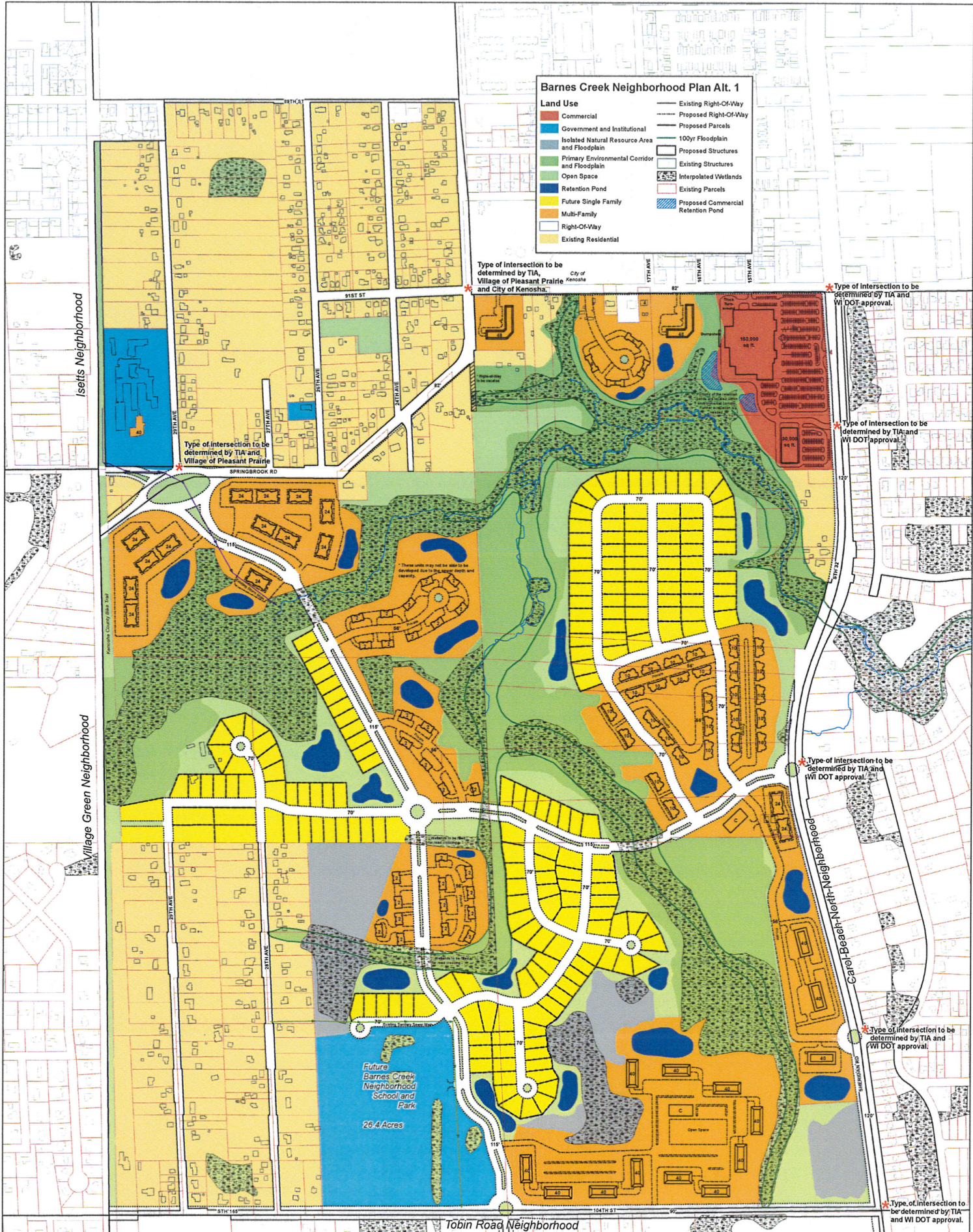
Thomas W. Terwall
Plan Commission Chairman

Date Posted: 4-17-15

12-comp plan amendments- barnes creek neighborhood plan amend

Barnes Creek Neighborhood Plan Alt. 1

Land Use		Other Features	
Commercial	Existing Right-Of-Way	Proposed Right-Of-Way	Proposed Parcels
Government and Institutional	100yr Floodplain	Proposed Structures	Existing Structures
Isolated Natural Resource Area and Floodplain	Interpolated Wetlands	Existing Parcels	Proposed Commercial Retention Pond
Primary Environmental Corridor and Floodplain			
Open Space			
Retention Pond			
Future Single Family			
Multi-Family			
Right-Of-Way			
Existing Residential			



Type of Intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of Intersection to be determined by TIA and WI DOT approval.

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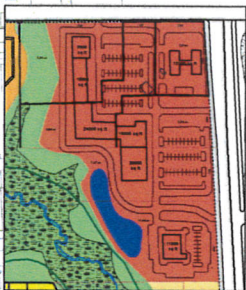
FLOODPLAIN AREAS: The floodplains shown on this map are the 100-year floodplains associated with the Barnes Creek and its tributaries. Prior to construction of any proposed development within the project of the floodplains shown on this map, the applicant shall consult with the Village of Pleasant Prairie regarding floodplains and floodplain management. The applicant shall also consult with the Village of Pleasant Prairie regarding floodplains and floodplain management. The applicant shall also consult with the Village of Pleasant Prairie regarding floodplains and floodplain management. The applicant shall also consult with the Village of Pleasant Prairie regarding floodplains and floodplain management.

STORM WATER RETENTION AREAS: The storm water retention areas shown on this map are the storm water retention areas associated with the Barnes Creek and its tributaries. Prior to construction of any proposed development within the project of the storm water retention areas shown on this map, the applicant shall consult with the Village of Pleasant Prairie regarding storm water retention areas and storm water management. The applicant shall also consult with the Village of Pleasant Prairie regarding storm water retention areas and storm water management. The applicant shall also consult with the Village of Pleasant Prairie regarding storm water retention areas and storm water management.

WETLAND AREAS: The wetlands shown on this map are the wetlands associated with the Barnes Creek and its tributaries. Prior to construction of any proposed development within the project of the wetlands shown on this map, the applicant shall consult with the Village of Pleasant Prairie regarding wetlands and wetland management. The applicant shall also consult with the Village of Pleasant Prairie regarding wetlands and wetland management. The applicant shall also consult with the Village of Pleasant Prairie regarding wetlands and wetland management.

Barnes Creek Neighborhood Plan Alt. 2

Land Use	
■ Commercial	Existing Right-Of-Way
■ Government and Institutional and Floodplain	Proposed Right-Of-Way
■ Isolated Natural Resource Area and Floodplain	Proposed Parcels
■ Primary Environmental Corridor and Floodplain	100yr Floodplain
■ Open Space	Proposed Structures
■ Retention Pond	Existing Structures
■ Future Single Family	Interpolated Wetlands
■ Multi-Family	Existing Parcels
■ Right-Of-Way	
■ Existing Residential	



Type of Intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha:

Type of Intersection to be determined by TIA and WI DOT approval:

Type of Intersection to be determined by TIA and WI DOT approval:

Type of Intersection to be determined by TIA and WI DOT approval:

Type of Intersection to be determined by TIA and WI DOT approval:

Type of Intersection to be determined by TIA and WI DOT approval:

Type of Intersection to be determined by TIA and WI DOT approval:

Isek's Neighborhood

Village Green Neighborhood

Tobin Road Neighborhood

Carol Beatch North-Neighborhood

28TH AVE
29TH AVE
30TH AVE
31ST AVE
32ND AVE
33RD AVE
34TH AVE
35TH AVE
36TH AVE
37TH AVE
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98TH AVE
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100TH AVE

SPRINGBROOK RD
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Future Barnes Creek Neighborhood School and Park
26.4 Acres

FLOODPLAIN AREAS: The floodplains shown on this map are based on the 100-year floodplain shown on the Barnes Creek and its tributaries. These floodplains are shown for informational purposes only. The floodplains shown on this map are not intended to be used for any other purpose. The floodplains shown on this map are not intended to be used for any other purpose. The floodplains shown on this map are not intended to be used for any other purpose.

STORM WATER RETENTION AREAS: As with any development of the Barnes Creek watershed, any proposed development must be designed to manage storm water runoff. The storm water retention areas shown on this map are not intended to be used for any other purpose. The storm water retention areas shown on this map are not intended to be used for any other purpose. The storm water retention areas shown on this map are not intended to be used for any other purpose.

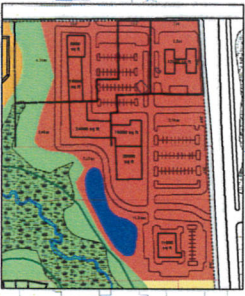
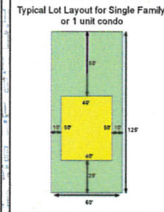
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Barnes Creek Neighborhood Plan Alt. 3

Land Use

Commercial	Existing Right-Of-Way
Government and Institutional	Proposed Right-Of-Way
Isolated Natural Resource Area and Floodplain	Proposed Parcels
Primary Environmental Corridor and Floodplain	Proposed Structures
Open Space	Existing Structures
Retention Pond	Interpolated Wetlands
Future Single Family	Existing Parcels
Multi-Family	
Right-Of-Way	
Existing Residential	



Type of Intersection to be determined by TIA, Village of Pleasant Prairie and City of Kenosha.

Type of Intersection to be determined by TIA and WI DOT approval.

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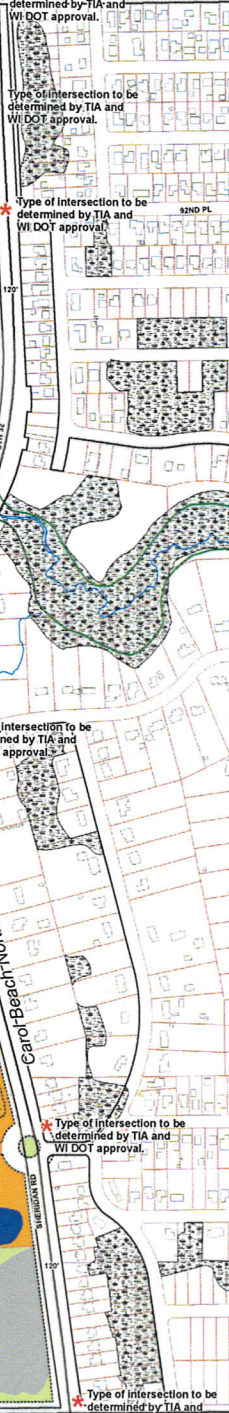
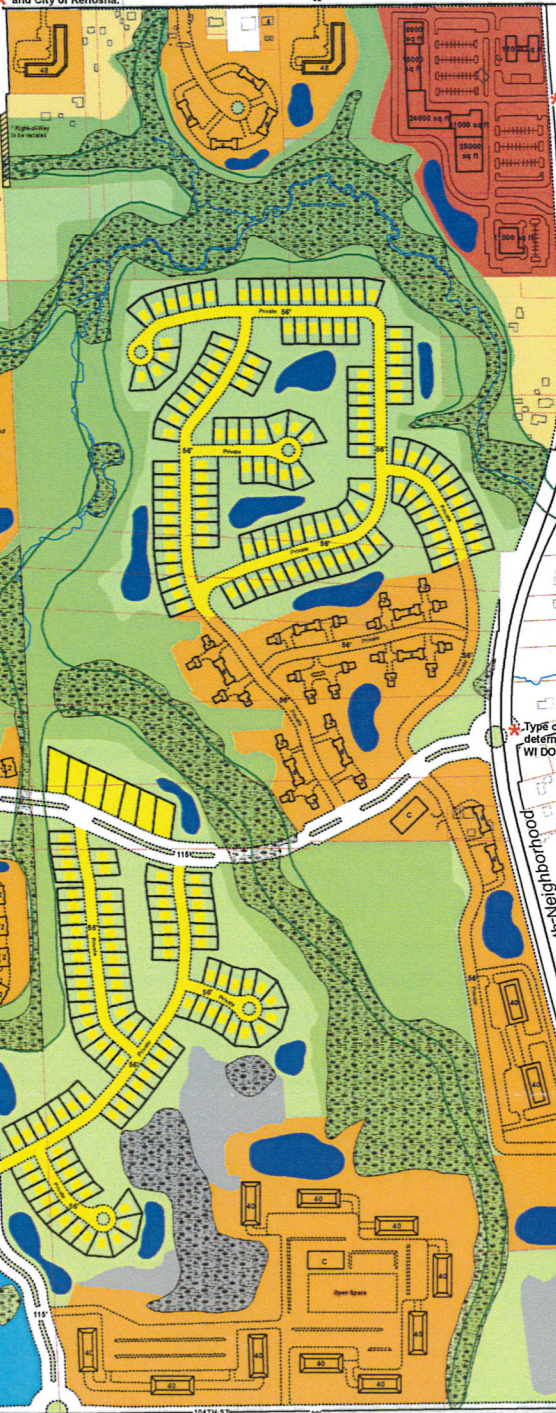
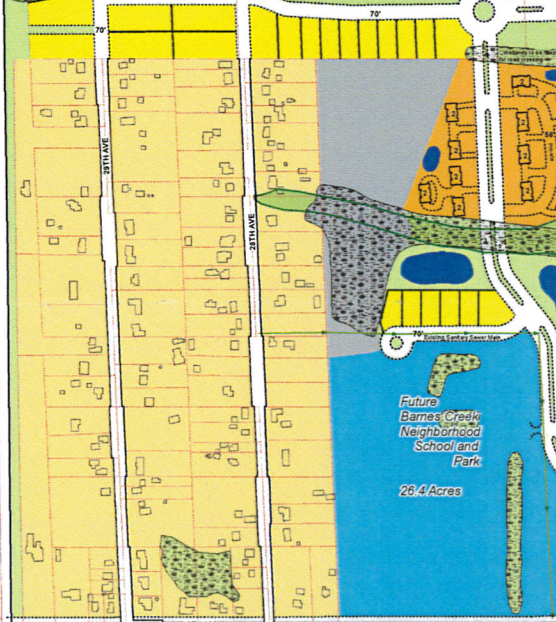
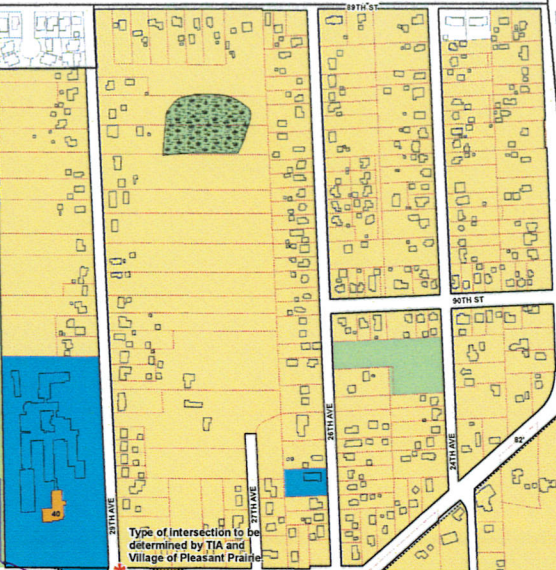
Type of Intersection to be determined by TIA and WI DOT approval.

Type of Intersection to be determined by TIA and WI DOT approval.

Isefets Neighborhood

Village Green Neighborhood

Tobin Road Neighborhood

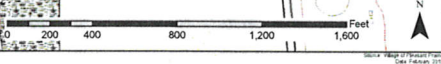


FLOODPLAIN AREAS: The floodplains shown on this map are based on the National Flood Insurance Program (NFIP) Flood Insurance Study (FIS) for the Village of Pleasant Prairie, Wisconsin, dated 2008. The floodplains shown on this map are based on the NFIP FIS for the Village of Pleasant Prairie, Wisconsin, dated 2008. The floodplains shown on this map are based on the NFIP FIS for the Village of Pleasant Prairie, Wisconsin, dated 2008.

PROPOSED RIGHT-OF-WAY AREAS: As shown on this map, the proposed right-of-way areas are shown in red. The proposed right-of-way areas are shown in red. The proposed right-of-way areas are shown in red.

EXISTING RIGHT-OF-WAY AREAS: As shown on this map, the existing right-of-way areas are shown in black. The existing right-of-way areas are shown in black. The existing right-of-way areas are shown in black.

WETLAND AREAS: As shown on this map, the wetland areas are shown in green. The wetland areas are shown in green. The wetland areas are shown in green.



**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
April 13, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on April 13, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE MARCH 23, 2015 PLAN COMMISSION MEETING.**

Judy Juliana:

Move to approve.

Wayne Koessler:

Second, Chairman.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY WAYNE KOESSL TO APPROVE THE MINUTES OF THE MARCH 23, 2015 PLAN COMMISSION MEETING AS PRESENTED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? Motion carries.

- 4. CORRESPONDENCE.**
- 5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for one of the two items that are on the agenda, since both of those items are public hearings, we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as an official part of this meeting. However, if you want to raise an issue that's not on the agenda now would be your opportunity to do so. We'd ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-12 FOR A COMPREHENSIVE PLAN AMENDMENT to amend Appendix 9-3 Neighborhood Plan #2 for the Barnes Creek Neighborhood. The Barnes Creek Neighborhood is bounded by 89th and 91st Streets on the north, STH 32 (Sheridan Road) on the east, STH 165 (104th Street) on the south and the Kenosha County Bike Trail on the west in the Village.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item A is public hearing and consideration of Plan Commission Resolution 15-12 for a comprehensive plan amendment to amend Appendix 9-3 Neighborhood Plan #2 for the Barnes Creek Neighborhood Plan. The Barnes Creek neighborhood is bounded by 89th Street and 91st Streets on the north, State Highway 32 or Sheridan Road on the east, State Highway 165 or 104th Street on the south, and 30th Avenue or the Kenosha County Bike Trail on the west all being in the Village of Pleasant Prairie.

With that, Mr. Chairman, I'd like to present the staff comments for the record and to provide some background information regarding this petition's request. As part of the land division, planning and development process in the Village of Pleasant Prairie, a neighborhood plan must be created for each neighborhood geographic area in order to guide its development, and that development plan must be consistent with all of the components of the Village's 2035 Comprehensive Plan including the Land Use Plan and the Zoning Ordinance.

For historical reference, the first Comprehensive Plan for the Village of Pleasant Prairie was adopted in 1967 as a part of the Kenosha Urban Planning District. Updates to this plan were adopted in 1996 and then again in 2009, each time with extensive community input. The current Comprehensive Plan guides the Village Plan Commission and Village Board in their development decisions through the plan design year 2035. Each of these Comprehensive Plans and an analysis of their various components, along with citizen input were used to develop the current Land Use Plan.

In the hierarchy of community planning, the Land Use Plan provides an overview of the general land use types, intensity and density. A neighborhood plan refines the Land Use Plan for a particular neighborhood. A conceptual plan provides additional details for a part of the neighborhood plan. Plats and site and operational plans provide specific details for the Conceptual Plan, and that allows construction to take place on a certain site. So in the slide on

the wall you can see that there is a hierarchy to the planning process in Pleasant Prairie. And, again, this is a process that we have been doing here for over 25 years. It's a very deliberate and methodical process in order to allow for future development to occur in our community.

So I'll begin with the development of the Land Use Plan. The Comprehensive Plan is an adopted blueprint which provides direction for the Village based upon a set of goals, objectives and recommendations that includes Village policies and programs in order to guide the future development and redevelopment of public and private property. The Land Use Plan, which is a component of the Comprehensive Plan, contains a listing of the amount, type, intensity and density of existing and proposed uses of land in the Village. The Land Use Plan seeks to preserve and protect environmental, archeological and other significant lands. The Land Use Plan analyzes trends in supply and demand of land uses, opportunities for redevelopment and potential for land use conflicts. The Comprehensive Plan, adopted prior to the then State deadline of January 1, 2010 also contains projections, based upon background information and research for the community's growth for the next 25 years or in this case our plan is to the design year 2035.

What I'd like to do is just briefly go through for everyone the Land Use Plan that's been adopted by the community. The Land Use Plan then outlines the general types of land uses that are permitted in different areas of the community. And as shown on the slide the 2035 plan has seen some amendments since 2009-2010, but that is an accurate plan as we see it.

Residential lands are those areas -- could I just have you just slide a little bit further, just a little bit that way? Thanks. Residential lands are those land uses that have been broken down into four different categories. There's a low density category which on our map are all of those areas that are identified in yellow. Low density residential for our Land Use Plan means that 19,000 square feet or more per dwelling unit would be planned in those areas. The low-medium density is between 12,000 and 18,999 square feet per dwelling unit. And those areas are the tan areas. The bulk of our residential is identified in this particular land use classification.

The upper-medium density has 6,200 to 11,999 square foot per dwelling unit, and those areas are identified as the orange areas on the map. And the high density areas are those that average less than 6,200 square feet per dwelling unit. We have very few, but there are a couple of these brown areas in the Village of Pleasant Prairie.

The next classification is identified in the pink color on the map, and this is pretty much located in the center off of 39th Avenue and 165, and that's identified as a mixed land use designation. Also the future Village Green Center for the community.

The next classification are the red areas. The red areas are identified as commercial lands. And there are a number of commercial lands on Sheridan Road, Sheridan Road at 91st Street. There's some commercial lands at the intersection of Highway 165 and 31, some commercial lands out by the Interstate at 165, also up at C. And then a large amount of commercial land has been identified along Highway 50 and then coming down Highway 31.

The commercial lands have been designated in certain categories. There's an N on some of the maps which reflects neighborhood retail and service centers, a C which is community retail and service centers, F which is freeway-oriented service center, O which is freeway office centers, an R which is freeway-oriented retail. The last three classifications were done with a PDD, and

those areas are just west of the Interstate. We have a BA-1, BA-2 and BA-3 areas. Again, this is very unique for a very specific property and a specific project in that location.

The next type of land use on the land use plan are the other transportation, communication and utilities lands. This is identified in purple on the map. Such lands include the power plant, the landfill site south of Highway 50, all of the railroads that run through the Village, the weigh station out by the Interstate and Highway ML, and then T which is overhead high tension wires, and we have a number of those throughout the Village as well. When they encompass larger easements they're clearly shown on the Land Use Plan map.

The next designation is governmental and institutional land uses, and they're identified in blue on the map. These areas identify M for municipal administrative offices, F for the fire station, P for the police station, H for hospital, and then the three designations for schools, E for elementary school, MS for a middle School and S for senior high school. So, again, those are identified as blue areas on the map.

The industrial lands are identified in gray. Again, we've been planning for industrial areas for years. The largest industrial area is right in the center of the community identified as the LakeView Corporate Park. And then we do have some industrial areas that are actually to the west of the Interstate. The industrial lands are divided up into L for limited industrial, G for general industrial, P for production and manufacturing, and CA PDD-1 and, again, that corresponds with those lands west of the Interstate south of Highway C.

The next designation that we have in Pleasant Prairie are the park and recreation and other open space lands. These are shown as the light green on the map. They include neighborhood parks, community parks and regional parks. Our most recently calendar for Pleasant Prairie actually identifies these parks with maps and drawings and photographs and some descriptions of each of these parks. And as most of you know many of them are associated with different schools and different areas, large area park areas. Regional parks would be the Prairie Springs Park. Community parks would be the Village Green Park in the center of the Village area. And then we have neighborhood parks in and around a number of the subdivisions.

The next classification on the map corresponds with some green and blue colors. Those areas are the environmentally significant lands. Pleasant Prairie has a significant amount of those. We have primary and secondary environment corridors which there are a great deal of those down in the Chiswaukee Prairie/Carol Beach area as well as the Des Plaines River Watershed area that extends throughout the Village on the west end, isolated natural areas, wetlands, surface waters and floodplains.

And then the final designation I'd like to talk about is an overlay area, and this is identified as our urban reserve area. And these are identified with cross-hatching. It's a little bit difficult to see at that distance, but there's a number of areas that actually have a cross-hatch designation on them. Those areas have been set aside and can only develop when and if a neighborhood plan is completed and adopted for a particular area, as well as public infrastructure has been extended to that area. By public infrastructure I mean public sanitary sewer and water in order to serve the new growth that's anticipated.

So as I mentioned the next step in our planning process is the neighborhood plan and the development of a neighborhood plan. For land use and infrastructure planning purposes, the

Village is divided into neighborhoods, sub-neighborhoods and special planning districts. Each area varies in size, but it's approximately 1½ square miles in area. These neighborhood areas are typically bounded by transportation features such as arterial roadways, railways or they can be bounded by a body of water such as along the east side of Pleasant Prairie.

Some neighborhoods as you can see cross into the City of Kenosha. Again, as part of our planning process for the Kenosha Planning Urban Area back in 1996 we developed these neighborhood areas so that planning would take place cooperatively with our adjacent neighbor to the north. So as you can see some of the neighborhoods actually transition and move into the City of Kenosha. But there are certain areas that are still in Pleasant Prairie so we do count those as part of our neighborhoods as well. There's about 33 of these such neighborhoods. Neighborhood plans are completed for these areas prior to development. Village neighborhoods, sub-neighborhoods and special planning districts, again, help us guide that planning process as we put together these neighborhood plans.

As previously noted a neighborhood plan is a more refined component of the Land Use Plan and is essential to the orderly growth of the community because it establishes a framework within which future development can occur. A fairly recent example of how a neighborhood plan works is a neighborhood plan that was developed for the Prairie Ridge neighborhood in the very northwest area of the Village. Specifically planning for municipal services to accommodate development and growth in the Prairie Ridge area which is a mixed land use development area along Highway 50 between 88th Avenue and 104th Avenue began more than 20 years ago. And it's helped to contribute to the attractive and orderly growth that will be financially sustainable into the future for the community.

So we went through the comprehensive planning process, the neighborhood planning process, we did a series of traffic impact analysis or traffic studies, and we did a lot of planning in that area in order to determine exactly how and if and when that development could occur. And by working with the landowner we determined how that would work by developing future plans for that particular area. And, again, that area is not fully built out but it's getting there.

Neighborhood plans help municipality or the Village plan for the future provision of public services such as: water, sanitary sewer, storm water management, police and fire protection, schools, parks, and road improvements. In preparing a neighborhood plan many aspects are taken into consideration such as the availability of municipal resources, the capability of the transportation system, compatibility of adjacent land uses, preserving environmental, cultural and historical resources, obtaining input from the community, examining urban design features, community character and architecture, and well as several other factors. Because the Village must remain capable of providing services as the community grows, the Village Board must be able to know with some amount of certainty what type of growth will occur and in which areas of the community.

Despite having the ability to use planning to establish a guide for orderly development, the Village is not, for the most part, the driving force behind growth in the community. The private landowners are. Private landowners decide when to sell and develop their property. Land owners or developers who want to purchase their land approach the Village with a proposed idea or plan and a pre-application staff conference typically occurs.

The Village reviews the land owner's or a developer's proposed plan to ensure that it falls within the framework established by both the Land Use Plan, the subsequent Neighborhood Plan and the associated Zoning District regulations for the area. These reviews help the community determine if the uses proposed by a private land owner or a developer are compatible with the existing surrounding land uses and the planned future uses within the neighborhood.

These reviews involve a great deal of time and effort and research and work by the Village staff as well as the developer. They include research, analysis, meetings, engineering and traffic studies, plan reviews, telephone calls, environmental delineations and studies, evaluations, public input, public meetings and public hearings. These actions help the Village to determine if it can financially provide adequate municipal services for the new development without shifting any of that costs to existing taxpayers in the community. The Village has long followed the practice of requiring new development to pay its own way so that the existing taxpayers would not have to shoulder the financial tax burden for any new development.

Now, moving next specifically to the Barnes Creek Neighborhood Plans. The Barnes Creek Neighborhood is bounded by 89th and 91st Streets on the north, Sheridan Road or State Highway 32 on the east, Highway 165 or 104th Street on the south, and the Kenosha County Bike Trail which is at about 30th Avenue on the west. Springbrook Road is currently one of the only main streets that cut right through. We do have some other roadways to the north in the south Kenosha area, but it's the only local arterial other than 91st that is kind of cutting right through the center of the development. We do have arterials as you can see, though, on all of the perimeter of the neighborhood.

The neighborhood comprises a number of older area including the Springbrook, Brookside Gardens and Hickory Grove Subdivisions. And, again, they're all located to the north end of the development area. There are a number of residential home sites along 28th and 29th Avenues, and they're in the southwest area of the neighborhood. The remainder of the area is primarily farmland but it includes some scattered home sites along the perimeter of the roadways along 165 as well as Sheridan Road and 91st. And in the very northeast corner of the neighborhood is the Keno Drive-In Theater. One other significant area is in the very south corner, southeast corner of the neighborhood, and that is the Chesrow archeological site.

Generally, the Land Use Plan, which is a part of the 2035 Comprehensive Plan, shows the following existing and future proposed uses in the neighborhood. Now, what I've done is I've blown up exactly the neighborhood as shown on the Land use Plan. So based on the 2035 Comprehensive Plan the future proposed land uses have been generally identified for the Barnes Creek Neighborhood. There are several areas that are designated as low-medium density residential lands, and this is comprising a mixture of single family and multi-family housing that are located throughout the neighborhood.

[Inaudible Audience Comment]

Jean Werbie-Harris:

Again, the way that the Comprehensive Plan has been identified is that we are just looking at a generalized land use density on the Comprehensive Plan. So overall this entire neighborhood is intended to be developed with a low-medium density land use classification. This is not the

Neighborhood Plan, this is the Comprehensive Land Use Plan just for the boundary area of this particular neighborhood. An area that is designated for community retail and service center which currently has the existing local outdoor drive-in theater on it is located in that very northeastern corner, again, the Keno Theater. It's in an area that's been identified for community commercial and is identified with a C on the comprehensive plan.

There's an area identified as a government and institutional land area, and it's designated for the St. Joe's Nursing Home which is a group quartered area, and that is located in this area. And then a second government and institutional land use area which is shown for a future public elementary school neighborhood park. And as you'll see on the Neighborhood Plan we've adjusted the location, but the Comprehensive Plan kind of showed in more in the central part north of 104th Street.

There are a number a number of environmentally significant lands in this particular area of the Comprehensive Plan. These include environmental corridors, isolated natural areas, wetlands, floodplains and shorelands. These are all designated in the green areas, and they typically follow along the tributaries of the Barnes Creek. The other item I just wanted to take note is of the other significant open lands there's the Chesrow archeological site which is right at the corner of 165 and Sheridan Road.

So that brings us to the landowner's request for the Barnes Creek Neighborhood Plan. The Village has established a very detailed development review process as set forth in Municipal Code Chapter 395. That ordinance is the Land Division and Development Control Ordinance. It was initially adopted by the community back in 1990. To further provide direction to landowners, the Village staff conducts a pre-application staff conference, and we also provide a developer checklist for land divisions and developments. This describes all of the steps required when proposing new development in the Village.

The request to complete a Neighborhood Plan for the Barnes Creek Neighborhood was submitted by the landowner who was interested in selling his property for a big box development to be located at the southwest corner of State Highway 32 or Sheridan Road and 91st Street to replace the current commercial land use, the Keno Drive-In outdoor theater at the location.

In order to obtain direction from the community, the landowner has requested approval of Barnes Creek Neighborhood Plan Alternative #1 that depicts a 150,000 square foot big box retail supercenter at that southwest corner of 91st Street and Sheridan Road. This alternative also presents a slightly higher overall residential density than what is allowed for in the current Land Use Plan. So we're going to leave that alternative 1 up for just a minute. We're going to come back to each of the alternatives, but I'm just providing a general overview first.

So due to Village staff concerns for the proposed land uses presented in alternative #1, the staff went ahead and drafted two additional Neighborhood Plan Alternatives for comment and consideration. Alternatives #2 and #3, and we'll be going through them, this is alternative #2, and this is alternative #3. Both alternatives #2 and #3 prepared by Village staff are compliant with 1) the existing Community Retail and Service Center land use designation that's in the Land Use Plan for the most part, and the B-2, Community Business Zoning District for the area in the northeast corner of the Neighborhood.

Again, when I said for the most part there is one exception, and that's both alternative 2 and 3 do allow for one additional lot at this location to be identified as part of a community commercial designation. This plan also does comply with the overall residential land use density as provided in that Land Use Plan. And, again, that was that low-medium density classification. Therefore, in addition to the Neighborhood Plan based on what's been presented an amendment to the Land Use Plan would be required for these plans. There are some similarities between each of the plan alternatives, and there are some major differences with respect to the alternate plans, and all three will be explained in detail.

So with respect to the Barnes Creek Neighborhood Plan overview I'm going to be looking at them by land use type. Under residential lands, each Neighborhood Plan Alternative shows the existing 324 single family residential units. Again, these are existing residential, and they're all identified in the tan color on the map. So all three maps would show those existing residential single family units. This comprises about 211.5 acres of this neighborhood. This includes areas west of 22nd Avenue, north of 93rd Street, an area north of Highway 165 or 104th Street, areas adjacent to both 28th and 29th Avenues and areas adjacent to 91st street and Sheridan Road. So, again, all of the areas I've just reference are the areas that are in that low-medium density classification.

In addition, each alternative includes the existing units at St. Joe's property which includes some residential apartments. Proposed residential land by various conceptual density types is shown throughout the northern, central and southern portions of the neighborhood. It is important to note that while the number of multi-family units is shown on each building, the total number of buildings is not an automatic approval of that exact number of units shown for each development. So what I mean by that is in each of these areas there's boxes that delineate a multi-family building. And in each of these boxes there's a number. It could be 2, 10, 12, 36, 40, and that represents the number of units that was proposed as part of this alternative 1 plan.

But just to be clear as each individual project is developed it is still a requirement that they need to meet certain standards for setbacks, fire access and parking. So at this level of planning that detailed analysis was not done. This was done just as an overview as part of a refinement to the Land Use Plan. That typically would be covered in the next planning step or the conceptual plan step.

The chart that Peggy is just putting up now is actually a breakdown of the total number of existing and proposed residential units by building type in each alternative. And many of you had an opportunity to take a look at the three plans, and this is a chart that breaks down the numbers. So we've got the residential unit type, alternatives 1, 2 and 3. The existing number of single family units is the same in all three, 324.

The existing multi-family was the same in all three for the St. Joseph's apartments. The proposed single family units alternative 1, 203, alternative 2, 203, and the third is 285. And the proposed two unit buildings 86, 96, 92. Four-unit buildings -- I'm sorry. Oh, the four units are existing, I apologize. And then the six unit buildings 24, 132, 132. Ten unit 280, 280, 280. Proposed 24, 360 in alternative 1, none in alternatives 2 and 3. Proposed forty unit buildings 560 residential units, 480 in 2 and 3. proposed 48-units buildings a total of 96 units. So the total units in the three alternatives, again, the first alternative is 1,977, alternative 2 is 1,651, and alternative 3 is 1,733.

The acres or the area of residential development 506 total for alternative 1; 505.6 and 524 in alternative 3. Net residential density the first alternative is 3.9, the second is 3.27, and this is the total number of units per acre, and alternative 3 is 3.30. The average lot size, and again I spoke of this earlier when we talked about the Land Use Plan, the average lot size per unit in alternative 1 is 11,158, in alternative 2 is 13,339, and alternative 3 is 13,188.

So in accordance with the Village Land Use Plan, the overall net density for the neighborhood is recommended to be within the Low-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet. This allows for some areas of the neighborhood to have larger residential lots while some areas will have smaller residential lots or be developed as multi-family. The net density of the alternative #1 has an average lot size, again of 11,128 which is outside the lot size per dwelling allowed for this neighborhood per the Comprehensive Plan. Alternatives 2 and 3 have an average lot size of 13,339 and 13,188 respectively and are within the density range as shown on the Comprehensive Land Use Plan.

With respect to population projections for the neighborhood, the vacant portions of the neighborhood will not develop until the land owners wish to develop their land which makes neighborhood planning essential for the growth of the community. The Neighborhood Plan is used by the community to evaluate the proposed population growth patterns in order to track growth on an incremental basis as the neighborhood develops over time so that it can be appropriately served by the municipality.

Based on the 2010 census information for the Village, 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 percent of the population. 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 KUSD for Pleasant Prairie, 42 percent of the new dwelling units will have new students that will attend public schools.

The long range population projections at full build out at 2035 for this neighborhood, alternatives 1, 2 and 3 are shown on the slide. With full build out, again, that can come 20 to 25 to 30 years from now, alternative 1 986, alternative 2 986, number 3 986 for current population. Proposed population 5,358 under alternative 1, 4,474 under alternative at full build out, and 4,696 under alternative 3 at full build out. So the estimate of school age children 830 under alternative 1, 693 under alternative 2, and 728 under alternative 3.

The next area I'd like to talk about is community commercial areas. All three plans show a commercial area at that southwest corner of Highway 32 and 91st Street. However, the areas shown for all three are not consistent with the Comprehensive Plan. The Comprehensive Plan requires that the Land Use Plan and the Neighborhood Plans be consistent with the Village Zoning Ordinances both the Zoning Text and the Map. As such, the Village established specific Zoning Ordinance Districts to reflect the various commercial land use designations identified in the Land Use Plan. That's something that I talked about at the very beginning when I talked about all those different classifications, C for commercial, N for neighborhood, F for freeway oriented.

The Land Use Plan identifies land on this corner as a community retail and service center to provide community level retail and service facilities in a medium density residential urban area. Specifically, the community retail and service area corresponds with the B-2, Community Business Zoning District, which only allows for buildings to range in size from 4,000 to 25,000 square feet, and it's intended to provide for a cluster of retail, service or office uses.

Alternative #1: Alternative #1 shows approximately 19.3 acres that encroach into the portion of the environmental areas to the west. This alternative shows a 150,000 square foot big box retail store at the corner and a 30,000 square foot building to the south. As indicated previously, a 150,000 square foot big box retail store shown in alternative #1 is six times larger than the maximum commercial building size of the B-2 District which is only 25,000 square feet.

It's important to note that alternative #1 provides for a land use that would be classified in the Village's Land Use Plan as a Freeway-Oriented Regional Retail Center land use designation. This land use designation corresponds with the B-3, Regional Retail Business District, which would allow for big box retail with a minimum floor area of 50,000 square feet per building. The Freeway-Oriented areas near I-94 freeway interchanges and the Land Use Plan anticipate continued strong demand for regional retail but along I-94.

Under alternatives 2 and they both show similar commercial layouts with approximately 18.3 acres of commercial land with no encroachment to the environmental features. Both alternatives indicate small commercial buildings ranging in size from 8,900 square feet to 24,000 square feet. They comply with the Comprehensive Land Use Plan with respect to the building size. With, again, a minor exception of that additional commercial area, that additional lot to the south. The smaller commercial development would be created to meet the requirements of the B-2 District with no more than 25,000 square feet permitted per building for each of its own parcels. Six parcels could be created each meeting the minimum two acre lot size with a minimum of 150 feet on a public road as required by the B-2 District. These alternatives would require shared parking and cross-access easements and agreements.

The southernmost commercial lot on each alternative, alternative1 the 30,000 square foot building and alternatives 2 and 3, an 11,000 square foot building, is not identified on the Land Use Plan currently as commercial. If any of the alternatives are being considered for approval, it is important to note that the Land Use Plan Map would need to be amended first to include this area in the Community Retail and Service Center land use designation.

In addition, alternative #1 does not comply with the Land Use Plan as stated above. The Commercial Community Retail and Service Center designation does not allow for big box retail in the B-2 District. If alternative #1 is approved an amendment to the Comprehensive Plan, not only the Land Use Plan but other areas of the Comprehensive Plan would need to be amended to allow for big box at this location.

In addition, the corresponding commercial land use designation would more likely be Freeway-Oriented Regional Retail Center. Therefore a new policy direction would need to be provided and re-evaluated by the community to determine if big box retail should be allowed in other areas of the Village not just by the freeway. If this direction is pursued, other changes to the Zoning Ordinance may also be required since the Comprehensive Plan and the Zoning Ordinance shall be consistent.

The next area is government and institution area. All three alternatives show approximately 40.8 acres of land identified as Governmental/Institutional land uses, including: the existing St. Joseph's facility at the northwest corner of 93rd Street and 29th Avenue and a site approximately 26.4 acres which is along 104th street for a future elementary school and park. It's approximately where 22nd Avenue would come through to the south. 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 15-20 years depending on the development status of the surrounding neighborhood and the need for another elementary school in this area to serve the community.

With respect to open space areas on the neighborhood plans, the neighborhood plan includes the following types of open space: public park which includes the Brookside Gardens Park which is the recently renamed area, the former Manutronics site, primary environmental corridor, isolated natural areas, wetlands, 100-year floodplain and other open space. Open spaces range from 267.5 acres to 331.9 acres in the three alternatives. These are areas that have been identified in green and gray. Primarily the gray areas reflect the isolated natural areas on the plan.

- Alternative #1 identifies approximately 267.5 acres or 30.3 percent of the lands within the neighborhood would remain as open space.
- Alternative #2 identifies approximately 268.7 acres or 30.5 percent of the lands that would be open space.
- Alternative #3 which has the most open space is 331.9 acres or 37, almost 38 percent of the land within the neighborhood that would remain as open space.

Each alternative shows the existing 10-acre park for Brookside Garden Park between 26th and 24th Avenues. Each alternative shows 31.3 acres of isolated natural areas. Again there are woodlands, wetlands, floodplain and other areas that are deemed to be approved for preservation. And each alternative shows approximately 166.4 acres of land for primary environmental corridor. Again, that's primarily adjacent to the waterways of the Barnes Creek and its tributaries.

Each alternative also shows the location of the 100-year floodplain. The floodplain is located adjacent to the Barnes Creek and its tributaries throughout the neighborhood. Prior to consideration of any conceptual plan or any other detailed site planning on the property, there would need to be a detailed field verification of the 100-year floodplain or any other environmental on the property.

Any development that constricts the flow of water or reduces floodplain storage which may create upstream or downstream flooding problems and reduces capacity of the floodplain to store water is prohibited. In some instances property can be removed from the floodplain, but this is only with the proper floodplain boundary adjustment, engineering analysis. And that equal amount of floodplain would need to be recreated within this neighborhood.

In addition there would always need to be additional regulatory approvals from the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency. In addition,

again, there would need to be an equal volume classification, equal volume characteristics that would allow for areas to be filled if new areas are created. The last thing that I would like to say about floodplains is that any area that is in the floodplain that is going to be filled needs to be filled to an elevation at least two feet above the elevation of the regional flood elevation to avoid any potential problems. Again, in Pleasant Prairie we don't allow any development within the floodplain.

Each alternative shows the location of interpolated wetlands. What I mean by that is that prior to any development occurring within a conceptual plan or a site and operational plan the developer would be required to have field verified wetlands by a biologist. At this point they're interpolated by the Regional Planning Commission and by the Wisconsin DNR. They're mapped as final wetlands, but again they're subject to that interpolation and further delineation. And that work needs to be done and they have to be verified by both the DNR and the Corps of Engineers prior to any development that could take place.

And typically these environmental areas are not delineated right now. We're using the aerial photo interpretations because those delineations are typically valid for five years or less. If there are a lot of changes in the environment and development is not imminent then that verification and that delineation that was done five years ago may not last five years. It may only last a couple of years. So it's important to note that that has not yet been done on this property or any of these properties.

Each alternative indicates other open spaces, and this is what causes the variation in the open space classification and the category of the percentage of open space. Between alternatives 1 and 2 they're very similar because they're based on the similar road layout pattern as it relates to the single family development. So alternatives 1 and 2 have that more traditional look to a single family development in Pleasant Prairie. They have public roads, larger lots that are anywhere from a third to a half acre in size. And a lot of the open space is incorporated then into those individual lots.

Alternative #3, however, that's a little different. We decided to introduce a newer concept for alternative 3, and that new concept would provide for smaller single family lots that could be single family or they could be condominium with the open spaces around each unit to be common open space for the development. These single family units would front upon private roads, and the intent is that every unit in this particular area would abut upon green space. So as you can see there's green space on all perimeters inside the development area and outside. And that would be the same thing this area to the south and the same thing to the area to the west. It's kind of a new concept. We thought it could work as a gated community. Again, it would have private streets in these particular areas. The multi-family areas on alternatives 2 and 3 are the same. Again, it's alternative 1 that the density of the multi-family was much higher.

The other open spaces include future stormwater management facilities, retention basins which are shown on each of the alternatives. And at the time that a conceptual plan, again which is that next level of detail or a detailed site and operational plan is submitted for any portion of the neighborhood, the developer's engineer would be required to evaluate the development site based on actual field conditions. And they would need to provide detailed stormwater management plans which meet all the Village requirements.

Now I'd like to go into a Barnes Creek Neighborhood plans overview analysis.

1. Availability of sanitary sewer and water: For all three Neighborhood Plan Alternatives all new residential, governmental and institutional and commercial development are required to be connected to the municipal sanitary sewer and water facilities as a condition of development approval. For any new residential development to occur in the neighborhood, sanitary sewer would need to be extended from south to north based on the grade of the land and the depth of the sanitary sewer line. So what I'm saying is that all new residential development would likely need to begin near Highway 165 or 104th Street and progress northward.

New commercial development as proposed at the southwest corner of 91st Street and Sheridan Road would not be able to develop until a new water distribution line project is completed in 2016 along Sheridan Road. In the Village's Capital Improvements Plan, the Village had planned for a new water distribution line along Sheridan Road in order to protect the integrity of its two main water transmission lines that transport water from the Kenosha Water Utility into Pleasant Prairie. The commercial corner at 91st and Sheridan Road already has a temporary access to municipal sanitary sewer on 91st Street. Additional development or redevelopment would require access to the sanitary sewer main at about 92nd Street at Sheridan Road.

So for that corner only up here there's a temporary connection to the City of Kenosha system. And if it's redeveloped or developed for any purpose a new connection would have to come from the Village's main not from the City of Kenosha's main. All other lands to be developed would be required to have all of these services prior to any development.

2. Transportation system and access analysis: All new residential, governmental and institutional and commercial development must evaluate the traffic impact generated by a new development. This analysis typically begins at the Neighborhood Plan review step. Roadways must be designed and specific access defined to allow traffic to move throughout the neighborhood and throughout community. The Barnes Creek Neighborhood is adjacent to two state highways, State Highway 165 on the south and State Highway 32 along the east. Springbrook Road runs on an angle diagonal through the neighborhood, and 22nd Avenue serves as a local arterial or collector street within the Barnes Creek Neighborhood. These State highways and local arterial and collector streets carry local traffic and traffic for those passing through the community.

A Traffic Impact Analysis is also referred to as a TIA. So a TIA is required to be completed by a traffic engineer to determine the amount of right-of-way needed, the type of improvements required to address the future traffic increases, the type of intersection improvements needed, and the location and number of driveway access points to continue to move the traffic in and around the area. The TIA will also provide time lines as to when improvements may be warranted based upon proposed development patterns. A preliminary TIA which the Village has and was put out on the website, has already been prepared by the Wal-Mart Super Center traffic consultant for their proposed big box development.

There are several preliminary comments and concerns from both the Village and the Wisconsin Department of Transportation regarding the impacts of the proposed big box retail store on the adjacent and nearby roadway system as reflected in the traffic study and the Wisconsin DOT letter which was dated June 27, 2013. Also, since 91st Street is in the City of Kenosha jurisdiction, the City will also need to be afforded the opportunity to provide comments regarding the traffic study and any required improvements.

It is important to note that a TIA not only looks at existing traffic counts but puts great emphasis on future traffic counts to be generated which is based on the land uses being proposed. The TIA cannot be completed for final review or evaluation until the Neighborhood Plan is completed and adopted.

All of the Neighborhood plan alternatives 1, 2 and 3 show existing and proposed access roadways and driveways to the local arterials, collector streets and state highways generally at the same locations. Some intersections are shown as a typical four-way intersection which may or may not include stop signs or signals, and some are shown as roundabouts. As noted on each of the alternatives, the type of intersection will be determined by the TIA. The TIA will need to be approved by the Wisconsin Department of Transportation, the Village and the City of Kenosha.

Neighborhood planning also involves examining how other local roadways connect to these arterials and how traffic will flow throughout the neighborhood. Due to the larger amount of environmental features within the neighborhood, what is being proposed are two main boulevard streets on all three alternatives. There is a proposed north/south boulevard with roundabouts connecting to 165 on the south at about 22nd Avenue and to the north at Springbrook Road at 29th Avenue. So this is the main north/south road through the development. Again, roundabouts are shown on the south, in the center and at the north. This is a very precarious intersection with five different legs that are coming into that particular area.

There is an east/west boulevard leading from Highway 32 or Sheridan Road at 97th Street and extending west to 28th and 29th Avenues. Again, a boulevard road is shown, a roundabout is at this time shown on Sheridan Road, a roundabout in the center, and then connections to the two 28th and 29th Avenues on the west.

These collector roadways intersect in the center with the roundabout. These roadway locations were carefully laid out based on environmental features of the site with limited crossings of environmental areas at the narrowest parts. Roadway crossings of these environmental features require detailed environmental delineations, surveys, and detailed engineering plans along with approvals and permits from other government agencies. The Village staff believes that these two boulevard collector roadways are very important to move traffic throughout this neighborhood and from neighborhood to another.

3. Compatibility with adjacent land uses analysis: The Alternate #1 Neighborhood Plan commercial area for a proposed big box retail store is not compatible with the adjacent land uses. The negative impacts to be generated from the development at this location far outweigh the benefits to the community. Big box retail development should be located in proximity to other retail uses in a freeway regional area or regional commercial area

where the surrounding residential land uses would not be negatively impacted by the operations of the commercial activities. The regional retail commercial operations could negatively impact the quality of life for residents in close proximity to the development, along with placing undue burdens on the local community for services.

Such negative impacts could include, but would not be limited to traffic congestion, noises from vehicles, trucks, back up truck beeping, banging of trucks, garbage dumpster and compactor usage and collection noises, parking lot and building light pollution, garbage and debris, stray shopping carts, electronic signage flashing and glare, patrons on site after hours, increases in crime, site and landscaping maintenance issues, and illegal pods and trailer storage brought on site to deal with surplus goods and services.

4. Preservation of environmental and archeological resources analysis: As reflected in the neighborhood plans, the Village staff is recommending the preservation of the environmental corridors and the wooded isolated natural areas within the neighborhood. For the most part, these areas are interconnected by the Barnes Creek and its tributaries. At the southeast corner of the neighborhood is a property that was donated by the land owner and designated as an archeological site-referred to as the Chesrow site.
5. Compliance with the Village's Land Division and Development Control Ordinance process: While the Village has not yet received any formal submitted application request for an amendment to the Comprehensive Land Use Plan modification on behalf of the land owner or the retailer, a rough draft of the Wal-Mart Conceptual Plan and a preliminary traffic study were submitted for the Village staff's initial review, and an initial pre-application staff conference was held regarding the placement of a big box retailer at the referenced location.

Because the size of the big box store depicted in the land owner's proposed neighborhood plan it was identified that it was six times larger than the maximum commercial building size currently allowed in this area, and because of the higher residential housing density proposed in the neighborhood, the developer must request amendments to the 2035 Comprehensive Land Use Plan and the Zoning Map and Text in order to proceed. Under the Village's current master planning document which is that 2035 Comprehensive Land Use Plan and the corresponding zoning which is that B-2 District, the maximum commercial building size currently allowed on this corner is 25,000 square feet. In addition, the density proposed is higher than that allowed for in the Land Use Plan.

As indicated previously, the Village's Land Division and Development Control Ordinance and the developer checklist sets forth required steps to follow for the approval process in the community. As noted in a January 22, 2015 Village staff letter to the landowner, in quotes, in order for the Village to process the landowner's request for the Barnes Creek Neighborhood Plan, which will be a component of the Village's Comprehensive Plan, a complete application shall be submitted along with the required application fee of \$225 for a Comprehensive Plan Amendment. The application shall be in the form of written letter that details the specific amendments to the Village Comprehensive Plan that you are requesting. This direction was again provided by the Village staff in a letter to the land owner on February 22, 2015.

As noted in the letter, upon receipt of the required application materials, the Village staff will process your request in a timely manner; however, we feel obliged to caution you that your proposed Neighborhood Plan for Barnes Creek Alternative 1 does not comply with the Village Comprehensive Land Use Plan in that the southwest corner of STH 32 and 91st Street, which is identified as Community Retail and Service Center would not allow for the big box retail that you are proposing at this location. In addition, the Village staff indicated again to the landowner that the Comprehensive Plan component, the Land Use Plan, must be amended either prior to or at the same time as consideration of the Neighborhood Plan. The request for the Comprehensive Land Use Plan Amendment was not submitted.

6. Economic impact on the Village services: The Village has made a land use commitment about 20 years ago that major regional retail and big box retail centers in the community would be located along I-94 in proximity to 165 and along Highway 50 with Village's resources for major retail services focused in those areas. Locating a major big box retailer on the east end of the community does not allow for an efficient and effective use of the Village's municipal resources.
7. Examining urban design features, community character and architecture: Urban design features, community character and architecture would need to be closely reviewed and approved for the entire neighborhood. The Village has not yet received any detailed architectural plans for a big box retail store for review. The architectural design of the building and site is critically important to the review of the property and its future use.

And finally I'd like to mention that in order to obtain public input on these Neighborhood Plan Alternatives, the Village sent the required notices to property owners within the neighborhood and within 300 feet of the neighborhood boundaries. Over 640 notices went out to Village and City residents. We then posted and published the required 30 day notice in the *Kenosha News*. In addition, the Village on its website solicited public input in an open Village Hall forum. And as a point of information, this information is also out there, and all of the comments of individuals that posted concerns regarding these neighborhood plans and other issues.

In addition, I just wanted to mention that we did receive some additional comments to the Village Clerk and to the Village administrative staff that came in on Friday as well as today. And those additional items have also been provided to you or have been placed in front of you. Those are concerns and emails from additional residents above the other ones. In addition, the staff has spoke with or met with approximately 50 people who came into the Village Hall to take a look at the neighborhood plans and the process and to get information. And this afternoon a public open house was held. There was no formal presentation at that time, but there was a good lively discussion about the various neighborhood plans. And I think we had between 80 and 100 people that attended this afternoon to gather some additional information.

Many of them are back this evening, and they signed up this afternoon. But also many of them signed up to speak this evening as part of the public hearing record. And then in addition staff reminds me that we also did receive some written comments that we will make part of the record as well from folks that could not come back this evening but were at the public open house this afternoon. So with that I'd like to continue the public hearing. I think it would be best to begin with the landowner and his application and listen to any comments that he has for our public

meeting and public record. And then we do have a number of signups. And I would recommend that we start with those signups. And then anybody else in the audience that didn't get a chance to sign up that we can call them in an orderly fashion to come up to speak for the record.

Steve Mills:

Thank you. My name is Steve Mills, and I am the owner or I should say I represent the owner tonight of Berwick Properties and Mills Holdings. Ninety percent of the entity is owned by my children. S.R. Mills is here tonight, Kathleen and Elizabeth who are not. Ten percent is owned by Marty Mills, their mom, and the balance myself, the balance of that 10 percent. The property is 556 acres. And it is basically the subject of this land plan and the fact that the other properties that make up the 200 and some odd other acres are already basically built out. So that I think we're the subject matter for the evening.

The history of this property goes back 39 years. I acquired the first component of this I believe in 1976. It was the Duma farm. The address was 9501 29th Avenue, 60 acres, an old farmhouse and barns and buildings. And Marty Mills and I moved in and made that our home. And it was a true fixer upper going back to those days. Actually had two houses, one of them we had to burn down. But over the next four decades, 39 years, I've acquired the other parcels that make up this 556 acres when those parcels became available. There's actually another 100 acres down the road, down Sheridan Road called Tobin Creek which we also developed probably a decade or so ago. That as I believe, Jean could probably tell, 93 lots I believe on about 100 acres.

My son and I -- first of all I guess it's fair to say that we're here bringing this land plan forward. We've owned much of this property a very long time. I don't believe that I will probably see this property fully developed in my lifetime. I thought while I was still kicking we'd at least bring a plan forward. So Jean did a very eloquent presentation. And I thank her for the comments. I'm here tonight with my son, S.R. In the past we've had a land planner, our engineers and environmental consultants, and we worked on this plan for about three years.

I'd like to thank Jean Werbie-Harris, Peggy Herrick and Mike Pollocoff specifically for the time and the effort and professionalism throughout this whole process. While we didn't always agree and still don't we've never had anything but courtesy from the Plan Commission, and it was never mean spirited or adversarial. It was all business and we appreciate that.

My vision for this property really includes Sheridan Road. And it includes Sheridan Road from 75th Street I believe all the way to the State Line. When I came to Kenosha in 1971 South Sheridan Road was a very vibrant area. It had a commercial corridor. There were auto dealerships. There were grocery stores, a Kroger's. There was a big box retailer, Arlen's if anybody remembers that, and many other prosperous businesses. Arlen's wasn't so prosperous. It did eventually close, and that's where the County has a facility there today.

I guess I looked at this plan as maybe a rebirth of that corridor. Our Alternative Plan 1 calls for approximately 1,900 housing units on 506 acres, about 3.9 units per acre, very similar to what Jean and her group have basically brought forward. And it is as we look at it very low density, and we believe that we're sticking close to the plan. We can work that out. These new residences will need shopping and neighborhood services. Our plan accomplishes that. It also

provides these services to all south Kenosha, Pleasant Prairie and really Green Bay Road east of Lake Michigan.

We have an interest in our commercial site for the most successful and well capitalized retailer in the world. I don't believe there will ever be another Arlan's. Their interest, their market research, their commitment to invest \$10 to \$15 million in this location proves to me, again, that they've done their homework, that it will work at this site if we're allowed to put it there. The possible addition of a Wal-Mart or a big box retailer to this corner I think would be a game changer in a positive way. It would bring business and commerce up and down Sheridan Road and I believe, again, from 75th Street all the way to the State Line. We might bump out the old book store and maybe knock off another vacant gas station down on south Sheridan Road. I think south Sheridan Road in Kenosha has had some significant progress in the last few years with new business with a Culver's, a Taco Bell, an Auto Zone, a Walgreens.

Our vision or my vision, right or wrong, was that that also could be accomplished on the site that we own here. My family would be willing, as Jean mentioned, to do a neighborhood shopping center of about 30,000 square feet which they call a shadow anchor to a Wal-Mart where we'd have 1,200 square feet to 5,000 square foot users. And we could fill that space because of the amount of people that Wal-Mart would bring to this location. One of our concerns or my concern is without an anchor at this corner the ability to backfill this space with small users or six 25,000 square foot users is not practical. The land area on 91st and Sheridan Road consists of 56.98 acres with about 34.5 usable for the assessor, Pleasant Prairie Assessor. Clearly it's certainly the balance is wetlands, 34.51. It's certainly large enough to accommodate the proposed uses that we're talking about.

And I guess I go back, again, many years as you can see by the ownership of this property, and I'm a principal in a real estate company called the Bear Real Estate Group. We've been around since 1924 in this area and this County. I promise I'm not that old. I started with I.J. Bear in 1973. That is 42 years ago. I've seen Kenosha County in the worst of time, and I now believe I see it in the best of times. Progress and what has happened in the I-94 corridor and the throughout the marketplace is finding its way out of a very tough recession that there were not too many prisoners taken in the business world. And those of us who survived are very optimistic.

I and my company were also part of development of that Highway 50 corridor that Jean talks about, and we're very proud of that. I know a local farmer who acquired 300 acres on the corner of 104th Avenue and Highway 50. And we did that in 1980. It was the Neblong Farm, and we raised corn there until about 1992. And that parcel is on the north side of Highway 50, Prairie Ridge is on the south side. Later actually when we acquired it that property on the north side was in Pleasant Prairie. And because of the incorporation it found its way into the City of Kenosha.

Many positive things have happened in that corridor where once we were raising corn. And on the north side of the road between about 86th Avenue and 104th Street we did most of that development where we had the land and supplied that to the developers that came into the market. That started in about '92. We just sold our last site, at least in the 300 acre site, actually we didn't sell it, we developed it where Concordia University is. And the reason I say that is it looked much like Sheridan Road. And I believe that the 869 housing units that were put on the Neblong farm, we built 1,212 condominium units, retail, office, Candlewood Suites that we own, we built a hotel there, banks and financial locations, two assisted living facilities, daycare, day school,

adult education with Concordia, a new backfilling of a building with a medical and surgical center that's just gone in across from Aurora. And numerous other tenants that are occupying that space up and down Sheridan Road, excuse me, up and down Highway 50 I would like to emulate in this Sheridan Road corridor.

I believe that, again, with the retailer that has expressed interest in this site being the most successful retailer and most well capitalized one in the world that this location would prosper. And the area from Green Bay Road east, State Line north, 75th Street south people need to go someplace and shop. And it's basically a department store. Whether it's all under one roof or spread out across multiple 25,000 square foot boxes it can draw to this location and this location and also all of Sheridan Road.

The elephant in the room here, though, and it's why I think a lot of people are here tonight is the Keno Drive-In Theater. And so I thought I'd just make some comments in reference to that. I acquired the Keno Drive-In in 1996. And the Keno has had its ups and downs. Immediately after I bought the Keno in 1997 Cinemark Tinseltown came to town with 14 screens. And they opened in Kenosha and immediately put three other theaters out of business. We were the lone survivor. And because we didn't really generate our livelihood off of the Keno we fed it and kept it open. It was sort of like David and Goliath.

So for many years we made some money and we lost some money. And we had a lot of fun running the Keno. We gave away tickets to customers in our real estate business, to our tenants, to charity raffles, employees and their kids. Sometimes I even gave them to strangers who looked like they were having a bad day. Here's a couple tickets to the drive-in. As I said, we had fun and liked the notoriety. I can tell you right now I and my family don't care much for the notoriety because of the fact we're in the cross-hairs of having to close it.

The Keno was purchased for what it is and that's a commercial corner to be developed as a shopping center when retail parcels to the south were assembled, this map. The time is now and the plan is needed to move our 556 acre parcel forward, and that's really why we're here. The Keno itself, the facilities which is evident if you were ever to drive by in the spring we lose a number of boards off of that screen, four by eight pieces fly around the infield so to speak, and we get to put them all back up. And Jim was here a little earlier, and Jeff who really worked that Keno and loved it for many, many years they did a lot of that work. We usually supplied the capital. The screen, the projection room, the concession stand they all are in dire need of replacement. They're 67 years old.

Kind of the straw that broke the camel's back was the new digital equipment meaning that we can't get movies now without spending \$80,000 to \$100,000 in new equipment for the ability to play movies at the facility. We can't insure the facilities on the site, meaning the buildings, for loss due to their age and conditions. There are certain possible code violations that if enforced to the letter to be too prohibitive financially to cure. And we don't want to wait around for that. And Pleasant Prairie has been very good kind of letting us limp along.

We're open about five, six months a year, and we have five employees. I think Wal-Mart has 250 full-time employees and 350 including their part-time. So I can go into all of the reasons why it makes sense potentially to put that kind of an engine on Sheridan Road. But I don't think I'll do that. I know I've chosen not to comment in the press or local newspaper, the TV station, and I

know it's been a hot topic. Our choice was really to come here as business people in the community for a long, long time and air this up and out in front of you, the Plan Commission. We thought that was a proper venue. And really what we're doing tonight is doing just that, we're just kind of giving you our take or our opinion of what we think should happen to Sheridan Road and how what we're proposing at that corner could be a viable alternative and make this side of Pleasant Prairie as attractive as that side of Pleasant Prairie. Because there's a lot of people in Carol Beach and these neighborhoods that I think deserve it.

As far as the Keno is concerned I believe there's a future for a drive-in theater, but it's just not I and my family running it at that location. I believe those who are here to support it should continue to support it. I think they should probably put together a nonprofit type of an organization. I know there's people out there that they've worked very hard, and we might do some contributing, to do, again, a nonprofit organization to be formed. They need to have enough energy and enthusiasm and fundraising ability to prove to the donors that it could be viable and continue to benefit the community. But it's not the responsibility of me or my family to provide that. This was bought as a real estate investment. And we've kind of done what we can do with it. And it's kind of now whether it's an adjacent site next to the Keno, whether it's going to another location. There's lots more people, and if there's a market for it they ought to be able to replace it, again, with us or without us. And those are my thoughts, and I thank you for your time. I am going to ask my son to come up to deal with this land plan and the ultimate economics of it and what we would like to see adjusted or changed or discussed. Thank you.

S.R. Mills:

Thank you, appreciate your time. As my father mentioned I'm going to discuss a few more of the particulars. Really in dealing with Peggy and Jean and Mike and Tom very much appreciate --

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Need your name and address.

S.R. Mills:

Sure, S.R. Mills, 4011 80th Street, Kenosha, Wisconsin, thank you. Again, I appreciate all the time and effort that staff and officials have spent with us. As mentioned, our goal tonight is really just to begin the conversation on the neighborhood plan, review the potential important impacts, both positive and negative, and receive feedback from this Commission that will allow us to continue to work with staff to refine the plan. We appreciate that there's multiple steps in this process. Jean did a far better job of explaining that than I ever could as it relates to the land plan, more of a macro look, the neighborhood plan which is what we're dealing with this evening, more granular. And then an eventual concept plan as it relates to site and operational, building elevations, etc.

And to be very clear our expectations tonight are not to vote on on a land plan. We would very much just like to receive that feedback. Two of the main reasons we've tempered our expectations, really we're not all that thrilled with any of the three alternatives either. Again, we believe they all need work, we think that they can get there, but both as it relates to the commercial and the residential we need some thoughts and to roll up our sleeves and to work

through it. Also, we realize the adoption of a neighborhood plan will likely require some plan amendments both from a land use plan and as it relates to the commercial specific to the concept plan. We fully, again, appreciate the process that Jean laid out. And it's sometimes a little cart before the horse here, but in trying to solicit that feedback we will work in conjunction with staff to prepare the necessary land use plan amendments, prepare the detailed concept plans. We just want to make sure we don't get ahead of this body and start proceeding down the path that you don't want us to.

As mentioned, the total neighborhood plan encompasses 881 acres. The commercial component we're discussing this evening is 18 to 19 acres. Open space parks, prime environmental corridor, isolated natural resource approximately 216 acres. And the residential component is about 505 acres plus or minus depending on the plan, 211 of which has already been developed. And I just mention that as a precursor to some of the specifics I'm going to review here first with the commercial. As noted, the northeast corner we actually own 56 contiguous acres there. But the commercial is only denoted as 18 to 19 acres depending on where that final prime environmental corridor line gets set.

Alternatives 2 and 3 that were proposed by staff, and Jean please correct me if I'm wrong on this, but I counted about 106,000 square feet in total when adding up all of the various buildings. It essentially accounts for six to seven users ranging somewhere between 5,000 and 25,000 square feet. It's our understanding of the rule book which we don't think is very applicable here where we could have hypothetically six separate sites, 25,000 square foot building per site. The 106,000 square feet on that 19 acres is about a 13 percent coverage ratio which is what we use often to try and compare it at least from a commercial standpoint to density and intensity of use.

Alternative 1 depicts 150,000 square foot user in addition to a 30,000 square foot box due south of that. The biggest difference between other than there are some obvious square footage differences, but really the bigger question is it small and medium box users versus having one large anchor tenant that acts as a catalyst and a driver of retail traffic. It's our opinion, and it is just that, our opinion, that for this 18 to 19 acre commercial site we need a large anchor for it to be successful as a great retail development. Now whether that anchor is Meijer, Costco, Wal-Mart we feel it's appropriate to have one large user. Fully acknowledge that it is different from the plan as it's written today where we would have six 25,000 square foot users or some deviation of such. We're just trying to compare apples to apples.

A good example is right across the street at Village Center. Village Center I believe has 24 acres of commercial that has been approved, neighborhood plan approved, probably not concept plan at this point. Approximately 135,000 to 267,000 square feet on the 24 acres due west of here. It's a coverage ratio of 13 percent to 26 percent. So that site is currently planned for small to medium box retail in that center, so that would be a different experience, a different type of retail product than what we're proposing at least in alternative 1 on the subject commercial site.

One of the topics brought up that we would like to discuss this evening or discuss at a future time is the police and fire and the concern with proximity. It's our thought being one and a half miles from 130,000 to 260,000 square feet of proposed it seems that they would not be out on an island there. We recognize that having an outpost where police and fire have to constantly go to or have to go to and juggle that drive time could be a lot of balance. Our thought is, though, that it's still within the wheelhouse here given its proximity to the Village Center and the Village Hall.

We also believe, and we've agreed to disagree with staff on this, that one larger user would be easier to manage from a police/fire issue standpoint because you have one point of contact versus multiple smaller users. But that's something that we can certainly debate and discuss. The biggest issue just to go full circle on it is the size difference from what was proposed in alternative 2 and 3 with 106,000 square feet versus what we've proposed to 180,000 square feet. We're certainly willing to discuss what's appropriate. And really our goal this evening was to try and solicit that feedback so we can modify it accordingly and put something together that the Plan Commission feels is reasonable, staff feels is reasonable and would work for us as well on the commercial side.

On the residential it's easy to look at this 881 acre plan, and we're spending probably a disproportionate amount of time on the commercial, not that it's not important, but very much concerned, and the balance of the residential is something that we want to focus on as well. We are committed to achieving the 12,000 to 18,000 square foot low to medium density area per dwelling unit. So right now that plan that was submitted is 11,000 and change. We would like to try and clarify a couple of points because we think we can make the plans better.

One of those issues, again, with over about 500 acres of residential is how we quantify the prime environmental corridor and the isolated natural resources, the woods area. We need to get a little further clarification on that. The numerator and denominator in coming up with that 12,000 to 18,000 feet it's just figuring out what that balance is and what counts. As mentioned, we have 166 acres of prime environmental corridor here that doesn't count in that equation. So we basically take that out of the mix when we're coming up with that 12,000 to 18,000 square foot ratio, as well as the 31 acres of isolated natural resource.

So one thing we've done in the past, and we've done it successfully at other developments is SEWRPC, Southeastern Wisconsin Regional Planning Commission, allows a development within a small component of a prime environmental corridor. I'm not sure if that's allowed within the Village, but we can look at that potentially where it's one unit per five acres. Again, not that we'd be looking at a significant component of it, but think that they could be some nice estate lots and do something very unique, maintaining the trees, deed restrictions, and creating some unique sites. Alternatively trying to figure out how those PEC and isolated natural resource areas factor into that equation. So that's something we'd like to get help with.

Specific to the plan and residential piece the Creekside Crossing in the southeast component that's an area that we'd like to discuss a little further. We believe it's potentially unnecessary given the proposed circulation, and it's also very expensive. In addition to that we're still working through what the permitting process would be there. I think we have a number of unanswered questions that we would like to review. So the crossing area here [inaudible] corridor. So that's a topic we'd like to review.

The school site right now we're showing 26 acres of a school site. We think that's a little large. We looked at the other neighborhood plans, they're between 14 and 19 acres. I believe one neighborhood plan shows about 90 acres which is a high school site. But what we would like to do is find something, we think there's a design that could be incorporated there to shrink the size of that a little bit. We'd like to bring KUSD in on that discussion as well to ensure what we're allotting as far as land size is appropriate and that they would want it.

And then there's a good example in the Pleasant Homes Neighborhood Plan which I'm not sure when exactly it was adopted, but it seemed that there was a unique structure set up there where they actually approved a neighborhood plan in the event the school didn't take the site. So we would like to try and have a neighborhood plan ready to go, have a period of time, whether it's 10 years, 15 years, 20 years if KUSD chooses not to proceed on that site that we have that alternative to proceed with.

And then my last comment really is on that density. I'm bringing that back down within that 13,000 to 18,000 square foot tolerance. We're very committed to doing that whether it's a component of the single family, the multi-family, multiple pieces. We would just like to gain feedback this evening and have the directive to work with staff to continue to refine the plan. Thank you.

Tom Terwall:

Before I open it up to comments and questions, Wayne you had a comment you wanted to make?

Wayne Koessl:

Mr. Chairman, through the Chair to the staff, I really appreciate the in depth study that you presented tonight on how the Village of Pleasant Prairie does their planning and zoning to ensure we have quality development. I don't know how many man hours the staff put into that plan tonight. But I went over it twice, and I could not find any flaws. It gave me every detail I wanted to make a decision tonight, and I really appreciate that. And I hope the people in the audience realize they got an education on how we do our zoning and planning. Thank you.

Tom Terwall:

Thanks, Wayne. I'm going to open up now. This is a public hearing. I'm going to open it up for comments from the audience. Before I do I just want to preface my remarks by two comments. Number one, I want to thank everybody for how attentive you've been this evening. We've had groups not quite this large that hasn't been this nice. So we appreciate the way we've been treated tonight. That was for your benefit as well.

Secondly, the other comment I want to make is it's not an issue for the Plan Commission tonight whether the outdoor theater should be there or shouldn't be there. The outdoor theater is valid, it's within the zoning, it can stay there as long as it wants to stay there. And the Village is not in a position to either knock it out or to keep it there. It's a permitted use, it's zoned properly, and as long as it's there we're happy with that. But we also are not in a position to force the owner to tell him what he has to do with that property anymore than we can tell any other business in this community what they have to do.

So I'm going to open it up now for your comments. By the way, for those who wish to speak tonight we're going to limit you to three minutes because we've got to be out of here by midnight. If there's that have not signed up after I've completed this list you'll be given an opportunity as well. The first one is Steve Watron.

Steve Wattron:

Hi, I'm Steve Wattron, 8215 26th Avenue. I had a couple questions but I think Mr. Mills already answered them. Do Bear Realty or Mr. Mills seriously consider keeping the outdoor movie theater? I didn't see anything in these outdoor plans. And, number two, is the cost of digital conversion the biggest problem here, the \$50,000 to \$100,000? Because I know some wealthy people who might be able to help out to save this local landmark. That's all I have. Thank you.

Tom Terwall:

Thank you. When we get through these, if Mr. Mills you're prepared to answer some of these questions we're going to ask that you be prepared at the end of this. The next person is Harold Brown.

Harold Brown:

Harold Brown, 9441 8th Avenue. I'll be just very brief. I was very impressed with the young lady over here, and I also was very impressed with the two gentlemen that spoke in the first place. And I would like to agree with him wholeheartedly. I see we need something on this side of town. We don't have any. We have to drive a long way. And I'm looking at tax revenue as far as sales tax. Most of the taxes are going out to Somers, out to Wal-Mart and the stores out there. And I think that we really have a gold mine if we have this big box store here.

If you look at the geographics of Kenosha you've got hundreds of condominiums down by the lake, you've got surrounding most of Kenosha would be coming here to shop. And then you'd have people in Winthrop Harbor coming here. And so I think it would be a gold mine for the Village of Pleasant Prairie. I served on committees in Beach Park before I came here, and I was on the business commission, and we would have given a right arm to have a store like that for revenue. And so I think it's a gold mine for Pleasant Prairie. And Pleasant Prairie has done very well as far as sales tax is concerned. And I appreciate your looking into this. Thank you.

Tom Terwall:

Thank you. Michael Rosenthal.

Michael Rosenthal:

Hi, I'm 10219 29th Avenue. And I really didn't want to speak about the Keno Drive-In. I'm more interested in the residential, the thorough ways that you're putting through. I'm on 29th Avenue. You're planning on turning that into a main thorough way. Which if everything in there was single family residential or duplex or something, you know, it wouldn't be so bad. But you're putting 40 unit apartment complexes just junked together in there. And the traffic in this neighborhood is just going to skyrocket. I bought this property five years ago, living in Pleasant Prairie, choosing to live in Pleasant Prairie because it was such a small community. Now what do we get? It's going to turn into a major, major -- I might as well have moved to Kenosha, you know? What's the point of moving to Pleasant Prairie if this is what you're going to do to us?

Mary Cohn:

Thank you, 9037 15th Avenue, Kenosha, the City of Kenosha. And the first thing that I want to say is thank you to Pleasant Prairie for inviting the citizens of the City of Kenosha to attend this meeting as your neighbors. Thank you very much.

Tom Terwall:

You're welcome.

Mary Cohn:

I would like to just say that I don't agree with the big box store on that corner, not only because it's in my neighborhood, but because there's a tremendous amount of expense. And you don't need me to tell you about the expense of creating roadways between I-94 and Sheridan Road to be able to get carriers and delivery vehicles down there. That expense is not only State, County, Pleasant Prairie, it comes back to us taxpayers eventually. But that's just a small part of it. Maybe a big part of it.

But the other part is that in alternatives 2 and 3 I would just like to comment that there are a couple of things that I would have liked to have seen. And not being a resident of Pleasant Prairie I do respectfully request that you would at least consider some things like perhaps a year 'round marketplace, like a true farmers' market, perhaps a place for selling fresh and seafood because the whole City of Kenosha does not have one spot that can do that. Some toddler parks in the various neighborhoods. Peggy was kind enough to point out to me several parklands that are in each of the neighborhoods. But some small toddler parks would be nice so that you don't have to walk a mile and a half to get your toddler to a swing or something.

I agree with what the gentleman back there said about the 40 unit apartment buildings. It just seems counterproductive to what the rest of Pleasant Prairie has been planning all of this time. I'd like to see just a little bit more recreational areas, some tennis courts, maybe a bocce ball court. Maybe a softball diamond for kids to play softball, okay? Thank you for listening to me, and than you for inviting us.

Tom Terwall:

Thank you very much. Mary Herbert.

Mary Herbert:

I'm going to let my husband speak.

Mike Herbert:

I'm Mike Herbert, 2511 Springbrook Road. I by no means begrudge Mr. Mills' right to develop his land or make a profit. That's the American way. But I do have a few concerns. First of all I'm a small business owner. And Wal-Mart is to small businesses what Tinseltown was to the

other three theaters that Mr. Mills spoke of. You would be doing a great disservice to us small business people by putting such a big box store in that location.

My other concern is the density. When you look at this map it's very heavy multi-family. And I feel it's too heavy multi-family. The complex on 116 with all the 40 units that is a huge complex. I'm an old apartment manager and I know. That's a big complex. But of particular concern is the 24 units on the bike trail and Springbrook Road. Those are just too big for that area. Those are inappropriate. When you look at the map and you talk densities you're saying low to medium density. If you take all of that environmental corridor out of there it becomes medium to high density. There's too much multi-family in there, and they should be toned down a bit.

And my third concern is particularly Springbrook Road and the whole area there needs to be more bike friendly. There's a lot of bike traffic on Springbrook Road right now, and it's very dangerous. Someone is going to get killed. I see bicycles going down there, and there's 45 mile an hour cars going down there. There's no police enforcement there. With this development I would like to see it be more bicycle friendly, and bike path or lane included down Springbrook Road at the same time as this development. Thank you.

Tom Terwall:

Thank you. John Oldham.

John Oldham:

Thank you, Village Board for allowing me to speak tonight. 1401 11th Avenue. I wanted to start up by actually addressing Mr. Mills and letting him know that this group that I had started, Save the Keno Drive-In April 2015, we have to disrespect for him, no hate for him. I understand he's a businessman and what he's trying to do here. But we ask that he understands that this is a part of our family, this history of this, the Keno Drive-In. Comments were made about going to Tinseltown. It's not the same thing. By no means is it the same thing. So with that being said I'd like to ask Mr. Mills if he would please spare a small piece of this plan he's got and save the Keno Drive-In.

And also addressing Mr. Mills once again, he made a comment up here, and hopefully everybody caught it that he said it's not his family's obligation, and I may not be quoting this exactly right, Mr. Mills, that is wasn't his responsibility to supply us with the drive-in. But the very next breath he says I would be willing to make a contribution. And with that being said please include us in your plans. That's all we ask is for a partnership. We want to save the Keno Drive-In. That's been our only motivation through this. Sir, I have the utmost respect for you. Anything that we have said to degrade you or disrespect you please accept my sincere apologies, sir. Thank you very much.

Tom Terwall:

I can't read the first name. Riley is the last name.

Eli Shai Riley:

I am representing a group of LakeView Technology Academy students.

Tom Terwall:

Give me your address, sir.

Eli Shai Riley:

9202 24th Avenue. This comment is personal and not school affiliated or produced as adjoined pending by multiple students. There are several approaches that can be taken to preserve the Keno. But by far the most inclusive of them involves a slightly downsized Keno Drive-In, several 1950s themed restaurants and other commercial developments along Sheridan Road. The Keno Drive-In would most optimally be reconfigured to fit within the boundaries of Sheridan Road, 91st Street, a continuation of 15th Avenue, and a continuation of 92nd Place. 15th Avenue and 92nd Place would intersect to form a 90 degree angle or slight curve. These continuations would serve as an access road for the Keno which would eliminate the traffic that currently builds up on 91st Street and Sheridan Road on showing nights.

A 1950s themed restaurant would continue the theme. This business establishment along with the commercial along Sheridan Road would remain open year 'round and would serve as a stable source of income throughout the area. There are many options we have to look at, and we hope to work with Bear Realty to develop the best plan for everyone. Thank you.

Tom Terwall:

Thank you. Ken Bozych.

Ken Bozych:

2802 Springbrook Road. I'll also speak on behalf of my neighbors Jim and Joan Wood at 2814 who were not available to join us here this evening. They are somewhere in the middle of the Pacific Ocean on vacation. Jean, thank you so much for your [inaudible] leading this meeting and speaking for so long. Thank you for pointing all the ways in which the alternative number 1 plan here does not meet the Village's Comprehensive Plan as required. In truth I'm a bit perplexed as to why the Planning Commission and the residents in attendance here, time is being wasted listening to this alternative when it does not meet that Comprehensive Land Use Plan. We should not be considering going back and changing our Comprehensive 2035 Land Use Plan. That is what sets the tone for the entire Village. Follow the rules.

There's little I can say to communicate my disapproval for this big box store being proposed in alternative #1 that hasn't already been said. Let me just say this. I'll remind the Planning Commission and all the residents here in attendance that we already do have a Wal-Mart in this location. That Wal-Mart is less than five miles from this very location we are at tonight. We really do not need a second Wal-Mart store within six, seven miles of the other one. Thank you.

Tom Terwall:

Lori Ralph? Lori Ralph? Earl Beasley?

Earl Beasley:

920 91st Place, Pleasant Prairie, I was glad to hear that Wal-Mart really doesn't fit. I would prefer that there be single family homes there. But if they really wanted to put something commercial there how about something like PF Chang's or the Cheesecake Factory? They're fairly big restaurants. The trees in the background would make really nice outdoor seating. So I just wanted to throw that thought out there.

Tom Terwall:

Thank you. Donna Caliendo. Welcome back.

Donna Caliendo:

Donna Caliendo, 2710 104th Street. I don't think we need to address the fact, or may I repeat that this big box store is six times larger than the ordinance calls for. So, again, I don't think it works in this area because of that. I border the residential area. I, too, feel that it's too high a density. I understand that we need rental, but 40 unit buildings are just way too large. I like plan number 3, and the reason I like it is because of the green space. I love the plan the way that it backs up to the green space areas. And my other concern is 28th Street. I border 28th Street. The traffic, I'm concerned if curb and gutter is called for I don't want that on our backs. The street is crumbling away as it is now. So let that be on the developer to put that street together. And I think that's it. As far as the commercial area he can do what he likes, it's his land, it's not an issue regarding the drive-in theater.

Tom Terwall:

Thank you, ma'am.

David Horvath:

10322 29th Avenue. I like the idea of the good old days. And it's the first time I've ever heard of Wal-Mart being associated with the good old days. Being on 29th Avenue my biggest concern, too, is that the quiet dead end road right now, it's a very narrow road you can barely get two cars down that road. Some of the homes are very close to the road. So making that a through street I don't see how that would work. It would make it very unsafe for my four year old that we have, and there's other families with young children on that road. The increased traffic volume on 165 which from that point to Sheridan Road is already a death trap. If you're walking on 165 and a car approaches you, you have a choice to either jump in the ditch or you block traffic.

Sheridan Road itself would have to be widened considerably to allow for that kind of development. But, again, I definitely go back with the other gentleman. Since the ordinance doesn't provide for that size of a store I think that's a non-issue then. That should not be allowed,

and nothing should be amended for that to take place in there. I think that that covers everybody else's, pretty much what I was gong to say as well. Thank you.

Tom Terwall:

Thank you.

Leo Schuch:

1328 30th Court, Kenosha.

Tom Terwall:

Give your address again, sir.

Leo Schuch:

Pardon me?

Tom Terwall:

Give your address again, please.

Leo Schuch:

1328 30th Court, Kenosha. I just want to thank you for your land use plan and your neighborhood plan as far as allocating 38 percent of the space for your environmental corridors and your natural buffers. I think that's going to add value to the whole project. It's going to give us a nice upscale look to the whole area. And I think it will be a great complement to the Village of Pleasant Prairie. I can see why you got the award for excellence. I think it's going to help the demand, and it's going to be easier to market those properties.

And we're looking forward to it because we need some developments like this, especially the condo area and some of the single family homes. Because right now there's no developments like this with that much green space involved in it. And we have people now that are trying to buy in Prairie Village and a couple of the other developments, and there's just not a lot of product out there for side-by-side condos and smaller condos that are one to one and a half stories. Thank you.

Tom Terwall:

Thank you very much.

Hillary Schellinger:

1342 110th Street.

Tom Terwall:

Wait until you get up here ma'am. We didn't get that on the record. Now give us your address again.

Hillary Schellinger:

1342 110th Street. I'm the one with the noisy baby so I do apologize. In speaking with my neighbors at Tobin Creek I haven't met one person who supports any of the three proposed plans for the area. Pleasant Prairie is unique because of its green space and charm. Adding even more commercialization and development to this area takes away from the very essence that leads many people to call Pleasant Prairie home. I know this meeting isn't about saving the Keno, but I believe a partnership can be developed that has the Keno at its heart. The community has spoken, and many do not want big box development in this area. Certainly a plan can be drafted that will allow Mr. Mills to make a profit on his investment while giving the community what it wants.

Tom Terwall:

Thank you.

Judy Nelson:

10330 29th Avenue. I'm with my neighbors here on 29th Avenue. I don't know if they need to widen that road. Are we going to have to have a stoplight since we're going to be a very thoroughfare through everything. Our houses are pretty close to the road. I don't know how they would do it. They have a lot of places to get in there. I don't know why they have to go down 28th and 29th and open that up. That's all I have to say.

Tom Terwall:

Thank you. Dr. Joe Mangi. Welcome, Joe.

Joe Mangi:

Thank you, thank you very much. Joe Mangi, 8712 3rd Avenue in Carol Beach. And I would like to thank the Planning Commission for the opportunity for all of us to speak tonight, and to Jean Werbie for your help, Mike Pollocoff, everybody that's made Pleasant Prairie pleasant, a pleasant place to live. My wife Pat and I moved here in 1970. We've been here for 45 years. And we stayed here because of the quality of Pleasant Prairie, the green space, the wonderful people in our community, the great school system.

And, yes, the Keno Drive-In it's here tonight. I mean it's been part of Kenosha since the 1940s. And so Pleasant Prairie has done an outstanding job of continuing to make our community family oriented. A case in point the RecPlex. There's no place like the RecPlex anywhere else in the country. With that in mind, since you've already demonstrated the commitment to be family oriented, why not keep or try to keep somehow some way the Keno Drive-In which is a positive, wholesome family entity for almost 70 years? Our children, our grandchildren, friends, there's

noplace like it. The point is it's family oriented. Why would we give up a 70 year old jewel that makes Pleasant Prairie and Kenosha unique for a big box store or even a strip mall?

I'm arguing that we find a way, since the commitment is already there with the RecPlex, continue with that. That's what makes us special. It's Pleasant Prairie. It's not Everywhere, USA. It's not blight that you see all over this country. The comment was made that Wal-Mart's the best in the world. Fine, but you know what they're going to do? They create urban blight wherever they go because they'll knock out the Piggly Wiggly on 22nd, the CVS. They're going to knock out the White Hen or Southport Pantry on 7th Avenue. They're going to knock out the stores on Sheridan Road. They are like an amoeba. We've already got blight with Roger and Marv's sitting there. There's blight on 75th Street going along Highway 50 with all those stores west of 47th. We have eight big box stores in our community already. We've got only one Keno Drive-In that's part of our history.

The other problem I have before my three minutes is up air quality. Last time I looked we've been failing for some years now.

Jan Petrovic:

Time.

Joe Mangi:

Okay.

Tom Terwall:

Finish your point, Joe.

Joe Mangi:

Thirty more seconds. I'm really concerned about, and I think all of us are about the air quality in Pleasant Prairie and Kenosha and Somers. It's not our fault. We're near Chicago. We've got the power plant, all of those things. But Pleasant Prairie is a hedge against that because of the green space. And God bless you guys and Jean for putting in green space as part of this plan. But putting a big box with the noise pollution, all the rest of it, we've got sick people in this community because of the quality of air. This isn't going to help it. So for that, lastly, the more big box stores you put into a community and the blight that it creates with the closing of other stores around it means fewer students in our schools. We've got a problem with our schools in that we're losing enrollment. Whatever we can do to build our neighborhoods and continue to bring families into our community and let them grow and have fun and enjoy more power to it. So thank you very much.

Tom Terwall:

Thanks, Joe.

Keith Rosenberg:

Good evening ladies and gentlemen. Keith Rosenberg, 8709 34th Avenue. I'm the Alderman of the 9th District which borders basically this property. The north side of Pleasant Prairie borders up with my district from Sheridan Road all the way to 39th. I have a lot of concerns with the big box store. I've had several phone calls. A little history going back to what we dealt with in the City of Kenosha with Wal-Mart. They wanted to build a Super Wal-Mart next to Supervalu where the current Festival Foods is right now. Well, before I got elected the City came up with an ordinance no big box stores east of Green Bay Road of more than 100,000 square feet. That was a good fit. You don't want it in our crowded neighborhoods. We had a lot of safety concerns there if Wal-Mart was placed there with Lance Middle School, Tremper, etc.

The bottom line when it comes down to Wal-Mart, if you buy a property for \$240,000, it's worth \$3 million now, they offer you \$10 to \$15 million you can say, oh heck yeah, give me the money. That's what it comes down to, show me the money. The history of the Keno, I was born and raised in Kenosha. I grew up at the Keno. I would love to see it stay the Keno, but it's going to take somebody to buy that property from Mr. Mills. I have the utmost respect for Mr. Mills. He's a businessman. If Wal-Mart is going to shove \$10 to \$15 million in front of your face you're going to take it. He's a realtor. That's how he makes money for him and his family, and I respect that.

But you as Board members for Pleasant Prairie you need to listen to the residents of Pleasant Prairie. I'm the voice of the 9th District so I'm just passing on my concerns for my constituents that a big box store would be bad for the neighborhood north. The south Sheridan business complex is starting to come back, i.e., with the Taco Bell, the Culver's, the Kenosha Kingfish. Things are slowly -- Toolamation just moved in my district out of Zion. So I mean businesses are coming back. Pleasant Prairie has always been a quiet village, always has been where people want to get out of the city, nice and quiet out in the country. Same thing going out west out in Paddock Lake, Salem, Silver Lake, Trevor, Paris. People want to get away from the hustle and bustle of the city.

Let's talk about the development on Highway 50 Mr. Mills brought up. Yes, they've done a lot of development on Highway 50 and what's happening now. The State is coming in in the next few years and totally redoing Highway 50, tearing it up because that's the most traveled area. Green Bay Road and Highway 50 is the worst intersection in the city because of all the businesses that we put out there. That was all farmland when I was a kid. I remember that.

Jan Petrovic:

Time.

Keith Rosenberg:

Thank you very much for your time. But please don't put a big box store near my district. I would appreciate it.

Tom Terwall:

Thank you.

David Salica:

Hi, Dave Salica, 9801 Sheridan Road. I can't really add too much to what has been presented so far other than if you stick to your guns and keep the commercial property as originally designed it would be better. Because it was already included in designs, and by expanding it it's not going to work out so hot. I understand that doing a balancing of the size of the TRA -- doing the balancing of the size of the population versus traffic you can work numbers out and the size of the property as the same thing. Including another 18 acres would maybe fit the formulas better. But it goes against for what we stand for in Pleasant Prairie. We want to have a nice Pleasant Prairie. That's it. Thank you very much.

Tom Terwall:

Thank you.

Patrick Vranak:

Hi, Patrick Vranak, 4710 24th Street, Kenosha, Wisconsin. And you know with sprawling growth comes the inevitable development of commerce. People like convenience, they like one stop shopping. They like being able to stop off on the way home from work and grab things that they need in a timely manner. They also don't want to pay a lot for them. And what better way to deliver this to people in a sprawling suburban community is to build a new shopping center. You know, after all, it's easy to woo those attractive anchor stores like Wal-Mart and Target with the promise of new facility. To land a big name like that and the smaller specialty retailers are certain to follow. And before you know it business is booming, a new location. It's a win for the business and a win for the city, right? I mean after all the new tax revenue the mall provides there. It's plenty of extra money in the coffers.

Not so fast. How the tax revenue will impact the Village of Pleasant Prairie really depends on the tax structure. There are a few things that small villages overlook when evaluating financial impact of large scale development. One is the loss of existing business from the revenue of the businesses that already exist there. Tax revenue is often stagnant after a new development goes up you see. An equivalent drop in tax revenue from the existing retailers matches the increased revenue at the new location. This in turn can lead to stores in the other existing malls closing. This also impacts the city revenue. Once these other malls start dying then the property value decreases and, in turn, the property taxes decrease along with it impacting the revenue the Village of Pleasant Prairie receives. It allows existing commercial districts to fail while developing ones is a waste of public resources. People invest in the same expenses of the new infrastructure to serve that the new model is going to have.

You're going to be spending the money over again. We already spent that money in the malls that exist and now we're maintaining that. You still have to factor in the cost of providing public services for the development, maintaining new roads, power and sewer lines, public and fire services all on the taxpayers' dime. While a brand new commercial development project may

seem enticing at a glance, at the end of the day it's unnecessary, and it's just plain a reckless use of the taxpayers' money. Thank you.

Tom Terwall:

Thank you. Sue Holt.

John Holt:

She left, she left. She was disgusted with the whole thing. I'm John Holt, 9205 Lakeshore Drive. We're looking at the choice of three choices, alternative 1, 2 and 3. I would like to propose alternative 4 which is to leave it alone.

Tom Terwall:

Pardon me?

John Holt:

Which is to leave it alone. All this Village planning and everything is growing and booming, Mr. Mills said I'd like to make Sheridan Road just like over by the highway. Do you want that?

Voices:

No.

John Holt:

We don't want that. We live in a quiet community. This is the Village of Pleasant Prairie. It's a pleasant place and it's a prairie. And if you develop all this land, all that wetland, even alternative 3 you have all that open space. Well, what happens in an open space? All the chemicals, the salt, everything leaches into that open space. You kill all the wildlife, the frogs, the birds, everything that's living there. Everything that we're here for. We're here to live in open space and to live in a quiet family community. That's what we want. We don't want to build and put concrete on every single place that is left. So that and, of course, like everybody else, save the Keno. Thank you.

Laverne Garos:

I live at 324 116th Street. And I think everything I was going to say has been said. I would just to reiterate I would support the Keno if there's any way to save it. I especially like the ideas from the students. I think they have some great creativity. I want to say I'm opposed to alternative 1. I have concerns even though about alternatives 2 and 3. For number 1 the aesthetics which has been talked about, we don't want a big box store. Number 2, corporate neighbor Wal-Mart does not have a very good reputation as being a good corporate neighbor for a number of reasons, safety, wages, what it does to other businesses in the area, and there are huge lists of concerns.

But, third, I guess is my concern about traffic. And I think the one thing that hasn't been discussed too much is I think the impact all the way down to 116th Street and to Russell Road. I think that that particularly with Wal-Mart and the traffic that would be coming from Illinois that that's going to back up. It's going to affect the whole route of Sheridan Road. And then you're going to have to probably look at widening the road, and what cost would that be. Thank you.

Tom Terwall:

Thank you. Jeff Weiss? Jeff Weiss? Larry Casebolt, Jr.?

Larry Casebolt:

Hi, good evening. I'm at 4510 Wood Road, Racine, Wisconsin. I do have some concerns about the big box. I understand what people have said about the multifamily. I wouldn't want that in my neighborhood. But main concern is the tradition that the Kenosha Drive-In holds for this community. I've spoke to a lot of people about this particular plan, all three of these plans actually over the last couple of weeks. And I've found very few people at all that want to get rid of the Keno. They do agree that it needs to be restored. I think that could be obtained through community help, fundraising and donations by businesses.

The group that I'm involved with, John's group, Save the Kenosha Keno Drive-In we would like to offer our services to Mr. Mills to do just that. We would like to fix the buildings, we would like to put in new screens. We would like to keep the Keno in our community. We'd like to make it a beacon in the Village. It's been here so long. There's three, maybe four generations of families that have been going there. I understand it's just an investment to him, and if somewhere down the line he wants to seel it off to us give us a chance to buy it, the community buy it and make it something that's going to be there forever.

Right now the Keno holds the longest continuous operation history of 66 years. We would like to see that not be disrupted. That puts it at the top of the list of all those drive-ins in Wisconsin. This group has already set up a donation site. We've already set up fundraising. We have actually filled out an application to send into the Historical Society at the State level. And some of our people have already spoke to them. They said that the Keno could probably get on the State registry, and then the State would recommend it for national registry. And if it were accepted to the registry there would be tax breaks for the owner. There would be funds available for restoration.

And I think it means something to this community that if there was a group of people, 100 dedicated people that we have in this group, there's 2,500 total. But there's 100 people that are very dedicated and passionate about that venue. We would like to raise it up, renew it and make it something that is a tourist attraction not only from the 50 miles wide that we get now and the radius, because I've talked to many people when I was at the drive-in and they come in hours away. You get free publicity, places to see in Wisconsin, places of interest. I think it's worth a hot. If Mr. Mills is to work with us, with the community, I promise you I will do everything I possibly can, sir, to safe the Keno Drive-In.

Michelle Marschel:

My address is 6116 82nd Avenue. And I came here tonight solely for the drive-in. I do appreciate the presentation with the three different options provided. I would say that it was very disheartening to hear that the property was purchased solely for commercial development at some point. That someone didn't actually procure it in order to preserve the charm of the things that were in place to begin with. As a person who has a young family and who would probably consider some of these different housing options I would not move to Pleasant Prairie for a Wal-Mart or a big box store. I think when you do send out information to families who are new to Kenosha which I received when I first moved back here after college I got picture of the lake fronts, of the sprawling green areas, of the stars in the sky that you can see from this area because there is no light pollution. And certainly something as charming as a drive-in is going to welcome families.

Also limiting the number of acres to a school is probably not in your best interest because as schools expand when you're trying to invite families into a community then you want to have that extra space in order to provide playgrounds and more rooms and things like that. So I wouldn't think that it would be beneficial to limit an area. You would want to expect that growth and plan for that growth. And so if you really want to create a community where people want to come to and belong to the kinds of things that have been proposed tonight will actually have a negative or adverse effect on people who are making those decisions. Thank you.

Tom Terwall:

Thank you.

Gary Dryer:

Gary Dryer, 1426 87th Place, Kenosha. First of all I'd like to thank you for inviting Kenosha residents people to speak at this as being a neighbor to your north just about three and a half blocks. And obviously a big box retail store would drastically affect not only Pleasant Prairie but our neighborhood as our alderman got up here and spoke about some of the difficulties that we've dealt with in Kenosha when they wanted to move in there.

The second thing that a big box retail store, specifically Wal-Mart, if anybody wants to know just go out to Somers. As you can see the Wal-Mart first of all they have trouble staffing it sometimes, and it's starting to get in a decline look-wise from when they just opened. So maybe they think about keeping their store that they have right now up to par before they start opening up a second one.

I think at the 2035 plan that you guys developed that had limited space for retail there's a reason that that was done, and I've heard several people from Pleasant Prairie come up here that basically said the same thing, that they don't want that large big box store in there. So to go off of what you originally planned for this space is not a good idea and is not going to be good for the community.

Now on the subject of the Keno, and this is more directed for the Mills family, would be to if you want an example of someplace that was in decline in the City of Kenosha that they actually

brought back with help from private investors take a look at Simmons Field. That's a good example of an area where they brought in some private investors, they were able to work with the City to bring that back. I think between the Village of Pleasant Prairie, Mills family and private investor that there could be something done to save that to bring people into your area. You hear many people, and I've seen comments online where people are coming from Illinois, down from Milwaukee area to come see this. People aren't going to drive down here to go to Wal-Mart. Thank you.

Tom Terwall:

That completes the list of people that have signed up. In a minute I'm going to give anybody else that wants to speak an opportunity to do so. But I just want to preface that by saying that the Village Planning Commission is not a developer. It's not our intention to develop 1, 2 or 3. All we're saying is we need to put a long-term plan in place so that when development does occur this is the way it's going to happen. You have to be ready with the roads, with sewer, water, and so we're trying to put a plan to go to the year 2035 of what could possibly develop. So that's what we're trying to do here tonight.

I'm not here to advocate any one of those plans because I'm not going to develop any one of those plans. But if a developer comes in and wants to develop either a multi-family or a single family area he's going to have to abide by whatever plan gets ultimately adopted. So with that I'm going to say if there's anybody else that wishes to speak. Yes, ma'am?

Beth Brown:

Thank you so much for letting me speak. My name is Beth Brown, and I'm at 1917 104th Street. There is absolutely nothing about this plan that I like. I am going to speak more from the fact that I'm a resident who is deeply affected by the choices that you will be making. I will speak for those who live on 28th and 29th Avenue. And for myself I know we all feel the same. We chose Pleasant Prairie to live for very specific reasons. I moved here 15 years ago from Illinois because I wanted to get away from what it's turning into. I moved into here because it was a pleasant area. My blood pressure went down when I crossed the State line. I'm not kidding.

I love Pleasant Prairie. I love where I live. I have the most beautiful piece of property that I think anyone could imagine. This incredibly beautiful open field across the street from me. I can't get to it because of this enormous waterway. I can't walk through it. It's private property anyways. There's deer across the street. There's animals across the street. I get to view them. There's racoons and fox and everything like that everywhere. Thank you for the new garbage cans, my garbage no longer gets eaten on a daily basis.

29th Avenue and 28th Avenue do not need to connect to this new neighborhood. There's no reason for it. Those people chose that property so that they could live on that dead end street. I chose my property because it was incredibly beautiful because Pleasant Prairie is only town in Kenosha County, thank you Jesus, that gives me consistent taxes. I can rely on my taxes every single time. But I'm going to just tell you that I'm one of the houses that's going to be torn down when you do this. I am slated to be ripped down. So I will not have a home when you decide to do this which makes my ten year old and my nine year old say that Pleasant Prairie is not pleasant and will no longer be a prairie.

So I'm going to tell you that no one has mentioned the fact that the house on 22nd Avenue and 104th is going to get ripped down to put in your roundabout because it's clearly right through his house. My neighbor will lose her house, two houses down will lose her house because the street is going to need to be widened. And I get that. I really get that. I was told many years ago that I'll probably never be able to sell my home, and I'll just have to sit out and wait until it's time to go. But I will tell you that I totally disagree with the 40 units across the street from my home. That does not fit in with this. And I totally do not like that we're covering up this so called low density because half of the property practically is undevelopable. It is high density to me when you drop 440 people across the street from my home who will have multiple people in there, who will probably be over maybe 1,200 cars entering to get to these first units here by the street. So my road will be widened and I will lose my home.

But on behalf of the people who do get to stay I don't agree with the way this is laid out. I don't agree with the immense amount of multi-units. The only thing that I will agree with at all is what the other lady said where everyone has some backyard, but that's only at the price of paying for less property, that's all. It's the same exact property. It really is the same amount of empty space, it's just now community empty space. Developers have got to do what they've got to do. If he wants to sell his property and he wants to develop something that's fine. But I will tell you that I think all these people agree the only thing I wanted was a gas station and you gave it to me. It's right down the street now, you're building it. I'm going to be able to get my milk, I'm going to be able to get my bread.

I want to live in the middle of nowhere. I chose the middle of nowhere. I chose no sidewalks. I chose no neighbors. This is what I chose. And I think that's why we all chose this. And I just feel as though the way this is laid out doesn't match. I like Village Green. It's right down the street. I like it. I think it really improves Pleasant Prairie and draws in really wonderful families who want to appreciate our neighborhood. But I don't think a 1,000 people across the street from me is what Pleasant Prairie stands for.

Tom Terwall:

Thank you. Yes, sir?

Tom Wood:

I've been listening to this.

Tom Terwall:

Give your name and address, sir.

Tom Wood:

My name is Tom Wood, 1131 92nd Place. Right there where the little X is. I've been listening to this, and it has occurred to me that so many hearings have been held, and they've fallen on deaf ears for this. I want to know, I hope you can give me an answer Mr. Terwall, or someone, the people who have raised their voice in opposition to the big box stores are they really heard or will

they be heard? Will they be represented? Or will this body like other elected bodies feel that they've been elected, they know best, they'll do what they want?

Tom Terwall:

That won't happen. I'll go that far and tell you that it's not going to happen. Ultimately the decision on whether a big box goes in at that location or not is not for this -- we will make a recommendation to the Village Board, and the Village Board, all of whose members are here tonight, will make the ultimate decision. But we'll make a recommendation to them based on what we heard tonight. And that's as far as I'm prepared to go right now. Stay until the meeting is over and you'll know what our decision is because I can't speak for the other members. But I can guarantee you that it's not falling on deaf ears.

Don Hackbarth:

I resent the fact that you say that we don't listen to people. What do you think we're doing tonight?

Tom Wood:

I'm sorry.

Don Hackbarth:

We took the time to listen to everybody here tonight.

Tom Wood:

I'm sorry. I did not say that you don't listen to people. I said so many elected bodies don't listen to people. I was not referring to you, Mr. Hackbarth. I wasn't referring to anyone in this room.

Tom Terwall:

Thank you. One more. Anybody else? You're up, sir.

Dave Moresi:

I'm Dave Moresi. I live at 104 87th Place in Pleasant Prairie. That's Carol Beach. I wasn't planning to say anything tonight. In fact, I was planning to say nothing tonight. But one statement was made that I just can't let pass. It was stated that the residents of Carol Beach deserve this, and as a resident of Carol Beach for almost 20 years we don't deserve this.

Tom Terwall:

Go ahead. Two more. You're up first and then you.

Charles Bress:

I'm Charles Bress. I'm 10525 West Greenfield Avenue. I'm actually from West Allis. I wasn't planning on speaking tonight. I'm here to support the Keno. Too many drive-in theaters have come and gone to places like Wal-Mart. You have a unique situation here in Pleasant Prairie. It's a destination that people come. There's very few of these left even in the country. To me it feels like a cross-roads right here and right now. The decision could be made to try and preserve it or let it go. I want to see it preserved. I respect Mr. Mills and his right, it's his property. But I do hope that he would take this opportunity to be the hero of this community and to southeastern Wisconsin, northern Illinois and just save that little chunk of land right there. Yes it needs work. There's a lot of people here that are willing to do the work and help and finds ways to finance it. It's a small little chunk of the land of the big picture. It can be preserved for future generations and families from here on forth. Thank you.

Tom Terwall:

Thank you.

Robert Clarke Davis:

Robert Clarke Davis, 10330 32nd Avenue. I came not to say anything either. I came to listen. But I wonder about the idea of a big box store there. I'm not from the area. I moved here about 15, 20 years ago, and I remember when South Sheridan Road was the way it was. Morrow, the shopping center and all that stuff was there. They moved to the highway not from the highway. Likewise there was a Wal-Mart in downtown Kenosha. It didn't move toward downtown, it moved toward the highway. So I am not Wal-Mart obviously because I have a hole in my pocket. But the idea of I just find it really suspect that at company where they're doing everything to be around where people can get into it would move to an area here. It just seems like it goes against all logic and all that we've seen happen in Pleasant Prairie and Kenosha for the last 15 or 20 years. Thank you.

Tom Terwall:

Thank you. You're it, ma'am. You're the last one.

Diane Lynn Frank:

Hi, I'm Diane Lynn Frank, and I'm at 8980 Lakeshore Drive. And I just thank all of you for listening to us today. I really do appreciate it. I understand Mr. Mills has a right to sell his property. He has a right to close the drive-in, and I appreciate it being open as long as it was. I'm going to miss it, but it is what it is. I don't want a big box store there. I don't think I deserve it either. I'm part of Carol Beach and we don't deserve it.

I want to mention that through a couple websites I found there's 152 vacant Wal-Mart stores in the United States. That's over 1,600 million square feet of land that's blighted across the United States. Wal-Mart Realty.com has 63 properties right now for sale or lease. And so that's around five to six million square feet. So if we see a discrepancy there between those two I'm wondering

where the other ten million square feet are. Maybe they're over on 52nd Street right now like that Wal-Mart store that's closed.

So I don't think that the first thing that people need to see when they come into Wisconsin on Sheridan Road is a dark store because I think that's what will happen. I think they're going to open that store, close one of these other ones, close whatever else is around. Then they're going to close that store, and we're going to have another dark store right as we drive into Wisconsin. I don't want that to happen.

Tom Terwall:

I'm going to close the public hearing and open it up to comments and questions from Commissioners and staff. Don, you're first.

Don Hackbarth:

You know the 2035 plan was really not our concept. It was what the State of Wisconsin demanded, that every community look at their areas and to zone it. And the reason we zoned the thing the way we did is because we wanted the industrial park where it is, we wanted the retail out at the west, okay? And when we looked at the eastern side of Pleasant Prairie we looked at it and zoned it in such a way to protect the residents. And this is exactly why we zoned it this way to protect you to say that we don't want a big box. This is exactly why we did it. And this is why we're saying it's going against our Comprehensive Plan because we zoned that piece of property already in the future to say that that should not take place.

Michael Serpe:

Tom, we can discuss back and forth about the neighborhood plans, about each alternative plan. But I'm going to make a recommendation that we deny all three and send especially number 2 and 3 back to staff with special consideration to the density issue that a lot of people have talked about.

Wayne Koessl:

I'll second that.

Tom Terwall:

Is that a motion?

Michael Serpe:

I'll make that a motion.

Wayne Koessl:

I'll second.

Tom Terwall:

Okay, we have a motion by Michael Serpe and a second by Wayne Koessl. You're up. You want to speak?

Judy Juliana:

Yes. I would like to thank everyone for coming. I appreciate all of your comments. I'd like to thank the Mills family for coming. But I agree with Mike and with Don that we spent a lot of time on the 2035 Comprehensive Plan. We wanted to make sure that we had good growth, we didn't have a lot of high density areas. We didn't want to have big box stores. And alternative 1, 2 and 3 just do not fit into the Comprehensive Plan. I don't feel that we need to go back and revisit the 2035 Comprehensive Plan and make any changes to it. I agree with Mike Serpe that we need to deny all three alternatives and work on 2 and 3 on the density issue.

Tom Terwall:

Do you have a comment, Deb?

Deb Skarda:

Yes. I guess I want to thank the audience because a lot of the things that I read on the forum probably 90 percent of it was about the Keno and the respect that everyone showed in addition to the time limit. Some of you cut that short, and we very much appreciate that. But the holistic thought patterns that you all put into your comments about the space, the traffic, the density, the schools, the pollution, from all of those perspectives we really appreciate a very well balanced approach. To the Mills family thank you very much for your collaboration with the staff. And I think that it's something that I know that we may continue to disagree. I agree with my fellow Board members that I would agree to deny all three of the plans and have the staff go back and see if there are potential alternatives. But the Comprehensive Plan I think was put in place with good purpose. Thank you.

Don Hackbarth:

The last thing I want to say is when we did the 2035 we laid that out and that was zoned. What really isn't fair is for a developer to come in and say, well, I don't like that zoning, let's change the rule in order for my big box to fit. And I don't think we're going to do that.

Jim Bandura:

I'm in agreement with this. I can't support the three plans right there. And with that said to the group out there for Save the Keno at one time I believe there was a national group that was trying to save the drive-in theaters throughout the country. So I would definitely recommend you looking into it, and maybe that would help. And if Mr. Mills and whoever you get to support

leaving that there more power to you. I would definitely look into it and start a dialogue with the owner.

Jean Werbie-Harris:

Mr. Chairman, did you want staff to respond to some of the comments that were made before we give our recommendation?

Tom Terwall:

Please do.

Mike Pollocoff:

I think one that's important because it was a comment that was made about what the community is going to have to pay for development, and I think it's important not only in this neighborhood but across the entire Village, one, when it comes to retail development and commercial for sales tax every time you buy something and you pay five and a half percent sales tax, five percent goes to the State of Wisconsin, and a half a percent goes to Kenosha County. So the Village receives no revenues from any commercial development for sales tax. The only revenues we see are for property taxes.

And the local tax rate in the Village this year, similar to some years before, is \$4.42 per thousand. When you get your tax bill it's higher than that, but the amount that the Village keeps for police, fire, rescue, snowplow, all those things we do is \$4.42. For a commercial building valued at \$6 million which Target in Prairie Ridge is looking to have their store valued at that, that brings a local tax of \$26,534. Not a lot of money. If it was twice that it would be \$55,279. Now, I don't begrudge anybody paying taxes. I'm happy when people pay their taxes because that's what we all do. But it's not a big source of revenue.

But that being said what I want people to walk away from this meeting know is that the Village Board and the Village Plan Commission have adopted ordinances dating back almost 30 years where we're different than the City of Kenosha whereby the Village won't pay for anything. We don't pay for roads, we don't pay for curb and gutter, we don't pay for sewer, we don't pay for water, we don't pay for grading, we don't pay for stormwater basins because we can't. We can't afford to do that. It just doesn't happen. So any development you see whether it be this development in whatever form it eventually takes and as it eventually develops, or any other development you see in the community whoever develops that property and whoever is going to profit from that development has to pay for that development.

At \$4.42 we can't afford to -- the average home in the Village pays \$800 in taxes. For \$800 we have to have a copy by there so many times a day, we have to have a fire engine and an ambulance ready to go there, we have to plow the snow. We take care of all this in the office. For all these things to have to happen that \$800 basically covers. But if we have to go and repave the roads or do things like that it's difficult. So any development that occurs, whether it's this or anyplace else that developer has to pay for it. The development in Lake View Corporate Park which is a really expansive development that was paid for through the TIF District which means

those businesses in the Corporate Park paid for that development. You as property taxpayers, residential property taxpayers didn't pay for that. They pay for it.

And that's become even more critical under the new public finances going on in Madison where there's a lot less room to maneuver. So however this unfolds, and whatever unfolds there's going to be, if Mr. Mills decides to proceed and go back and amend the land use plan we'll all be coming back to take a look at the next version of what that looks like and what the staff prepares. But the one thing you can be certain of is that us, all of us who live here as residential taxpayers in Pleasant Prairie we're not going to pay for that development. Not because we're scrooges or we're stingy or whatever, we can't afford it.

We've adopted laws that say the developers have to pay for that. The developer will get that money when he sells it or he borrows from the bank or whoever they do it that's up to them. But that's how it has to happen because we can't afford to build 165 or build Highway 32 or build that new north/south road or anything like that. I want everybody going away from this meeting know that's the concept. The City of Kenosha was built on the City charging special assessments for sewer and water and streets to promote development over the years. They don't do that as much now, but we've never been able to do that. And I would be really surprised to see the Village Board or the Plan Commission to adopt something like that.

I think that in response to some of the comments made by S.R. Mills about the questions that were raised about how much density the Village would approve under the Master Land Use Plan, commercial density or comparing it to other uses, I think those are all fine discussions to have. But they need to be had in the setting where we're talking about the Master Comprehensive Plan so that we have some balance in the community as to what we're going to approve and we're not going to approve. I really think to jump in and say, well, look at our Conceptual Plan, accept that but don't look at the master plan. One, this committee won't do it, but secondly I just think it really spends a lot of resources either for him or us to look at something that's out of step.

And I think to have those kinds of discussions, and we don't mind having them because that's why we're here, everybody should be able to come to the community with a different idea of what they want to do with their land, but that's got to fit in with the master plan. And those discussions, those issues you brought forward are good discussions to have, but they need to happen at the master land use plan level so that our comp plan if we have to make adjustments there's a public hearing process, a public notice process, a public input process so that we can do that efficiently.

And I think all that happens, I think if we do this right and we stick to what the community really from a ground level creates or generates for land use planning, the Keno problems or whatever they take care of themselves. Maybe the Keno doesn't get built, another one doesn't get built, maybe one doesn't come there, but I think that everybody should know that the efforts they've made into over time, not just tonight, but to have input and comments into how this community is going to grow and look that's what really sustains this community is to stay true to what we really wanted when we laid down our plan for what we wanted. Not for one specific use or another. I think if we as a community do that the decisions of the Keno are probably made easier by Mr. Mills, or you guys can accept the fact that whatever he's going to do is going to be easier. But I think the worst thing we can do is chuck the plan just to save one use or one item. I think that doesn't serve anybody very well.

I know Jean has got some other comments. And the staff would like to get in our final recommendation and a recommendation on the resolution for the issue tonight.

Jean Werbie-Harris:

One of the comments that I wanted to make is we do have an adopted bike and pedestrian trails plan for the community. And that is one layer or one element of the Comprehensive Plan. And we would like -- the next time we would bring any plans back we will make sure that that overlay is shown on here so it's very clear that there's an interconnection, a system of trails and bike trails and so on. Because we are trying to achieve a very bike friendly community aspect here in Pleasant Prairie.

So what I'd like to do, Mr. Chairman, is I'd like to read the Village staff comments for the project. Based on all the facts, the Village staff recommends denial of the Alternative #1 Neighborhood Plan. Specifically, the Neighborhood Plan is in conflict with the Comprehensive Land Use Plan and the B-2, Community Business Zoning District regulations and cannot be approved. Furthermore, the Alternate #1 Neighborhood Plan commercial area identifying a proposed big box retail store is not compatible with the adjacent land uses. In addition, the negative impacts as discussed in this memorandum that would be generated from a big box retail store at this location far outweigh the benefits to the community.

The Alternative #2 and #3 Neighborhood Plans warrant some consideration, however, with the addition of another property at that southwest corner of Sheridan Road and 91st Street as a community commercial land use as shown on the Neighborhood Plans there is a conflict with the Comprehensive Land Use Plan and these Neighborhood Plans cannot be approved until and unless there is an amendment to the Comprehensive Land Use Plan if that's the desire of the Plan Commission and the Board in order to expand the community commercial further south. Therefore, the Village staff based on everything that has been discussed recommends denial of Alternatives 2 and 3 Neighborhood Plans.

John Braig:

Thank you. I really didn't know what to expect coming to this meeting tonight. We've had meetings before that have aroused considerable interest in the community. I think this exceeds by far any that we've had that I've been exposed to in the past. But more significantly of the issues that have aroused interest in the past there were usually two sides that were quite strong. This is one time when everybody in the community is expressing a uniform opinion with the exception of the developer. I'll make a comment to the staff, I think this group will support rejecting all the alternatives. But I think as the staff looks at additional possibilities or plans it definitely should not allow a big box, and that would be my position.

Tom Terwall:

We have a motion by Michael Serpe and a second by Wayne Koessl.

Jean Werbie-Harris:

For the record there is a Village of Pleasant Prairie Plan Commission Resolution 15-12 as prepared by staff to deny the Comprehensive Plan amendment as presented. So the staff recommends that this resolution specifically say resolution to deny the Pleasant Prairie amendment to alternatives 1, 2 and 3. And it states at the bottom that it would be denied for the following reasons as I just read into the record. And, again, it also references the public meetings, the public hearings, the open house and all the input that we have received up to this point with respect to this. And due to the fact that they're in conflict with the land use plan that we are recommending that the Plan Commission send a denial recommendation to the Village Board for alternatives 1, 2 and 3. And, again, it should read to deny in the heading.

Michael Serpe:

I'll amend my motion to deny Resolution 15-12.

Wayne Koessl:

And I'll second, yes.

Tom Terwall:

A MODIFIED MOTION BY MICHAEL SERPE AND SECOND BY WAYNE KOESSL. AND I'M GOING TO CALL THE QUESTION. WHEN I HEAR REVEREND HACKBARTH SAY THIS IS GOING TO BE THE FINAL COMMENT, WHEN A MINISTER SAYS THAT'S IT, THAT'S IT. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you very much ladies and gentlemen. I want to, again, express my appreciation for the way you folks have conducted yourselves. Can I have your attention please. Can I have your attention. The Plan Commission is not done, so we're taking a five minute recess to give you an opportunity to clear the auditorium, and then we've got to continue on. So thank you very much.

[Recess]

Tom Terwall:

I'll call the meeting back to order. Jean, we're ready to proceed in Item B.

B. PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENT to amend Sections 420-27 and 420-28 related to zoning fees for fences and driveways

permits and fees for Site and Operational Plan application that requires staff review only.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a public hearing and consideration of a zoning text amendment to amend Sections 420-27 and 420-28 related to zoning fees for fences and driveway permits and fees for site and operational plan application that requires staff review only.

On March 23, 2015, the Village Board adopted Resolution #15-07 to initiate some amendments to the zoning ordinance to re-evaluate zoning permits and application fees. Section 420-27 C is being amended to change the application fee for site and operational plan application that required staff review only, and we're recommending that it be changed from \$100 to \$50. This fee has been re-evaluated and reduced since the application fee coupled with the zoning permit fee of either \$40 tenant change without alterations or \$85 tenant change with alterations covers the staff time to review the permit and the zoning permit inspections required.

Zoning permit fees are being amended for fence permits, Section 420-28 A (6), Section 420-28 A (8) and Section 420-28 A (9). The fee is being changed from \$40 to \$50. This fee includes the zoning review, a staking inspection and a final inspection. The Building Inspection Department does not charge any additional fees for a fence permit although they do perform the two inspections for the CD department.

Driveway permit fees are being created in the zoning ordinance. Currently the permit fees for a new, replacement or extended driveway are found in the building code and range in price from \$30 to \$50 per driveway entrance. Since a driveway permit is regulated in the zoning ordinance, the permit fees are being removed from the building code and being added to the zoning ordinance. In addition, there will be one fee for a new driveway, a replacement driveway or to extend a driveway of \$50 per entrance. This fee includes the zoning review, a staking inspection and a final inspections for each driveway. The Building Inspection Department will not charge any additional fees for a driveway permit although they perform the two inspections. And my staff and I have worked through all of the modifications and changes with the inspection department superintendent. So with that this is a public hearing.

Tom Terwall:

Is there anybody wishing to speak on this matter? Anybody wishing to speak? Anybody wishing to speak? Hearing none, I'll open it up to comments and questions from Commissioners.

Wayne Koessl:

If there aren't any questions, Mr. Chairman, I'll move approval.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE ZONING TEXT AMENDMENTS AS INDICATED. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you.

7. ADJOURN.

John Braig:

Move adjournment.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

Meeting Adjourned: 9:04 p.m.



RECEIVED

FEB 19 2015

PLEASANT PRAIRIE

Feb 18th, 2015

Jean Werbie-Harris
9915-39th Avenue
Pleasant Prairie, WI 53158

RE: Barnes Creek Neighborhood Plan

Dear Mrs. Werbie-Harris,

Thank you for the continued time and efforts. We appreciate the opportunity to have worked closely with staff over the last year to explore various alternatives in the adoption of the *Barnes Creek Neighborhood Plans* and corresponding *Comprehensive Land Use Plan* adjustments. As per your letter dated January 22nd 2015 please accept this letter as our response to provide the necessary details for "Alternative 1" , attached hereto, to be considered for adoption as the Barnes Creek Neighborhood Plan.

The Barnes Creek neighborhood encompasses approximately 800 acres and will contain a mix of single family, multifamily and commercial land uses. It is our understanding that neighborhood plans provide significantly more detail than that of land use plans and therefore when adopting neighborhood plans it is often necessary to amend or modify existing comprehensive land use plans. Based on the existing Village Comprehensive Plan, modifications will be needed for the adoption of any of the currently proposed neighborhood plans. It is our desire to work with staff to assign the appropriate land use designations after, or in conjunction with the review of the neighborhood plan by the Plan Commission and Village Board. Attached to this letter is the \$225 fee requested to process our request for the Barnes Creek Neighborhood Plan. Please feel free to reach out at any time with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to be "S.R. Mills".

S.R. Mills
President
Bear Development



VILLAGE STAFF MEMORANDUM

TO: Michael Pollocoff, Village Administrator
Village Board of Trustees

FROM: Jean M. Werbie-Harris, Community Development Director

SUBJECT: Partial Termination of Development Agreements and Variances

DATE: May 12, 2015

Consider the request of Wendy Banasik, agent on behalf of Kwik Trip, Inc. is requesting a partial termination and release from three (3) Agreements entered into by and between the previous land Owner (V.K. Development Corporation) and the Village of Pleasant Prairie and two (2) variances granted by the Village for the related infrastructure improvements in the Prairie Ridge Development installed in the land areas located between 88th and 104th Avenues south of STH 50 in the Prairie Ridge Development. The specific property that the petitioner is requesting partial termination for is identified as Tax Parcel Number 91-4-122-081-0105 (Outlot 18 of Prairie Ridge Subdivision), which is located at the northwest corner of 88th Avenue and 76th Street. All of the public related improvements as referenced in the Agreements and Variances have been completed, inspected and accepted by the Village. All of the obligations referenced in the Agreements have been fulfilled and financial securities held by the Village have been disbursed.

The Village staff recommends approval of the Partial Termination of Memorandum of Development Agreements and Variances as referenced below and recommends that the Village President and Clerk be authorized to execute the documents.

1. Memorandum of Development Agreement V. K. Development Corporation dated September 13, 1996 and recorded in the Kenosha County Register of Deeds office on September 18, 1996 as Document No. 1035830. (Title Commitment #14). This Memorandum was related to the initial mass rough grading, drainage improvements and erosion control work for the development based upon the Preliminary Plat and Preliminary Engineering Plans for the Prairie Ridge Development.
2. Variance Grant Document No. 96-14 executed by Village of Pleasant Prairie and VK Development Corporation on December 16, 1997 and recorded in the Kenosha County Register of Deeds office on February 10, 1998 as Document No. 1085139. (Title Commitment #18). This Variance allowed for roadways within the single family portion of the development to extend more than 600 feet in length.
3. Memorandum of Agreement executed by Village of Pleasant Prairie and V. K. Development Corporation on October 29, 1997 and recorded the Kenosha County Register of Deeds office on November 4, 1997 as Document No. 1075619. (Title Commitment #16) This Memorandum was related to the completion of the final required public and private infrastructure improvements for the development based upon the Final Plat and Final Engineering Plans for the Prairie Ridge Development.

4. Variance Grant Document No. 97-09 executed by Village of Pleasant Prairie and VK Development Corporation on October 20, 1997 and recorded in the Kenosha County Register of Deeds office on February 10, 1998 as Document No. 1085138. (Title Commitment #17). This Variance related to the timing of the installation and completion of public improvements for the Prairie Ridge development.
5. Memorandum of Development Agreement executed by Village of Pleasant Prairie and V. K. Development Corporation on March 9, 1998 and recorded in the Kenosha County Register of Deeds office March 12, 1998 as Document No. 1088728.(Title Commitment #12). This Memorandum was related to the completion of the final required public and private infrastructure improvements for the development based upon the Final Plat and Final Engineering Plans for the Prairie Ridge Subdivision Phase 1 (a/k/a Addition #1) Development.

MEMORANDUM OF DEVELOPMENT AGREEMENT
V.K. DEVELOPMENT CORPORATION

This Memorandum of Development Agreement is made by Vincent Kuttempoor, President and Geeta V. Kuttempoor, Vice-President and Secretary representing the V.K. Development Corporation with offices located at 240 Regency Court, Brookfield, WI 53045, (the "Developer") and the Village of Pleasant Prairie, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, P.O. Box 905, Pleasant Prairie, Wisconsin 53158-0905 (the "Village").

Return to:
Village of Pleasant Prairie
P.O. Box 905
Pleasant Prairie, WI 53158
Parcel Identification Number:
91-4-122-081-0111-0

POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

MEMORANDUM OF DEVELOPMENT AGREEMENT
V.K. DEVELOPMENT CORPORATION
at Pleasant Prairie, Wisconsin
on 9/13/1996 at 9:10 PM
53045277
PAGE
REVISED
\$35.00

WITNESSETH:

1. The Developer and the Village have entered into a Development Agreement dated as of September 13, 1996 regarding a development known as the "Prairie Ridge Development", (the "Development") of certain real property located within the Village (the "Property"), the legal description which is attached hereto as Exhibit 1 and incorporated herein by reference. A copy of the Agreement is on file with the Village Clerk and can be viewed at the Village Municipal Building at the address stated above, as can copies of the conditional Preliminary Plat of the Development, and the various detailed Drainage, Grading and Erosion Control Plans

and Specifications relating to the private on-site mass rough grading to be completed on the Property, all of which are a part of or provided for in the Agreement. The final construction plans, which include the public improvements, shall be reviewed and approved by the Village Board and shall be forthcoming upon Village approval to this Agreement.

2. The Developer has agreed to dedicate, give, grant and convey, to the Village, certain easements affecting the Property and certain areas included in the Development for public streets and other public improvements, for public drainageways and public drainage system improvements, and for landscape plantings, cul-de-sac island plantings and boulevard plantings for maintenance purposes and access purposes. These easements are to be shown and described on the approved Final Plat of the Development, which upon Village Board review and approval is a part of the Agreement, or any subsequent amendments to the Agreement.
3. The Developer has agreed to dedicate, give, grant and convey to various utility companies certain utility easements affecting the Property and all lots included in the Development for telephone, natural gas, electric power and cable TV lines and

other related improvements and facilities, which will be installed underground whenever possible. These easements are to be shown and described on the approved Final Plat of the Development, which upon Village Board review and approval is a part of the Agreement, or any subsequent amendments to the Agreement. To the extent such utility improvements are located in public street easement areas, they are subject to restrictions to be set out on the Final Plat of the Development and applicable Village Ordinance requirements.

4. The Developer has agreed to dedicate, give, grant and convey to the Homeowner's Association certain non-exclusive easements affecting the Property and certain lots and has agreed to dedicate to the Association for maintenance, the drainageway and storm sewer easement areas; the utility easement areas; the cul-de-sac islands and boulevards and for access to the detention basin easement areas. These easements are to be shown and described on the approved Final Plat of the Development, which upon Village Board review and approval is a part of the Agreement, or any subsequent amendments to the Agreement.

5. The Developer shall impose certain restrictions running with the land, enforceable by and for the benefit of the Village, and not subject to termination, cancellation or amendment without the express written consent of the Village Board, on specified areas of the Property and specified lots included in the Development which are to be set out in the "Declaration of Restrictions and Easements" which are subject to the review and approval of the Village Board and are provided for in the Agreement, or any subsequent Amendments to the Agreement.
6. The Agreement is not intended to benefit or to be enforceable by any person other than the Village, the Developer and their respective successors and assigns as to the Agreement.
7. The Developer shall be required to pay outstanding municipal sanitary sewer special assessments as a condition precedent to subdividing any land in the Development. An Agreement has been entered into wherein the Developer has purchased the available sanitary sewer capacity, a copy of which is available from the Village Clerk.

8. The Village shall acquire flowage easements on the Developer's behalf at the Developer's expense to satisfy the grading and drainage improvement requirements for the Development. These expenses shall include, but shall not be limited to attorney's fees, appraisal costs, easement costs, filing and recording fees.
9. This Memorandum of Development Agreement is intended for notice purposes only and is not a complete summary of the Agreement. The provisions of this Memorandum shall not be used in interpreting the Agreement. In the event of any conflict between this Memorandum and the Agreement, the Agreement shall control.

IN WITNESS WHEREOF, the Developer and the Village have caused this Memorandum of Development Agreement to be signed and dated as of this 13th day of September, 1996.

VILLAGE OF PLEASANT PRAIRIE

By: [Signature]
John P. Stank
Village President

ATTEST:

[Signature]
Jane M. Romanowski
Village Clerk

V.K. DEVELOPMENT CORPORATION

By: [Signature]
Vincent Kuttemperoor
President

By: [Signature]
Geeta Kuttamperoor
Vice-President and
Secretary

Memorandum of Development Agreement
V.K. Development Corporation

STATE OF Wisconsin,
Kenosha COUNTY) SS

This Memorandum of Development Agreement was acknowledged before me this 13th day of September, 1996 by Vincent Kuttemperoor, President and Gesta V. Kuttemperoor, Vice-President and Secretary, respectively of V.K. Development Corporation.

Jennie Kuble
Notary Public
State of WI
My Commission expires: 3-22-98

STATE OF Wisconsin,
Kenosha COUNTY) SS

This Memorandum of Development Agreement was acknowledged before me this 13th day of September, 1996 by John P. Steinbrink and Jane M. Romanowski, President and Village Clerk, respectively, of the Village of Pleasant Prairie.

Jennie Kuble
Notary Public
State of WI
My Commission expires: 3-22-98

Memorandum of Development Agreement
V.K. Development Corporation

This instrument was drafted by:

Donald E. Mayew
Attorney at Law
1025 56th Street
Kenosha, Wisconsin 53140

and

Jean M. Werbie
Community Development Director
Village of Pleasant Prairie
P.O. Box 905
Pleasant Prairie, Wisconsin 53158-0905

This instrument should be returned to:

Village of Pleasant Prairie
P.O. Box 905
Pleasant Prairie, Wisconsin 53158-0905

VKDevelo.MEM

EXHIBIT 1

N 50 AC of W 1/2 SW 1/4 Sec 8 T 1 R 22 also N 1/2 Sec 8 Ex E 330 Ft of N 264 Ft NE 1/4 SD Sec 4 Ex S 90 Ft of W 273 Ft of N 750 Ft of NW 1/4 Sec 8 also Ex Com NE Cor NE 1/4 Sec 8 th S to Pt which is 1186.73 Ft N SE Cor Sd 1/4 Sec to Beg th W 272 Ft S 408.59 Ft W 237.64 Ft S 440.08 Ft M/L SW'LY 190 Ft SE'LY to S Ln Sd 1/4 Sec th E to SE Cor Sd 1/4 Sec th N 1186.73 Ft to POB Ex Hwy 1981 Ex Parcel II CSM 1764 Doc #968920 325.81 AC (1995 PT 91-4-122-081-0100-0) #970848 Doc #1011785 (1997 Comb 91-4-122-081-0101-0, -083-0210-0, -083-0100-0, -083-0121-0, -083-0200-0, -084-0011-0 into 91-4-122-081-0111-0); and

566-D Pt SW 1/4 Sec 8 T 1 R 22 Comm 330 Ft E of W Ln 1/4 on N Ln Former RR N 192 Ft to Beg N to Cor Seidman (about 781.5 Ft) E 990 Ft to E Ln W 1/2 1/4 S to NE Cor Bowker (293.04 Ft N of Ct Wilmot Rd) W 99 Ft S to Pt 223.47 Ft N of Ct Rd W'LY 376.62 Ft to Pt 469 Ft W of E Ln 1/2 1/4 S 133.85 Ft to Pt 134.47 Ft N of N Ln ROW W'LY 362.05 Ft N 82 Ft W 165 Ft to POB also 40 Ft Easement Also Easement V 832 P 92 #970848 Doc #1011785 18.84 AC (1997 Comb 91-4-122-081-0101-0, -083-0210-0, -083-0100-0, -083-0121-0, -083-0200-0, and -084-0011-0 into 91-4-122-081-0111-0; and

Pt SW 1/4 Sec 8 T 1 R 22 Beg Int N Ln Former RR ROW and Ct Wilmot Rd Th NE'LY 63.22 Ft to a Point 99 Ft W of E Ln W 1/2 Sd 1/4 N 223.47 Ft W'LY 376.62 Ft S 133.85 Ft E'LY 172.81 Ft S 34

Deg 23' E 183.27 Ft to NW'LY ROW of Hwy C E to Beg Vol 1172 P 208 1985 .32 AC #970848 Doc #1011785 (1997 Comb 91-4-122-081-0101-0, -083-0210-0, -083-0100-0, -083-0121-0, -083-0200-0, and -084-0011-0 into 91-4-122-081-0111-0); and

577-D Pt SW 1/4 Sec 8 T 1 R 22 Beg 514 Ft W of Ct Sec W 810 Ft S 2435 Ft to Ct Wilmot Rd NE'LY 265 Ft N 180 Ft NE'LY 360 Ft S 180 Ft NE'LY to E Ln 1/4 N 1871 Ft to Beg Ex 671 Records Page 50 Ex 727-394 37.95 AC #970848 Doc #1011785 (1997 Comb 91-4-122-081-0101-0, -083-0210-0, -083-0100-0, -083-0121-0, -083-0200-0 and -084-0011-0 into 91-4-122-081-0111-0); and

Pt SW 1/4 Sec 8 T 1 R 22 Com 131 Ft W of Ct Sec W 383 Ft S 1871 Ft to Ct Wilmot Rd NE'LY 467 Ft N'LY to Beg 15.15 AC V 1378 P 656 #970848 Doc #1011785 (1997 Com 91-4-122-081-0101-0, -083-0210-0, -083-0100-0, -083-0121-0, -083-0200-0, -084-0011-0 into 91-4-122-081-0111-0); and

576-D Part of W 1/2 SE 1/4 Sec 8 T 1 R 22 Which Lies N of Wilmot Rd Ex Com at NE Cor of W 1/2 SE 1/4 S 577.2 Ft to Ct Line of Wilmot Rd SW'LY Along Ct Line of Rd 738.8 Ft N 1013.4 Ft to N Ln 1/4 Sec E 619.75 Ft to Place of Beg Also Part of SW 1/4 Com at Ct of Sec W 131 Ft S 1612 Ft to Ct of Wilmot Rd NE'LY Along Ct of Sd Rd to Intersection of E Line of 1/4 Sec N 1512 Ft to POB Ex Parcel I CSM 1764 (1995 Pt 91-4-122-084-0010-0) Doc #968920 21.84 AC Doc #1011785 (1997 Comb 91-4-122-081-0101-0, -083-0210-0, -083-0100-0, -083-0121-0, -083-0200-0 and -084-0011-0 into 91-4-122-081-0111-0).

PARTIAL TERMINATION OF
DEVELOPMENT AGREEMENT

DOCUMENT NO.

THIS PARTIAL TERMINATION OF DEVELOPMENT AGREEMENT is made as of the ____ day of _____, 2015, by the Village of Pleasant Prairie, a Wisconsin municipal corporation, (“Village”).

A. On September 13, 1996, the Village and V.K. Development Corporation (“Developer”), entered into a Development Agreement (“Development Agreement”) affecting certain real property located in Kenosha County, Wisconsin, which includes the real estate more particularly described on **Exhibit A** attached hereto and made a part hereof (the”Property”), as well as other property not subject to this Partial Termination of Development Agreement. A Memorandum of Development Agreement was recorded on September 18, 1996, with the Kenosha County Register of Deeds as Document No. 1035830.

B. SB1 Pleasant Prairie WI, L.L.C., a Delaware limited liability company, now owns the Property.

C. All of Developer’s required public improvement obligations under the Development Agreement with respect to the Property have been fulfilled and all amounts due thereunder have been paid or discharged.

D. The Village desires by this instrument to cause a notice of the termination of the Development Agreement with respect to the Property to be set forth in the public record.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Village declares, covenants and agrees that all obligations of Developer under the Development Agreement with respect to the Property have been satisfied in their entirety and all amounts due thereunder have been paid or discharged and the Development Agreement is of no further force or effect whatsoever with respect to the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON FOLLOWING PAGE]

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Parcel Identification Number
91-4-122-081-0105

Exhibit A

Outlot 18 in Prairie Ridge, being a subdivision of part of the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northwest Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northeast Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Southwest Quarter; and the Northwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 8, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Tax Key No. 91-4-122-081-0105

PARTIAL TERMINATION OF
VARIANCE GRANT

DOCUMENT NO.

THIS PARTIAL TERMINATION OF VARIANCE GRANT is made as of the ____ day of _____, 2015, by the Village of Pleasant Prairie, a Wisconsin municipal corporation, ("Village").

A. On December 16, 1997, the Village and V.K. Development Corporation ("Developer"), entered into a Variance Grant Document No. 96-14 ("Variance Agreement") affecting certain real property located in Kenosha County, Wisconsin, which includes the real estate more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property"), as well as other property not subject to this Partial Termination of Agreement. The Variance Agreement was recorded on February 10, 1998, with the Kenosha County Register of Deeds as Document No. 1085139.

B. SB1 Pleasant Prairie WI, L.L.C., a Delaware limited liability company, now owns the Property.

C. All of Developer's required public improvement obligations under the Variance Agreement with respect to the Property have been fulfilled and all amounts due thereunder have been paid or discharged.

D. The Village desires by this instrument to cause a notice of the termination of the Variance Agreement with respect to the Property to be set forth in the public record.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Village declares, covenants and agrees that all obligations of Developer under the Variance Agreement with respect to the Property have been satisfied in their entirety and all amounts due thereunder have been paid or discharged and the Variance Agreement is of no further force or effect whatsoever with respect to the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON FOLLOWING PAGE]

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Parcel Identification Number
91-4-122-081-0105

Exhibit A

Outlot 18 in Prairie Ridge, being a subdivision of part of the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northwest Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northeast Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Southwest Quarter; and the Northwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 8, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Tax Key No. 91-4-122-081-0105



DOCUMENT NUMBER

VARIANCE USE ONLY
R E C O R D E D
at Kenosha County Register of Deeds
Location: 2nd Floor, Room 201
Date: 07/10/1998 at 11:25 AM
\$900.00
\$18.00
FEE/REGD

VARIANCE GRANT DOCUMENT NO: 96-14

Before the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, in regard to the property legally described below:

Return Document to:
Village of Pleasant Prairie
P.O. Box 905
Pleasant Prairie, WI 53158

Parcel #:
91-4-122- 081-0112-0.

Legal Description: See Attached Exhibit A

WHEREAS, the Land Division and Development Control Ordinance of the Village of Pleasant Prairie requires that a maximum length of roadways that end in a cul-de-sac comply with certain requirements, but that upon petition, such area requirements may be varied by the Village Board of Trustees where such variance will not be contrary to the public interest, and where owing to special conditions, a literal enforcement of the provisions of the Land Division and Development Control Ordinance will result in unnecessary hardship or practical difficulties and where granting such variance will uphold the spirit of the Ordinance and contribute to the justice of the particular case in question, and;

WHEREAS, a petition therefore having been filed and public hearing held thereon, and the Village Board of Trustees of the Village of Pleasant Prairie having determined that due to special circumstances a literal enforcement of the provisions of the ordinance will result in unnecessary hardship or practical difficulties and that a variance may properly be granted which would uphold the spirit of the ordinance and contribute to the justice of the particular case in question:

NOW THEREFORE, a Variance from Section 18.0703 C related to the length of the roadways extending beyond the maximum of 600 feet in length be approved on the following roadways in the Prairie Ridge Development:

- a. To extend West Ridge Drive approximately 1,000 feet south of the intersection at 82nd Street;
- b. To extend 81st Place approximately 700 feet southwest of the intersection of East Ridge Drive;
- c. To extend 84th Place approximately 650 feet east of the intersection of East Ridge Drive;



- d. To extend 98th Avenue approximately 650 feet west of the intersection of East Ridge Drive; and
- e. To extend East Ridge Drive approximately 850 feet southwest of 98th Avenue (all cul-de-sacs are measured from the centerline of intersecting street to the end of the cul-de-sac right-of-way, as shown on the attached map as Exhibit B.

The granting of these variances does not waive any other requirement of the Village's Land Division and Development Control Ordinance, the Developers Agreement for Prairie Ridge Development or any other Village Ordinances.

Granted by action of the Village Board of Trustees of the Village of Pleasant Prairie this 16th day of December, 1996.

ATTEST:

Jane M. Romanowski
 Jane M. Romanowski
 Village Clerk

John P. Steinbrink
 John P. Steinbrink
 Village President

OWNERS: VK Development Corporation

Vincent Kuttemperoor
 Vincent Kuttemperoor
 President

Goeta V. Kuttemperoor
 Goeta V. Kuttemperoor
 Vice President and Secretary

ACKNOWLEDGMENT
 STATE OF WISCONSIN

SS
 Waukesha COUNTY)
 Personally came before me this 5th day of January, 1996, the above named known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]
 Notary Public Waukesha County, WI.
 My Commission is permanent. (If not, state expiration date: _____)

THIS INSTRUMENT WAS DRAFTED BY:
 Village of Pleasant Prairie

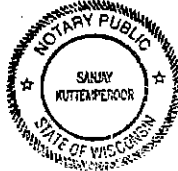


EXHIBIT A

LEGAL DESCRIPTION - PRAIRIE RIDGE - VILLAGE OF PLEASANT PRAIRIE
 KENOSHA, WI

DATED: 10/27/97

SURVEYORS CERTIFICATE:

STATE OF WISCONSIN }
 KENOSHA COUNTY } SS

J. MICHAEL J. LOSIK, registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped the Preliminary Plat of "Prairie Ridge" same being a subdivision of a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4, and the Southwest 1/4 of the Southeast 1/4, of Section 8, Township One (1) North, Range Twenty-Two (22) East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the corner common to the Northwest corner of said Southwest Quarter and the Southwest corner of said Northwest Quarter (West 1/4 Corner of said Section 8); Thence North 02° 27' 11" West along and upon the West line of said Northwest Quarter 1903.48 feet; Thence North 87° 32' 48" East at right angles to the West line of said Quarter Section 273.00 feet; Thence North 02° 27' 11" West parallel to the west line of said Quarter Section 90.00 feet; Thence South 87° 32' 48" West at right angles to the West line of said Quarter Section 223.00 feet and to the East Right-of-Way line of County Trunk Highway "HR" (104th Avenue); Thence North 02° 27' 11" West along and upon said East Right-of-Way line, 500.00 feet to the Southwesterly end of a vision triangle at the Southeast corner of the intersection of said Highway "HR" with State Trunk Highway "50"; Thence North 70° 56' 29" East along and upon the line of said vision triangle 241.04 feet to the Southerly Right-of-Way line of said State Trunk Highway; Thence South 67° 48' 05" East along and upon said Right-of-Way line 2418.95 feet to a point of curve in said Right-of-Way line; Thence Easterly 1921.13 feet along said right-of-way line and the arc of said curve whose center lies to the North, whose central angle is 04° 47' 10", whose radius is 22,998.33 feet and whose chord bears North 89° 48' 20" East 1920.57 feet to a point of tangency in said right-of-way line; Thence North 87° 24' 45" East along and upon said Southerly Right-of-Way line 345.12 feet; Thence South 02° 49' 58" East parallel to the East line of the Northeast Quarter of said Section 8, 95.19 feet; Thence North 85° 48' 36" East parallel to the North line of said Northeast Quarter 289.94 feet to the West Right-of-Way line of County Trunk Highway "H" (88th Avenue); Thence South 02° 49' 58" East along and upon said West Right-of-Way line 321.85 feet to an angle point in said line; Thence South 02° 58' 24" East along and upon said West Right-of-Way line 604.21 feet and to an angle point in said line; Thence South 05° 46' 53" East along and upon said West Right-of-Way line 285.36 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 228.34 feet; Thence South 02° 49' 58" East parallel to the East line of said Northeast Quarter Section 418.00 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 237.84 feet; Thence South 00° 10' 30" West 440.08 feet; Thence South 54° 03' 02" West parallel to the center-line of County Trunk Highway "C" (prior to widening - 1883) 180.00 feet; Thence South 54° 03' 19" West, 113.40 feet; Thence North 17° 44' 26" West 72.21 feet; Thence Southwesterly 202.56 feet along the arc of a curve whose center lies to the North, whose central angle is 25° 54' 35", whose radius is 448.00 feet and whose chord bears South 85° 12' 51.5" West 200.87 feet; Thence North 81° 49' 51" West 155.64 feet; Thence Northwesterly 130.87 feet along the arc of a curve whose center lies to the South, whose central angle is 08° 44' 10", whose radius is 657.00 feet and whose chord bears North 86° 11' 56" West 130.54 feet; Thence North 00° 34' 01" West 210.00 feet; Thence Southwesterly 225.97 feet along the arc of a

curve whose center lies to the South, whose central angle is $12^{\circ} 05' 02''$, whose radius is 1087.00 feet and whose chord bears South $83^{\circ} 21' 55''$ West 225.54 feet; Thence South $77^{\circ} 17' 57''$ West 102.08 feet; Thence Northwesterly 240.92 feet along the arc of a curve whose center lies to the North, whose central angle is $31^{\circ} 52' 45''$, whose radius is 433.00 feet and whose chord bears North $86^{\circ} 45' 41.5''$ West 237.82 feet; Thence South $20^{\circ} 22' 10''$ West 125.18 feet; Thence South $28^{\circ} 08' 54''$ West 284.43 feet; Thence Southwesterly 7.14 feet along the arc of a curve, whose center lies to the Southeast, whose central angle is $00^{\circ} 30' 47''$, whose radius is 797.00 feet and whose chord bears South $27^{\circ} 51' 50.5''$ West, 7.14 feet to a point; Thence Southeasterly 883.93 feet along the arc of a curve whose center lies to the East, whose central angle is $83^{\circ} 32' 43''$, whose radius is 797.00 feet and whose chord bears South $04^{\circ} 10' 14.5''$ East 839.32 feet; Thence South $35^{\circ} 56' 36''$ East 162.70 feet; Thence South $02^{\circ} 58' 09''$ East 48.21 feet to the center-line of the aforesaid County Trunk Highway "C"; Thence South $54^{\circ} 08' 24''$ West along and upon said center-line 843.38 feet to the West line of said Southeast Quarter Section and an angle point in said center-line; Thence South $63^{\circ} 57' 45''$ West along and upon the center-line of said Highway, 971.80 feet; Thence North $02^{\circ} 37' 48''$ West, 200.00 feet; Thence South $53^{\circ} 57' 45''$ West parallel to the center-line of said Highway, 490.00 feet; Thence South $02^{\circ} 37' 45''$ East 200.00 feet to the center-line of said Highway; Thence South $53^{\circ} 57' 45''$ West along and upon said center-line 160.17 feet to the West line of the East Half of the Southwest Quarter of said Section 8; Thence North $02^{\circ} 43' 28''$ West along and upon said West line 290.25 feet; Thence South $58^{\circ} 47' 21''$ West 102.55 feet; Thence South $02^{\circ} 37' 45''$ East 362.45 feet to the center-line of said County Trunk Highway "C"; Thence South $53^{\circ} 57' 45''$ West along and upon said center-line 59.52 feet to the Northernly line of the abandoned Chicago & Northwestern Railroad Right-of-Way; Thence North $82^{\circ} 01' 23''$ West along and upon said railroad Right-of-Way line 47.49 feet; Thence North $56^{\circ} 57' 03''$ West 163.28 feet; Thence North $82^{\circ} 01' 23''$ West and parallel to the Northernly line of said abandoned railroad 549.56 feet; Thence North $02^{\circ} 27' 49''$ West and parallel to the West line of the Southwest Quarter of said Section 8, a distance of 81.88 feet; Thence South $58^{\circ} 47' 21''$ West and parallel to the South line of said Southwest Quarter Section 185.00 feet; Thence North $02^{\circ} 27' 49''$ West and parallel to the West line of said Southwest Quarter Section 842.31 feet to the Northeast corner of land once owned by Joseph A. Lowe (recorded in Volume 58, Page 29 of the Kenosha County Land Registry); Thence South $87^{\circ} 32' 11''$ West and at right angles to the West line of said Southwest Quarter Section 330.00 feet to the West line thereof; Thence North $02^{\circ} 27' 49''$ West along and upon the West line of said Southwest Quarter Section 1392.98 feet and to the point of beginning of this description.

Excepting therefrom those parts heretofore dedicated for public street purposes.

Said parcel of land contains approximately 17,924,526 square feet (or 411.4906 acres) of land, exclusive of any lands herein being dedicated for the right-of-ways of 104th Avenue and County Trunk Highway "C" (Wilcox Road).

That I have made such survey, land division and Preliminary Plat under the direction of V.K. Development Corporation, owner of said land.

That such Preliminary Plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Control Ordinances of the Village of Pleasant Prairie in surveying, dividing and preparing this Preliminary Plat of same.

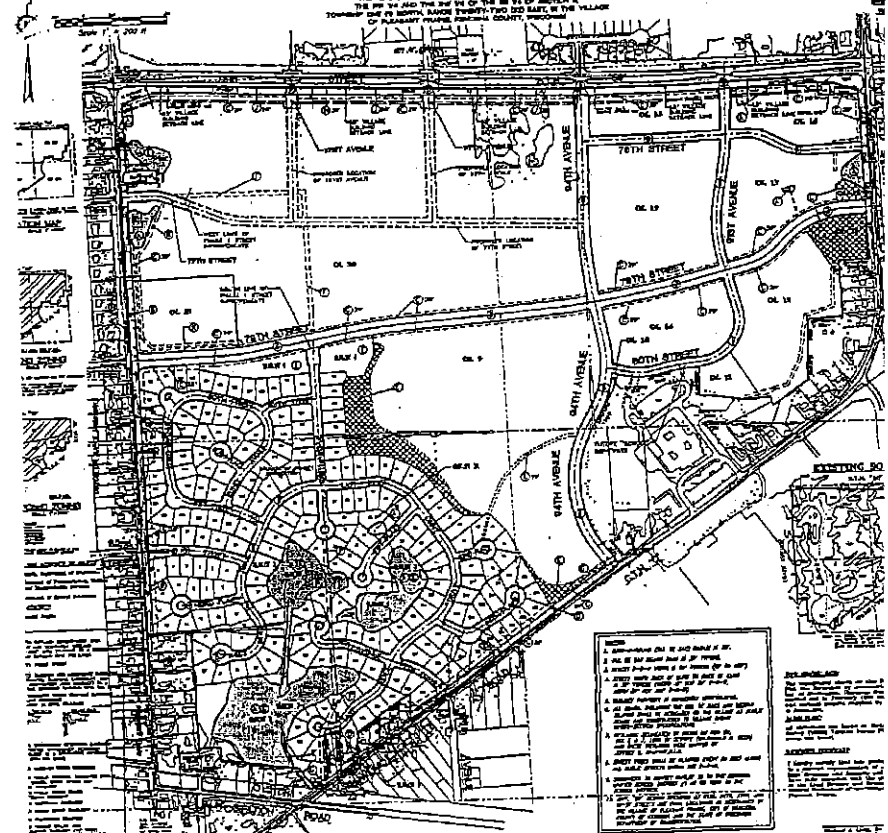
Date: 12/6/98

PLAN DATE: 10/27/97

Michael J. Lork, P.E., L.S.
Registered Land Surveyor, S-1065

PRAIRIE RIDGE (SUBDIVISION)

EXHIBIT B



NOTES:

1. Dimensions shall be in feet and inches.
2. All lot areas shall be in square feet.
3. All street frontages shall be in feet.
4. All street widths shall be in feet.
5. All street setbacks shall be in feet.
6. All street easements shall be in feet.
7. All street easements shall be in feet.
8. All street easements shall be in feet.
9. All street easements shall be in feet.
10. All street easements shall be in feet.

LEGEND:

ADJACENT PROPERTY: Shaded area representing land owned by others.

ADJACENT PROPERTY: Shaded area representing land owned by others.

ADJACENT PROPERTY: Shaded area representing land owned by others.

PRELIMINARY PLAT PRAIRIE RIDGE (SUBDIVISION)

OWNER/DEVELOPER: V.K. DEVELOPMENT CORPORATION
1075 W. CAPITOL DRIVE
KENOSHA, WI 53140
608-790-0000

ENGINEER: MICHAEL J. LORK & ASSOCIATES
1075 W. CAPITOL DRIVE
KENOSHA, WI 53140
608-790-0000



#16

Memorandum of Agreement

Recorder's Use Only:
Document Number

Document Title

DOCUMENT NUMBER
1075619
RECORDING AGENCY
E.C. & P. RECORDS, WI 53140
at Marshfield Building, Registrar of Deeds
on 11/04/1997 at 8:00 PM
570850373
ERIC
RECEIVED
\$24.00

Recording Area

Name and Return Address

Village of Pleasant Prairie
P.O. Box 905
Pleasant Prairie WI 53158

91-4-122-001-0112-0

Parcel Identification Number (PIN)



This page is part of a legal document . . . DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 29.217. 07/24/1995

MEMORANDUM OF AGREEMENT

V. K. Development Corporation, a Wisconsin corporation with offices located at 19275 W. Capitol Drive, Brookfield, Wisconsin 53045 (the "Developer"), and the Village of Pleasant Prairie, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, P.O. Box 905, Pleasant Prairie, Wisconsin 53158-0905 (the "Village") have entered into an Interim Development Agreement Regarding Construction of Proposed Public And Private Improvements (the "Agreement") with respect to the proposed Prairie Ridge Subdivision located on certain real property (the "Property") legally described on Exhibit A, which is attached hereto and incorporated herein by reference.

Among other things, the Agreement specifies the Developer's obligations regarding construction of certain proposed public improvements on the Property. The Agreement identifies a number of conditions of final plat approval with respect to the proposed Prairie Ridge Subdivision notwithstanding the Developer's construction and installation of the proposed public improvements. The Agreement makes clear that the Village has no obligation to approve any final plat for the proposed Prairie Ridge Subdivision, or to approve any certified survey map for all

CS-MD\10756195.1

or any portion of the Property, or to accept the dedication of any proposed public improvements constructed or installed pursuant to the Agreement, or to maintain any proposed public improvements constructed or installed pursuant to the Agreement, or to approve any development proposal for the Property, as a result of the Agreement, or as a result of the Developer constructing, installing and paying for proposed public improvements pursuant to the Agreement, or as a result of the Village inspecting and approving such proposed public improvements pursuant to the Agreement. The Agreement also provides for a waiver by the Developer of notice and hearing regarding the levy of a special assessment by the Village Board, up to a total amount of \$97,800, for any construction staking or engineering field inspection performed by or for the Village with respect to the proposed public improvements, for which the Village has not been paid within 30 days after written demand for payment to the Developer. Such waiver constitutes a restrictive covenant running with the land of the Property which is for the benefit of and enforceable by the Village.

A copy of the Agreement is on file at the Village's offices.

IN WITNESS WHEREOF, the Developer and the Village have caused this Memorandum to be signed by their duly authorized officers as of the dates set out below.

VILLAGE OF PLEASANT PRAIRIE

By *John P. Steinbrink*
John P. Steinbrink,
Village President

Date: 10/29/97

ATTEST:

Jane M. Romanowski
Jane M. Romanowski,
Village Clerk

Date: 10/29/97

V.K. DEVELOPMENT CORPORATION

By *Vincent Kuttemperoor*
Vincent Kuttemperoor,
President

Date: 10/29/97

ATTEST:

Gesta V. Kuttemperoor
Gesta V. Kuttemperoor,
Vice President and Secretary

Date: 10/29/97

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

This Memorandum was acknowledged before me this 29th day of OCTOBER, 1997 by Vincent Kuttemperoor, President of V.K. Development Corporation.

James H. Baxter III
Notary Public, State of WISCONSIN
My Commission expires: PERMANENT

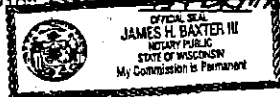
STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)



This Memorandum was acknowledged before me this 29th day of OCTOBER, 1997 by Geeta V. Kuttemperoor, Vice President and Secretary, V.K. Development Corporation.

James H. Baxter III
Notary Public, State of WISCONSIN
My Commission expires: PERMANENT

STATE OF Wisconsin)
) SS:
Kenosha COUNTY)



This Memorandum was acknowledged before me this 29th day of October, 1997 by John P. Steinbrink and Jane M. Romanowski, President and Clerk, respectively, of the Village of Pleasant Prairie.

James H. Baxter III
Notary Public, State of WI
My Commission expires: 3/22/98

This Memorandum was drafted by:
James H. Baxter III
Quarles & Brady
411 East Wisconsin Avenue
Milwaukee WI 53202-4497

EXHIBIT A

LEGAL DESCRIPTION - PRAIRIE RIDGE - VILLAGE OF PLEASANT PRAIRIE
KENOSHA, WI

DATED: 10/27/97

SURVEYORS CERTIFICATE:

STATE OF WISCONSIN

KENOSHA COUNTY

I, MICHAEL J. LOSBK, registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped the Preliminary Plat of "Prairie Ridge" same being a subdivision of a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northwest 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4, and the Northwest 1/4, and the Southwest 1/4 of the Southeast 1/4, of Section 8, Township One (1) North, Range Twenty-Two (22) East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the corner common to the Northwest corner of said Southwest Quarter and the Southwest corner of said Northwest Quarter (West 1/4 Corner of said Section 8); Thence North 02° 27' 11" West along and upon the West line of said Northeast Quarter 1203.48 feet; Thence North 27° 32' 47" East at right angles to the West line of said Quarter Section 278.00 feet; Thence North 02° 27' 11" West parallel to the west line of said Quarter Section 80.00 feet; Thence South 87° 32' 45" West at right angles to the West line of said Quarter Section 223.00 feet and to the East Right-of-Way line of County Trunk Highway "HH" (104th Avenue); Thence North 02° 27' 11" West along and upon said East Right-of-Way line, 500.00 feet to the Southwesterly end of a vision triangle at the Southeast corner of the intersection of said Highway "HH" with State Trunk Highway "80"; Thence North 70° 58' 29" East along and upon the line of said vision triangle 241.04 feet to the Southerly Right-of-Way line of said State Trunk Highway; Thence South 87° 48' 05" East along and upon said Right-of-Way line 2418.85 feet to a point of curve in said Right-of-Way line; Thence Easterly 1821.13 feet along said Right-of-Way line and the arc of said curve whose center lies to the North, whose central angle is 04° 47' 10", whose radius is 22,998.93 feet and whose chord bears North 80° 48' 20" East 1620.57 feet to a point of tangency in said right-of-way line; Thence North 87° 24' 45" East along and upon said Southerly Right-of-Way line 245.12 feet; Thence South 02° 49' 58" East parallel to the East line of the Northeast Quarter of said Section 8, 85.19 feet; Thence North 87° 46' 36" East parallel to the North line of said Northeast Quarter 269.84 feet to the West Right-of-Way line of County Trunk Highway "N" (88th Avenue); Thence South 02° 49' 58" East along and upon said West Right-of-Way line 321.89 feet to an angle point in said line; Thence South 02° 59' 24" East along and upon said West Right-of-Way line 604.21 feet and to an angle point in said line; Thence South 05° 45' 53" East along and upon said West Right-of-Way line 265.36 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 228.34 feet; Thence South 02° 49' 58" East parallel to the East line of said Northeast Quarter Section 415.00 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 237.84 feet; Thence South 00° 10' 30" West 440.08 feet; Thence South 54° 03' 02" West parallel to the center-line of County Trunk Highway "C" (prior to widening - 1963) 190.00 feet; Thence South 54° 03' 19" West, 113.40 feet; Thence North 17° 44' 25" West 72.21 feet; Thence Southwesterly 82.58 feet along the arc of a curve whose center lies to the North, whose central angle is 23° 54' 35", whose radius is 448.00 feet and whose chord bears South 85° 12' 51.5" West 200.87 feet; Thence North 81° 48' 51" West 155.64 feet; Thence Northwesterly 130.67 feet along the arc of a curve whose center lies to the South, whose central angle is 08° 44' 10", whose radius is 557.00 feet and whose chord bears North 86° 11' 56" West 130.54 feet; Thence North 00° 34' 01" West 210.00 feet; Thence Southwesterly 225.97 feet along the arc of a

curve whose center lies to the South, whose central angle is 12° 05' 02", whose radius is 1067.00 feet and whose chord bears South 83° 21' 58" West 225.54 feet; Thence South 77° 17' 57" West 102.08 feet; Thence Northwesterly 240.82 feet along the arc of a curve whose center lies to the North, whose central angle is 31° 41.5" West 237.62 feet; Thence South 20° 22' 10" West 125.18 feet; Thence South 28° 08' 54" West 294.43 feet; Thence Southwesterly 7.14 feet along the arc of a curve, whose center lies to the Southeast, whose central angle is 00° 30' 47", whose radius is 797.00 feet and whose chord bears South 27° 51' 30.5" West, 7.14 feet to a point; Thence Southeasterly 883.93 feet along the arc of a curve whose center lies to the East, whose central angle is 85° 32' 45", whose radius is 797.00 feet and whose chord bears South 04° 10' 14.5" East 839.32 feet; Thence South 35° 58' 35" East 162.79 feet; Thence South 02° 58' 09" East 48.21 feet to the center-line of the aforesaid County Trunk Highway "C"; Thence South 54° 03' 24" West along and upon said center-line 843.38 feet to the West line of said Southeast Quarter Section and an angle point in said center-line; Thence South 53° 57' 45" West along and upon the center-line of said Highway, 871.80 feet; Thence North 02° 37' 45" West, 200.00 feet; Thence South 53° 57' 45" West parallel to the center-line of said Highway, 460.00 feet; Thence South 53° 57' 45" West along and upon said center-line 160.17 feet to the West line of the East Half of the Southwest Quarter of said Section 8; Thence North 02° 43' 28" West along and upon said West line 290.25 feet; Thence South 80° 47' 21" West 102.55 feet; Thence South 02° 37' 45" East 362.48 feet to the center-line of said County Trunk Highway "C"; Thence South 53° 57' 45" West along and upon said center-line 56.82 feet to the Northerly line of the abandoned Chicago & Northwestern Railroad Right-of-Way; Thence North 82° 35' 57' 03" West 183.28 feet; Thence North 82° 01' 23" West and parallel to the Northerly line of said abandoned railroad 548.66 feet; Thence North 02° 27' 49" West and parallel to the West line of the Southwest Quarter of said Section 8, a distance of 81.68 feet; Thence South 87° 47' 21" West and parallel to the South line of said Southwest Quarter Section 165.00 feet; Thence North 02° 27' 49" West and parallel to the West line of said Southwest Quarter Section 842.31 feet to the Northeast corner of land once owned by Joseph A. Lowe (recorded in Volume 56, Page 29 of the Kenosha County Land Registry); Thence South 87° 32' 11" West and at right angles to the West line of said Southwest Quarter Section 330.00 feet to the West line thereof; Thence North 02° 27' 49" West along and upon the West line of said Southwest Quarter Section 1392.98 feet and to the point of beginning of this description.

Excepting therefrom those parts heretofore dedicated for public street purposes.

Said parcel of land contains approximately 17,924,526 square feet (or 411,4805 acres) of land, exclusive of any lands herein being dedicated for the right-of-ways of 104th Avenue, and County Trunk Highway "C" (Wilmet Road).

That I have made such survey, land division and Preliminary Plat under the direction of V.K. Development Corporation, owner of said land.

That such Preliminary Plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 238 of the Wisconsin Statutes and the Subdivision Control Ordinances of the Village of Pleasant Prairie in surveying, dividing and preparing this Preliminary Plat of same.

Date: 12/6/98

PLAN DATE: 10/27/97

Michael J. Lorik, P.E., L.S.
Registered Land Surveyor, S-1065

PARTIAL TERMINATION OF AGREEMENT

DOCUMENT NO.

THIS PARTIAL TERMINATION OF AGREEMENT is made as of the ____ day of _____, 2015, by the Village of Pleasant Prairie, a Wisconsin municipal corporation, ("Village").

A. On October 29, 1997, the Village and V.K. Development Corporation ("Developer"), entered into an Agreement (" Agreement") affecting certain real property located in Kenosha County, Wisconsin, which includes the real estate more particularly described on Exhibit A attached hereto and made a part hereof (the"Property"), as well as other property not subject to this Partial Termination of Agreement. A Memorandum of Agreement was recorded on November 4, 1997, with the Kenosha County Register of Deeds as Document No. 1075619.

B. SB1 Pleasant Prairie WI, L.L.C., a Delaware limited liability company, now owns the Property.

C. All of Developer's required public improvement obligations under the Agreement with respect to the Property have been fulfilled and all amounts due thereunder have been paid or discharged.

D. The Village desires by this instrument to cause a notice of the termination of the Agreement with respect to the Property to be set forth in the public record.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Village declares, covenants and agrees that all obligations of Developer under the Agreement with respect to the Property have been satisfied in their entirety and all amounts due thereunder have been paid or discharged and the Agreement is of no further force or effect whatsoever with respect to the Property.

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[SIGNATURES ON FOLLOWING PAGE]

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Parcel Identification Number
91-4-122-081-0105

Exhibit A

Outlot 18 in Prairie Ridge, being a subdivision of part of the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northwest Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northeast Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Southwest Quarter; and the Northwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 8, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Tax Key No. 91-4-122-081-0105

PARTIAL TERMINATION OF
VARIANCE GRANT

DOCUMENT NO.

THIS PARTIAL TERMINATION OF VARIANCE GRANT is made as of the ____ day of _____, 2015, by the Village of Pleasant Prairie, a Wisconsin municipal corporation, ("Village").

A. On October 20, 1997, the Village and V.K. Development Corporation ("Developer"), entered into a Variance Grant Document No. 97-09 ("Variance Agreement") affecting certain real property located in Kenosha County, Wisconsin, which includes the real estate more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property"), as well as other property not subject to this Partial Termination of Agreement. The Variance Agreement was recorded on February 10, 1998, with the Kenosha County Register of Deeds as Document No. 1085138.

B. SB1 Pleasant Prairie WI, L.L.C., a Delaware limited liability company, now owns the Property.

C. All of Developer's required public improvement obligations under the Variance Agreement with respect to the Property have been fulfilled and all amounts due thereunder have been paid or discharged.

D. The Village desires by this instrument to cause a notice of the termination of the Variance Agreement with respect to the Property to be set forth in the public record.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Village declares, covenants and agrees that all obligations of Developer under the Variance Agreement with respect to the Property have been satisfied in their entirety and all amounts due thereunder have been paid or discharged and the Variance Agreement is of no further force or effect whatsoever with respect to the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON FOLLOWING PAGE]

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Parcel Identification Number
91-4-122-081-0105

Exhibit A

Outlot 18 in Prairie Ridge, being a subdivision of part of the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northwest Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northeast Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Southwest Quarter; and the Northwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 8, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Tax Key No. 91-4-122-081-0105



VARIANCE GRANT DOCUMENT NO. 97-09

Before the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, in regard to the properties legally described below.

Legal Description:

SEE ATTACHMENT 1

Return to:
Village of Pleasant Prairie
P.O. Box 905
Pleasant Prairie, WI
53158-0905

Parcel Number(s):
91-4-122-081-01.12-0

WHEREAS, the Land Division and Development Control Ordinance of the Village of Pleasant Prairie, sets forth specific and particular requirements to develop land, but that upon petition, such requirement may be varied by the Village Board of Trustees where (1) there are special circumstances justifying the extraordinary act of deferral; (2) the deferral will not adversely affect the public health, safety or welfare, and (3) substantial unnecessary hardship will be avoided; and (4) due to special circumstances, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship or practical difficulties and that a variance may properly be granted which would uphold the spirit of the ordinance and contribute to the justice of the particular case in question; and

WHEREAS, the Developer received conditional Preliminary Plat approval and related Development Agreement approval for the proposed Prairie Ridge Development, along with Variances related to the timing of the installation and completion of public improvements based on the Village Board's Preliminary Plat approval. The proposed mixed residential and commercial development encompasses land located between 88th and 104th Avenues between STH 50 and CTH C in the northwestern corner of the Village; and

WHEREAS, the Developer requested to defer the application of a final plat for the referenced property which is over 400 acres, until after the public improvements which have been reviewed and approved by the Village—are constructed and Village inspected. Said public improvements would then be dedicated to the Village by the Developer as part of the final plat approval process; and

UNLAWFUL USE BRUNT
RECORDED
at Kenosha County, Kenosha, WI 53140
Louise J. Prineas, Registrar of Deeds
ON 02/10/1998 at 11:28 AM
904226640 824.00
RECEIVED

WHEREAS, due to the financial costs associated with the installation of over two (2) miles of public improvements, the Developer requested to provide financial assurances to the Village through his lending institutions rather than posting an irrevocable letter of credit with the Village as security to install the public improvements. The Developer must agree, however, that if there is no irrevocable letter of credit and for some reason the public improvements are not installed, inspected and accepted by the Village, then the Developer runs the risk that there is no final plat. If there is no final plat, the Developer would not be able to divide and sell off parcels of land. The Developer's incentive is to complete the public improvements in an acceptable and timely manner in accordance with the approved Construction Plans, Specifications and Profiles so that he may then file the final plat with the Village, thereafter. The public improvements would then be dedicated to the Village as part of the final platting process; and

WHEREAS, sanitary sewer, watermain, storm sewer, grading and drainage basins, sedimentation and detention basins and base roadway comprise the First Year Improvements and would be commenced during the first construction year--fall, 1997 in accordance with the approved Preliminary Plat and the approved Construction Engineering Plans, Specifications and Profiles. The Developer has also asked to install the Second Year Improvements under an expedited paving schedule--which allows the curb and gutter and first lift of asphalt to be installed upon the completion of the First Year Improvements--in 1998 rather than having those improvements sit for a construction season; and

WHEREAS, upon completion of the First Year Improvements or at any time during the construction of the First or Second Year Improvements, the Developer would have the option of filing the final plat with the Village if the balance of the public improvement work is secured with an irrevocable letter of credit and all other requirements or conditions of the Village are met; and

WHEREAS, the Landscaping and Street Tree Planting Plans, Street Lighting Plan, and Street Signage Plan would be prepared prior to the application of the final plat. The Construction Engineering Plans, Profiles and Specifications, Wisconsin Department of Transportation and Kenosha County Highway Access Permits, Utility Easement identifications, Dedication and Easement Language, and Declaration of Restrictive Covenants has been submitted for review and approval as a part of the preliminary plat approval process. The installation of public improvements, construction meetings, field stakings and inspection services will all be completed as a part of the Preliminary Plat approval process.

WHEREAS, all utility easements, drainage, sanitary sewer and watermain, landscaping, signage and other easements along with the public right-of-way dedications will be recorded at the Register of Deeds Office as a part of the final plat.

NOW THEREFORE, petitions therefore having been filed and public hearings held thereon, and the Village Board of Trustees of the Village of Pleasant Prairie having determined that: Such variances are not considered contrary to the public's interest in that no public expenses are being incurred to install the improvements and due to special conditions--the 400 acre size of the development; the financial strength and viability of the Developer; the Village's concern for the success of a highly valued, visible project; and to satisfy the Village's need for high quality, well planned urban development to serve the community--a literal enforcement of the provisions would have resulted in practical difficulty or unnecessary hardship and warrants the granting of the following variances from the Land Division and Development Control Ordinance:

1. **SECTION 18.0212, Variances** - Several variances were requested by the Developer. The Village Board's actions to grant these variances from the requirements of this Ordinance are not intended to be contrary to the public interest. Due to the reputation of the Developer; the financial commitment of the Developer to the community; the unusually large size of the project being over 400 acres; the establishment of an excellent working relationship with the Village along with very good references from other communities; and the monitoring and inspection practices which have been established--a literal enforcement of the provisions of this Ordinance would result in practical difficulty or unnecessary hardship to the Developer so these variances should be considered. The granting of the variances would uphold the spirit of the Ordinance, public safety and welfare would be secured and substantial justice would be done. This Ordinance section is also referenced because there are several overlapping provisions in the Ordinance which reflect similar requests, this provision is intended to grant all references to the final plat requirements.
2. **SECTION 18.307G, Final Approval Upon Conditions** - To facilitate the start of the development based upon a conditionally approved preliminary plat rather than the final satisfaction of all conditions as imposed by a final plat, the Developer was granted a variance from the requirements of the final plat approval upon conditions provisions of the Ordinance subject to:
 - a. The Developer shall enter into a Development Agreement and that agreement will have several conditions which must be complied with prior to and at the time of the application of the final plat.
 - b. The Developer is still required to comply with this section of the Ordinance, but it is the timing of when the satisfaction of conditions occurs not if the satisfaction of conditions occurs.
 - c. All of the public improvements must be completed and inspected prior to the application of the final plat or full compliance with the provisions of the Ordinance would be required.

3. **SECTION 18.0208, Letter of Credit (A. General Requirement)** - The Village has waived the requirement of having an Irrevocable Letter of Credit as security for the Developer Agreement to perform the installation of the public improvements. The developer has demonstrated his financial strength and character to the Village so that the posting of the Letter of Credit for the public improvement work is not necessary. Again, because there is no final plat--so there is an incentive by the Developer to complete the public improvements in a timely and efficient manner.

In order to verify that the work being completed properly, the construction of the public improvements will be field staked, inspected and verified by the Village's Consulting Engineers and Inspectors prior to the Developer's payment to the contractors. The Inspectors charges and costs will be secured by an irrevocable letter of credit.

The Developer has agreed to indemnify the Village for and hold the Village harmless against, all costs damages and liability resulting from defects in the installation of public improvements.

4. **SECTION 18.0210, Public Improvements (C. Construction Installation)** - This section of the Ordinance indicates that public improvements shall not be commenced until and unless all conditions of the final plat have been satisfied. The Developer was granted a variance from this section because he is going to begin construction on the public improvements prior to the application of and approval of a final plat. All of the other conditions--having a Development Agreement, approved Construction Plans, and construction at the Developer's cost--shall be satisfied.
5. **SECTION 18.0501, General Requirements for the Final Plat** - The Ordinance requires that a final plat shall be submitted for all subdivisions and that the plat shall comply with all requirements of the Statutes. The Developer has indicated that he intends to comply with all requirements of the final plat, when his application is made for final plat approval. The general requirements will be complied with, it is just a matter of timing. As a result, the developer was granted a variance to defer the submittal of the final plat. The commencement of public improvements will be based upon the preliminary plat approval. The developer will advance the final plat for consideration when the improvements are completed or he intends to comply with the conditions of approval for a final plat.
6. **SECTION 18.0801, General Requirements for Required Public Improvements** - The Ordinance requires that public improvements be designed, located, constructed, installed, provided and completed in a workmanlike manner, to the satisfaction of the Village and at the Developer's cost, that the developer shall enter into a Development Agreement and that a final plat shall be approved by the Village Board. The Developer intends to comply with all requirements, with the exception of the variance to defer the

submittal of the final plat. Again, the developer will advance the final plat for consideration when the improvements are completed or he intends to comply with the conditions of approval for a final plat.

7. SECTION 18.0804, Streets (F. Paving Sequence and Timing) (4. Expedited Schedule) - The Ordinance requires that public improvements be installed over a three (3) year construction time period. First Year Improvements are comprised of sanitary sewers, water mains, storm sewers, utilities and the gravel base of the roadway. Second Year Improvements are comprised of the curb and gutter and the binder lift of asphalt. Third Year Improvements are comprised of the final or surface lift of asphalt. The Village may grant a variance to this typical schedule by allowing the Third Year Improvements to be completed in the Second Year and the Second Year Improvements to be completed with the First Year Improvements. A variance to allow for this schedule was approved by the Village Board subject to:

- a. The Developer incurs the additional costs to use compacted granular material for backfilling the trenches in which sanitary sewer, storm sewers, water mains, utilities and other underground public improvements are constructed in the public streets.
- b. The Village Board requires that the extension of the warranty period for an additional year and that the First Year Public Improvements shall be completed for a minimum of 60 days prior to binder paving. The expedited schedule is beneficial in commercial areas where a large amount of public traffic is anticipated. Paving minimizes dust and debris and provides a more finished look to the project.

8. SECTION 18.0901, Commencement of Construction - Under the Construction section of the Ordinance there is a provision which, as stated previously, prevents the Developer from commencing on the public improvements until a final plat approval is granted by the Village Board. The Developer may begin public improvements prior to the submittal of the final plat. The developer will advance the final plat for consideration when the improvements are completed or he intends to comply with the conditions of approval for a final plat.

The Village approved all the Variances as stated above subject to all of the conditions as stated above and all conditions, terms as specified in the executed Developer Agreement on file with the Village and the Memorandum of Developer Agreement recorded at the Kenosha County Register of Deeds.

Granted by action of the Village Board of Trustees of the Village of Pleasant Prairie this 20th day of October, 1997

John P. Steinbrink
John P. Steinbrink
Village President

ATTEST:

Jane M. Romagowski
Jane M. Romagowski
Village Clerk

Owners: VK Development Corporation

Vincent Kuttemperoor
Vincent Kuttemperoor
President

Geeta V. Kuttemperoor
Geeta V. Kuttemperoor
Vice President and Secretary

ACKNOWLEDGMENT
STATE OF WISCONSIN)

SS
KENOSHA COUNTY)
Waukesha

Personally came before me this 5th day of January, 1998, the above named to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]
Notary Public, Kenosha County, WI.
My Commission expires: 12 December

THIS INSTRUMENT WAS DRAFTED BY:
Village of Pleasant Prairie



ATTACHMENT 1

LEGAL DESCRIPTION - PRAIRIE RIDGE - VILLAGE OF PLEASANT PRAIRIE
KENOSHA, WI

DATED: 10/27/97

SURVEYORS CERTIFICATE:

STATE OF WISCONSIN

KENOSHA COUNTY

I, MICHAEL J. LOSIK, registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped the Preliminary Plat of "Prairie Ridge" same being a subdivision of a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4, and the Northwest 1/4, and the Southwest 1/4 of the Southeast 1/4, of Section 8, Township One (1), North, Range Twenty-Two (22) East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the corner common to the Northwest corner of said Southwest Quarter and the Southwest corner of said Northwest Quarter (West 1/4 Corner of said Section 8); Thence North 02° 27' 11" West along and upon the West line of said Northwest Quarter Section 273.00 feet; Thence North 02° 27' 11" West parallel to the west line of said Quarter Section 90.00 feet; Thence South 87° 32' 48" West at right angles to the West line of said Quarter Section 223.00 feet and to the East Right-of-Way line of County Trunk Highway "HF" (104th Avenue); Thence North 02° 27' 11" West along and upon said East Right-of-Way line 500.00 feet to the Southwesterly end of a vision triangle at the Southeast corner of the intersection of said Highway "HF" with State Trunk Highway 50; Thence North 70° 58' 23" East along and upon the line of said vision triangle 241.04 feet to the Southerly Right-of-Way line of said State Trunk Highway; Thence South 87° 48' 05" East along and upon said Right-of-Way line 2418.96 feet to a point of curve in said Right-of-Way line; Thence South 02° 49' 58" East parallel to the East line of the Northeast Quarter of said Section 8, 95.19 feet; Thence North 89° 48' 36" East parallel to the North line of said Northeast Quarter 269.94 feet to the West Right-of-Way line of County Trunk Highway "H" (88th Avenue); Thence South 02° 49' 58" East along and upon said West Right-of-Way line 321.89 feet to an angle point in said line; Thence South 02° 58' 24" East along and upon said West Right-of-Way line 604.21 feet and to an angle point in said line; Thence South 05° 48' 53" East along and upon said West Right-of-Way line 285.36 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 223.34 feet; Thence South 02° 49' 58" East parallel to the East line of said Northeast Quarter Section 415.00 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 237.64 feet; Thence South 00° 10' 30" West 440.08 feet; Thence South 64° 03' 02" West parallel to the center-line of County Trunk Highway "C" (prior to widening - 1963) 190.00 feet; Thence South 64° 03' 19" West, 113.40 feet; Thence North 17° 44' 28" West 72.21 feet; Thence Southwesterly 202.59 feet along the arc of a curve whose center lies to the North, whose central angle is 25° 54' 35" whose radius is 448.00 feet and whose chord bears South 85° 12' 51.5" West 200.87 feet; Thence North 81° 49' 51" West 155.84 feet; Thence Northwesterly 130.87 feet along the arc of a curve whose center lies to the South, whose central angle is 08° 44' 10", whose radius is 857.00 feet and whose chord bears North 86° 11' 56" West 130.54 feet; Thence North 00° 34' 01" West 210.00 feet; Thence Southwesterly 225.97 feet along the arc of a

curve whose center lies to the South, whose central angle is 15° 08' 02", whose radius is 1097.00 feet and whose chord bears South 89° 21' 58" West 225.54 feet; Thence South 77° 17' 57" West 102.03 feet; Thence Northwesterly 240.02 feet along the arc of a curve whose center lies to the North, whose central angle is 31° 52' 45", whose radius is 439.00 feet and whose chord bears North 85° 45' 41.5" West 237.82 feet; Thence South 20° 22' 10" West 125.18 feet; Thence South 28° 08' 54" West 294.43 feet; Thence Southwesterly 7.14 feet along the arc of a curve, whose center lies to the Southeast, whose central angle is 00° 30' 47", whose radius is 797.00 feet and whose chord bears South 27° 51' 30.5" West, 7.14 feet to a point; Thence Southeasterly 889.93 feet along the arc of a curve whose center lies to the East, whose central angle is 65° 38' 43", whose radius is 797.00 feet and whose chord bears South 04° 10' 14.5" East 839.32 feet; Thence South 85° 58' 36" East 162.79 feet; Thence South 02° 59' 06" East 49.21 feet to the center-line of the aforesaid County Trunk Highway "C"; Thence South 54° 03' 24" West along and upon said center-line 843.38 feet to the West line of said Southeast Quarter Section and an angle point in said center-line; Thence South 63° 57' 45" West along and upon the center-line of said Highway, 871.80 feet; Thence North 02° 37' 48" West, 200.00 feet; Thence South 45° 57' 45" West parallel to the center-line of said Highway, 460.00 feet; Thence South 02° 37' 48" East 200.00 feet to the center-line of said Highway; Thence South 63° 57' 45" West along and upon said center-line 160.17 feet to the West line of the East Half of the Southwest Quarter of said Section 8; Thence North 02° 43' 25" West along and upon said West line 290.25 feet; Thence South 89° 47' 21" West 102.56 feet; Thence South 02° 57' 45" East 352.46 feet to the center-line of said County Trunk Highway "C"; Thence South 83° 57' 45" West along and upon said center-line 59.82 feet to the Northerly line of the abandoned Chicago & Northwestern Railroad Right-of-Way; Thence North 82° 01' 23" West along and upon said railroad Right-of-Way line 47.49 feet; Thence North 55° 57' 03" West 163.28 feet; Thence North 82° 01' 23" West and parallel to the Northerly line of said abandoned railroad 648.86 feet; Thence North 02° 57' 45" West and parallel to the West line of the Southwest Quarter of said Section 8, a distance of 81.85 feet; Thence South 89° 47' 21" West and parallel to the South line of said Southwest Quarter Section 165.00 feet; Thence North 02° 27' 45" West and parallel to the West line of said Southwest Quarter Section 842.31 feet to the Northeast corner of land once owned by Joseph A. Lowe (recorded in Volume 58, Page 29 of the Kenosha County Land Registry); Thence South 87° 32' 11" West and at right angles to the West line of said Southwest Quarter Section 350.00 feet to the West line thereof; Thence North 02° 27' 45" West along and upon the West line of said Southwest Quarter Section 1392.98 feet and to the point of beginning of this description.

Excepting therefrom those parts heretofore dedicated for public street purposes.

Said parcel of land contains approximately 17,924,628 square feet (or 411.4808 acres) of land, exclusive of any lands herein being dedicated for the right-of-ways of 104th Avenue and County Trunk Highway "C" (Wilmet Road).

That I have made such survey, land division and Preliminary Plat under the direction of V.K. Development Corporation, owner of said land.

That such Preliminary Plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 238 of the Wisconsin Statutes and the Subdivision Control Ordinances of the Village of Pleasant Prairie in surveying, dividing and preparing this Preliminary Plat of same.

Date: 12/8/98

PLAN DATE: 10/27/97

Michael J. Losik, P.E., L.S.
Registered Land Surveyor, S-1085

#12

Memorandum of Development Agreement

Recorder's Use Only:
Document Number

Document Title

Prairie Ridge Subdivision
recorded on March 12, 1998
as Document #1000727

DOCUMENT NUMBER
1000728
RECORDING AREA
RECORDED
at Recording Center, Kenosha, WI 53140
Location of Project, Registrar of Deeds
on 3/22/98 at 1:48 PM \$22.00
MRE1

Recording Area

Name and Return Address

Village of Pleasant Prairie
P.O. Box 905
Pleasant Prairie, WI 53158-0905

22 91-4-122-081-0112-C

Parcel Identification Number (PIN)

This page is part of a legal document. . . DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. **Note:** Use of this cover page adds one page to your documents and \$2.00 to the recording fee. Wisconsin Statutes, 39.517. WRDA 1-96

MEMORANDUM OF
DEVELOPMENT AGREEMENT

This is a memorandum of the development agreement (the "Agreement") entered into by and between the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village") and V.K. Development Corporation, its successors and assigns (the "Developer") as of March 2, 1998 as a condition of the Village's approval of the final plat (the "Approved Final Plat") of Prairie Ridge Subdivision, Phase 1 (the "Subdivision"). The legal description of the real property (the "Property") on which the Subdivision is platted, and which is subject to the Agreement, is set out on the attached Exhibit A, which is incorporated herein by reference.

Among other things, the Agreement requires the Developer to dedicate to the Village, free of charge to the Village and free and clear of any liens or encumbrances, the fee interest in the various public streets and highways shown and described on the Approved Final Plat of the Subdivision, as well as various easements shown and described on the Approved Final Plat, and to dedicate or otherwise convey to other entities various interests in land shown and described on the Approved Final Plat, and to impose various restrictive covenants running with the land on the Property or various portions of it as set out on the Approved Final Plat. The Agreement also requires the Developer to design, locate, provide, construct, install and complete, and to maintain and repair under certain circumstances, at the Developer's cost, specified public improvements on and in the vicinity of the Property, and upon completion of such public improvements, and their inspection and approval by the Village, to dedicate such public improvements to the Village, free of cost to the Village and free and clear of any and all liens or encumbrances. The Agreement provides that the Village has no obligation to maintain any of the public improvements until after it has specifically accepted the dedication of such improvements from the Developer. Further, the Agreement grants to Village officials and their designees the right to enter upon the Property at all reasonable times, without notice, to inspect the status, progress and quality of the work on the required public improvements as well as certain required private improvements. Further, the Agreement provides for the reallocation of the remaining principal balance of \$158,004.00 of a prior special assessment levied on the entire Property for sanitary sewer improvements to Lots 1-49 and Outlots 8, 9, 23 and 24 of the Subdivision as shown on the Approval Final Plat, with the balance of the Property being released from such special assessment, as follows:

Lots 1-49:	\$ 10,289.55 (\$209.00 each)
Outlot 8:	46,878.05
Outlot 9:	28,739.36
Outlot 23:	67,227.46
Outlot 24:	<u>4,868.98</u>
	\$158,003.39

and for the payment of such special assessments in accordance with the provisions of the Agreement. Further, the Agreement provides for special assessments for sanitary sewer improvements to be levied against Outlots 12, 13, 15, 17, 18, 19, 20, 21 and 22 of the Subdivision, as shown on the Approved Final Plat, as follows:

Outlot 12:	\$ 6,124.90
Outlot 13:	37,928.37
Outlot 15:	28,036.52
Outlot 17:	34,362.70
Outlot 18:	6,901.30
Outlot 19:	14,550.23
Outlot 20:	12,134.78
Outlot 21:	5,779.84
Outlot 22:	<u>58,632.26</u>
	\$204,450.90,

and for the payment of such special assessments in accordance with the provisions of the Agreement. Further, the Agreement provides for special assessments for roadway, curb and gutter and storm sewer improvements in 104th Avenue to be levied against Outlots 17, 18, 19, 20, 21, 22, 23 and 24 of the Subdivision, as shown on the Approved Final Plat, as follows:

Outlot 17:	\$ 42,217.92
Outlot 18:	8,478.91
Outlot 19:	17,876.37
Outlot 20:	14,908.75
Outlot 21:	7,101.09
Outlot 22:	72,025.42
Outlot 23:	440,479.48
Outlot 24:	<u>31,904.91</u>
	\$635,002.85,

and for payment of such special assessments in accordance with the provisions of the Agreement. Further, the Agreement provides for special assessments for water system improvements in 104th Avenue, in the amount of \$93,380.00, to be levied against Outlot 23, and to be paid in accordance with the provisions of the Agreement. Further, the Agreement provides that the Agreement and related variances granted by the Village to the Developer are personal, do not run with the land, and cannot be assigned by the Developer without the prior written consent of the Village Board of Trustees. The Agreement also provides that it is not intended by the parties to benefit or be enforceable by any person or entity other than the Village, the Developer and their respective successors and assigns.

IN WITNESS WHEREOF, the Developer and the Village have caused this Agreement to be signed by their duly authorized officers on the dates set out below.

VILLAGE OF PLEASANT PRAIRIE

V.K. DEVELOPMENT CORPORATION

By *John P. Steinbrink*
John P. Steinbrink,
Village President

By *Vincent Kuttemperoo*
Vincent Kuttemperoo,
President

Date: 3-9-98

Date: 3/9/98

ATTEST:

Jane M. Romanowski
Jane M. Romanowski,
Village Clerk

ATTEST:

Sanjay Kuttemperoo
Sanjay Kuttemperoo,
Secretary

Date: 3/9/98

Date: 3/9/98

STATE OF WISCONSIN)
Kenosha COUNTY)

This Agreement was acknowledged before me this 9th day of March, 1998 by Vincent Kuttemperoo, as President, and Sanjay Kuttemperoo, as Secretary, of V.K. Development Corporation.

Jean M. Wehr
Notary Public, State of Wisconsin
My Commission expires: 2-17-2002

STATE OF WISCONSIN)
Kenosha COUNTY)

This Agreement was acknowledged before me this 9th day of March, 1998 by John P. Steinbrink, as President, and Jane M. Romanowski, as Clerk, of the Village of Pleasant Prairie.

Jean M. Wehr
Notary Public, State of Wisconsin
My Commission expires: 2-17-2002

This Agreement was drafted by:
James H. Baxter III
Quarles & Brady
411 East Wisconsin Avenue
Milwaukee WI 53202-4497

EXHIBIT A

LEGAL DESCRIPTION - PRAIRIE RIDGE - VILLAGE OF PLEASANT PRAIRIE
KENOSHA, WI

DATED: 10/27/97

SURVEYORS CERTIFICATE:

STATE OF WISCONSIN)
KENOSHA COUNTY)

I, MICHAEL J. LOSIK, registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped the Preliminary Plat of "Prairie Ridge" same being a subdivision of a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4, and the Northwest 1/4, and the Southwest 1/4 of the Southeast 1/4, of Section 8, Township One (1) North, Range Twenty-Two (22) East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the corner common to the Northwest corner of said Southwest Quarter and the Southwest corner of said Northwest Quarter (West 1/4 Corner of said Section 8); Thence North 02° 27' 11" West along and upon the West line of said Northwest Quarter 1503.48 feet; Thence North 67° 32' 45" East at right angles to the West line of said Quarter Section 273.00 feet; Thence North 02° 27' 11" West parallel to the west line of said Quarter Section 90.00 feet; Thence South 87° 32' 45" West at right angles to the West line of said Quarter Section 223.00 feet and to the East Right-of-Way line of County Trunk Highway "HH" (104th Avenue); Thence North 02° 27' 11" West along and upon said East Right-of-Way line, 500.00 feet to the Southwesterly end of a vision triangle at the Southeast corner of the intersection of said Highway "HH" with State Trunk Highway "20"; Thence North 70° 58' 29" East along and upon the line of said vision triangle 241.04 feet to the Southerly Right-of-Way line of said State Trunk Highway; Thence South 87° 45' 06" East along and upon said Right-of-Way line 2418.95 feet to a point of curve in said Right-of-Way line; Thence Easterly 1921.13 feet along said right-of-way line and the arc of said curve whose center lies to the North, whose central angle is 04° 47' 10", whose radius is 22,995.33 feet and whose chord bears North 86° 48' 20" East 1920.57 feet to a point of tangency in said right-of-way line; Thence North 87° 24' 45" East along and upon said Southerly Right-of-Way line 345.13 feet; Thence South 02° 49' 58" East parallel to the East line of the Northeast Quarter of said Section 8, 95.19 feet; Thence North 89° 48' 35" East parallel to the North line of said Northeast Quarter 299.94 feet to the West Right-of-Way line of County Trunk Highway "H" (88th Avenue); Thence South 02° 49' 58" East along and upon said West Right-of-Way line 321.89 feet to an angle point in said line; Thence South 02° 59' 24" East along and upon said West Right-of-Way line 604.21 feet and to an angle point in said line; Thence South 05° 48' 53" East along and upon said West Right-of-Way line 285.38 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 228.54 feet; Thence South 02° 49' 58" East parallel to the East line of said Northeast Quarter Section 418.00 feet; Thence South 87° 10' 02" West at right angles to the East line of said Northeast Quarter Section 237.64 feet; Thence South 00° 10' 30" West 440.05 feet; Thence South 54° 03' 02" West parallel to the center-line of County Trunk Highway "C" (prior to widening - 1983) 190.00 feet; Thence South 54° 03' 19" West, 113.40 feet; Thence North 17° 44' 28" West 72.21 feet; Thence Southwesterly 202.59 feet along the arc of a curve whose center lies to the North, whose central angle is 25° 54' 35", whose radius is 448.00 feet and whose chord bears South 85° 12' 51.5" West 800.87 feet; Thence North 81° 49' 51" West 155.64 feet; Thence Northwesterly 130.87 feet along the arc of a curve whose center lies to the South, whose central angle is 08° 44' 10", whose radius is 857.00 feet and whose chord bears North 86° 11' 56" West 130.54 feet; Thence North 00° 34' 01" West 210.00 feet; Thence Southwesterly 225.97 feet along the arc of a

curve whose center lies to the South, whose central angle is 12° 08' 02", whose radius is 1067.00 feet and whose chord bears South 85° 21' 55" West 225.64 feet; Thence South 77° 17' 57" West 102.08 feet; Thence Northwesterly 240.82 feet along the arc of a curve whose center lies to the North, whose central angle is 31° 52' 43", whose radius is 433.00 feet and whose chord bears North 86° 45' 41.5" West 237.82 feet; Thence South 20° 22' 10" West 125.18 feet; Thence South 28° 08' 54" West 294.43 feet; Thence Southwesterly 7.14 feet along the arc of a curve, whose center lies to the Southeast, whose central angle is 07° 30' 47", whose radius is 797.00 feet and whose chord bears South 27° 51' 30.5" West, 7.14 feet to a point; Thence Southwesterly 888.88 feet along the arc of a curve whose center lies to the East, whose central angle is 63° 52' 43", whose radius is 797.00 feet and whose chord bears South 04° 10' 14.5" East 639.32 feet; Thence South 36° 56' 36" East 152.79 feet; Thence South 02° 59' 09" East 48.21 feet to the center-line of the aforesaid County Trunk Highway "C"; Thence South 64° 03' 24" West along and upon said center-line 843.98 feet to the West line of said Southeast Quarter Section and an angle point in said center-line; Thence South 53° 57' 45" West along and upon the center-line of said Highway, 971.80 feet; Thence North 02° 37' 45" West 200.00 feet; Thence South 53° 57' 45" West parallel to the center-line of said Highway, 490.00 feet; Thence South 02° 37' 45" East 200.00 feet to the center-line of said Highway; Thence South 53° 57' 45" West along and upon said center-line 180.17 feet to the West line of the East Half of the Southwest Quarter of said Section 8; Thence North 02° 43' 25" West along and upon said West line 230.25 feet; Thence South 85° 47' 51" West 102.56 feet; Thence South 02° 37' 45" East 382.48 feet to the center-line of said County Trunk Highway "C"; Thence South 53° 57' 45" West along and upon said center-line 66.82 feet to the Northerly line of the abandoned Chicago & Northwestern Railroad Right-of-Way; Thence North 82° 01' 25" West along and upon said railroad Right-of-Way line 47.49 feet; Thence North 35° 03' 03" West 153.25 feet; Thence North 82° 01' 25" West and parallel to the Northerly line of said abandoned railroad 648.66 feet; Thence North 02° 27' 45" West and parallel to the West line of the Southwest Quarter of said Section 8, a distance of 81.58 feet; Thence South 85° 47' 21" West and parallel to the South line of said Southwest Quarter Section 165.00 feet; Thence North 02° 27' 45" West and parallel to the West line of said Southwest Quarter Section 842.31 feet to the Northeast corner of land once owned by Joseph A. Lowe (recorded in Volume 66, Page 29 of the Kenosha County Land Registry); Thence South 87° 32' 11" West and at right angles to the West line of said Southwest Quarter Section 330.00 feet to the West line thereof; Thence North 02° 27' 45" West along and upon the West line of said Southwest Quarter Section 1392.98 feet and to the point of beginning of this description.

Excepting therefrom those parts heretofore dedicated for public street purposes. Said parcel of land contains approximately 17,924,528 square feet (or 411.4905 acres) of land, exclusive of any lands herein being dedicated for the right-of-ways of 104th Avenue and County Trunk Highway "C" (Wilmet Road).

That I have made such survey, land division and Preliminary Plat under the direction of V.K. Development Corporation, owner of said land.

That such Preliminary Plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 238 of the Wisconsin Statutes and the Subdivision Control Ordinances of the Village of Pleasant Prairie in surveying, dividing and preparing this Preliminary Plat of same.

Date: 12/6/96

PLAN DATE: 10/27/97

Michael J. Losik, P.E., L.S.
Registered Land Surveyor, S-1085

Now know as lots 1 through 49 and Outlots 1 through 6 in the Prairie Ridge Subdivision

PARTIAL TERMINATION OF
DEVELOPMENT AGREEMENT

DOCUMENT NO.

THIS PARTIAL TERMINATION OF DEVELOPMENT AGREEMENT is made as of the ____ day of _____, 2015, by the Village of Pleasant Prairie, a Wisconsin municipal corporation, ("Village").

A. On March 9, 1998, the Village and V.K. Development Corporation ("Developer"), entered into a Development Agreement ("Development Agreement") affecting certain real property located in Kenosha County, Wisconsin, which includes the real estate more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Property") as well as other property not subject to this Partial Termination of Development Agreement. A Memorandum of Development Agreement was recorded on March 12, 1998, with the Kenosha County Register of Deeds as Document No. 1088728.

B. SB1 Pleasant Prairie WI, L.L.C., a Delaware limited liability company, now owns the Property.

C. All of Developer's required public improvement obligations under the Development Agreement with respect to the Property have been fulfilled and all amounts due thereunder have been paid or discharged.

D. The Village desires by this instrument to cause a notice of the termination of the Development Agreement with respect to the Property to be set forth in the public record.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Village declares, covenants and agrees that all obligations of Developer under the Development Agreement with respect to the Property have been satisfied in their entirety and all amounts due thereunder have been paid or discharged and the Development Agreement is of no further force or effect whatsoever with respect to the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON FOLLOWING PAGE]

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Parcel Identification Number
91-4-122-081-0105

Exhibit A

Outlot 18 in Prairie Ridge, being a subdivision of part of the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northwest Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Northeast Quarter; the Northeast Quarter, Northwest Quarter, Southeast Quarter and Southwest Quarter of the Southwest Quarter; and the Northwest Quarter and the Southeast Quarter of the Southeast Quarter of Section 8, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Tax Key No. 91-4-122-081-0105



Office of the Director of Public Works
John Steinbrink Jr., P.E.

To: Michael Pollocoff
From: John Steinbrink Jr.
Subject: Bentz Estates Pond Maintenance Award of Contract
Date: May 12, 2015

On October 23, 2014 the homeowners in the Bentz Estates Subdivision were issued letters regarding an update and subsequent options to be taken pertaining to the costs associated with the maintenance responsibilities for Outlot 1 (storm water pond) for which the homeowners are responsible. (Please see the attached.) Bentz Estates property owners were given until January 5, 2015 to respond. No responses were received.

On April 24, 2015, a request for proposal for Bentz Estates Pond Maintenance for a three-year term was offered to all landscape companies pre-qualified to work in the Village of Pleasant Prairie. Two of these companies requested bid proposal packets.

One bid was received for this project:

<u>Contractor</u>	<u>Bid</u>
Kenosha Grounds Care	\$1,925.00/year

Kenosha Grounds Care has been maintaining the pond for the last several years.

I recommend that the Village enter into an agreement with Kenosha Grounds Care in the amount of \$1,925/year for a contract total of \$5,775.00.



October 23, 2014

Bentz Estates Homeowner
60th Avenue
Kenosha, WI 53142

RE: Maintenance of Outlot 1 (Storm Water Pond), Bentz Estates Subdivision

Dear Bentz Estates Homeowner:

The purpose of this letter is to provide all 11 property owners in the Bentz Estates Subdivision ("Bentz Estates") with an Outlot 1 update and subsequent steps/options that may be taken pertaining to the costs associated with the maintenance responsibilities for Outlot 1 which are the financial responsibility of the Bentz Estates property owners.

Brief History

- Outlot 1 was recorded and turned over to the Bentz Estates Home Owners Association ("BEHOA") on November 7, 2005.
- Pursuant to the "Bentz Estates Subdivision Declaration of Restrictions, Covenants and Easements" (a permanent binding contract placed as a covenant on Bentz Estates), the BEHOA (or the Bentz Estates property owners) is responsible for the costs and ongoing maintenance, repair and replacement, electricity and water costs associated with Outlot 1.
- Article VII of the Declaration of Restrictions, Covenants and Easements covenants the Village the authority to assume the maintenance responsibilities of Outlot 1.
- Due to ongoing difficulties of the BEHOA to manage the maintenance of Outlot 1, for several years, the Village of Pleasant Prairie ("Village") took over the maintenance duties for the Outlot.
- Previously, as agreed to by the BEHOA, the Village took bids for services and a contract was awarded to Kenosha Grounds Care ("KGC") to perform maintenance activities related to the storm water pond (e.g. seasonal aeration fountain and pump maintenance, vegetation and algae control, etc.).
- The storm water pond maintenance costs were then placed as a charge on each Bentz Estates homeowner's utility bill.
- Homeowners would then pay the Village utility bill and the Village would in turn pay KGC.
- There is an outstanding \$250 KGC invoice for repairs to the pond aerator fountain.
- The Bentz Estates owners continue to maintain the lawn area of Outlot 1.
- We Energies electric bills for Outlot 1 continue to go to Tim Baas, former president of the BEHOA.
- The Village Clean Water Utility bill for Outlot 1 is also being forwarded to Mr. Baas.
- In 2013, the Village turned the maintenance responsibilities back over to the BEHOA.

In a recent conversation with Mr. Baas, the following information was given to the Village:

- Mr. Baas states that there has not been a BEHOA since 2007, the point when he and the other officers resigned.
- Maintenance bills for Outlot 1 continue to accumulate.
- Currently, it is estimated that each of the 11 Bentz Estates households owes approximately \$50 for continuing maintenance.

- There is an additional approximate \$18/month electric fee per household.
- Six (6) of the 11 households have stated they are willing to pay Outlot 1 maintenance fees.
- Therefore, 5 households are not willing to pay Outlot 1 maintenance fees or have not corresponded with Mr. Baas.
- Currently, KGC performs the Outlot 1 pond maintenance.

Establishing a Contractual Maintenance Contract & Securing Payment

In an effort to resolve this ongoing Bentz Estates Outlot 1 maintenance problem, the Village is willing to once again assume these responsibilities and in turn, place the maintenance costs on the utility bill of each of the 11 Bentz Estates homeowners.

Because the Village does not have the resources or the manpower to perform the Outlot 1 maintenance duties, the Village will solicit bids from local landscape contractors to provide ongoing landscaping and pond maintenance services on an annual basis.

The Village will agree to assume the accounting responsibilities on behalf of the Bentz Estates homeowners, but the homeowners will be billed for this service. The Village further agrees to use existing funds collected from the BEHOA and to obtain payment from delinquent property owners to pay for outstanding services. The maintenance charges going forward will be placed as a special charge on monthly utility bills. If existing property owners are not current with their payments, the Village will place the delinquent special charge on the property tax bill as a lien to be collected with the property taxes.

Conclusion

The Village suggests that the 11 Bentz Estates homeowners meet to discuss this matter and let the Village know what course of action the homeowners would like to take regarding the maintenance of Outlot 1. Bentz Estates property owners will have the choice to not accept the bid responses the Village receives. If the Village does not receive a response from the Bentz Estates property owners by **January 5, 2015**, then the Village staff will proceed with soliciting bids for an annual contract to the lowest qualified bidder to provide ongoing landscaping and pond maintenance services. Those services will then be placed as a special charge on each owner's monthly utility bill.

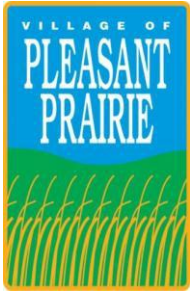
Thank you for your consideration of this matter.

Sincerely,



Michael R. Pollocoff
Village Administrator

cc: Tom Shircel, Assistant Village Administrator
John Steinbrink, Jr., Director of Public Works
Kathy Goessl, Finance Director
Jean Werbie-Harris, Community Development Director



**REQUEST FOR PROPOSAL
RFP #15-PARK-02**

**VILLAGE OF PLEASANT PRAIRIE
Bentz Estates Pond Maintenance**

April 24, 2015

ISSUED BY:

Village of Pleasant Prairie, Wisconsin
Department of Public Works
8600 Green Bay Rd
Pleasant Prairie, WI 53158

REQUEST FOR PROPOSAL

Notice is hereby given that proposals will be received by the Village of Pleasant Prairie ("Village"), Wisconsin for:

Bentz Estates Pond Maintenance RFP #15-PARK-02

Proposals shall be delivered or mailed to: John Steinbrink Jr. P.E., Director of Public Works, Village of Pleasant Prairie, 8600 Green Bay Rd, Pleasant Prairie, WI, 53158.

Proposals will be accepted until:

Date: Tuesday, May 12, 2015

Time: 10:00 A.M. (CST)

Proposals submitted after the above-noted due date and time will be rejected. Respondents accept all risks of late delivery of mailed submittals regardless of fault.

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the preparation and submission of their statement of qualifications. Furthermore, the RFP does not obligate the Village to accept or contract for any expressed or implied services.

It is the policy of the Village of Pleasant Prairie to assure that no person shall, on the basis of race, color, religion, sex or national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

The Village is committed to a program of equal employment opportunity regardless of race, color, religion, sex, age, nationality, disability, or sexual orientation. The successful consultant must comply with the Village of Pleasant Prairie's equal opportunity requirements.

John Steinbrink Jr, P.E.
Director of Public Works

April 24, 2015
Date

TABLE OF CONTENTS

PURPOSE & INTENT	1
SCOPE OF SERVICES/PROJECT REQUIREMENTS	1
GENERAL INSTRUCTIONS AND FORMAT	1
POND MAINTENANCE SCOPE	2
SUBMITTAL PROCESS & REQUIREMENTS.....	3
SCHEDULE	4
EVALUATION COMMITTEE, SELECTION & AWARD PROCESS.....	5
MISCELLANEOUS	5
ATTACHMENTS	
RESPONDENT'S PROPOSAL.....	9
RESPONDENT'S PROPOSAL SIGNATURE PAGE AND LEGAL STATUS	10
CONTRACTOR'S AFFIDAVIT	11

1) PURPOSE & INTENT

This solicitation involves **Bentz Estates Pond Maintenance** for the Village of Pleasant Prairie.

The Village is responsible for managing the retention pond for the Bentz Estates Homeowners Association. The pond is located on the Northwest corner of 85th St and 60th Ave. Required pond maintenance is detailed in Section 4.

The Village of Pleasant Prairie will distribute Request for Proposals. A Village of Pleasant Prairie Evaluation and Selection Committee will evaluate the RFP's submitted and establish a short list. Those firms selected on the short list will be ranked. The Village of Pleasant Prairie will then discuss approach, project schedule and resources with the highest ranked firm. Negotiations of fee's, terms and conditions will follow. In the event that the negotiations with the highest ranked firm are unsuccessful, negotiations will then proceed to the second highest ranked firm.

2) SCOPE OF SERVICES/PROJECT REQUIREMENTS

A) DEFINITIONS

- (1) "VILLAGE" means the Village of Pleasant Prairie.
- (2) "COUNTY" means Kenosha County.
- (3) "PROJECT" means the **Bentz Estates Pond Maintenance**

B) GENERAL

- (1) The Services under this contract shall consist of all tasks necessary or incidental to accomplish the PROJECT.
- (2) The Respondent shall furnish all services and labor necessary to conduct and complete the services, and shall furnish all materials, equipment, supplies, and incidentals other than those designated in writing as to be furnished by the VILLAGE.
- (3) The services under this contract shall be performed in accordance with generally accepted standards.
- (4) The services shall comply with the applicable State and Federal laws and regulations consistent with the scope of project.

- C) REQUIRMENTS - This project will require the selected firm to provide the following:
Bentz Estates Pond Maintenance as outlined in this document.

3) GENERAL INSTRUCTIONS AND FORMAT

The evaluation and selection of a consultant will be based on the information submitted in the request for proposal plus references and any required interviews/presentations. Consultants shall respond clearly and completely to all requirements. Failure to respond to any of the requirements in the RFP may be the basis for rejecting a submittal. The submitted qualifications shall be typed and submitted on 8.5" x 11" paper and bound securely. Tables/Graphs/Charts and other exhibits may be submitted on 11" x 17" paper, properly folded to an 8.5" x 11" size and bound securely within the document. There is a 12 total page limit to the responses.

4) RETENTION POND MAINTENANCE SCOPE OF SERVICES

Pond Maintenance

Treatment of shoreline and cattail treatments six times per year.

Sprinkler System Maintenance

Spring - Sprinkler system includes adjustment and repair heads as needed.

Fall - Blow out system.

Fountain Maintenance

Spring - Install fountain, ensuring that it is operating properly operating from 5 am to 11 pm daily.

Summer - Monthly inspection of fountain, ensuring that it is operating and timer is set correctly.

Fall - Removal of fountain, clean and store for winter. Inspect for repairs. Cost of additional repairs is not a part of this contract and will be paid for in addition.

Pond Maintenance

Treat pond for algae 4 times per year.

5) SUBMITTAL PROCESS & REQUIREMENTS

Qualifications are sought from firms with recognized expertise in **Bentz Estates Pond Maintenance**. Items A through H shall constitute the technical proposal;

Proposals shall include the following:

Technical and Qualifications Proposal:

- A) Firm name, address, telephone number and contact person. A two-page statement of interest and qualifications for this project.
- B) Brief history of the firm.
- C) A brief (maximum four-page) project understanding description.
- D) Discussion of firm's specific abilities and expertise to provide the required services.
- E) Key personnel proposed as project team members.
- F) Clearly identify sub-consultants, if proposed, with similar information.
- G) Examples of specific knowledge, expertise and project experience related to this type of project.
- H) References of other owners for which the firm has provided similar services. Reference information **must** include:
 - (1) Name of owner.
 - (2) Project name.
 - (3) Brief description of firm's involvement.
 - (4) Contact person.
 - (5) Project/Contact address.
 - (6) Project/Contact telephone number.
 - (7) Firm's key personnel assigned to the referenced project.

Firms must submit the following items:

- One original (clearly labeled as such) PLUS three copies of all materials required for acceptance of their qualifications (**Proposal Items A through H**), **Completed Respondent's Proposal, Respondent's Proposal Signature and Legal Status**, and **Contractors Affidavit**.

On or before 10:00 a.m. on Tuesday, May 12, 2015, via U.S. Mail, UPS, Fed Ex, DHL, Airborne, etc. to:

Village of Pleasant Prairie
Attn: John Steinbrink Jr., P.E.
Director of Public Works
8600 Green Bay Rd.
Pleasant Prairie, WI 53158

The Village of Pleasant Prairie does not accept facsimile or email submitted proposals. A firm, if it so chooses, may hand-deliver its proposal package on or before the date and time listed above. All submittals must be date-stamped by the Village of Pleasant Prairie. Submittals received after 10:00 a.m. on Tuesday, May 12, 2015, will not be accepted.

The complete proposal package shall be plainly marked as shown below.

All submittals must be packaged, sealed, and clearly labeled to show the following information on the outside of the package:

Firm's Name and Address
**"Village of Pleasant Prairie – RFP#15-PARK-01
 Bentz Estates Pond Maintenance**
 RFP Due Date of Tuesday, May 12, 2015

*It is not the intent of this RFP to solicit an **overly long response**, but it is important that the firm's experience/expertise is adequately described. It will, for example, be much more useful to address abilities and expertise directly comparable to this project than to include an exhaustive list of all projects completed by the firm. Village staff will review the submitted proposals. The selected firm will meet with the Village to prepare a contractual agreement between the Village and the firm after the final selection is complete.*

6) SCHEDULE

Listed below are estimated dates and times of actions related to this RFP. In the event that the Village finds it necessary to change any of the specific dates and times, it will do so by issuing amendments to this RFP. Failure by the Village to issue amendments to this schedule will not invalidate this selection process.

RFP SCHEDULE:

EVENT	DATE
RFP Release	April 24, 2015
RFP Responses Due	Tuesday May 12, 2015
Contract Recommendation to the Village Board	May 12, 2015
Village Board Approval	May 18, 2015
Contract Begins	May 26, 2015
Contract expires	December 31, 2018

7) EVALUATION COMMITTEE, SELECTION & AWARD PROCESS

- A) Evaluation committee. The Village RFP Evaluation & Selection Committee will consist of:
- John Steinbrink, Jr., Public Works Director
 - Jesse Houle, Village Construction Manager

The evaluation committee members have been selected because of their special expertise and knowledge of the service(s) and/or product(s) that are the subject of this RFP.

- B) The selection committee will evaluate the proposals utilizing the proposal evaluation criteria. The Village, because of time constraints and depending upon the thoroughness of the proposals, may at its sole option award a contract based upon the initial proposal submittal. Do not assume there will be an opportunity for submittal of additional information. Submit your proposal as if it were your "best and final offer."
- C) Right to reject qualifications and negotiate contract terms:

The Village reserves the right to reject any and all submittals. The Village reserves the right to negotiate the terms of the contract, including the award amount, with the selected consultant prior to entering into a contract.

- D) Award of contract:

The Village reserves the right to make an award without further discussion of the submittals. The firm selected as the apparent successful firm will be expected to enter into a contract with the Village. The foregoing should not be interpreted to prohibit either party from proposing additional contract terms and conditions during the negotiations of the final contract. If the selected firm fails to sign the contract within ten (10) business days of delivery of the final contract, the Village may elect to negotiate a contract with the next-highest ranked firm. The Village shall not be bound, or in any way obligated, until both parties have executed a contract. No party may incur any chargeable costs prior to the execution of the final contract. Following consultant selection, the successful consultant shall prepare a proposal and scope of work for review by the Village. Once the Village and consultant have reached an agreement on the scope of services, a final contract will be prepared by the Village.

8) MISCELLANEOUS

- A) Questions

Questions regarding this RFP may be directed to John Steinbrink Jr. P.E., Director of Public Works, via e-mail at jsteinbrink@plprairiewi.com. Unauthorized contact regarding this RFP with other Village employees may result in disqualification from consideration in the proposal. Any oral communications will be considered unofficial and non-binding on the Village, unless it is followed by a written statement from the Village.

- B) Rejection of Submittals

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the

preparation and submission of their qualifications. Furthermore, this RFP does not obligate the Village to accept or contract for any expressed or implied services.

C) Withdrawal of Qualifications

Consultants may withdraw a submittal, in writing, at any time up to the proposal due date and time. The written withdrawal notice must be received by the Village Director of Public Works. The notice must be signed by an authorized representative of the consultant.

D) Incurring Costs

The Village is not liable for any costs incurred by consultants in responding to this RFP.

E) Proprietary Proposal Material

Any proprietary information revealed in the submittal should be clearly identified as such by the respondent.

F) Terms

There is no expressed or implied obligation of the Village to reimburse firms for any costs incurred in preparing submittals in response to this request. The Village reserves the right to reject any and all submittals and to modify the scope of services. The Village further reserves the right to retain all submittals and to use any idea in a submittal regardless of whether that submittal is selected.

G) Signatures

RFPs shall be signed by one of the legally authorized officers of the submitting firm/corporation. If awarded the contract, the contract shall also be executed by said officer.

H) Contract Negotiation

The Village reserves the right to negotiate all elements of the submittals, proposals, terms and conditions, and/or scope of work as part of the contract negotiation process prior to any formal authorization of the contract by the Village.

I) Equal Opportunity Employment

The successful consultant(s) must comply with the Village equal opportunity requirements. The Village is committed to a program of equal employment opportunity regardless of race, color, religion, sex, age, nationality or disability.

J) Title VI

It is the Village's policy to assure that no person shall, on the basis of race, color, religion, sex or national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

K) Insurance Requirements

The selected firm shall maintain insurance that is sufficient to protect the firm's business against all applicable risks. Standard requirements may be negotiated if it is in the best interest of the Village.

L) Non-Endorsement

As a result of the selection of a firm to supply products and/or services to the Village, firm agrees to make no reference to the Village in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the Village.

M) Non-Collusion

Submittal and signature of a statement of qualifications swears that the document is genuine and not a sham or collusive, and not made in the interest of any person not named, and that the consultant has not induced or solicited others to submit a sham offer, or to refrain from proposing.

N) Compliance with Laws & Regulations

In addition to nondiscrimination and affirmative action compliance requirements previously listed, the consultant or consultants ultimately awarded a contract shall comply with Federal, State and local laws, statutes and ordinances, and industry standards relative to the execution of the work. This requirement includes, but is not limited to, protection of public and employee safety and health; environmental protection; waste reduction and recycling; the protection of natural resources; permits; fees; taxes; and similar subjects.

O) Public Records

Under Wisconsin state law, the documents (including but not limited to written, printed, graphic, electronic, photographic or voice mail materials and/or transcriptions, recordings or reproductions thereof) submitted in response to this RFP (the "documents") become a public record upon submission to the Village, subject to mandatory disclosure upon request by any person, unless the documents are exempted from public disclosure by a specific provision of law. If the Village receives a request for inspection or copying of any such documents it will promptly notify the person submitting the documents to the Village (by U.S. mail and by fax if the person has provided a fax number) and upon the written request of such person, received by the Village within five (5) days of the mailing of such notice, will postpone disclosure of the documents for a reasonable period of time as permitted by law to enable such person to seek a court order prohibiting or conditioning the release of the documents. The Village assumes no contractual obligation to enforce any exemption. The Village does not accept any responsibility for agreements, contracts or purchase orders issued by other public agencies to the consultant. Each public agency accepts responsibility for compliance with any additional or varying laws and regulations governing purchase by or on behalf of the public agency. The Village accepts no responsibility for the performance of the consultant in providing goods and/or services to other public agencies, nor any responsibility for the payment price to the consultant for other public agency purchases.

P) Clarification and/or Revisions of this RFP:

Revisions to this RFP will only be made by an official written amendment issued by the Village. In order to be eligible to receive amendments to this RFP, all respondents are responsible to notify the Village of its official contact person, address and email address. All amendments/clarifications will be forwarded to the respondents of record.

RESPONDENT'S PROPOSAL
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

WE HEREBY PROPOSE TO FURNISH ANNUAL MAINTENANCE OF THE POND IN THE BENTZ ESTATES SUBDIVISION FOR A THREE YEAR CONTRACT AS FOLLOWS:

Activity	Treatments per year	Unit Cost	Extended
Pond Maintenance-Shoreline & Cattails	6	\$ _____	\$ _____
Sprinkler System Maintenance			\$ _____
Fountain Maintenance			\$ _____
Pond Maintenance-Algae	4	\$ _____	\$ _____
		Total Annual Cost	\$ _____
		Total Three Year Contract Cost	\$ _____

RESPECTFULLY SUBMITTED,

 Company

 Title

 Signature

 Date

**VILLAGE OF PLEASANT PRAIRIE
RESPONDENT'S PROPOSAL
SIGNATURE PAGE AND LEGAL STATUS**

THE UNDERSIGNED CERTIFY THAT THEY ARE AN OFFICIAL LEGALLY AUTHORIZED TO BIND THEIR FIRM AND TO ENTER INTO A CONTRACT SHOULD THE VILLAGE ACCEPT THIS PROPOSAL.

PROPOSAL BY: _____
(Name of Firm)

LEGAL STATUS OF RESPONDENT: (Please check the appropriate box)

CORPORATION _____ STATE OF INCORPORATION _____

PARTNERSHIP _____ LIST NAMES _____

DBA _____ EXPLAIN _____

SIGNATURE OF RESPONDENT: _____ TITLE: _____

ADDRESS: _____ CITY: _____

ZIP: _____ TEL: _____

Signed this _____ Day of _____ 20____.

CONTRACTOR'S AFFIDAVIT

STATE OF WISCONSIN)

(SS.

_____ VILLAGE)

_____, an office of

to-wit: I, _____, being first duly sworn in oath, says:

That _____, has no contractual relationships whatsoever, either direct or indirect, with any officer, agent, or employee of the

Owner: _____; nor has any officer, agent, or employee of the Owner any financial interest, either direct or indirect, present or prospective, absolute or conditional in the contract to which this bond pertains, as this affiant well knows.

Dated at _____ this _____ day of _____, 20__

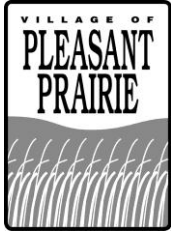
Affiant _____

Title _____

Subscribed and sworn to before me this _____ day of _____, 20__

Notary Public, State of Wisconsin

My Commission Expires: _____



Office of the Department of Public Works
Jesse Houle, P.E.
Construction Manager

To: Michael Pollocoff
From: Jesse Houle
Subject: Award of Contract for Park and Ride Service Lot - Project #44908
Date: May 12, 2015

Sealed bids for the above referenced project were received until 11:00 a.m. on April 28, 2015, at the Village of Pleasant Prairie Public Works Department. The bids were publicly opened and read aloud. The apparent low bidder results are attached for review.

This project had been re-scoped to include reconstruction of existing gravel parking lot, storm sewer improvements, concrete curb and gutter, furnish and place new concrete sidewalk, furnish and place new asphaltic pavement and swale restoration.

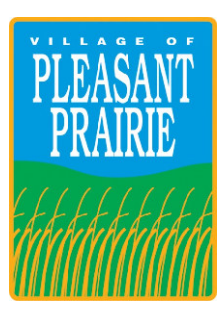
A total of two proposals were received for this project:

- DK Contractors, Inc. \$511,609.00
- Payne & Dolan, Inc. \$ 607,523.14

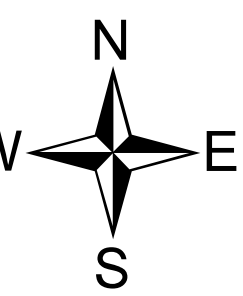
This project was originally bid earlier in the year. The initial project was based on an engineer's estimate of \$820,685.10. The lowest bid received was \$1,079,111.00. All bids were rejected. The project was re-scoped, minor design modifications were made and the project was re-bid.

I recommend that the Village award this project to DK Contractors, Inc. in the amount of \$511,609.00. DK Contractors has completed similar projects for the Village in the past.

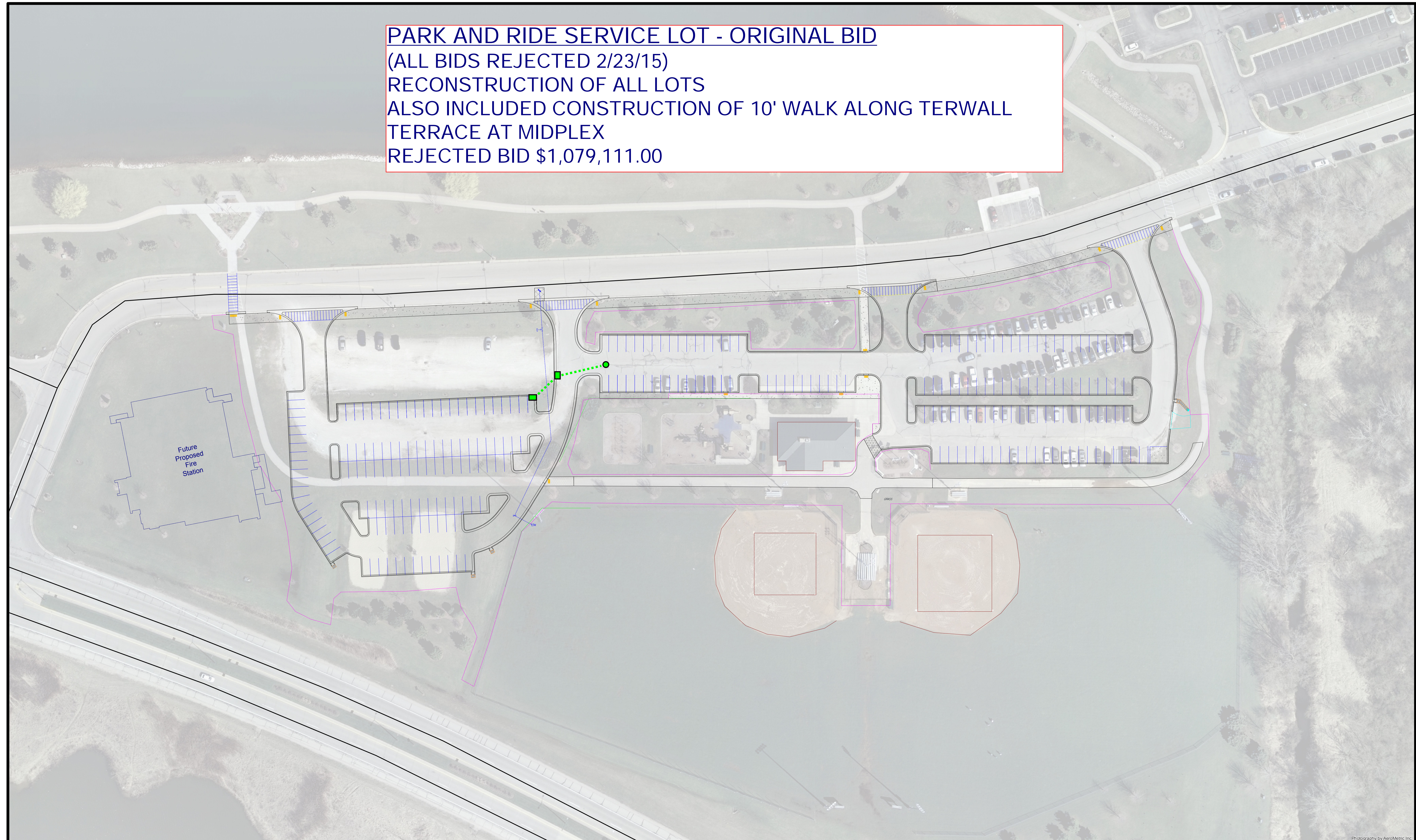
Following the formal award by the Village Board, we will prepare the necessary documents for execution by the Village and the Contractor.

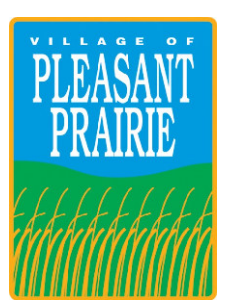


PARK AND RIDE SERVICE LOT - ORIGINAL BID

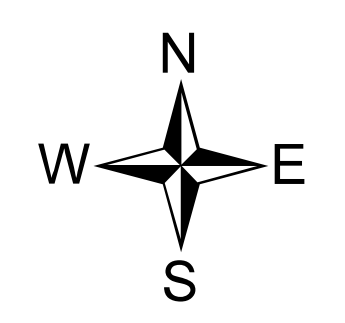


PARK AND RIDE SERVICE LOT - ORIGINAL BID
(ALL BIDS REJECTED 2/23/15)
RECONSTRUCTION OF ALL LOTS
ALSO INCLUDED CONSTRUCTION OF 10' WALK ALONG TERWALL
TERRACE AT MIDPLEX
REJECTED BID \$1,079,111.00





PARK AND RIDE SERVICE LOT - PHASE 1



Phase 1 Limits

Entrance will not be constructed in Ph 1

Additional 10' Connector Sidewalk

Phase 1 Limits

Village to perform Electrical and Storm

OFFICIAL NOTICE TO BIDDERS

PARK AND RIDE SERVICE LOT

OWNER: The Village of Pleasant Prairie hereby gives notice that sealed Bids will be received for the reconstruction of the existing gravel Parking Lot along Terwall Terrace near Pleasant Prairie Park and Ride Facility and Lake Andrea.

The project consists of one prime Contract and is identified as follows:

Project No. E-14-012:

The Park and Ride Service Lot Project consist of the following work and generally described as follows:

Park and Ride Service Lot – Reconstruction of existing gravel parking lot, storm sewer improvements, concrete curb and gutter, furnish and place new concrete sidewalk, furnish and place new asphaltic pavement and swale restoration.

All Contractors shall comply with the “Contractor Qualification Ordinance of the Village of Pleasant Prairie” requiring pre-qualification of Contractors prior to obtaining bidding documents or submitting bids or to act as a Contractor or Subcontractor on any public improvement project. Applications for Qualification forms may be obtained from the Village of Pleasant Prairie Clerk at 9915-39th Avenue, Pleasant Prairie, Wisconsin 53158 or obtained from the following website:

<http://www.pleasantprairieonline.com/formsandlicensing/prequalification/index.asp>

TIME AND PLACE OF BID OPENING: Sealed Bids will be received until 11:00 A.M., Local Time, on the 28th day of April, 2015, in the office of the Village Public Works Department, 8600 Green Bay Road, Pleasant Prairie, Wisconsin, 53158. After the official Bid closing time, the Bids will be publicly opened and read aloud.

BIDDING DOCUMENTS: The Bidding Documents are those *designed as “Village of Pleasant Prairie – Park and Ride Service Lot”* prepared by Clark Dietz, Inc., 5017 Green Bay Road, Suite 126, Kenosha, WI 53144. *These documents are* on file for inspection at the Village Hall, 9915-39th Avenue, Pleasant Prairie, Wisconsin 53158. All submitted Bidding Documents shall be original copies obtained directly from the Village of Pleasant Prairie. Bid Documents, which cannot be verified as being obtained from the Village of Pleasant Prairie, will not be accepted. Copies may be obtained by applying to the Village of Pleasant Prairie, 9915-39th Avenue, Pleasant Prairie, Wisconsin 53158. Direct inquiries may be directed to Mr. Steven Wlahovich, Engineering Technician, at (262) 925-6767.

A \$30.00 non-refundable payment for each set of Bidding Documents is required. A separate \$15.00 non-refundable handling charge is required for each Document set that is mailed regular ground delivery. Copies of the Bidding Documents may be secured in person at the Village Hall, 9915 39th Avenue, Pleasant Prairie, Wisconsin, eliminating the handling charges.

LEGAL PROVISIONS: The Contract letting shall be subject to the provisions of Sections 61.54, 61.55, 66.0901, and 66.0903 of the Wisconsin Statutes.

WAGE RATES: CONTRACTORS shall be required to pay not less than the prevailing wage rates on the Project as established by the State of Wisconsin, Department of Workforce Development. Copies of these wage rates are on file in the office the Engineer and incorporated into the Contract Documents.

BID SECURITY: Bid Security in the amount not less than 5% nor more than 10% of the Bid shall accompany each Bid in accordance with the Instructions to Bidders. Acceptable bid Security shall be Bid Bond, Certified Check, Cashier's Check or Money Order.

CONTRACT SECURITY: The Bidder to whom the Contract is awarded shall furnish a Performance Bond and Payment Bond each in the amount equal to the Contract Price.

BID REJECTION / ACCEPTANCE: Owner reserves the right to reject any and all Bids, waive informalities in bidding or accept the Bid or Bids, which best serve the interest of Owner.

BID WITHDRAWAL: No Bid shall be withdrawn for a period of 40 days after the opening of the Bids without the consent of Owner.

Published on April 10th & April 17th 2015 by authority of the Village of Pleasant Prairie.

By:

John P. Steinbrink, President
Jane Romanowski, Clerk



Office of the Department of Public Works
Jesse Houle, P.E.
Construction Manager

To: Michael Pollocoff
From: Jesse Houle
Subject: Award of Contract for Park and Ride Service Lot – Construction Management - Project #44908
Date: May 12, 2015

Proposals for the above referenced original project were received until 3:00 p.m. on February 13th, 2015. The proposals were reviewed by the evaluation committee, ranked and compiled.

A total of two proposals were received for the original project:

- RA Smith, Inc. \$ 42,554.00
- Clark Dietz, Inc. \$ 53,630.00

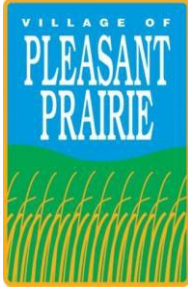
The original project was rejected however RA Smith was selected for the construction management portion by the evaluation team based on their original bid.

The original project was re-scoped to include reconstruction of existing gravel parking lot, storm sewer improvements, concrete curb and gutter, furnish and place new concrete sidewalk, furnish and place new asphaltic pavement and swale restoration.

Negotiations were entered into for the construction management contract and RA Smith's proposal was reduced to \$24,422.00 for the re-bid work.

I recommend that the Village award this project to RA Smith in the amount of \$24,422.00.

Following the formal award by the Village Board, we will prepare the necessary documents for execution by the Village and the Contractor.



**REQUEST FOR PROPOSALS
RFP #15-01**

**VILLAGE OF PLEASANT PRAIRIE
Project #44908**

**Terwall Terrace Parking
Lot/Sidewalk 2015**

**Professional Engineering Construction
Management Services**

February 4, 2015

ISSUED BY:

**Village of Pleasant Prairie, Wisconsin
Department of Public Works
8600 Green Bay Rd
Pleasant Prairie, WI 53158**

REQUEST FOR PROPOSALS

Notice is hereby given that proposals will be received by the Village of Pleasant Prairie ("Village"), Wisconsin for:

**RFP #15-01
Project
#44908**

Terwall Terrace Parking Lot/Sidewalk 2015

Proposals shall be delivered or mailed to: Jesse Houle, Village Construction Manager, Village of Pleasant Prairie, 8600 Green Bay Rd, Pleasant Prairie, WI, 53158.

Proposals will be accepted until:

Date: Friday, Feb 13, 2015

Time: 3:00 P.M. (CST)

Proposals submitted after the above-noted due date and time will be rejected. Respondents accept all risks of late delivery of mailed submittals regardless of fault.

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the preparation and submission of their statement of qualifications. Furthermore, the RFP does not obligate the Village to accept or contract for any expressed or implied services.

It is the policy of the Village of Pleasant Prairie to assure that no person shall, on the grounds of race, color, national origin or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

The Village is committed to a program of equal employment opportunity regardless of race, color, creed, sex, age, nationality, disability, or sexual orientation. The successful consultant must comply with the Village of Pleasant Prairie's equal opportunity requirements.

Jesse Houle

Jesse Houle, PE
Village Construction Manager

February 4, 2015
Date

TABLE OF CONTENTS

- 1) PURPOSE & INTENT
- 2) SCOPE OF SERVICES/PROJECT REQUIREMENTS
- 3) GENERAL INSTRUCTIONS AND FORMAT
- 4) SUBMITTAL PROCESS & REQUIREMENTS
- 5) SCHEDULE
- 6) EVALUATION CRITERIA
- 7) EVALUATION COMMITTEE, SELECTION & AWARD PROCESS
- 8) MISCELLANEOUS
- 9) EXHIBITS
 - A. Project Plan Set

1) PURPOSE & INTENT

This solicitation involves **Engineering Construction Services** for the complete construction of **Terwall Terrace Parking Lot/Sidewalk 2015 (RecPlex South Entrance)**

- **(Exhibit A – Plan Set)**

The Village of Pleasant Prairie will distribute Request for Proposal requests. A Village of Pleasant Prairie Consultant Selection Committee will evaluate the RFP's submitted and establish a short list. Those consultants selected on the short list will be ranked. The Village of Pleasant Prairie will then discuss approach, project schedule and resources with the highest ranked firm. Negotiations of fee's, terms and conditions will follow. In the event that the negotiations with the highest ranked firm are unsuccessful, negotiations will then proceed to the second highest ranked firm.

2) SCOPE OF SERVICES/PROJECT REQUIREMENTS

A) DEFINITIONS

- 1) "VILLAGE" means the Village of Pleasant Prairie.
- 2) "COUNTY" means Kenosha County.
- 3) "FHWA" means the Federal Highway Administration.
- 4) "PROJECT" means the Terwall Terrace Parking Lot/Sidewalk Project 2015.
- 5) "Services" means the construction management/engineering Services. Labor, equipment and materials furnished by CONSULTANT in accordance with this CONTRACT.
- 6) "MANUAL" means the Wisconsin Department of Transportation Facility Development Manual and other manuals referenced therein.
- 7) Development Manual and other manuals referenced therein.

B) GENERAL

- (1) The Services under this CONTRACT shall consist of performing those phases or portions of the construction management for the PROJECT necessary or incidental to accomplish the PROJECT.
- (2) The CONSULTANT shall furnish all Services and labor necessary to conduct and complete the Services, and shall furnish all materials, equipment, supplies, and incidentals other than those designated in writing as to be furnished by the VILLAGE.
- (3) The Services under this CONTRACT shall be performed in accordance with generally accepted standards of the engineering profession and requirements contained in the MANUAL.
- (4) The Services shall comply with the applicable state and federal laws and regulations consistent with the funding to this project.
under sec. 84.01(10), Wis. Stats., to enter private lands to make surveys or inspections or otherwise to carry out the Services required by this CONTRACT.

C) REQUIREMENTS - This project will require the selected firm to provide the following:

- (1) Coordinate and conduct a pre-construction meeting at the Village of Pleasant Prairie
- (2) Promptly respond to all questions from the Contractor and the Village during construction of the project.
- (3) General Contract Administration
- (4) Track, monitor, review and approve contract quantities and process pay requests from the Contractor. Quantities will need to be provided on a weekly basis to the Village for review and approval.
- (5) Review, approve and process change orders as required. All change orders will need approval from Village
- (6) Coordinate and conduct weekly progress meetings with Contractor and Village staff. Meetings will be held at the Village Prange building. Consultant will record and provide meeting minutes to Contractor and Village.
- (7) Prepare, distribute and administer a punch list at end of project.
- (8) Prepare and coordinate project completion and closeout documents including as built (record) drawings. Record drawings shall be provided to Village upon project completion in both hard copy (11"x17" - .pdf acceptable) and in AutoCAD Civil 3d .dwg digital format. Record drawings are to include any changes from original plans as constructed in field.
- (9) Provide on-site inspection services to include:
 - a. Review of all materials for Contract compliance.
 - b. Monitor construction activities to ensure minimum clearance on underground appurtenances (water/sewer/storm sewer, etc.) are maintained during construction.
 - c. Monitor construction activities to ensure proper backfilling of utilities is performed by utilizing proper construction techniques and bedding materials that meet or exceed Contract requirements.
 - d. Measure, record, and track all quantities.
 - e. Attend and record all meetings and distribute to Village all minutes.
 - f. Inspect erosion control measures and traffic control measures and have Contractor correct any deficiencies as needed.
- (10) Provide Construction Layout Services (Survey)
 - a. **All staking as required to complete the work. Provide, record, and verify all line and grade for construction (one-time construction staking of all utilities, curb/gutter, sidewalk, sub-grade and base staking). Provide cut-sheets to the Contractor and Village as necessary.**

5) GENERAL INSTRUCTIONS AND FORMAT

The evaluation and selection of a consultant will be based on the information submitted in the request for proposals plus references and any required interviews/presentations. Consultants shall respond clearly and completely to all requirements. Failure to respond to any of the requirements in the RFP may be the basis for rejecting a submittal.

The submitted qualifications shall be typed and submitted on 8.5" x 11" inch paper and bound securely. Tables/Graphs/Charts and other non-verbiage exhibits may be submitted on 11" x 17" inch paper, properly folded to an 8.5" x 11" inch size and bound securely within the document. There is a 12 total page limit to the responses.

6) SUBMITTAL PROCESS & REQUIREMENTS

Qualifications are sought from firms with recognized expertise in the construction management and inspection of construction of roadways and associated infrastructure and on the Wisconsin Department of Transportation's approved list of consultants. Items A through J shall constitute the technical proposal; Item K shall constitute the compensation proposal.

Proposals shall include the following:

- (1) Firm name, address, telephone number and contact person. A two-page statement of interest and qualifications for this project.
- (2) Brief history of the firm.
- (3) A brief (maximum eight-page) project understanding description.
- (4) Discussion of firm's specific abilities and expertise to provide the required professional services and qualifications related to project requirements, including project management skills and methodology to monitor project budgets and schedule.
- (5) Key personnel proposed as project team members, including detailed resumes.
- (6) Clearly identify sub-consultants, if proposed, with similar information.
- (7) Examples of specific knowledge, expertise and project management experience related to this type of project.
- (8) Description of three recent and related projects completed by the firm. Identify how each is similar to our project.
- (9) References of other owners for which the firm has provided similar professional services. Reference information **must** include:
 - a. Name of owner;
 - b. Project name;
 - c. Brief description of firm's involvement;
 - d. Contact person;
 - e. Project/Contact Address;
 - f. Project/Contact Telephone number;
 - g. Firm's key personnel assigned to the referenced project;
- (10) Level of Effort:
 - a. List of all major tasks.
 - b. A detailed inventory of all project personnel by task.
 - c. Proposed hours (level of effort (including sub-consultant personnel) by task.

(11) Compensation Requirements: (**TO BE PROVIDED IN SEPARATE SEALED ENVELOPE**)

- a. List of all major tasks;
- b. A detailed inventory of all project personnel by task;
- c. Proposed hours (level of effort) and fully-loaded hourly rates for all project personnel (including sub-consultant personnel) by task;
- d. Proposed fully loaded hourly billing rates;
- e. Hourly billing rates should include firm overhead, such as computer resources, telephone, local travel etc. Reimbursable expenses may include printing and copying, non-local travel etc.
- f. A spreadsheet of the total costs associated with the proposal by your firm and those sub-consultants/subcontractors you are utilizing.

Firms must submit the following items:

- One original (clearly labeled as such) PLUS three copies of all materials required for acceptance of their qualifications (**Technical Proposal Items A through J**);
- One copy of the compensation proposal (**Item K**) in a separate sealed envelope

On or before 3:00 p.m. on FRIDAY, February 13th, 2015, via U.S. Mail, UPS, Fed Ex, DHL, Airborne, etc. to:

Village of Pleasant Prairie
Attn: Jesse Houle, P.E.
Village Construction
Manager
8600 Green Bay Rd.
Pleasant Prairie, WI 53158

The Village of Pleasant Prairie does not accept facsimile or email submitted proposals. A firm, if it so chooses, may hand-deliver its proposal package on or before the date and time listed above. All submittals must be date-stamped by the Village of Pleasant Prairie. Submittals received after 3:00 p.m. on FRIDAY, February 13th, 2015 will not be accepted.

The complete proposal package shall be plainly marked as shown below. A complete proposal package shall consist of two individual envelopes that are both placed within a single complete proposal package. The **first envelope** shall contain the proposal transmittal letter and the firm's technical and qualification proposal (original plus six copies), without the proposed compensation. A **second sealed envelope** shall also include the proposal transmittal letter and the proposed compensation (one copy). The single complete proposal package and each of the two individual envelopes shall be marked as shown below.

Written questions prior to submittal may be submitted via email at the following:

Jesse Houle, P.E.
Construction Manager
8600 Green Bay Road
Pleasant Prairie, WI 53158
Phone: 262-948-8945
Fax : 262-694-2941
E-mail: jhoule@plprairiewi.com

All submittals must be packaged, sealed, and clearly labeled to show the following information on the outside of the package:

Firm's Name and Address
 RFP Title – **“Village of Pleasant Prairie – RFP Terwall Terrace Parking Lot/Sidewalk Construction Management - 2015”**
 RFP Due Date of FRIDAY, February 13TH, 2015

(Label as appropriate: COMPLETE PACKAGE, TECHNICAL AND QUALIFICATION ENVELOPE, or COMPENSATION ENVELOPE)

*It is not the intent of this RFP to solicit an **overly long response**, but it is important the firm's experience/expertise is adequately described. It will, for example, be much more useful to address abilities and expertise directly comparable to this project than to include an exhaustive list of all projects completed by the firm. Village staff will review the submitted proposals and will select firms to meet with in an interview format, to discuss the proposal and firm qualifications, in greater detail. The selected contractor will meet with the Village to negotiate compensation for the proposal, and prepare a contractual agreement between the Village and the contractor, as soon after the final selection as is reasonable.*

7) SCHEDULE

Listed below are estimated dates and times of actions related to this RFP. In the event that the Village finds it necessary to change any of the specific dates and times, it will do so by issuing amendments to this RFP. Failure by the Village to issue amendments to this schedule will not invalidate this selection process.

RFP SCHEDULE*:

EVENT	DATE
RFP Release	February 6, 2015
Questions in writing (if any) Due	February 11, 2015
RFP Responses Due	February 13, 2015
Internal Village Review of RFP Responses	**Week of February 11, 2015
Scope and Contract Negotiation	**February 18, 2015
Contract Recommendation to the Village Board	March 2, 2015
Village Board Approval	March 2, 2015

**Schedule could be amended as deemed appropriate and necessary by the Village.*

***The Village may request an interview which would then alter the schedule.*

9) EVALUATION CRITERIA

The Village staff will review and evaluate all submittals. The Village reserves the right to select the submittal that it deems to be in the best interest of the project, or to reject any and all submittals. The selection of the Consultant will be based on the following criteria:

- Project Manager/Key Personnel (experience and capabilities of proposed project team and key team members)-**20 points**
- Project Approach (statement of project understanding, management/technical approach, modifications or expansions of tasks, assumptions in developing level of effort, detailed description of quality control plan)-**25 points**
- Previous experience and capabilities of the firm with similar projects-**20 points**
- Overall quality of statement of qualifications-**10 points**
- Compensation proposal-**25 points**
- **100 points total**

10) EVALUATION COMMITTEE, SELECTION & AWARD PROCESS

(1) Evaluation committee. The Village RFP Evaluation & Selection Committee will consist of:

- Jesse Houle, Village Construction Manager
- John Steinbrink, Jr., Public Works Director

The evaluation committee members have been selected because of their special expertise and knowledge of the service(s) and/or product(s) that are the subject of this RFP.

- (2) The selection committee will evaluate the proposals utilizing the proposal evaluation criteria (except compensation). The Village, because of time constraints and depending upon the thoroughness of the proposals, may at its sole option award a contract based upon the initial proposal submittal. Do not assume there will be an opportunity for submittal of additional information. Submit your proposal as if it were your "best and final offer."
- (3) If the Village intends to hold interviews, the Proposers to be interviewed will be contacted to schedule an interview. The interview will further evaluate the Proposer in the following categories: (1) Project Manager/Key Personnel; (2) Overall Qualification of Firm/Team; and (3) Project Approach. The point values or ratings for these categories are subject to change based upon the interview.
- (4) D) After completing the technical evaluation, compensation packages of only the highest-rated proposals will be opened. There will be no required number of compensation packages opened. Following selection of the highest rated Proposer, a letter will be sent to all Proposers informing them of the Village's selection and the date of anticipated Village Board Meeting to award the contract. The Village will negotiate contractual terms, level of effort, and scope of services with the highest rated Proposer and, upon successful negotiations, an award recommendation will be made to the Village Board. Contract award will be made to the Proposer whose proposal best complies with the RFP and will be the most advantageous to the Village, as indicated by the final score based upon evaluation of both technical and

compensation proposals.

(5) Final evaluation:

Upon completion of any interviews/presentations by the respondents, the Evaluation & Selection Committee will review its evaluations and make any necessary ranking adjustments based on the information obtained in the interview/presentation, possible reference checks, and any other pertinent respondent information.

(6) Right to reject qualifications and negotiate contract terms:

The Village reserves the right to reject any and all submittals. The Village reserves the right to negotiate the terms of the contract, including the award amount, with the selected consultant prior to entering into a contract.

(7) Award of contract:

The Village reserves the right to make an award without further discussion of the submittals. The firm selected as the apparently successful firm will be expected to enter into a contract with the Village. The foregoing should not be interpreted to prohibit either party from proposing additional contract terms and conditions during the negotiations of the final Contract. If the selected firm fails to sign the Contract within ten (10) business days of delivery of the final Contract, the Village may elect to negotiate a Contract with the next-highest ranked firm. The Village shall not be bound, or in any way obligated, until both parties have executed a Contract. No party may incur any chargeable costs prior to the execution of the final Contract. Following consultant selection, the successful consultant shall prepare a proposal and scope of work for review by the Village. Once the Village and Consultant have reached an agreement on the scope of services, a final contract will be prepared by the Village.

11) MISCELLANEOUS

(1) Questions

Questions regarding this RFP may be directed to Jesse Houle, P.E., Village Construction Manager, via e-mail at jhoule@plprairiewi.com. Unauthorized contact regarding this RFP with other Village employees may result in disqualification from consideration in the proposal. Any oral communications will be considered unofficial and non-binding on the Village, unless it is followed by a written statement from the Village.

(2) Rejection of Submittals

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the preparation and submission of their qualifications. Furthermore, this RFP does not obligate the Village to accept or contract for any expressed or implied services.

(3) Withdrawal of Qualifications

Consultants may withdraw a submittal, in writing, at any time up to the proposal due date and time. The written withdrawal notice must be received by the Village Engineer. The notice must be signed by an authorized representative of the consultant.

(4) Incurring Costs

The Village is not liable for any cost incurred by consultants in replying to this RFP.

(5) Proprietary Proposal Material

Any proprietary information revealed in the submittal should be clearly identified as such by the respondent.

(6) Terms

There is no expressed or implied obligation of the Village to reimburse firms for any costs incurred in preparing submittals in response to this request. The Village reserves the right to reject any and all submittals and to modify the scope of services. The Village further reserves the right to retain all submittals and to use any idea in a submittal regardless of whether that submittal is selected.

(7) Signatures

RFPs shall be signed by one of the legally authorized officers of the submitting firm/corporation. If awarded the contract, the contract shall also be executed by said officer.

(8) Contract Negotiation

The Village reserves the right to negotiate all elements of the submittals, proposals, terms and conditions, and/or scope of work as part of the contract negotiation process prior to any formal authorization of the contract by the Village.

(9) Equal Opportunity Employment

The successful consultant(s) must comply with the Village equal opportunity requirements. The Village is committed to a program of equal employment opportunity regardless of race, color, creed, sex, age, nationality or disability.

(10) Title VI

It is the Village's policy to assure that no person shall, on the grounds of race, color, national origin or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

(11) Insurance Requirements

The selected firm shall maintain insurance that is sufficient to protect the firm's business against all applicable risks. Standard requirements may be negotiated if it is in the best interest of the Village.

(12) Non-Endorsement

As a result of the selection of a firm to supply products and/or services to the Village, firm agrees to make no reference to the Village in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the Village.

(13) Non-Collusion

Submittal and signature of a statement of qualifications swears that the document is genuine and not a sham or collusive, and not made in the interest of any person not named, and that the consultant has not induced or solicited others to submit a sham offer, or to refrain from proposing.

(14) Compliance with Laws & Regulations

In addition to nondiscrimination and affirmative action compliance requirements previously listed, the consultant or consultants ultimately awarded a contract shall comply with federal, state and local laws, statutes and ordinances, and industry standards relative to the execution of the work. This requirement includes, but is not limited to, protection of public and employee safety and health; environmental protection; waste reduction and recycling; the protection of natural resources; permits; fees; taxes; and similar subjects.

(15) Public Records

Under Wisconsin state law, the documents (including but not limited to written, printed, graphic, electronic, photographic or voice mail materials and/or transcriptions, recordings or reproductions thereof) submitted in response to this RFP (the "documents") become a public record upon submission to the Village, subject to mandatory disclosure upon request by any person, unless the documents are exempted from public disclosure by a specific provision of law. If the Village receives a request for inspection or copying of any such documents it will promptly notify the person submitting the documents to the Village (by U.S. mail and by fax if the person has provided a fax number) and upon the written request of such person, received by the Village within five (5) days of the mailing of such notice, will postpone disclosure of the documents for a reasonable period of time as permitted by law to enable such person to seek a court order prohibiting or conditioning the release of the documents. The Village assumes no contractual obligation to enforce any exemption. The Village does not accept any responsibility for agreements, contracts or purchase orders issued by other public agencies to the consultant. Each public agency accepts responsibility for compliance with any additional or varying laws and regulations governing purchase by or on behalf of the public agency. The Village accepts no responsibility for the performance of the consultant in providing goods and/or services to other public agencies, nor any responsibility for the payment price to the consultant for other public agency purchases.

(16) Clarification and/or Revisions of this RFP:

Revisions to this RFP will only be made by an official written amendment issued by the Village. In order to be eligible to receive amendments to this RFP, all respondents are responsible to notify the Village of its official contact person, address and email address. All amendments/clarifications will be forwarded to the respondents of record.



Office of the Director of Public Works
John Steinbrink Jr., P.E.

To: Michael Pollocoff
From: John Steinbrink Jr.
Subject: Timber Ridge Water Tower Paint Award of Contract
Date: May 12, 2015

The Water Utility Department is scheduled to repaint the Timber Ridge elevated water tower. This water tower was constructed in 1976 and holds a volume of 200,000 gallons.

A recent tower inspection determined the water tower wet interior and exterior are due to be repainted. In addition, per DNR requirements this project must be completed by August 31, 2015.

A total of five proposals were received for this project:

<u>Contractor</u>	<u>Project Bid Total</u>
L.C. United Painting	\$198,000
Seven Brothers	\$231,400
Maxcor	\$339,365
TMI Coatings	\$347,600
Classic Protective Coatings	\$389,200

The professional services and inspection of the water tower painting contract was awarded to Dixon Engineering on March 2nd of this year at a cost of \$19,871.00. Total budget for this project is \$252,000.00. The painting services will be paid for through the Water Utility Enterprise Fund.

L.C. United Painting is a contractor in good standing with Dixon Engineering and Dixon Engineering is recommending award of contract to L.C. United Painting.

I recommend that the Village enter into an agreement with L.C. United Painting in the amount of \$198,000.

SECTION 00 00 30
NOTICE to BIDDERS

**Village of Pleasant Prairie
8600 Green Bay Road
Pleasant Prairie, WI 53158-2709**

Separate sealed Bids are solicited for the following project:

Project Name: **200,000 Gallon Spheroid
Exterior Overcoat
Wet Interior Repaint
Dry Interior Partial Repaint
and Miscellaneous Repairs**

Note: This project name shall be understood to include the entire scope of project as defined and detailed by these specifications.

Scope of Work:

The structure is a 200,000 gallon spheroid water storage tank with a high water line of 135 ft. and located at 6115 123rd St. Pleasant Prairie, Wisconsin.

Exterior: High pressure water clean (5,000-10,000 psi), spot power tool clean to a SSPC-SP11 standard, and apply a three (3) coat epoxy urethane fluoropolymer system.

Wet Interior: Abrasive blast clean to a SSPC-SP10 near white metal standard, apply a three (3) coat epoxy system, and apply a polyurethane caulk to the roof lap seams. The cathodic protection system shall be removed, and reinstalled by the owner's vendor, coordination and payment is the contractor's responsibility.

Dry Interior: Abrasive blast clean the entire tops of the platforms (including 1 ft. up the riser wall) and spot failures throughout to a SSPC-SP6 commercial standard, and apply a spot two (2) coat epoxy system.

Pit Piping: Abrasive blast clean to a SSPC-SP6 commercial standard, and apply a two (2) coat epoxy system.

Foundation: Water clean and apply a two (2) coat epoxy system.

Repairs:

- 1) Replace manway gasket.
- 2) Replace wet interior roof hatch.
- 3) Replace access tube hatch.
- 4) Replace platform hatches.
- 5) Replace fill pipe insulation.

- 6) Install overflow flap gate.
- 7) Replace condensate drain line.
- 8) Install fall prevention devices.
- 9) Rotate the access tube ladder.
- 10) Replace vent with a frost-free roof vent.
- 11) Install rigging couplings under existing painter's rail.
- 12) Replace light bulbs in dry interior.
- 13) Weld safety attachment lug.
- 14) Replace aviation light.
- 15) Install sample tap.

Separate sealed bids will be received by the Owner and then publicly opened and read aloud at:

Bid Opening Site: **Village of Pleasant Prairie, 8600 Green Bay Road, Pleasant Prairie, WI 53158-2709**

Bid Opening Date: **May 5, 2015**

Bid Opening Time: **11:00 A.M. (local time)**

The SPECIFICATIONS/PLANS may be examined at the following locations:

Construction Association
43636 Woodward Ave.
Bloomfield Hills, MI 48302

Central Michigan Plan Room
2026 Independence Dr.
Mt. Pleasant, MI 48858

Builders Exchange
1243 N. 10th St., Suite 175
Milwaukee, WI 53205-2575

At the OFFICE of the ENGINEER and at the OFFICE of John Steinbrink Jr.

Copies of the SPECIFICATIONS/PLANS and PROPOSAL FORMS may be obtained at the office of DIXON ENGINEERING, INC., 1104 Third Avenue, Lake Odessa, Michigan, 48849 upon payment of **\$60.00** (handling charge for each set). Payment for SPECIFICATIONS should be made to Dixon Engineering, Incorporated. **There will be no refund of handling charge for return of specification packages.** Each BIDDER must deposit with his BID, Security in the amount, form, and subject to the conditions provided in the INFORMATION FOR BIDDERS. The OWNER reserves the right to accept any PROPOSAL, to reject any or all PROPOSALS, and to waive any irregularities in any PROPOSAL. No BIDDER may withdraw his BID within sixty (60) days after the actual date of the opening thereof.

LEGAL PROVISIONS: The Contract letting shall be subject to the provisions of Sections 62.15, 66.0903, and 779.15 of the Wisconsin Statutes.

WAGE RATES: Contractors shall be required to pay not less than the prevailing wage rates on the Project as established by the State of Wisconsin, Department of Workforce Development. Copies of these wage rates are on file in the office of the City Clerk and incorporated in the

Contract Documents.

BIDDER'S PROOF of RESPONSIBILITY: In accordance with Wisconsin Statute 66.0901(2), Bidders shall file or have on file valid Bidder's Proof of Responsibility form with Owner not less than five (5) days prior to the time for opening of bids.

Note 1: The Engineer assumes no responsibility to supply Builders Exchanges and similar plan review rooms with all addenda issued. An attempt will be made to do so; however, only registered plan holders will be notified by fax of expected addendum with short preparation times.

Note 2: Prequalification of BIDDERS - Dixon Engineering will review qualifications of all Contractors and determine their status. Contractors will be prequalified for different sized tanks and towers based on experience, workmanship, and financial data. Any Contractor who has any projects in dispute or unfinished because of Contract problems will be considered NOT prequalified. CONTRACTORS wishing to be prequalified must submit their latest financial statement and a list of ten (10) similar sized projects using similar coating systems. Failure to submit may result in rejection of bid. A prequalification status may be upgraded or downgraded during the course of the season as a result of new data submitted, resolution or origination of project conflicts.

Owner is prohibited from knowingly soliciting Bids from, negotiating with or awarding contractors to, and approving or allowing subcontracts with a debarred Contractor. If a Bidder, offeror, or proposed Subcontractor is listed on the consolidated list of debarred Contractors compiled by Department of Workforce Development in accordance with Wisconsin Administrative Code Chap. Ind. 94, it may not be awarded the contract or be allowed to participate as a Subcontractor, except as otherwise provided in Wisconsin Administrative Code Chap. Ind. 94.

Note 3: All bidders must submit Contractor Qualification Application to the Village of Pleasant Prairie one week prior to the bid opening.



Office of the Director of Public Works
John Steinbrink Jr., P.E.

To: Michael Pollocoff
From: John Steinbrink Jr.
Subject: Municipal Solid Waste Disposal Bid
Date: May 12, 2015

On April 10, 2015, a request for proposal for Municipal Solid Waste Disposal was issued to VendorNet where it was sent to 111 waste management companies. It was also advertised in the Kenosha News Legal Section for two weeks. In addition, bid packets were sent to 7 landfill companies.

In 2014, the Solid Waste Department collected 6,698 tons of solid waste from the Village of Pleasant Prairie. The Solid Waste Department's tipping fee budget for 2015 is \$290,000.

On Thursday, May 7, 2015, at 10:00 a.m., bids were received for Municipal Solid Waste Disposal. Two bids were received.

I recommend that all proposals be rejected and this contract be re-bid.



**REQUEST FOR PROPOSALS
RFP #15-SW-01**

**VILLAGE OF PLEASANT PRAIRIE
Municipal Solid Waste Disposal**

April 14, 2015

ISSUED BY:

**Village of Pleasant Prairie, Wisconsin
Department of Public Works
8600 Green Bay Rd
Pleasant Prairie, WI 53158**

REQUEST FOR PROPOSALS

Notice is hereby given that proposals will be received by the Village of Pleasant Prairie ("Village"), Wisconsin for:

Municipal Solid Waste Disposal

RFP #15-SW-01

Proposals shall be delivered or mailed to: John Steinbrink Jr. P.E., Director of Public Works. Village of Pleasant Prairie, 8600 Green Bay Rd, Pleasant Prairie, WI, 53158.

Proposals will be accepted until:

Date: Thursday May 7, 2015

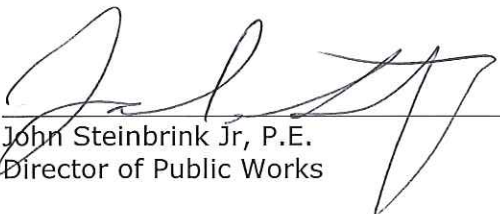
Time: 10:00 A.M. (CST)

Proposals submitted after the above-noted due date and time will be rejected. Respondents accept all risks of late delivery of mailed submittals regardless of fault.

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the preparation and submission of their statement of qualifications. Furthermore, the RFP does not obligate the Village to accept or contract for any expressed or implied services.

It is the policy of the Village of Pleasant Prairie to assure that no person shall, on the grounds of race, color, religion, national origin or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

The Village is committed to a program of equal employment opportunity regardless of race, color, creed, sex, age, nationality, disability, or sexual orientation. The successful consultant must comply with the Village of Pleasant Prairie's equal opportunity requirements.



John Steinbrink Jr, P.E.
Director of Public Works

April 10, 2015
Date

TABLE OF CONTENTS

PURPOSE & INTENT	1
SCOPE OF SERVICES/PROJECT REQUIREMENTS	1
GENERAL INSTRUCTIONS AND FORMAT	1
MUNICIPAL SOLID WASTE DISPOSAL VOLUMES	2
SUBMITTAL PROCESS & REQUIREMENTS	2
SCHEDULE	4
EVALUATION COMMITTEE, SELECTION & AWARD PROCESS	4
MISCELLANEOUS	5
ATTACHMENTS	
RESPONDENT'S PROPOSAL SIGNATURE PAGE AND LEGAL STATUS	8
CONTRACTOR'S AFFIDAVIT	9

1) PURPOSE & INTENT

This solicitation involves **Municipal Solid Waste Disposal** for the Village of Pleasant Prairie. The Village is seeking proposals for land filling (tipping) fees associated with the disposal of residential municipal solid waste.

The Village of Pleasant Prairie will distribute Request for Proposal requests. A Village of Pleasant Prairie Evaluation and Selection Committee will evaluate the RFP's submitted and establish a short list. Those firms selected on the short list will be ranked. The Village of Pleasant Prairie will then discuss approach, project schedule and resources with the highest ranked firm. Negotiations of fee's, terms and conditions will follow. In the event that the negotiations with the highest ranked firm are unsuccessful, negotiations will then proceed to the second highest ranked firm.

2) SCOPE OF SERVICES/PROJECT REQUIREMENTS

A) DEFINITIONS

- (1) "VILLAGE" means the Village of Pleasant Prairie.
- (2) "COUNTY" means Kenosha County.
- (3) "PROJECT" means **Municipal Solid Waste Disposal**

B) GENERAL

- (1) The Services under this contract shall consist of all tasks necessary or incidental to accomplish the PROJECT.
- (2) The Respondent shall furnish all services and labor necessary to conduct and complete the services, and shall furnish all materials, equipment, supplies, and incidentals other than those designated in writing as to be furnished by the VILLAGE.
- (3) The services under this contract shall be performed in accordance with generally accepted standards.
- (4) The services shall comply with the applicable State and Federal laws and regulations consistent with the scope of project.

C) REQUIRMENTS - This project will require the selected firm to provide the following:

Municipal Solid Waste Disposal as outlined in this document

3) GENERAL INSTRUCTIONS AND FORMAT

The evaluation and selection of a consultant will be based on the information submitted in the request for proposal plus references and any required interviews/presentations. Consultants shall respond clearly and completely to all requirements. Failure to respond to any of the requirements in the RFP may be the basis for rejecting a submittal. The submitted qualifications shall be typed and submitted on 8.5" x 11" paper and bound securely. Tables/Graphs/Charts and other exhibits may be submitted on 11" x 17" paper, properly folded to an 8.5" x 11" size and bound securely within the document. There is a 12 total page limit to the responses.

4) MUNICIPAL SOLID WASTE DISPOSAL VOLUMES

The Village currently has 20,004 residents and is serviced by in-house collection vehicles with fully automated collection. The average annual residential solid waste and recyclables collected over the past 4 years is illustrated in the table below.

	2011	2012	2013	2014
Recycling (tons)	2,144	2,122	2,111	2,117
Garbage (tons)	5,951	6,009	6,213	6,445

As of January 1, 2015 there are 7,348 solid waste accounts in the Village of Pleasant Prairie.

5) SUBMITTAL PROCESS & REQUIREMENTS

Qualifications are sought from firms with recognized expertise in the **Municipal Solid Waste Disposal**.

Proposals shall include the following:

- A) Firm name, address, telephone number and contact person. A two-page statement of interest and qualifications for this project.
- B) Brief history of the firm.
- C) A brief (maximum four-page) project understanding description.
- D) Discussion of firm's specific abilities and expertise to provide the required services.
- E) Key personnel proposed as project team members.
- F) Clearly identify sub-consultants, if proposed, with similar information.
- G) Examples of specific knowledge, expertise and project experience related to this type of project.
- H) References of other owners for which the firm has provided similar services. Reference information **must** include:
 - (1) Name of owner.
 - (2) Project name.
 - (3) Brief description of firm's involvement.
 - (4) Contact person.
 - (5) Project/Contact Address.
 - (6) Project/Contact Telephone number.
 - (7) Firm's key personnel assigned to the referenced project.
- I) Contract Details
 - (1) List of accepted materials.
 - (2) Hours of operation accepting delivery of Solid Waste Material.
 - (3) Location of landfill.

- (4)Distance from 8600 Green Bay Road, Pleasant Prairie, WI.
- (5)Any limitations for acceptance of delivery– this would include holidays, weekends, weather, volume or weight, etc.
- (6)Tipping fee for material.
- (7)Any other additional applicable fees or taxes.
- (8)Insurance requirements, if any.
- (9)Period of contract (minimum of 3 years).
- (10)Options for renewal of three (3) additional years.
- (11)Years of landfill life.
- (12)Limitations or weight restrictions to or at the transfer/landfill.
- (13)Any licenses requirements for interstate trucking, if applicable.
- (14)Types and frequency of reports submitted to Village of Pleasant Prairie.
- (15)Billing frequency and other pertinent financial information.
- (16)Requirements of the Village such any public notifications.
- (17)Liabilities, if any, including landfill closure cost.

Firms must submit the following items:

- One original (clearly labeled as such) PLUS three copies of all materials required for acceptance of their qualifications (**Proposal Items A through I**).

On or before 10:00 a.m. on Thursday, May 7TH, 2015, via U.S. Mail, UPS, Fed Ex, DHL, Airborne, etc. to:

Village of Pleasant Prairie
Attn: John Steinbrink Jr., P.E.
Director of Public Works
8600 Green Bay Rd.
Pleasant Prairie, WI 53158

The Village of Pleasant Prairie does not accept facsimile or email submitted proposals. A firm, if it so chooses, may hand-deliver its proposal package on or before the date and time listed above. All submittals must be date-stamped by the Village of Pleasant Prairie. Submittals received after 10:00 a.m. on Thursday, May 7TH, 2015, will not be accepted.

The complete proposal package shall be plainly marked as shown below. The **envelope** shall contain the proposal transmittal letter and the firm's technical and qualification proposal (original plus three copies).

All submittals must be packaged, sealed, and clearly labeled to show the following information on the outside of the package:

Firm's Name and Address
RFP Title – **"Village of Pleasant Prairie – RFP#15-SW-01
Municipal Solid Waste Disposal**
RFP Due Date of Thursday, May 7TH, 2015

*It is not the intent of this RFP to solicit an **overly long response**, but it is important that the firm's experience/expertise is adequately described. It will, for example, be much more useful to address abilities and expertise directly comparable to this project than to include an exhaustive list of all projects completed by the firm. Village staff will review the submitted proposals. The selected firm will meet with the Village to prepare a contractual agreement between the Village and the firm after the final selection is complete.*

6) SCHEDULE

Listed below are estimated dates and times of actions related to this RFP. In the event that the Village finds it necessary to change any of the specific dates and times, it will do so by issuing amendments to this RFP. Failure by the Village to issue amendments to this schedule will not invalidate this selection process.

RFP SCHEDULE:

EVENT	DATE
RFP Release	April 14, 2015
Questions in writing (if any) Due	April 30, 2015
RFP Responses Due	Thursday May 7, 2015
Internal Village Review of RFP Responses	Week of May 11, 2015
Scope and Contract Negotiation	Week of May 18, 2015
Contract Recommendation to the Village Board	May 22, 2015
Village Board Approval	June 1, 2015
Contract begins	August 3, 2015

7) EVALUATION COMMITTEE, SELECTION & AWARD PROCESS

A) Evaluation committee. The Village RFP Evaluation & Selection Committee will consist of:

- John Steinbrink, Jr., Public Works Director
- Joe Middleton, Streets Foreman
- Jesse Houle, Village Construction Manager

The evaluation committee members have been selected because of their special expertise and knowledge of the service(s) and/or product(s) that are the subject of this RFP.

B) The selection committee will evaluate the proposals utilizing the proposal evaluation criteria (except compensation). The Village, because of time constraints and depending upon the thoroughness of the proposals, may at its sole option award a contract based upon the initial proposal submittal. Do not assume there will be an opportunity for submittal of additional information. Submit your proposal as if it were your "best and final offer."

C) If the Village intends to hold interviews, the proposers to be interviewed will be contacted to schedule an interview. The interview will further evaluate the proposer in the following categories: (1) Project Manager/Key Personnel; (2) Overall Qualification of Firm/Team; and (3) Project Approach. The point values or ratings for these categories are subject to change based upon the interview.

D) Final evaluation:

Upon completion of any interviews/presentations by the respondents, the Evaluation and Selection Committee will review its evaluations and make any necessary ranking adjustments based on the information obtained in the interview/presentation, possible reference checks, and any other pertinent respondent information.

E) Right to reject qualifications and negotiate contract terms:

The Village reserves the right to reject any and all submittals. The Village reserves the right to negotiate the terms of the contract, including the award amount, with the selected consultant prior to entering into a contract.

F) Award of contract:

The Village reserves the right to make an award without further discussion of the submittals. The firm selected as the apparent successful firm will be expected to enter into a contract with the Village. The foregoing should not be interpreted to prohibit either party from proposing additional contract terms and conditions during the negotiations of the final contract. If the selected firm fails to sign the contract within ten (10) business days of delivery of the final contract, the Village may elect to negotiate a contract with the next-highest ranked firm. The Village shall not be bound, or in any way obligated, until both parties have executed a contract. No party may incur any chargeable costs prior to the execution of the final contract. Following consultant selection, the successful consultant shall prepare a proposal and scope of work for review by the Village. Once the Village and consultant have reached an agreement on the scope of services, a final contract will be prepared by the Village.

8) MISCELLANEOUS

A) Questions

Questions regarding this RFP may be directed to John Steinbrink Jr. P.E., Director of Public Works, via e-mail at jsteinbrink@plprairiewi.com. Unauthorized contact regarding this RFP with other Village employees may result in disqualification from consideration in the proposal. Any oral communications will be considered unofficial and non-binding on the Village, unless it is followed by a written statement from the Village.

B) Rejection of Submittals

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the preparation and submission of their qualifications. Furthermore, this RFP does not obligate the Village to accept or contract for any expressed or implied services.

C) Withdrawal of Qualifications

Consultants may withdraw a submittal, in writing, at any time up to the proposal due date and time. The written withdrawal notice must be received by the Village Director of Public Works. The notice must be signed by an authorized representative of the consultant.

D) Incurring Costs

The Village is not liable for any costs incurred by consultants in responding to this RFP.

E) Proprietary Proposal Material

Any proprietary information revealed in the submittal should be clearly identified as such by the respondent.

F) Terms

There is no expressed or implied obligation of the Village to reimburse firms for any costs incurred in preparing submittals in response to this request. The Village reserves the right to reject any and all submittals and to modify the scope of services. The Village further reserves the right to retain all submittals and to use any idea in a submittal regardless of whether that submittal is selected.

G) Signatures

RFPs shall be signed by one of the legally authorized officers of the submitting firm/corporation. If awarded the contract, the contract shall also be executed by said officer.

H) Contract Negotiation

The Village reserves the right to negotiate all elements of the submittals, proposals, terms and conditions, and/or scope of work as part of the contract negotiation process prior to any formal authorization of the contract by the Village.

I) Equal Opportunity Employment

The successful consultant(s) must comply with the Village equal opportunity requirements. The Village is committed to a program of equal employment opportunity regardless of race, color, creed, sex, age, nationality or disability.

J) Title VI

It is the Village's policy to assure that no person shall, on the grounds of race, color, religion, sex or national origin as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

K) Insurance Requirements

The selected firm shall maintain insurance that is sufficient to protect the firm's business against all applicable risks. Standard requirements may be negotiated if it is in the best interest of the Village.

L) Non-Endorsement

As a result of the selection of a firm to supply products and/or services to the Village, firm agrees to make no reference to the Village in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the Village.

M) Non-Collusion

Submittal and signature of a statement of qualifications swears that the document is genuine and not a sham or collusive, and not made in the interest of any person not named, and that the consultant has not induced or solicited others to submit a sham offer, or to refrain from proposing.

N) Compliance with Laws & Regulations

In addition to nondiscrimination and affirmative action compliance requirements previously listed, the consultant or consultants ultimately awarded a contract shall comply with Federal, State and local laws, statutes and ordinances, and industry standards relative to the execution of the work. This requirement includes, but is not limited to, protection of public and employee safety and health; environmental protection; waste reduction and recycling; the protection of natural resources; permits; fees; taxes; and similar subjects.

O) Public Records

Under Wisconsin state law, the documents (including but not limited to written, printed, graphic, electronic, photographic or voice mail materials and/or transcriptions, recordings or reproductions thereof) submitted in response to this RFP (the "documents") become a public record upon submission to the Village, subject to mandatory disclosure upon request by any person, unless the documents are exempted from public disclosure by a specific provision of law. If the Village receives a request for inspection or copying of any such documents it will promptly notify the person submitting the documents to the Village (by U.S. mail and by fax if the person has provided a fax number) and upon the written request of such person, received by the Village within five (5) days of the mailing of such notice, will postpone disclosure of the documents for a reasonable period of time as permitted by law to enable such person to seek a court order prohibiting or conditioning the release of the documents. The Village assumes no contractual obligation to enforce any exemption. The Village does not accept any responsibility for agreements, contracts or purchase orders issued by other public agencies to the consultant. Each public agency accepts responsibility for compliance with any additional or varying laws and regulations governing purchase by or on behalf of the public agency. The Village accepts no responsibility for the performance of the consultant in providing goods and/or services to other public agencies, nor any responsibility for the payment price to the consultant for other public agency purchases.

P) Clarification and/or Revisions of this RFP:

Revisions to this RFP will only be made by an official written amendment issued by the Village. In order to be eligible to receive amendments to this RFP, all respondents are responsible to notify the Village of its official contact person, address and email address. All amendments/clarifications will be forwarded to the respondents of record.

**VILLAGE OF PLEASANT PRAIRIE
RESPONDENT'S PROPOSAL
SIGNATURE PAGE AND LEGAL STATUS**

THE UNDERSIGNED CERTIFY THAT THEY ARE AN OFFICIAL LEGALLY AUTHORIZED TO BIND THEIR FIRM AND TO ENTER INTO A CONTRACT SHOULD THE VILLAGE ACCEPT THIS PROPOSAL.

PROPOSAL BY: _____
(Name of Firm)

LEGAL STATUS OF RESPONDENT: (Please check the appropriate box)

CORPORATION _____ STATE OF INCORPORATION _____

PARTNERSHIP _____ LIST NAMES _____

DBA _____ EXPLAIN _____

SIGNATURE OF RESPONDENT:

TITLE:

ADDRESS:

CITY:

ZIP:

TEL:

Signed this _____ Day of _____ 20__.

CONTRACTOR'S AFFIDAVIT

STATE OF WISCONSIN)

(SS.

_____ VILLAGE)

_____, an office of

to-wit: I, _____, being first duly sworn in oath, says:

That _____, has no contractual relationships whatsoever, either direct or indirect, with any officer, agent, or employee of the

Owner: _____; nor has any officer, agent, or employee of the Owner any financial interest, either direct or indirect, present or prospective, absolute or conditional in the contract to which this bond pertains, as this affiant well knows.

Dated at _____ this _____ day of _____, 20__

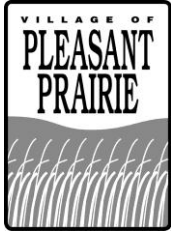
Affiant _____

Title _____

Subscribed and sworn to before me this _____ day of _____, 20__

Notary Public, State of Wisconsin

My Commission Expires: _____



Office of the Director of Public Works
John Steinbrink Jr., P.E.

To: Michael Pollocoff
From: John Steinbrink Jr.
Subject: Electronics Recycling Award of Contract
Date: May 12, 2015

On April 10, 2015, a request for proposal for Electronics Recycling was issued to VendorNet where it was sent to 114 vendors. It was also advertised in the Kenosha News Legal Section for two weeks. In addition, the request for proposal was sent to 25 State of Wisconsin Registered Electronics Recyclers.

On Monday, May 11th at 1:00 p.m. bids were publicly opened and read aloud. Three bids were received.

Bids were evaluated based on proposed costs and rebates offered by each recycler by type of electronic material. Please see the attached bid analysis sheet.

Based on the attached analysis, Universal Recycling offers the lowest cost for electronic recycling. Universal Recycling processed the Village's electronics in the past, prior to the Village participating in a cooperative purchasing agreement with other municipalities.

I recommend that a contract for Electronics Recycling be awarded to Universal Recycling.

ELECTRONICS RECYCLING RFP COST COMPARISON

5/11/2015

HISTORICAL BREAKDOWN OF MATERIALS (Data from Year 4-DNR Annual Report)

<u>MATERIAL</u>	<u>LBS</u>	<u>%</u>	
TELEVISIONS	27,463	77%	6123
MONITORS	2,234	6%	498
MISC EED	3,084	9%	688
COMPUTER/CPU	3,099	9%	691
TOTAL	35,880	100%	8000 lb load

<u>BIDDER Rebates/(Costs)</u>	<u>TVs</u>	<u>MONITORS</u>	<u>MISC CED</u>	<u>COMPUTERS</u>	<u>LAPTOPS</u>	<u>TRANSPORTATION</u>	<u>SUPPLIES</u>
Dynamic Recycling	\$ (0.16)	\$ (0.14)	\$ (0.06)	\$ (0.19)	\$ 0.75	\$ (650.00)	\$ -
Universal Recycling	\$ (0.07)	\$ (0.05)	\$ 0.09	\$ 0.15	\$ -	\$ (135.00)	\$ -
Vintage Tech	\$ (0.14)	\$ (0.04)	\$ (0.10)	\$ (0.10)	\$ -	\$ (500.00)	\$ -

BID ANALYSIS

Assumes 8,000 pound load

	<u>TVs</u>	<u>MONITORS</u>	<u>MISC CED</u>	<u>COMPUTERS</u>	<u>LAPTOPS</u>	<u>TRANSPORTATION</u>	<u>SUPPLIES</u>	<u>TOTAL</u>
Dynamic Recycling	\$ (979.73)	\$ (69.73)	\$ (41.26)	\$ (131.28)	*	\$ (650.00)	0	\$ (1,872.00)
Universal Recycling	\$ (428.63)	\$ (24.91)	\$ 61.89 **	\$ 103.65		\$ (135.00)	0	\$ (423.00)
Vintage Tech	\$ (857.26)	\$ (19.92)	\$ (68.76)	\$ (69.10)		\$ (500.00)	0	\$ (1,515.05)

*If laptops are separated, receive \$.75/lb. credit.

**Average rebate for listed peripherals



**REQUEST FOR PROPOSAL
RFP #15-SW-03**

VILLAGE OF PLEASANT PRAIRIE

Electronics Recycling

April 14, 2015

ISSUED BY:

**Village of Pleasant Prairie, Wisconsin
Department of Public Works
8600 Green Bay Rd
Pleasant Prairie, WI 53158**

REQUEST FOR PROPOSALS

Notice is hereby given that proposals will be received by the Village of Pleasant Prairie ("Village"), Wisconsin for:

Processing of Electronics Recycling

RFP #15-SW-03

Proposals shall be delivered or mailed to: John Steinbrink Jr. P.E., Director of Public Works, Village of Pleasant Prairie, 8600 Green Bay Rd, Pleasant Prairie, WI, 53158.

Proposals will be accepted until:

Date: Thursday May 7, 2015

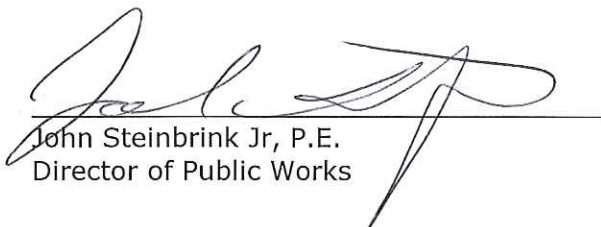
Time: 10:00 A.M. (CST)

Proposals submitted after the above-noted due date and time will be rejected. Respondents accept all risks of late delivery of mailed submittals regardless of fault.

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the preparation and submission of their statement of qualifications. Furthermore, the RFP does not obligate the Village to accept or contract for any expressed or implied services.

It is the policy of the Village of Pleasant Prairie to assure that no person shall, on the basis of race, color, religion, sex or national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

The Village is committed to a program of equal employment opportunity regardless of race, color, religion, sex, age, nationality, disability, or sexual orientation. The successful consultant must comply with the Village of Pleasant Prairie's equal opportunity requirements.



John Steinbrink Jr, P.E.
Director of Public Works

April 10, 2015
Date

TABLE OF CONTENTS

PURPOSE & INTENT	1
SCOPE OF SERVICES/PROJECT REQUIREMENTS	1
GENERAL INSTRUCTIONS AND FORMAT	1
ELECTRONIC RECYCLING VOLUMES AND BREAKDOWN	2
SUBMITTAL PROCESS & REQUIREMENTS.....	3
SCHEDULE	5
EVALUATION COMMITTEE, SELECTION & AWARD PROCESS.....	6
MISCELLANEOUS	7
ATTACHMENTS	
RESPONDENT'S PROPOSAL SIGNATURE PAGE AND LEGAL STATUS	10
CONTRACTOR'S AFFIDAVIT	11

1) PURPOSE & INTENT

This solicitation involves **Electronics Recycling** for the Village of Pleasant Prairie.

The Village collects Electronics recycling daily at the Pleasant Prairie Compost Drop off site and stored indoors. The successful firm will be responsible for collecting Electronics recycling material at the Pleasant Prairie Compost drop off site 8600 Green Bay Road, Pleasant Prairie, WI, monthly from March thru December. The successful firm will also collect any electronics from Pleasant Prairie IT department as they have available for collection.

The Village of Pleasant Prairie will distribute Request for Proposal requests. A Village of Pleasant Prairie Evaluation and Selection Committee will evaluate the RFP's submitted and establish a short list. Those firms selected on the short list will be ranked. The Village of Pleasant Prairie will then discuss approach, project schedule and resources with the highest ranked firm. Negotiations of fee's, terms and conditions will follow. In the event that the negotiations with the highest ranked firm are unsuccessful, negotiations will then proceed to the second highest ranked firm.

2) SCOPE OF SERVICES/PROJECT REQUIREMENTS

A) DEFINITIONS

- (1) "VILLAGE" means the Village of Pleasant Prairie.
- (2) "COUNTY" means Kenosha County.
- (3) "PROJECT" means the Electronic Recycling

B) GENERAL

- (1) The Services under this contract shall consist of all tasks necessary or incidental to accomplish the PROJECT.
- (2) The Respondent shall furnish all services and labor necessary to conduct and complete the services, and shall furnish all materials, equipment, supplies, and incidentals other than those designated in writing as to be furnished by the VILLAGE.
- (3) The services under this contract shall be performed in accordance with generally accepted standards.
- (4) The services shall comply with the applicable State and Federal laws and regulations consistent with the scope of project.

- C) REQUIRMENTS - This project will require the selected firm to provide the following:
Processing of single stream recycling as outlined in this document.

3) GENERAL INSTRUCTIONS AND FORMAT

The evaluation and selection of a consultant will be based on the information submitted in the request for proposal plus references and any required interviews/presentations. Consultants shall respond clearly and completely to all requirements. Failure to respond to any of the requirements in the RFP may be the basis for rejecting a submittal. The submitted qualifications shall be typed and submitted on 8.5" x 11" paper and bound securely. Tables/Graphs/Charts and other exhibits may be submitted on 11" x 17" paper, properly folded to an 8.5" x 11" size and bound securely within the document. There is a 12 total page limit to the responses.

4) Single Stream Recycling Volumes and Breakdown

The Village currently has 20,004 residents. The average annual residential electronics recycling collected since 2011 is illustrated below. Collection years are from July 1 to June 30 each year.

2011/2012 = 23,668 lbs.
2012/2013 = 35,102 lbs.
2013/2014 = 24,017 lbs.

5) SUBMITTAL PROCESS & REQUIREMENTS

Qualifications are sought from firms with recognized expertise in **Electronics Recycling**. Items A through I shall constitute the technical proposal; Item J shall constitute the historical compensation value.

Proposals shall include the following:

Technical and Qualification Proposal:

- A) Firm name, address, telephone number and contact person. A two-page statement of interest and qualifications for this project.
- B) Brief history of the firm.
- C) A brief (maximum four-page) project understanding description.
- D) Discussion of firm's specific abilities and expertise to provide the required services.
- E) Key personnel proposed as project team members.
- F) Clearly identify sub-consultants, if proposed, with similar information.
- G) Examples of specific knowledge, expertise and project experience related to this type of project.
- H) References of other owners for which the firm has provided similar services. Reference information **must** include:
 - (1) Name of owner.
 - (2) Project name.
 - (3) Brief description of firm's involvement.
 - (4) Contact person.
 - (5) Project/Contact address.
 - (6) Project/Contact telephone number.
 - (7) Firm's key personnel assigned to the referenced project.
- I) Contract Details
 - (1) List of accepted electronics recycling materials.
 - (2) Tipping fee for Electronic recycling material.
 - (3) Any other additional applicable fees or taxes.
 - (4) Terms and rates for payment of Electronics recyclable material.
 - (5) Schedule for sharing of proceeds from sale of recycling material.
 - (6) Insurance requirements, if any.
 - (7) Period of contract (minimum of 3 years).
 - (8) Options for renewal of three (3) additional years.
 - (9) Types and frequency of reports submitted to Village of Pleasant Prairie to satisfy regulatory requirements.
 - (10) Billing frequency and other pertinent financial information.
 - (11) Requirements of the Village such as public notifications.
 - (12) Liabilities, if any.

Firms must submit the following items:

- One original (clearly labeled as such) PLUS three copies of all materials required for acceptance of their qualifications (**Proposal Items A through I**), **Completed Respondent's Proposal Signature and Legal Status, Completed Contractors Affidavit.**
- One copy of the historical compensation value (**Item J**) in a separate sealed envelope.

On or before 10:00 a.m. on Thursday, May 7TH, 2015, via U.S. Mail, UPS, Fed Ex, DHL, Airborne, etc. to:

Village of Pleasant Prairie
Attn: John Steinbrink Jr., P.E.
Director of Public Works
8600 Green Bay Rd.
Pleasant Prairie, WI 53158

The Village of Pleasant Prairie does not accept facsimile or email submitted proposals. A firm, if it so chooses, may hand-deliver its proposal package on or before the date and time listed above. All submittals must be date-stamped by the Village of Pleasant Prairie. Submittals received after 10:00 a.m. on Thursday, May 7TH, 2015, will not be accepted.

The complete proposal package shall be plainly marked as shown below. A complete proposal package shall consist of two individual envelopes that are both placed within a single complete proposal package. The **first envelope** shall contain the proposal transmittal letter and the firm's technical and qualification proposal (original plus three copies), without the Historical Compensation Value. A **second sealed envelope** shall also include the proposal transmittal letter and the Historical Compensation Value (one copy).

The single complete proposal package and each of the two individual envelopes shall be marked as shown below.

All submittals must be packaged, sealed, and clearly labeled to show the following information on the outside of the package:

Firm's Name and Address
**"Village of Pleasant Prairie – RFP#15-SW-03
Processing of Single Stream Recycling
RFP Due Date of Thursday, May 7TH, 2015**

(Label as appropriate: COMPLETE PACKAGE, TECHNICAL AND QUALIFICATION ENVELOPE, or HISTORICAL COMPENSATION VALUE ENVELOPE)

*It is not the intent of this RFP to solicit an **overly long response**, but it is important that the firm's experience/expertise is adequately described. It will, for example, be much more useful to address abilities and expertise directly comparable to this project than to include an exhaustive list of all projects completed by the firm. Village staff will review the submitted proposals. The selected firm will meet with the Village to prepare a contractual agreement between the Village and the firm after the final selection is complete.*

6) SCHEDULE

Listed below are estimated dates and times of actions related to this RFP. In the event that the Village finds it necessary to change any of the specific dates and times, it will do so by issuing amendments to this RFP. Failure by the Village to issue amendments to this schedule will not invalidate this selection process.

RFP SCHEDULE:

EVENT	DATE
RFP Release	April 14, 2015
Questions in Writing (if any) Due	April 30, 2015
RFP Responses Due	Thursday May 7, 2015
Internal Village Review of RFP Responses	May 8, 2015
Scope and Contract Negotiation	May 11, 2015
Contract Recommendation to the Village Board	May 12, 2015
Village Board Approval	May 18, 2015
Contract Begins	June 1, 2015

7) EVALUATION COMMITTEE, SELECTION & AWARD PROCESS

A) Evaluation committee. The Village RFP Evaluation & Selection Committee will consist of:

- John Steinbrink, Jr., Public Works Director
- Joe Middleton, Streets Foreman
- Jesse Houle, Village Construction Manager

The evaluation committee members have been selected because of their special expertise and knowledge of the service(s) and/or product(s) that are the subject of this RFP.

B) The selection committee will evaluate the proposals utilizing the proposal evaluation criteria (except compensation). The Village, because of time constraints and depending upon the thoroughness of the proposals, may at its sole option award a contract based upon the initial proposal submittal. Do not assume there will be an opportunity for submittal of additional information. Submit your proposal as if it were your "best and final offer."

C) If the Village intends to hold interviews, the Proposers to be interviewed will be contacted to schedule an interview. The interview will further evaluate the Proposer in the following categories: (1) Project Manager/Key Personnel; (2) Overall Qualification of Firm/Team; and (3) Project Approach. The point values or ratings for these categories are subject to change based upon the interview.

D) Final evaluation:

Upon completion of any interviews/presentations by the respondents, the Evaluation and Selection Committee will review its evaluations and make any necessary ranking adjustments based on the information obtained in the interview/presentation, possible reference checks, and any other pertinent respondent information.

E) Right to reject qualifications and negotiate contract terms:

The Village reserves the right to reject any and all submittals. The Village reserves the right to negotiate the terms of the contract, including the award amount, with the selected consultant prior to entering into a contract.

F) Award of contract:

The Village reserves the right to make an award without further discussion of the submittals. The firm selected as the apparent successful firm will be expected to enter into a contract with the Village. The foregoing should not be interpreted to prohibit either party from proposing additional contract terms and conditions during the negotiations of the final contract. If the selected firm fails to sign the contract within ten (10) business days of delivery of the final contract, the Village may elect to negotiate a contract with the next-highest ranked firm. The Village shall not be bound, or in any way obligated, until both parties have executed a contract. No party may incur any chargeable costs prior to the execution of the final contract. Following consultant selection, the successful consultant shall prepare a proposal and scope of work for review by the Village. Once the Village and consultant have reached an agreement on the scope of services, a final contract will be prepared by the Village.

8) MISCELLANEOUS

A) Questions

Questions regarding this RFP may be directed to John Steinbrink Jr. P.E., Director of Public Works, via e-mail at jsteinbrink@plprairiewi.com. Unauthorized contact regarding this RFP with other Village employees may result in disqualification from consideration in the proposal. Any oral communications will be considered unofficial and non-binding on the Village, unless it is followed by a written statement from the Village.

B) Rejection of Submittals

The Village reserves the right to reject any and all submittals and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the Village to pay any costs incurred by respondents in the preparation and submission of their qualifications. Furthermore, this RFP does not obligate the Village to accept or contract for any expressed or implied services.

C) Withdrawal of Qualifications

Consultants may withdraw a submittal, in writing, at any time up to the proposal due date and time. The written withdrawal notice must be received by the Village Director of Public Works. The notice must be signed by an authorized representative of the consultant.

D) Incurring Costs

The Village is not liable for any costs incurred by consultants in responding to this RFP.

E) Proprietary Proposal Material

Any proprietary information revealed in the submittal should be clearly identified as such by the respondent.

F) Terms

There is no expressed or implied obligation of the Village to reimburse firms for any costs incurred in preparing submittals in response to this request. The Village reserves the right to reject any and all submittals and to modify the scope of services. The Village further reserves the right to retain all submittals and to use any idea in a submittal regardless of whether that submittal is selected.

G) Signatures

RFPs shall be signed by one of the legally authorized officers of the submitting firm/corporation. If awarded the contract, the contract shall also be executed by said officer.

H) Contract Negotiation

The Village reserves the right to negotiate all elements of the submittals, proposals, terms and conditions, and/or scope of work as part of the contract negotiation process prior to any formal authorization of the contract by the Village.

I) Equal Opportunity Employment

The successful consultant(s) must comply with the Village equal opportunity requirements. The Village is committed to a program of equal employment opportunity regardless of race, color, religion, sex, age, nationality or disability.

J) Title VI

It is the Village's policy to assure that no person shall, on the basis of race, color, religion, sex or national origin, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

K) Insurance Requirements

The selected firm shall maintain insurance that is sufficient to protect the firm's business against all applicable risks. Standard requirements may be negotiated if it is in the best interest of the Village.

L) Non-Endorsement

As a result of the selection of a firm to supply products and/or services to the Village, firm agrees to make no reference to the Village in any literature, promotional material, brochures, sales presentation or the like without the express written consent of the Village.

M) Non-Collusion

Submittal and signature of a statement of qualifications swears that the document is genuine and not a sham or collusive, and not made in the interest of any person not named, and that the consultant has not induced or solicited others to submit a sham offer, or to refrain from proposing.

N) Compliance with Laws & Regulations

In addition to nondiscrimination and affirmative action compliance requirements previously listed, the consultant or consultants ultimately awarded a contract shall comply with Federal, State and local laws, statutes and ordinances, and industry standards relative to the execution of the work. This requirement includes, but is not limited to, protection of public and employee safety and health; environmental protection; waste reduction and recycling; the protection of natural resources; permits; fees; taxes; and similar subjects.

O) Public Records

Under Wisconsin state law, the documents (including but not limited to written, printed, graphic, electronic, photographic or voice mail materials and/or

transcriptions, recordings or reproductions thereof) submitted in response to this RFP (the "documents") become a public record upon submission to the Village, subject to mandatory disclosure upon request by any person, unless the documents are exempted from public disclosure by a specific provision of law. If the Village receives a request for inspection or copying of any such documents it will promptly notify the person submitting the documents to the Village (by U.S. mail and by fax if the person has provided a fax number) and upon the written request of such person, received by the Village within five (5) days of the mailing of such notice, will postpone disclosure of the documents for a reasonable period of time as permitted by law to enable such person to seek a court order prohibiting or conditioning the release of the documents. The Village assumes no contractual obligation to enforce any exemption. The Village does not accept any responsibility for agreements, contracts or purchase orders issued by other public agencies to the consultant. Each public agency accepts responsibility for compliance with any additional or varying laws and regulations governing purchase by or on behalf of the public agency. The Village accepts no responsibility for the performance of the consultant in providing goods and/or services to other public agencies, nor any responsibility for the payment price to the consultant for other public agency purchases.

P) Clarification and/or Revisions of this RFP:

Revisions to this RFP will only be made by an official written amendment issued by the Village. In order to be eligible to receive amendments to this RFP, all respondents are responsible to notify the Village of its official contact person, address and email address. All amendments/clarifications will be forwarded to the respondents of record.

**VILLAGE OF PLEASANT PRAIRIE
RESPONDENT'S PROPOSAL
SIGNATURE PAGE AND LEGAL STATUS**

THE UNDERSIGNED CERTIFY THAT THEY ARE AN OFFICIAL LEGALLY AUTHORIZED TO BIND THEIR FIRM AND TO ENTER INTO A CONTRACT SHOULD THE VILLAGE ACCEPT THIS PROPOSAL.

PROPOSAL BY: _____
(Name of Firm)

LEGAL STATUS OF RESPONDENT: (Please check the appropriate box)

CORPORATION _____ STATE OF INCORPORATION _____

PARTNERSHIP _____ LIST NAMES _____

DBA _____ EXPLAIN _____

SIGNATURE OF RESPONDENT: _____ TITLE: _____

ADDRESS: _____ CITY: _____

ZIP: _____ TEL: _____

Signed this _____ Day of _____ 20____.

CONTRACTOR'S AFFIDAVIT

STATE OF WISCONSIN)

(SS.

_____ VILLAGE)

_____, an office of

to-wit: I, _____, being first duly sworn in oath, says:

That _____, has no contractual relationships whatsoever, either direct or indirect, with any officer, agent, or employee of the

Owner: _____; nor has any officer, agent, or employee of the Owner any financial interest, either direct or indirect, present or prospective, absolute or conditional in the contract to which this bond pertains, as this affiant well knows.

Dated at _____ this _____ day of _____, 20__

Affiant _____

Title _____

Subscribed and sworn to before me this _____ day of _____, 20__

Notary Public, State of Wisconsin

My Commission Expires: _____

**ADDENDUM NO. 1
TO ALL VENDORS**

Electronics Recycling

VILLAGE OF PLEASANT PRAIRIE

Project #15-SW-03

May 5, 2015

To All Vendors:

The following changes, additions, and/or deletions are hereby made a part of the Proposal for the proposed project:

This is Addendum No. 1, which provides for the following:

Change in Time and Day of Bid Opening:

- Remove within document – Sealed Bids will be received until 10:00 A.M., Local Time, on the 7th day of May, 2015, in the office of the Village Public Works Department, 8600 Green Bay Road, Pleasant Prairie, Wisconsin, 53158.
- Add within document – Sealed Bids will be received until **1:00 P.M., Local Time, on the 11th day of May, 2015**, in the office of the Village Public Works Department, 8600 Green Bay Road, Pleasant Prairie, Wisconsin, 53158.

Delete “single stream recycling” and replace with “electronics recycling”:

- Delete from Page 1, (C) REQUIREMENTS – “single stream” and replace with “electronics”
- Delete from Page 2, (4) “Single Stream” and replace with “Electronics”

Delete Historical compensation value:

- Delete from page 3, 5) SUBMITTAL PROCESS & REQUIREMENTS – “Item J shall constitute the historical compensation value.”
- Delete Page 4 and insert Page 4R (See attached)

Change in RFP Schedule

- Delete Page 5 and insert Page 5R

END OF ADDENDUM #1

5/05/15

Firms must submit the following items:

- One original (clearly labeled as such) PLUS three copies of all materials required for acceptance of their qualifications (**Proposal Items A through I**), **Completed Respondent's Proposal Signature and Legal Status, Completed Contractors Affidavit.**

On or before 1:00 p.m. on Monday, May 11, 2015, via U.S. Mail, UPS, Fed Ex, DHL, Airborne, etc. to:

Village of Pleasant Prairie
Attn: John Steinbrink Jr., P.E.
Director of Public Works
8600 Green Bay Rd.
Pleasant Prairie, WI 53158

The Village of Pleasant Prairie does not accept facsimile or email submitted proposals. A firm, if it so chooses, may hand-deliver its proposal package on or before the date and time listed above. All submittals must be date-stamped by the Village of Pleasant Prairie. Submittals received after 1:00 p.m. on Monday, May 11, 2015, will not be accepted.

All submittals must be packaged, sealed, and clearly labeled to show the following information on the outside of the package:

Firm's Name and Address
**"Village of Pleasant Prairie – RFP#15-SW-03
Processing of Electronics Recycling
RFP Due Date of Monday, May 11, 2015**

*It is not the intent of this RFP to solicit an **overly long response**, but it is important that the firm's experience/expertise is adequately described. It will, for example, be much more useful to address abilities and expertise directly comparable to this project than to include an exhaustive list of all projects completed by the firm. Village staff will review the submitted proposals. The selected firm will meet with the Village to prepare a contractual agreement between the Village and the firm after the final selection is complete.*

6) SCHEDULE

Listed below are estimated dates and times of actions related to this RFP. In the event that the Village finds it necessary to change any of the specific dates and times, it will do so by issuing amendments to this RFP. Failure by the Village to issue amendments to this schedule will not invalidate this selection process.

RFP SCHEDULE:

EVENT	DATE
RFP Release	April 14, 2015
Questions in Writing (if any) Due	April 30, 2015
RFP Responses Due	Monday May 11, 2015
Internal Village Review of RFP Responses	May 11, 2015
Scope and Contract Negotiation	May 12, 2015
Contract Recommendation to the Village Board	May 12, 2015
Village Board Approval	May 18, 2015
Contract Begins	June 1, 2015



Office of the Finance Director/Treasurer
Kathleen M. Goessl

TO: Village of Pleasant Prairie Board

CC: Mike Pollocoff, Village Administrator

FROM: Kathleen Goessl, Finance Director

DATE: May 12, 2015

SUBJECT: ORDINANCE TO AMEND SEWER SERVICE CHARGES

Pleasant Prairie's Sewer Utility transports village waste water to the Kenosha Water Utility for treatment. During April, the Village received notice that the Kenosha Water Utility is increasing sewer treatment rates by 3% effective June 1.

Attached is the ordinance to amend Chapter 285 relating to sewer service charges. The ordinance changes only reflect the 3% increase in the cost of sewage treatment, which translates to a 1.11% rate increase for Village residents and businesses.

The average sewer charge for Pleasant Prairie resident at the current rate is \$47.31. At the new rate, the average sewer charge will be \$47.84, a difference of \$.53.

I recommend passing this sewer ordinance amendment to chapter 285.

ORDINANCE #15-19

**ORDINANCE TO AMEND CHAPTER 285
OF THE MUNICIPAL CODE
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN
RELATING TO SEWER SERVICE CHARGES**

BE IT ORDAINED AND ESTABLISHED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin that Chapter 285 of the Municipal Code is hereby amended as follows:

§ 285-20. Amount of sewer service charges.

A. The user charges for Category A customers in the Pleasant Prairie Sewer Utility and Lake Michigan Sewer Utility District are as follows:

	Meter Size (inches)	Pleasant Prairie Sewer Utility	Lake Michigan Sewer Utility District
Volume charge (per 1,000 gallons) plus		\$5.70 <u>\$5.76</u>	\$7.13 <u>\$7.21</u>
Monthly customer charge	5/8	\$13.11 <u>\$13.26</u>	\$16.39 <u>\$16.57</u>
	3/4	\$13.11 <u>\$13.26</u>	\$16.39 <u>\$16.57</u>
	1	\$18.09 <u>\$18.29</u>	
	1 ½	\$21.63 <u>\$21.87</u>	
	2	\$36.34 <u>\$36.74</u>	
	3	\$59.57 <u>\$60.23</u>	
	4	\$92.76 <u>\$93.79</u>	
	6	\$129.40 <u>\$130.84</u>	
Groundwater surcharge (per 1,000)		\$5.70 <u>\$5.76</u>	\$7.13 <u>\$7.21</u>

B. The user charge rates for Category B customers are as follows:

Meter Size (inches)	Pleasant Prairie Sewer Utility	Lake Michigan Sewer Utility District
------------------------	---	--

Volume charge (per 1,000 gallons)		\$5.70 <u>\$5.76</u>	\$7.13 <u>\$7.21</u>
plus			
Monthly customer charge	5/8	\$13.11 <u>\$13.26</u>	\$16.39 <u>\$16.57</u>
	3/4	\$13.11 <u>\$13.26</u>	\$16.39 <u>\$16.57</u>
	1	\$18.09 <u>\$18.29</u>	
	1 1/2	\$21.63 <u>\$21.87</u>	
	2	\$36.34 <u>\$36.74</u>	
	3	\$59.57 <u>\$60.23</u>	
	4	\$92.76 <u>\$93.79</u>	
	6	\$129.40 <u>\$130.84</u>	
Surcharges (per pound)			
BOD above 180 mg/l		\$0.79 <u>\$0.80</u>	\$0.98 <u>\$0.99</u>
Suspended solids above 200 mg/l		\$0.55 <u>\$0.56</u>	\$0.69 <u>\$0.70</u>
Phosphorous above 6 mg/l		\$10.75 <u>\$10.87</u>	\$13.44 <u>\$13.59</u>

Passed and adopted this 18th day of May, 2015.

John P. Steinbrink, President

Attest:

Jane M. Romanowski, Clerk

Posted: _____



MEMORANDUM

TO: Village Board of Trustees

FROM: Jane M. Romanowski
Village Clerk

DATE: May 12, 2015

RE: Municipal Code Chapter 194 Amendments

I am proposing the following changes to Chapter 194 of the Municipal Code relating to intoxicating liquor and fermented malt beverages:

§ 194-2 Licenses required. Add Section A. (1) to specifically identify the state statute that allows Village officials and employees to serve fermented malt beverages at public parks without obtaining a license or permit.

§ 194-3 Classes of licenses and fees. Delete paragraphs B. (1) and (2) to expand and re-create as Section 194-3 N.

§ 194-3 J. Operator's license. Add a fee of \$10 to create a duplicate Operator's License. Many requests are received from licensees who lose their license, and this charge is warranted for staff time and materials to prepare a duplicate license.

§ 194-3 J. (1) (6) (7) Operator's license. Amend the ordinance to allow the Village Clerk to issue Operator Licenses. Attached is a legal opinion issued by the League of Wisconsin Municipalities advising the delegation of this power is merely an authority to administer and execute the laws in existence. In 2008 at the recommendation of former Police Chief Brian Wagner, the Village Board approved, by ordinance amendment, the attached Uniform Liquor and Other Intoxicating Beverage Licensing Guidelines. As documented, from 2009-2014, 534 operator license applications received Village Board approval and only 7 applications were denied based on the recommendation of the Police Chief and Village Clerk. Granting the authority for the Village Clerk's Office to issue Operator Licenses will streamline the process to issue these licenses and will eliminate staff time to place the items on the Board's agenda for each meeting. Additionally, it will most likely eliminate the need for an applicant to pay

an additional fee to receive a provisional license which would allow them to bartend prior to Village Board approval and once again eliminate staff work. Paragraphs (6) and (7) establish sufficient standards to grant or deny an Operator License.

§ 194-3 M. Provisional retail licenses. State law allows for a provisional retail license to be issued to a person or corporation who applies for a liquor license but requests a provisional license to maintain business operations prior to Village Board consideration. Although Chapter 125 of the Wisconsin Statute is adopted and made part of our Municipal Code, the need to issue a Provisional License arose for the first time this past December; and, therefore, I am requesting this section be incorporated into the Municipal Code.

§ 194-3 N. Temporary Class "B" Beer and Temporary "Class B" Wine Licenses. I have included some of the language that was deleted under Section 194-3 B. (1) and (2) and have expanded on the proposed regulations relating to granting and issuing Temporary Class "B" beer and Temporary "Class B" wine licenses. Requests for this type of license have arisen in the last two years and to date, four licenses have been issued. This amendment authorizes the Village Clerk, upon the recommendation of the Police Chief and other applicable departments, to issue these temporary licenses without Village Board approval.

§ 194-3 O. Late penalty fee. I am requesting a late fee of \$100 be charged to any licensee who fails to complete and submit the required application and documents to renew their yearly intoxicating and/or fermented malt beverage licenses. Every year I am making courtesy telephone calls and/or sending letters to applicants who failed to follow the statutory filing deadline. The late fee will be included in the renewal notices sent out.

§ 194-3 E. Paragraph E is no longer necessary as all applicants must abide by the guidelines set forth in Section 194-5 A. This paragraph was included in the 2008 ordinance amendment to grandfather the records of current licensees until the next licensing cycle.

§ 1946-B. Tax delinquencies and claims. This amendment expands on the payment of delinquencies which exist on a premise or by a person and includes the collection of forfeiture delinquencies as authorized by Section 66.0115 of the State Statutes.

§ 194-6 F(2) This paragraph is amended to conform to state law.

§ 194-3 P. Alcoholic Beverages to be Stored, Sold, Consumed or Served only in Authorized Parts of a Premise. This section is added to stress the importance of the law relating to where alcoholic beverages may be stored, sold, consumed or served on a licensed premise and outlines the process to request a change to that premise whether permanently during the licensing year or for a special event.

As you can see, there are a few other minor amendments to this Chapter. Mike Pollocoff, Village Administrator, and Dave Smetana, Police Chief, have reviewed and approved the proposed changes. I recommend the Village Board adopt Ordinance #15-17 amending Chapter 194 of the Municipal Code as presented.

Ordinance No. 15-17

**Ordinance to Amend Chapter 194
of the Municipal Code of the
Village of Pleasant Prairie, Kenosha County, Wisconsin
relating to Intoxicating Liquor and Fermented Malt Beverages**

BE IT ORDAINED AND ESTABLISHED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 194 is amended as follows:

§ 194-2 Licenses required.

- A. No person, except as provided by § 125.06, Wis. Stats., shall distribute, vend, sell, offer or keep for sale at retail or wholesale, deal or traffic in or, for the purpose of evading any law or ordinance, give away any intoxicating liquor or fermented malt beverage, or cause the same to be done, without having procured a license as provided in this chapter, nor without complying with all the provisions of this chapter and all statutes, ordinances and regulations of the state and Village applicable thereto.

~~(1) In accordance with 125.06(6), no license or permit is required for officers or employees of the Village to sell fermented malt beverages at the RecPlex or Prairie Springs Park for Village-sponsored events.~~

- B. A license shall be required for each stand, place, room or enclosure or for each suite of rooms or enclosures which are in direct connection or communication to each other where intoxicating liquor or fermented malt beverages are kept, sold or offered for sale.

§ 194-3 Classes of licenses and fees.

There shall be the following classes and denominations of licenses which, when issued by the Clerk under the authority of the Village Board, after payment of the fee herein specified, shall permit the holder to sell, deal or traffic in intoxicating liquor or fermented malt beverages in Ch. 125, Wis. Stats. The fee for Class "A," "Class A," Class "B," "Class B," Reserve "Class B" and "Class C" licenses obtained under this section during the year shall be prorated according to the number of months or fraction thereof for which the license is issued; all other licenses shall not be prorated.

- A. Class "A" fermented malt beverage retailer's license: \$250 per year.
B. Class "B" fermented malt beverage retailer's license: \$100 per year.

~~(1) Temporary Class "B" license (picnic license, beer): \$10 per event. Issued to organizations enumerated in § 125.26(6), Wis. Stats., to sell or serve fermented malt beverages at a picnic, meeting or gathering;~~

~~provided, however, that the total fees paid during any licensing year by any one application shall not exceed the fees provided for a Class "B" fermented malt beverage retailer's license, as stated in Subsection A above. The total maximum number of days per licensing year for which a license may be issued shall not exceed 25 days per applicant.~~

~~(2) Temporary "Class B" license (picnic license, wine): \$10 per event except that no fee shall be charged in the event a license under Subsection B(1) above is simultaneously issued. Issued to organizations enumerated in § 125.51(10), Wis. Stats., to sell or serve wine containing not more than 6% alcohol by volume at a picnic meeting or gathering.~~

- C. Wholesaler's fermented malt beverage license: \$25 per year.
- D. Retail "Class A" liquor license: \$500 per year.
- E. Retail "Class B" liquor license: \$500 per year.
- F. Retail "Class B" liquor license issued to a full-service restaurant or hotel pursuant to § 125.51(4)(v), Wis. Stats.: \$500 per year.
- G. Retail reserve "Class B" liquor license: \$500 per year.
- H. Initial reserve "Class B" liquor license: \$10,000 upon approval of initial retail reserve "Class B" liquor license application, to be paid in addition to the annual fee due under Subsection G above, and any other fee required under this section.
- I. Retail "Class C" wine license: \$100 per year. See § 125.51(3m), Wis. Stats. Issued to persons enumerated in § 125.51(3m)(c), Wis. Stats., to permit the retail sale of wine by the glass or in an opened original container for consumption on the premises if all of the following conditions are met:
 - (1) The premises is a restaurant in which the sale of alcoholic beverages accounts for less than 50% of gross receipts.
 - (2) The premises does not have a "barroom," defined herein as a room that is primarily used for the sale or consumption of alcohol beverages.
 - (3) The Village's quota under § 125.51(4), Wis. Stats., prohibits it from issuing a "Class B" or reserve "Class B" license.
- J. Operator's license. License fee of \$65 which includes fee for police check.
(Duplicate License \$10)

- (1) The Village Clerk, upon recommendation of the Police Chief, may issue an Operator's License ~~Operator's licenses may be granted~~ to individuals ~~by the Village Board~~ for the purpose of complying with §§ 125.32(2) and 125.68(2), Wis. Stats.
- (2) Operators' licenses may be issued only on written application on forms provided by the Village Clerk.
- (3) Operators' licenses shall be valid for two years and shall expire on June 30 of the second year of the licensing term.
- (4) Applicants must complete a responsible beverage training course prior to issuance of a license. Applicants are exempt from the training course requirement if they are renewing an existing operator's license, have completed the training course within the last two years, or have held a retail license, manager's or operator's license anywhere in the state within the last two years.
- (5) There is no statutory residency requirement.
- (6) Consideration of granting or denial of an Operator's License will be based upon the conviction record of the applicant subject to the limitations set forth in § 194-5 of this chapter.
- (7) If the Police Chief recommends denial, the Chief shall provide the reason(s) for such recommendation. The Village Clerk shall in writing inform the applicant of the denial, the reason(s) therefore and of the opportunity to request a reconsideration of the application by the Village Board. Such notice must be sent by mail to or served upon the applicant at least 10 days prior to the Village Board's reconsideration of the matter.

K. Provisional operator's license: \$15 (valid for 60 days).

- (1) The Village Clerk, upon the recommendation of the Police Chief, may issue a provisional operator's license to a person who has applied for an operator's license. Only one sixty-day provisional license period is valid.
- (2) No such license shall be issued unless the applicant is enrolled in a responsible beverage server training course as provided in Subsection J(4) above.
- (3) A provisional license may be revoked by the Village Clerk upon discovery of false statements by the applicant on his or her application.

- L. Temporary operator's license: \$20, which includes the fee for police check (valid for one to 14 days).
- (1) The Village Clerk, upon the recommendation of the Police Chief, may issue a temporary operator's license to a person who has applied for said license.
 - (2) This license may be issued only to operators employed by, or donating their services to, nonprofit corporations which have been granted a temporary Class "B" or "Class B" license under Subsection B above.
 - (3) No person may hold more than one license of this kind per year.
 - (4) This license is valid for any period from one day to 14 days, and the period for which it is valid shall be stated on the license.

M. Section 194-3 M. Provisional retail licenses.

(1) A provisional retail license may be issued by the Village Clerk to a person who has applied for a Class "A", Class "B", "Class A", "Class B" or "Class C" license and authorizes only the activities that the type of retail license applied for authorizes, provided that the applicant meets all the requirements for receiving such a license.

(2) The fee for a provisional retail license shall be \$15 and the license shall expire 60 days after its issuance or when the Class "A", Class "B", "Class A", "Class B" or "Class C" license is issued to the holder, whichever is sooner. The Village Clerk may revoke the provisional retail license if he or she discovers that the holder of the license made a false statement on the application.

(3) The Village Clerk may not issue a provisional "Class B" license if the municipality's quota under s. 125.51 (4) prohibits the municipality from issuing a "Class B" license.

(4) No person may hold more than one provisional retail license for each type of license applied for by the holder per year.

N. Temporary Class "B" Beer and Temporary "Class B" Wine Licenses: Under Sec. 125.26(6) and Sec. 125-51(10), Wis. Stats. \$10 per event (plus \$7 police investigation fee) except that no additional fee shall be charged if a temporary beer and temporary wine license are issued simultaneously.

(1) The Village Clerk, upon the recommendation of the Police Chief, may issue a Temporary Class "B" Beer or Temporary "Class B" Wine License for only the activities that the type of retail license applied for

authorizes, provided that the applicant meets all the requirements for receiving such a license.

- (2) A Temporary Class "B" license (picnic license, beer) may be issued to organizations enumerated in § 125.26(6), Wis. Stats., to sell or serve fermented malt beverages at a picnic, meeting or gathering; provided, however, that the total fees paid during any licensing year by any one application shall not exceed the fees provided for a Class "B" fermented malt beverage retailer's license, as stated in Subsection A above. The total maximum number of days per licensing year for which a license may be issued shall not exceed 25 days per applicant.
- (3) Temporary "Class B" license (picnic license, wine) may be issued to organizations enumerated in § 125.51(10), Wis. Stats., to sell or serve wine containing not more than 6% alcohol by volume at a picnic, meeting or gathering; however, not more than two (2) Temporary "Class B" wine licenses may be issued to an organization under this subsection in any twelve (12) month period.
- (4) Application for such license shall be signed by the president or corresponding officer of the society making such application and shall be filed with the Village Clerk together with the appropriate license fee at least 30 days before the event. The application is subject to and shall include the following:
- a. A single event is limited to three (3) consecutive days.
 - b. Alcoholic beverages can only be sold or served between the hours of 11:00 a.m. and 9:00 p.m.
 - c. Licenses will not be granted for youth events.
 - d. A security and public health and safety plan must be submitted and approved by the Police and Fire & Rescue Departments. If the event takes place in Prairie Spring Park, the Parks Director must also approve the application.
 - e. The applicant must sign a hold harmless agreement and provide the Village with a certificate of insurance written by a company licensed by the State of Wisconsin covering any and all liability or obligations which may result from the applicant's employees, agents, contractors or subcontractors. The certificate shall name the Village of Pleasant Prairie as an additional insured and shall be in the minimum amounts:

<u>Per person/injury</u>	<u>\$ 500,000</u>
<u>Per occurrence/injury</u>	<u>\$ 500,000</u>
<u>Property damage</u>	<u>\$ 500,000</u>

Public liability and property damage
and excess liability umbrella policy \$1,000.000

O. Late Penalty Fee. The Village Clerk shall charge a late penalty fee of \$100 for each liquor license renewal application that arrives past the deadline date, as set forth in the renewal notice letter sent each year.

§ 194-5 Qualifications for licenses.

A. Natural persons. Licenses related to alcohol beverages issued to natural persons under this chapter may be issued only to persons who:

- (1) Do not have an arrest or conviction record subject to §§ 111.321, 111.322 and 111.335, Wis. Stats. Licenses will not be granted if the applicant's record indicates the following:
 - (a) More than two criminal or civil ordinance convictions in the past five years wherein any of the following apply:
 - [1] Weapons of any kind were used, displayed or threatened.
 - [2] Physical violence was used or threatened.
 - [3] The incident resulting in the conviction occurred on a licensed premises.
 - [4] The incident resulting in the conviction involved consumption of intoxicating beverages.
 - [5] Possession of drugs or controlled substances.
 - (b) Any conviction for the manufacture, sale or distribution of drugs or controlled substances or possession with intent to deliver such substances.
 - (c) A conviction of second offense or greater Operating While Intoxicated (OWI) in the past five years.
- (2) Have been residents of this state continuously for at least 90 days prior to the date of filing the application for license.
- (3) Have attained the legal drinking age, except that operator's licenses may be issued to persons who have attained the age of 18.
- (4) Have submitted proof of having a seller's permit under § 77.61(11), Wis. Stats.
- (5) Have successfully completed within the two years prior to the date of application a responsible beverage server training course as provided in § 125.04(5)(a)5, Wis. Stats., unless the applicant held, within the past two years, a Class "A," "Class A" or "Class C" license or a Class "B" or "Class B" license or permit or a manager's or operator's license.

- B. (Reserved)
- C. Corporations. No license or permit may be issued to any corporation unless the agent of the corporation appointed under § 125.04(6), Wis. Stats., and the officers and directors of the corporation meet the qualifications of Subsections A and B above, except that Subsection A(2) does not apply to operator's license applicants or the officers and directors of corporations or the members or managers of limited liability companies.
- D. Operator's licenses. Subsection A(2) and (4) above do not apply to applicants for operator's licenses.
- ~~E. Prior licenses issued. Licenses issued prior to the effective date of this section amendment are not subject to Subsection A(1) requirements relating to prior convictions. All licensees will be subject to the regulations in Subsection A(1) above for violations which may occur subsequent to the adoption of this section.~~
- ~~FE.~~ The Village Board may, in its discretion, approve a license if in their findings while determining the applicability of Subsection A(1) approval is warranted.

§ 194-6 License conditions and restrictions.

In addition to the requirements imposed by provisions of the Wisconsin Statutes adopted by reference in this chapter, the following conditions and restrictions shall apply to the issuance of licenses or permits pursuant to this chapter:

- A. Review prior to approval. No license or permit shall be issued to any person or officer or director of a corporation unless the application therefor shall first have been reviewed and a recommendation received from the Police Department. ~~No license or permit in this chapter shall be issued without the approval of the Village Board.~~
- B. Tax delinquencies and claims.
 - ~~(1) Premise. No initial or renewal alcohol beverage license shall be granted for operation on any premises upon which property taxes, personal property taxes, assessments, special assessments, utility payments, or invoices are delinquent or other financial claims of the Village are unpaid.~~
 - ~~(2) Person. No initial or renewal license shall be granted to any person:

 - a. Delinquent in payment of any property taxes, personal property taxes, assessments, special assessments, utility payments or invoices or other claims owed to the Village.~~

b. Delinquent in payment of a forfeiture resulting from a violation of any ordinance of the Village.

- D. Inspection of application and premises. The Village Clerk shall notify the Fire & Rescue Department, the Building Inspection Department and the Community Development Department of all license and permit applications, which departments shall inspect, or cause to be inspected, each application and premises to determine whether the applicant and the premises sought to be licensed comply with the regulations and ordinances thereto and shall furnish to the Village Clerk, in writing, the information derived from such inspection.
- F. Closing hours.
- (1) Premises for which a retail liquor and/or fermented malt beverage license has been issued either are prohibited from selling alcohol or cannot be open for business during the following hours in accordance with §§ 125.32(3) and 125.68(4), Wis. Stats.:

License	Off-Premises (Carry-Outs)	On Premises Consumption
Class "A" beer	12:00 midnight to *8:00 a.m.	Not permitted
Class "B" beer	12:00 midnight to 6:00 a.m.	Monday to Friday, 2:00 a.m. to 6:00 a.m. Saturday to Sunday, 2:30 a.m. to 6:00 a.m.
"Class A" liquor	9:00 p.m. to *8:00 a.m.	Not permitted
"Class B" liquor	12:00 midnight to 6:00 a.m.	Monday to Friday, 2:00 a.m. to 6:00 a.m. Saturday to Sunday, 2:30 a.m. to 6:00 a.m.
"Class C" wine	Not permitted	Monday to Friday, 2:00 a.m. to 6:00 a.m. Saturday to Sunday, 2:30 a.m. to 6:00 a.m.

NOTES:

At 1:00 a.m. on the second Sunday in March, daylight saving time begins and the standard of time which licensed establishments must operate under is advanced ahead one hour. Daylight saving ends at 2:00 a.m. on the first Sunday in November. At that time, the clocks are moved back one hour.

* In accordance with 2011 Act 97 effective 12-21-2011, the allowable morning opening hours for retail beer and liquor stores may be changed to 6:00 a.m., but a municipality may impose more restrictive hours by ordinance. The morning opening hours for Class A retail beer and liquor stores in the Village will continue to be 8:00 a.m.

- (2) Hotels and restaurants whose principal business is the furnishing of food, ~~drinks or and~~ lodging to patrons, bowling centers, movie theaters, painting studios, indoor horseshoe- pitching facilities, curling clubs, golf courses and golf clubhouses may remain open for the conduct of their regular business but no intoxicating liquors or fermented malt beverages shall be sold during prohibited hours.

P. Alcoholic Beverages to be Stored, Sold, Consumed or Served only in Authorized Parts of Premises. No alcoholic beverage may be stored, sold, consumed or served under a Class B license in any portion of the building or premises not authorized in said license or outside of the building on the premises or within any temporary shelter or tent on the premises. The licensee must file a written request with the Village Clerk to amend the premise description during the license year. It is within the discretion of the Village Board to approve or disapprove of the change. Decisions to grant an amendment to any licensed premise will have no precedential effects.

Passed and adopted this ____ day of May, 2015.

John P. Steinbrink, President

Attest:

Jane M. Romanowski, Clerk

Posted: _____

Intoxicating Liquors / INTOXICATING LIQUORS # 910 June 25, 1993

**INTOXICATING LIQUORS # 910
June 25, 1993**

Summary - INTOXICATING LIQUORS # 910

A municipal governing body may delegate to a municipal official, such as the clerk or administrator, the power to issue operators' licenses as long as sufficient standards are established to guide the official in issuing the licenses.

You recently wrote to ask our opinion on whether the common council may delegate its authority to grant operators' licenses under Sec. 125.17, Stats., to the city administrator/clerk.

You explained that the council proposes to adopt an ordinance or resolution authorizing the city administrator, who also acts as the city clerk, to grant or deny operators' licenses. The proposed ordinance or resolution would set forth standards to guide the administrator in determining whether an applicant meets the statutory qualifications for obtaining an operator's license and in particular whether an applicant's arrest or conviction record, if any, substantially relates to the serving of alcohol beverages.

You note that sec. 125.17(5) provides that municipal governing bodies must designate by ordinance the municipal official authorized to issue provisional operators' licenses. In addition, secs. 125.26(1) and 125.51(1)(a) specifically authorize municipal governing bodies to delegate to an official or body of the municipality the power to issue temporary picnic licenses. No similar language exists in ch. 125, however, stating that a municipal governing body may delegate to an official the authority to grant regular operators' licenses. Section 125.17(1) merely provides that "every municipal governing body may issue operators' licenses."

In my opinion, the common council may by ordinance or resolution delegate to the city administrator the power to grant operators' licenses as long as sufficient standards are established by the council to guide the administrator in exercising such authority. A discussion follows.

Section 125.10 authorizes municipalities to "prescribe additional regulations for the sale of alcohol beverages, not in conflict with [ch. 125]." Nothing in ch. 125 expressly prohibits a governing body from delegating its authority to issue operators' licenses. Indeed, various provisions in ch. 125 imply that the legislature is not adverse to the idea of municipal governing bodies delegating to municipal officials or committees the power to issue certain alcohol

League of Wisconsin Municipalities - Legal Opinions

beverage licenses. See for example, secs. 125.26(1) and 125.17(4), mentioned above, and sec. 125.12(3m), which refers to a duly authorized city council committee. In my opinion, the grant of authority in sec. 125.17(1) allowing municipal governing bodies to issue operators' licenses does not necessarily preclude a governing body from adopting an ordinance or resolution under sec. 125.10 delegating that authority to a municipal official or committee.

In general, a municipal governing body may delegate ministerial, administrative or executive powers to an individual or committee. This is true even if, as here, the delegation permits the exercise of some discretion or judgment. 74 OAG 227 (1985). Municipal governing bodies may not, however, delegate legislative powers. *State ex rel Hammermill Paper Co. v. La Plante*, 58 Wis. 2d 32, 80, 205 N.W.2d 784 (1972). Thus, the courts have recognized a distinction between the unlawful delegation of power to make a law and the conferring of lawful authority or discretion as to a law's execution. *McQuillin Mun. Corp.*, sec. 10.40a (3rd ed.).

In order for a governing body to validly delegate administrative or executive powers involving some discretion to an official, it is necessary to provide a standard or guide by which the discretionary power may be exercised. *McQuillin Mun. Corp.*, sec. 10.40a (3rd ed.). Indeed, the Wisconsin Supreme Court has stated that the "serious questions raised by the problem of delegation relate normally to the absence of standards to guide the entity in implementing the statute in question." *Wisconsin Solid Waste Recycling Authority v. Earl*, 70 Wis. 2d 464, 235 N.W.2d 648, 666 (1975).

Here, your common council proposes to delegate the power to issue operators' licenses under sec. 125.17 to the city administrator. The power which the council proposes to delegate is not the power to make new laws relating to operators' licenses but rather is the power to administer and execute the law that already exists concerning the issuance of operators' licenses. Therefore, the power to exercise discretion with respect to the issuance of operators' licenses is an administrative, ministerial or executive power rather than a legislative power. Thus, according to the case law and treatises cited above, your common council may delegate to the city administrator the power to issue operators' licenses as long as sufficient standards are provided to guide the administrator in exercising such authority.

As noted above, your council plans to establish standards for the administrator to follow when determining whether to grant or deny licenses to persons with an arrest or conviction record. The sample standards you attached to your letter would provide sufficient guidelines for determining whether a previous law violation substantially relates to the serving of alcohol beverages.

Feel free to call if you have any further questions.

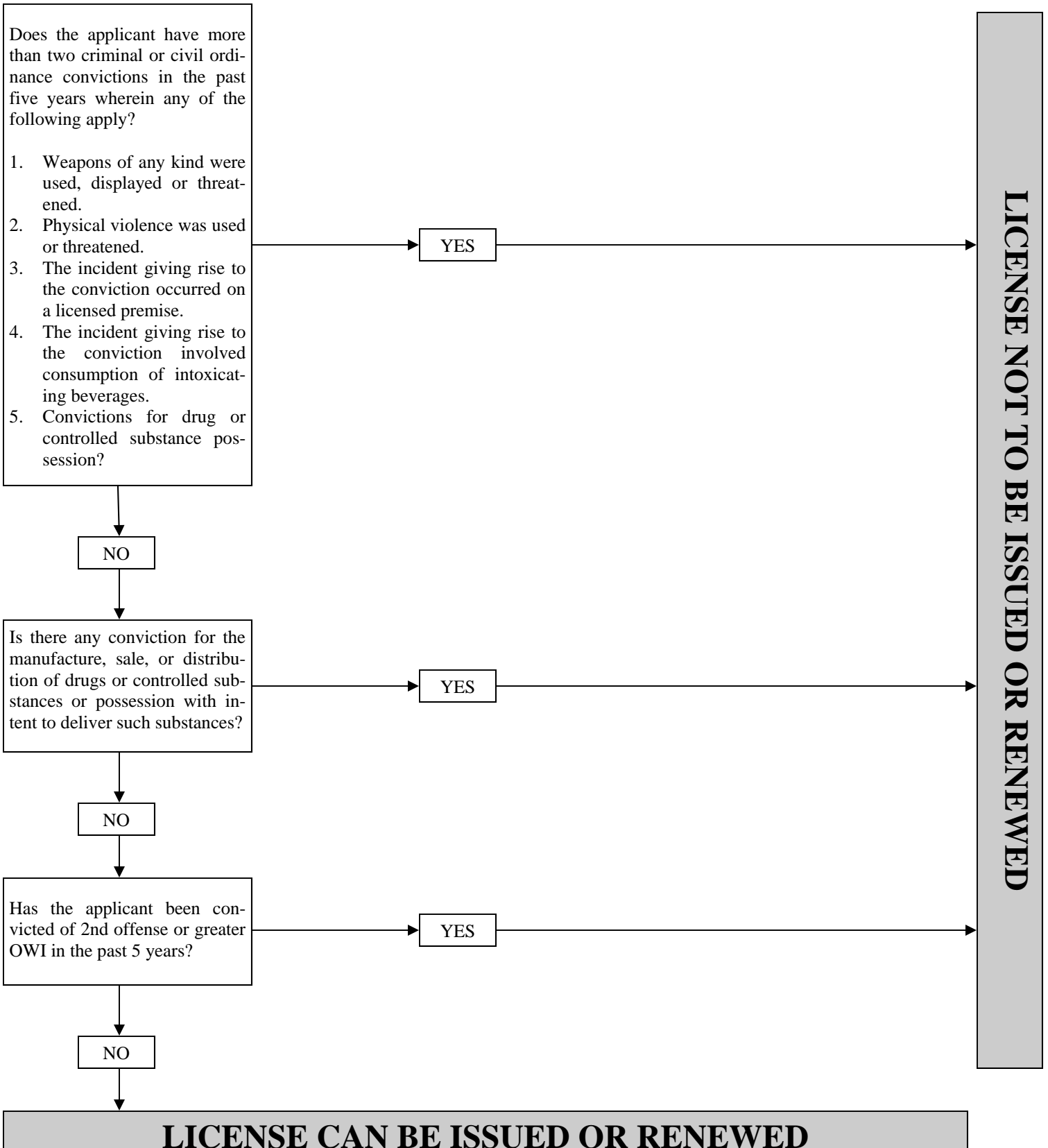
League of Wisconsin Municipalities - Legal Opinions

Sincerely,

Curtis A. Witynski

Legal Counsel

**Village of Pleasant Prairie
Uniform Liquor and Other Intoxicating Beverage Licensing Guidelines**



VILLAGE OF PLEASANT PRAIRIE
 OPERATOR LICENSE APPLICATION DENIAL HISTORY
 2009-2014

Date	Summary	Police Chief Recommendation	Village Board Action	Status
October 2014	Police Chief indicated \$558 in unpaid fines. Applicant was informed application would not go to the Village Board until fines are paid	Do not process application until fine is paid	None	12-4-14 Applicant picked up information on fines – to date license not issued and application filed
October 2014	Police Chief indicated outstanding warrant on file for traffic offense	Denial	Denied	Letter sent to applicant – to date no license issued
July 2013	Police Chief indicated applicant on probation and is not to consume or possess alcohol for 12 months	Denial	Denied	Letter sent to applicant – license not issued and application filed
November 2012	Police Chief indicated applicant was convicted of two or more criminal or civil ordinance violations in the past 5 years – did not meet the guidelines set forth in Sec. 194-5	Denial	Denied	Letter sent to applicant indicating eligible to apply for a license after January 2017 - application filed
June 2011	Police Chief indicated applicant was convicted of two or more criminal or civil ordinance violations in the past 5 years – did not meet the guidelines set forth in Sec. 194-5	Denial	Denied	Letter sent to applicant indicating eligible to apply for a license after October 2013 - application filed

Date	Summary	Police Chief Recommendation	Village Board Action	Status
October 2010	Police Chief indicated applicant was convicted of two or more criminal or civil ordinance violations in the past 5 years – did not meet the guidelines set forth in Sec. 194-5	Denial	Denied – applicant appeared before the Village Board and the Village Board upheld Police Chief’s recommendation	Letter sent to applicant - eligible to apply for a license in July 2011
October 2010	Police Chief indicated applicant was convicted of two or more criminal or civil ordinance violations in the past 5 years – did not meet the guidelines set forth in Sec. 194-5	Denial	Denied	Letter sent to applicant - eligible to apply for a license after December 2012 - application filed
September 2009	Police Chief indicated applicant was convicted of two or more criminal or civil ordinance violations in the past 5 years – did not meet the guidelines set forth in Sec. 194-5 – Applicant indicating no offenses	Denial – falsified application	Denied	Letter sent to applicant - eligible to apply for a license after April 2014 - application filed

Licensing Period	No. of Licenses Issued
2008-2010	102
2009-2011	93
2010-2012	90
2011-2013	82
2012-2014	70
2013-2015	97
TOTAL	534

Village of Pleasant Prairie, WI
Thursday, May 7, 2015

Chapter 194. INTOXICATING LIQUOR AND FERMENTED MALT BEVERAGES

[HISTORY: Adopted by the Village Board of the Village of Pleasant Prairie 8-2-1999. Amendments noted where applicable.]

GENERAL REFERENCES

Adult-oriented uses and establishments — See Ch. 108.

Cabarets — See Ch. 139.

§ 194-1. State statutes adopted.

The provisions of Ch. 125, Wis. Stats, defining, describing and regulating the sale, procurement, dispensing, consumption and transfer of alcohol beverages, including provisions relating to underage persons, are adopted and made a part of this chapter by reference. Violation of any such provisions shall constitute a violation of this chapter. Penalties for violations by or relating to sale, procurement, dispensing or transfer to underage persons shall strictly conform to the penalties imposed for violations of identical offenses defined and described in Ch. 125, Wis. Stats.

§ 194-2. Licenses required.

- A. No person, except as provided by § 125.06, Wis. Stats., shall distribute, vend, sell, offer or keep for sale at retail or wholesale, deal or traffic in or, for the purpose of evading any law or ordinance, give away any intoxicating liquor or fermented malt beverage, or cause the same to be done, without having procured a license as provided in this chapter, nor without complying with all the provisions of this chapter and all statutes, ordinances and regulations of the state and Village applicable thereto.
- B. A license shall be required for each stand, place, room or enclosure or for each suite of rooms or enclosures which are in direct connection or communication to each other where intoxicating liquor or fermented malt beverages are kept, sold or offered for sale.

§ 194-3. Classes of licenses and fees.

There shall be the following classes and denominations of licenses which, when issued by the Clerk under the authority of the Village Board, after payment of the fee herein specified, shall permit the holder to sell, deal or traffic in intoxicating liquor or fermented malt beverages in Ch. 125, Wis. Stats. The fee for Class "A," "Class A," Class "B," "Class B," Reserve "Class B" and "Class C" licenses obtained under this section during the year shall be prorated according to the number of months or fraction thereof for which the license is issued; all other licenses shall not be prorated.

- A. Class "A" fermented malt beverage retailer's license: \$250 per year.
[Amended 3-7-2005 by Ord. No. 05-11]
- B. Class "B" fermented malt beverage retailer's license: \$100 per year.
 - (1) Temporary Class "B" license (picnic license, beer): \$10 per event. Issued to organizations enumerated in § 125.26(6), Wis. Stats., to sell or serve fermented malt beverages at a picnic, meeting or gathering; provided, however, that the total fees paid during any licensing year by any one application shall not exceed the fees provided for a Class "B" fermented malt beverage retailer's license, as stated in Subsection **A** above. The total maximum number of days per licensing year for which a license may be issued shall not exceed 25 days per applicant.
 - (2) Temporary "Class B" license (picnic license, wine): \$10 per event except that no fee shall be charged in the event a license under Subsection **B(1)** above is simultaneously issued. Issued to organizations enumerated in § 125.51(10), Wis. Stats., to sell or serve wine containing not more than 6% alcohol by volume at a picnic, meeting or gathering.
- C. Wholesaler's fermented malt beverage license: \$25 per year.
- D. Retail "Class A" liquor license: \$500 per year.
- E. Retail "Class B" liquor license: \$500 per year.
- F. Retail "Class B" liquor license issued to a full-service restaurant or hotel pursuant to § 125.51(4)(v), Wis. Stats.: \$500 per year.
- G. Retail reserve "Class B" liquor license: \$500 per year.
- H. Initial reserve "Class B" liquor license: \$10,000 upon approval of initial retail reserve "Class B" liquor license application, to be paid in addition to the annual fee due under Subsection **G** above, and any other fee required under this section.
- I. Retail "Class C" wine license: \$100 per year. See § 125.51(3m), Wis. Stats. Issued to persons enumerated in § 125.51(3m)(c), Wis. Stats., to permit the retail sale of wine by the glass or in an opened original container for consumption on the premises if all of the following conditions are met:
 - (1) The premises is a restaurant in which the sale of alcoholic beverages accounts for less than 50% of gross receipts.
 - (2)

The premises does not have a "barroom," defined herein as a room that is primarily used for the sale or consumption of alcohol beverages.

- (3) The Village's quota under § 125.51(4), Wis. Stats., prohibits it from issuing a "Class B" or reserve "Class B" license.
- J. Operator's license. License fee of \$65 which includes fee for police check. [Amended 5-19-2003 by Ord. No. 03-26]
- (1) Operator's licenses may be granted to individuals by the Village Board for the purpose of complying with §§ 125.32(2) and 125.68(2), Wis. Stats.
 - (2) Operators' licenses may be issued only on written application on forms provided by the Village Clerk.
 - (3) Operators' licenses shall be valid for two years and shall expire on June 30 of the second year of the licensing term.
 - (4) Applicants must complete a responsible beverage training course prior to issuance of a license. Applicants are exempt from the training course requirement if they are renewing an existing operator's license, have completed the training course within the last two years, or have held a retail license, manager's or operator's license anywhere in the state within the last two years.
 - (5) There is no statutory residency requirement.
- K. Provisional operator's license: \$15 (valid for 60 days). [Amended 7-20-2009 by Ord. No. 09-41]
- (1) The Village Clerk, upon the recommendation of the Police Chief, may issue a provisional operator's license to a person who has applied for an operator's license. Only one sixty-day provisional license period is valid.
 - (2) No such license shall be issued unless the applicant is enrolled in a responsible beverage server training course as provided in Subsection **J(4)** above.
 - (3) A provisional license may be revoked by the Village Clerk upon discovery of false statements by the applicant on his or her application.
- L. Temporary operator's license: \$20, which includes the fee for police check (valid for one to 14 days). [Amended 7-20-2009 by Ord. No. 09-41]
- (1) The Village Clerk, upon the recommendation of the Police Chief, may issue a temporary operator's license to a person who has applied for said license.
 - (2) This license may be issued only to operators employed by, or donating their services to, nonprofit corporations which have been granted a temporary Class "B" or "Class B" license under Subsection **B** above.

- (3) No person may hold more than one license of this kind per year.
- (4) This license is valid for any period from one day to 14 days, and the period for which it is valid shall be stated on the license.

§ 194-4. License application.

Application for a license to sell or deal in intoxicating liquor or fermented malt beverages shall be made in writing on forms prescribed by the State Department of Revenue and filed with the Clerk 15 days prior to the granting of such license.

§ 194-5. Qualifications for licenses.

[Amended 7-21-2008 by Ord. No. 08-40]

- A. Natural persons. Licenses related to alcohol beverages issued to natural persons under this chapter may be issued only to persons who:
 - (1) Do not have an arrest or conviction record subject to §§ 111.321, 111.322 and 111.335, Wis. Stats. Licenses will not be granted if the applicant's record indicates the following:
 - (a) More than two criminal or civil ordinance convictions in the past five years wherein any of the following apply:
 - [1] Weapons of any kind were used, displayed or threatened.
 - [2] Physical violence was used or threatened.
 - [3] The incident resulting in the conviction occurred on a licensed premises.
 - [4] The incident resulting in the conviction involved consumption of intoxicating beverages.
 - [5] Possession of drugs or controlled substances.
 - (b) Any conviction for the manufacture, sale or distribution of drugs or controlled substances or possession with intent to deliver such substances.
 - (c) A conviction of second offense or greater Operating While Intoxicated (OWI) in the past five years.
 - (2) Have been residents of this state continuously for at least 90 days prior to the date of filing the application for license.
 - (3) Have attained the legal drinking age, except that operator's licenses may be issued to persons who have attained the age of 18.
 - (4) Have submitted proof of having a seller's permit under § 77.61(11), Wis. Stats.

- (5) Have successfully completed within the two years prior to the date of application a responsible beverage server training course as provided in § 125.04(5)(a)5, Wis. Stats., unless the applicant held, within the past two years, a Class "A," "Class A" or "Class C" license or a Class "B" or "Class B" license or permit or a manager's or operator's license.
- B. (Reserved)
- C. Corporations. No license or permit may be issued to any corporation unless the agent of the corporation appointed under § 125.04(6), Wis. Stats., and the officers and directors of the corporation meet the qualifications of Subsections **A** and **B** above, except that Subsection **A(2)** does not apply to operator's license applicants or the officers and directors of corporations or the members or managers of limited liability companies.
- D. Operator's licenses. Subsection **A(2)** and **(4)** above do not apply to applicants for operator's licenses.
- E. Prior licenses issued. Licenses issued prior to the effective date of this section amendment are not subject to Subsection **A(1)** requirements relating to prior convictions. All licensees will be subject to the regulations in Subsection **A(1)** above for violations which may occur subsequent to the adoption of this section.
- F. The Village Board may, in its discretion, approve a license if in their findings while determining the applicability of Subsection **A(1)** approval is warranted.

§ 194-6. License conditions and restrictions.

In addition to the requirements imposed by provisions of the Wisconsin Statutes adopted by reference in this chapter, the following conditions and restrictions shall apply to the issuance of licenses or permits pursuant to this chapter:

- A. Review prior to approval. No license or permit shall be issued to any person or officer or director of a corporation unless the application therefor shall first have been reviewed and a recommendation received from the Police Department. No license or permit in this chapter shall be issued without the approval of the Village Board.
- B. Tax delinquencies and claims. No license shall be granted for operation on any premises upon which property taxes, personal property taxes, assessments, special assessments, utility payments, or invoices are delinquent or other financial claims of the Village are unpaid.
- C. Sanitary, health and safety requirements. No license shall be issued unless the premises to be licensed conforms to the sanitary, safety and health requirements of the State Building Code, the State Plumbing Code, the rules and regulations of the State Board of Health applicable to restaurants and the Building and Zoning Codes of the Village.^[1]

[1]: *Editor's Note: See Ch. 370, Building and Mechanical Code, and Ch. 420, Zoning.*

- D. Inspection of application and premises. The Village Clerk shall notify the Fire & Rescue Department and Community Development Department of all license and permit applications, which departments shall inspect, or cause to be inspected, each application and premises to determine whether the applicant and the premises sought to be licensed comply with the regulations and ordinances thereto and shall furnish to the Village Clerk, in writing, the information derived from such inspection.
- E. License quotas. "Class B" intoxicating liquor license and reserve "Class B" intoxicating liquor license quotas. The number of persons and places that may be issued "Class B" intoxicating liquor licenses and reserve "Class B" intoxicating liquor licenses under this chapter is limited as provided in § 125.51(4), Wis. Stats.
- F. Closing hours.
 - (1) Premises for which a retail liquor and/or fermented malt beverage license has been issued either are prohibited from selling alcohol or cannot be open for business during the following hours in accordance with §§ 125.32(3) and 125.68(4), Wis. Stats.:
[Amended 3-16-2009 by Ord. No. 09-18; 2-6-2012 by Ord. No. 12-09]

License	Off-Premises (Carry-Outs)	On Premises Consumption
Class "A" beer	12:00 midnight to *8:00 a.m.	Not permitted
Class "B" beer	12:00 midnight to 6:00 a.m.	Monday to Friday, 2:00 a.m. to 6:00 a.m. Saturday to Sunday, 2:30 a.m. to 6:00 a.m.
"Class A" liquor	9:00 p.m. to *8:00 a.m.	Not permitted
"Class B" liquor	12:00 midnight to 6:00 a.m.	Monday to Friday, 2:00 a.m. to 6:00 a.m. Saturday to Sunday, 2:30 a.m. to 6:00 a.m.
"Class C" wine	Not permitted	Monday to Friday, 2:00 a.m. to 6:00 a.m. Saturday to Sunday, 2:30 a.m. to 6:00 a.m.

NOTES:

At 1:00 a.m. on the second Sunday in March, daylight saving time begins and the standard of time which licensed establishments must operate under is advanced ahead one hour. Daylight saving ends at 2:00 a.m. on the first Sunday in November. At that time, the clocks are moved back one hour.

* In accordance with 2011 Act 97 effective 12-21-2011, the allowable morning opening hours for retail beer and liquor stores may be changed to 6:00 a.m., but a municipality may impose more restrictive hours by ordinance. The morning opening hours for Class

A retail beer and liquor stores in the Village will continue to be 8:00 a.m.

- (2) Hotels and restaurants whose principal business is the furnishing of food, drinks or lodging to patrons, bowling centers, indoor horseshoe-pitching facilities, curling clubs, golf courses and golf clubhouses may remain open for the conduct of their regular business but no intoxicating liquors or fermented malt beverages shall be sold during prohibited hours.
- G. Posting licenses required. Licenses or permits issued under this chapter shall be posted and displayed as provided in § 125.04(10), Wis. Stats., and any licensee or permittee who shall fail to post his license or permit as therein required shall be presumed to be operating without a license.
- H. Search of licensed premises. It shall be a condition of any license issued hereunder that the licensed premises may be entered and inspected at any reasonable hour by any police officer or other authorized officer of the Village without any warrant, and the application for a license hereunder shall be deemed a consent to this provision. Any refusal to permit such inspection shall automatically operate as a revocation of any license issued hereunder and shall be deemed a violation of this chapter.
- I. Time limit to open and continue operation under license.
- (1) Within 90 days from the issuance of a "Class A" liquor license, Class "A" fermented malt beverage license, "Class B" intoxicating liquor license, reserve "Class B" intoxicating liquor license or a Class "B" fermented malt beverage license, the licensee shall be open for business with stock and equipment. In the event of his failure to do business within such time, his license shall be subject to revocation by the Village Board after a public hearing. The Village Board may, for good cause shown, extend said ninety-day period.
 - (a) The above requirement to be open for business within 90 days may be extended to 180 days by the Village Board at the time the license or licenses are granted if all of the following conditions have been met:
 - [1] At the time of application, the real property sought to be licensed does not have a permanent structure on it; and
 - [2] At the time of application, the real property sought to be licensed is either owned by the applicant, or is under lease to the applicant for a period greater than one year from the date of application, or is subject to an accepted offer to purchase, not conditioned on a future event. The deed, lease or offer to purchase must be presented to the Village Board for review; and
 - [3] At the time of application, the applicant submits a floor plan for the structure intended to be constructed on the real property, said floor plan specifying that portion of the structure which is to be licensed; and
 - [4]

The applicant agrees in writing, as part of the application, to submit to the Village Board within 90 days of granting of the license or licenses a copy of the building permit and, if the applicant is not the owner or lessee of the property at the time of the application, a copy of the deed showing present ownership of the real property by the applicant; and

- [5] The applicant agrees in writing, as part of the application to be diligent in all efforts to get the structure built and stocked within 180 days of the granting of the license.
- (b) The Village Board may extend the period of 180 days by a period of time to be determined by the Board in its sound discretion where the following conditions have been met:
 - [1] The licensee has complied with Subsection **I(1)(a)[1]** through **[5]**; and
 - [2] The applicant shows a need for the extension that did not arise out of a lack of diligence to satisfy any requirements contained in this chapter.
- (c) If, at any review hearing, the Village Board is satisfied that any of the conditions in Subsection **I(1)(a)** and **(b)** of this section have not been met, the Board may commence a revocation hearing pursuant to the procedures contained within this chapter.
- (2) If any licensee shall suspend or cease doing business for a period of 90 consecutive days or more, his "Class A" liquor license, Class "A" fermented malt beverage license, "Class B" intoxicating liquor license, reserve "Class B" intoxicating liquor license or Class "B" fermented malt beverage license shall be subject to revocation by the Village Board after a public hearing.
- J. Disorderly conduct and gambling prohibited. Each licensed premises shall at all times be conducted in an orderly manner, and no disorderly, riotous or indecent conduct or gambling shall be allowed at any time on any licenses premises. It shall be unlawful for a licensee, his agent or employee, to permit the following conduct on licensed premises:
 - (1) The performance of acts, or simulated acts, or "sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law."
 - (2) The actual or simulated "touching, caressing or fondling of the breast, buttocks, anus, or genitals."
 - (3) The actual or simulated "displaying of the pubic hair, anus, vulva or genitals."
 - (4) The permitting by a licensee, his agent or employee, or "any person to remain in or upon the licensed premises who exposes to public view any portion of his or her genitals or anus."
 - (5)

The displaying of films, pictures or video tapes depicting acts of a live performance of which was prohibited by the regulations quoted above.^[2]

[2]: *Editor's Note: See Ch. 108, Adult-Oriented Uses and Establishments.*

- K. Sales to underage persons restricted. No alcohol beverage shall be sold, dispensed, given away or furnished to any underage person unless accompanied by a parent, guardian or spouse who has attained the legal drinking age.
- L. Sales by clubs. No club shall sell intoxicating liquors or fermented malt beverages except to members and guests invited by members.
- M. Violation by agents or employees. A violation of this section by a duly authorized agent or employee of a licensee shall constitute a violation of the licensee.
- N. Transfer of license. No license shall be transferable from person to person, except as provided by § 125.04(12)(b), Wis. Stats., or from place to place, as provided in § 125.04 (12)(a), Wis. Stats.
- O. Form and expiration of licenses. All licenses shall be numbered in the order in which they are issued and shall state clearly the specific premises for which granted, the date of issuance, the fee paid and the name of the licensee and, unless sooner revoked, shall expire on June 30 thereafter, except as otherwise provided.
- P. (Reserved)^[3]
[3]: *Editor's Note: Former Subsection P, concerning outdoor extension of Class "B" and "Class B" licenses, was repealed 4-5-2010 by Ord. No. 10-25.*
- Q. Limitations on other businesses; "Class A" intoxicating liquor license.
[Added 8-17-2009 by Ord. No. 09-48]
 - (1) No "Class A" intoxicating liquor license or permit may be granted for any premises where any other business is conducted in connection with the premises and shall apply to the following:
 - (a) Convenience stores.
 - (b) Other stores where commodities are sold, such as gasoline, pharmaceuticals, cosmetics, and other nonfood products.
 - (c) Drugstores and pharmacies.
 - (2) Exception. This restriction does not apply if the premises for which the license or permit is requested is connected to a retail grocer or similar facility limited to the general sale of food products or to any commercial retail establishment over 100,000 square feet in size.

§ 194-7. Revocation, suspension and refusal to renew licenses.

A violation of this chapter by an authorized agent or employee of a licensee or a permit holder shall constitute a violation by the licensee or permit holder. Whenever the holder of any license or permit under this chapter violates any portion of this chapter or any regulation adopted pursuant thereto, any applicable provisions of Ch. 125, Wis. Stats., or keeps or maintains a disorderly or riotous, indecent or improper house, or has sold or given away any intoxication liquor to any underage person or to any person intoxicated or bordering upon intoxication, or to any known habitual drunkard, proceedings for the revocation or suspension of such license or permit may be instituted.

- A. Procedure. The provisions of § 125.12(2) and (3), Wis. Stats., shall be applicable to proceedings for the revocation, suspension and refusal to renew all licenses granted under this chapter.
- B. Repossession of license. Whenever any license under this chapter shall be revoked or suspended pursuant to this section, it shall be the duty of the Village Clerk to notify the licensee of such suspension or revocation and to notify the Police Chief, who shall take physical possession of the license wherever it may be found and file it in the Village Clerk's office.
- C. Effect of revocation of license. Whenever any license shall be revoked, at least 12 months from the time of such revocation shall elapse before another license shall be granted for the same premises, and 12 months shall elapse before any other license shall be granted to the person whose license was revoked.
- D. No refund of fees. No license or permit fee shall be refunded if a license or permit is surrendered, suspended or revoked for cause.

§ 194-8. Violations and penalties.

- A. Any person violating any provision of this chapter or any condition included on a license application or on the license itself or who provides any false or inaccurate information on a written application shall be subject to a penalty of not more than \$500, unless a greater maximum penalty is specifically provided for in this chapter, except that where a lower maximum penalty shall be provided by Ch. 125, Wis. Stats., for any specific offense such maximum penalty shall prevail for the same offense committed in violation of this chapter.
- B. Nothing in this section shall in any way diminish the authority of the Village Board to suspend, revoke or nonrenew any license issued pursuant to this chapter for any violation of this chapter or other Village ordinance or state law.

Ordinance No. 15-18

**Ordinance to Amend Chapter 214
of the Municipal Code of the
Village of Pleasant Prairie, Kenosha County, Wisconsin
relating to Licenses and Permits**

BE IT ORDAINED AND ESTABLISHED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 214 is amended as follows:

§ 214-1. License fees enumerated.

A license shall be required for the sale of each of the following businesses or activities at the indicated license fee, which shall be for one year unless otherwise indicated:

- H. Operator's license: \$65 for two years, which includes fee for police check.
(Duplicate License \$10)

§ 214-2. General licensing requirements.

- E. Tax delinquencies and claims.

(1) Premise. No initial or renewal alcohol beverage license shall be granted for operation on any premises upon which property taxes, personal property taxes, assessments, special assessments, utility payments, or invoices are delinquent or other financial claims of the Village are unpaid.

(2) Person. No initial or renewal alcohol beverage license shall be granted to any person:

a. Delinquent in payment of any property taxes, personal property taxes, assessments, special assessments, utility payments or invoices or other claims owed to the Village.

b. Delinquent in payment of a forfeiture resulting from a violation of any ordinance of the Village.

(3) In accordance with §66.0115 Wis. Stats., a dog license issued under §174.07 is exempt from this provision.

- F. Issuance by Clerk; approval by Village Board; exceptions. Unless otherwise designated, licenses required by this chapter shall be issued by the Clerk only with the approval of the Board, except the Clerk may issue the following licenses subject to the standards established by this chapter without prior approval of the Board:

- (1) Building and zoning permits (issued by the Community Development Department).
- (2) Cigarette license.
- (3) Dog license.

- (4) Escort and escort service licenses, upon approval of the Community Development Department and the Chief of Police.
- (5) Peddlers, canvassers, solicitors and transient merchants, upon approval of the Chief of Police.
- (6) Massage therapist license, upon approval of the Chief of Police.
- (7) Secondhand article dealer and/or secondhand jewelry dealer licenses, upon approval of the Community Development Department and the Chief of Police.
- (8) Operator License, upon approval of the Chief of Police.
- (9) Temporary Class "B" Beer and Wine (Picnic) License, upon approval of the Chief of Police.

Passed and adopted this ____ day of May, 2015.

John P. Steinbrink, President

Attest:

Jane M. Romanowski, Clerk

Posted: _____

Village of Pleasant Prairie, WI
Thursday, May 7, 2015

Chapter 214. LICENSES AND PERMITS

[HISTORY: Adopted by the Village Board of the Village of Pleasant Prairie 11-15-1999 (§§ 12.01, 12.02 and 12.20 of the 1988 Code). Amendments noted where applicable.]

GENERAL REFERENCES

Dog licensing — See Ch. **119**, Art. I.
 Mass public assemblies — See Ch. **125**.
 Christmas trees — See Ch. **146**.
 Escorts and escort services — See Ch. **170**.
 Intoxicating liquor and fermented malt beverages — See Ch. **194**.
 Manufactured and mobile homes — See Ch. **221**.
 Massage therapists — See Ch. **225**.
 Drive-in theaters — See Ch. **326**.
 Towing — See Ch. **332**.

§ 214-1. License fees enumerated.

A license shall be required for the sale of each of the following businesses or activities at the indicated license fee, which shall be for one year unless otherwise indicated:

- A. Building and zoning permits: Refer to applicable chapter(s).^[1]
 [1]: *Editor's Note: See Part III of the Code.*
- B. Cigarette: \$100 per year.
- C. [2]
 [2]: *Editor's Note: Former Subsection C, concerning the license fee for a cabaret, was repealed 5-2-2011 by Ord. No. 11-14.*
- D. Christmas tree: \$50 per season.
 [Amended 11-4-2013 by Ord. No. 13-53]
- E. Dog licensing.
 [Amended 10-7-2002 by Ord. No. 02-73; 12-20-2004 by Ord. No. 04-55; 6-1-2009 by Ord. No. 09-40]
 - (1) Male/female not spayed/neutered: \$15 per year; after July 1 (for dogs five months of age after July 1 only): \$7.50.
 - (2) Male/female spayed/neutered: \$10 per year; after July 1 (for dogs five months of age after July 1 only): \$5.

- (3) Penalty. If an owner fails to obtain a license prior to April 1 of each year for a dog five months of age or over, or within 30 days of acquiring ownership of a licensable dog, or if the owner fails to obtain a license on or before the dog reaches a licensable age: \$5.
 - (4) Dog park tag fees: Ingram Park.
[Added 8-5-2013 by Ord. No. 13-34]
 - (a) Annual.
 - [1] Village resident for first dog: \$20.
 - [2] Village resident, senior/disabled: \$10.
 - [3] Nonresident for first dog: \$25.
 - [4] Additional tag for each dog (up to two additional): \$5.
 - [5] Annual tag replacement fee: \$5.
 - (b) Daily.
 - [1] Village resident per dog per day: \$2.
 - [2] Nonresident per dog per day: \$5.
- F. Escorts and escort services:
[Added 1-7-2013 by Ord. No. 13-04^[3]]
- (1) Escort services: \$500 per calendar year.
 - (2) Escorts: \$500 per calendar year.
 - [3]: *Editor's Note: This ordinance also provided for the redesignation of former Subsections F through Q as Subsections G through R, respectively.*
- G. Fermented malt beverages.
- (1) Class "A": \$250 per year.
[Amended 3-7-2005]
 - (2) Class "B": \$100 per year.
 - (3) Temporary Class "B" picnic license, beer: \$10 per event.
 - (4) Temporary "Class B" picnic license, wine: \$10 per event.
 - (5) Wholesaler's fermented malt beverage: \$25 per year.
 - (6) Intoxicating liquors.
 - (a) "Class A": \$500 per year.
 - (b) Regular "Class B": \$500 per year.
 - (c) "Class B, issued to a full service restaurant or hotel: \$500 per year.
 - (d)

Reserve "Class B": \$10,000 initial fee; \$500 each year thereafter.

- (e) "Class C" wine: \$100 per year.
- H. Operator's license: \$65 for two years, which includes fee for police check.
[Amended 5-19-2003 by Ord. No. 03-26; 7-20-2009 by Ord. No. 09-43]
- I. Provisional operator's license: \$15 (valid for 60 days).
[Amended 5-19-2003 by Ord. No. 03-26; 7-20-2009 by Ord. No. 09-43]
- J. Temporary operator's license: \$20, which includes fee for police check (valid for one to 14 days).
[Amended 5-19-2003 by Ord. No. 03-26; 7-20-2009 by Ord. No. 09-43]
- K. (Reserved)^[4]
[4]: *Editor's Note: Former Subsection J, concerning the license fee for junk dealers, was repealed 5-2-2011 by Ord. No. 11-14.*
- L. Large assemblies: \$100 per assembly.
- M. Mobile home parks: \$100 for each 50 spaces or portion thereof (minimum \$100) per calendar year.
[Amended [1-7-2013 by Ord. No. 13-04]
- N. Peddlers, canvassers, solicitors and transient merchants: \$30, which includes fee for police check, for three months.
[Amended 6-2006; 7-20-2009 by Ord. No. 09-43; 1-7-2013 by Ord. No. 13-04]
- O. Massage therapist: \$50 per calendar year.
[Amended 1-7-2013 by Ord. No. 13-04]
- P. Secondhand dealer's licenses:
[Added 1-7-2013 by Ord. No. 13-04^[5]
- (1) Secondhand article dealer's license: \$75 per calendar year.
 - (2) Secondhand jewelry dealer's license: \$75 per calendar year.
 - (3) Temporary secondhand article dealer's license: \$35 per event.
 - (4) Temporary secondhand jewelry dealer's license: \$35 per event.
- [5]: *Editor's Note: This ordinance also provided for the redesignation of former Subsections P through R as Subsection Q through S, respectively.*
- Q. Drive-in theaters: \$300 per year.
[Amended 5-2-2011 by Ord. No. 11-14]
- R. Vehicle wrecker or towing service business: \$25 application fee, plus \$100 license fee per year.^[6]
[6]: *Editor's Note: Former Subsection S, vicious animals, which immediately followed this subsection, was repealed 11-4-2013 by Ord. No. 13-53.*

§ 214-2. General licensing requirements.

- A. Terms interchangeable. The words "license" and "permit" as used throughout this chapter shall be interchangeable
- B. License required. No person shall engage in any business or activity enumerated in § **214-1** without a license therefor as provided in this chapter.
- C. Application. Application for a license required by this chapter shall be made to the Clerk on a form furnished by the Village and shall contain such information as may be required by the provisions of this chapter or as may be otherwise required by the Village Board.
- D. Fees to accompany application; refunds.
 - (1) Fees to accompany application. License fees imposed under § **214-1** shall accompany the license application. If a license is granted, the Clerk shall issue the applicant a receipt for his license fee.
 - (2) Refunds. No fee paid shall be refunded unless the license is denied.
 - (3) Automatic revocation. For whatever reason, licenses granted and for which the fee is not tendered within 60 days after granting are automatically revoked.
- E. Tax delinquencies and claims. No license shall be granted for operation on any premises upon which property taxes, personal property taxes, assessments, special assessments, utility payments, or invoices are delinquent or other financial claims of the Village are unpaid.

[Added 5-2-2011 by Ord. No. 11-14^[1]

[1]: *Editor's Note: This ordinance also provided for the redesignation of former Subsections E through O as Subsections F through P, respectively.*
- F. Issuance by Clerk; approval by Village Board; exceptions. Unless otherwise designated, licenses required by this chapter shall be issued by the Clerk only with the approval of the Board, except the Clerk may issue the following licenses subject to the standards established by this chapter without prior approval of the Board:
 - (1) Building and zoning permits (issued by the Community Development Department).
 - (2) Cigarette license.
 - (3) Dog license.
 - (4) Escort and escort service licenses, upon approval of the Community Development Department and the Chief of Police.

[Added 1-7-2013 by Ord. No. 13-04^[2]

[2]: *Editor's Note: This ordinance also resigned former Subsection F (4) and (5) as Subsection F(5) and (6), respectively.*

- (5) Peddlers, canvassers, solicitors and transient merchants, upon approval of the Chief of Police.
 - (6) Massage therapist license, upon approval of the Chief of Police.
 - (7) Secondhand article dealer and/or secondhand jewelry dealer licenses, upon approval of the Community Development Department and the Chief of Police.
[Added 1-7-2013 by Ord. No. 13-04]
- G. Terms of licenses. All licenses issued hereunder shall expire on June 30 in the year of issuance or December 31 when term is noted as a calendar year or unless issued for a shorter term, when they shall expire at midnight of the last effective day of the license or unless otherwise provided by this chapter or state laws.
[Amended 1-7-2013 by Ord. No. 13-04]
- H. Form of license. All licenses issued hereunder shall show the dates of issue and expiration and the activity licensed and shall be signed by the Clerk.
- I. Record of licenses. The Clerk shall keep a record of all licenses issued
- J. Display of licenses. All licenses hereunder shall be displayed upon the premises or vehicle for which issued or, if carried on the person, shall be displayed to any officer of the Village upon request.
- K. Compliance with ordinances required. It shall be a condition of holding a license under this chapter that the licensee comply with all ordinances of the Village. Failure to do so shall be cause for suspension or revocation of the license.
- L. Transfer of licenses. All licenses issued hereunder shall be personal to whom issued, and no license shall be transferred without the consent of the Board.
- M. Exemptions. No license other than a liquor or beer license shall be required under this chapter for any nonprofit educational, charitable, civic, military or religious organization if the activity which would otherwise be licensed is conducted for the benefit of the members or for the benefit of the public generally.
- N. Renewal of licenses. All applications for renewal of license hereunder shall be made to the Clerk at least 30 days prior to the expiration date of the license term.
[Amended 1-7-2013 by Ord. No. 13-04]
- O. Consent to inspection. An applicant for a license under this chapter thereby consents to the entry of police or authorized representatives of the Village upon the licensed premises at all reasonable hours for the purposes of inspection and search, and consents to removal from the premises and introduction into evidence in prosecutions for violations of this chapter all things found therein in violation of this chapter or state law.
- P. Revocation and suspension of licenses.

- (1) Except as otherwise provided, any license issued under this chapter may be revoked for cause by the Village Board. No license shall be revoked except upon written verified complaint filed with the Village Board by the Village President, a member of the Village Board, the Chief of Police, the Village Administrator or a resident of the Village. The licensee shall be served with a written copy of the charges and shall be given an opportunity to be heard before the Village Board. The licensee shall be given notice of such hearing, which shall be not more than 20 or less than five days after notice, except as otherwise agreed between the parties.
- (2) At such hearing, the licensee shall be entitled to be represented by counsel, shall have the right to present and cross-examine witnesses and, upon request, may have subpoenas issued by the Village President or presiding officer of the Village Board to compel the attendance of witnesses.
- (3) After hearing the evidence, the Village Board may revoke such license or impose a limited period of suspension. The determination of the Board shall be final, subject to review under Chapter 5 of the Code of the Village of Pleasant Prairie, provided that the licensee shall not be entitled to a further hearing unless granted by the Village Board.
- (4) The Police Department shall repossess any license revoked hereunder.
- (5) If the licensee does not apply for a hearing within the time provided, the license may be revoked by the Village Board.
- (6) The Village President or Village Board may suspend the license of a licensee hereunder without hearing for not to exceed 10 days.

§ 214-3. Violations and penalties.

In addition to the suspension or revocation of a license issued under this chapter, any person who shall violate any provision of this chapter or any regulation, rule or order made hereunder shall be subject to a penalty as provided by Chapter 1, § 1-4, of the Code of the Village of Pleasant Prairie.

**CLERK'S CERTIFICATION OF
BARTENDER LICENSE APPLICATIONS**

Period Ending: May 12, 2015

I, Jane M. Romanowski, Village Clerk of the Village of Pleasant Prairie, Kenosha County, Wisconsin, do hereby certify the following persons have applied for bartender licenses and **each applicant is in compliance with the guidelines set forth in Chapter 194 of the Municipal Code**. I recommend approval of the applications for each person as follows:

NAME OF APPLICANT

LICENSE TERM

1. Adrian LaLuz
2. Brandon D. Zigner

thru June 30, 2017
thru June 30, 2017

Jane M. Romanowski
Village Clerk

Consider the request of Erik Waslrick on behalf of Jean and Norma Brown for approval of a **Certified Survey Map** to subdivide the property located at 2629 89th Street.

Recommendation: Plan Commission recommends that the Village Board approve the **Certified Survey Map** subject to the comments and conditions presented in the Village Staff Report of May 11, 2015.

VILLAGE STAFF REPORT OF MAY 18, 2015

Consider the request of Erik Waslrick on behalf of Jean and Norma Brown for approval of a **Certified Survey Map** to subdivide the property located at 2629 89th Street.

The petitioner is requesting to subdivide the property located at 2629 89th Street into two (2) parcels. The property is currently zoned R-4, Urban Single Family Residential which requires lots to have a minimum frontage of 90 feet on a public road and a minimum lot area of 15,000 square feet.

Parcel 1 is proposed to be 55,919 square feet with more than 300 feet of frontage on 29th Avenue. A new home is proposed to be constructed on this property directly north of the home at 8929 29th Avenue (CSM 26). This new home will be required to connect to municipal sanitary sewer and municipal water (City of Kenosha Service Area) on 29th Avenue.

Parcel 2 is proposed to be 119,924 square feet with 186 feet of frontage on 89th Street. The existing home and outbuildings on the property will remain.

The proposed land division conforms with the Zoning requirements, Land Division and Development Control Ordinance and the Village's Comprehensive Land Use Plan.

The Plan Commission recommends approval of the CSM subject the above comments and the following conditions:

1. The CSM shall be revised to as shown on the ***attached***.
2. Any deferred/outstanding special assessments or outstanding taxes shall be paid prior to recording the CSM.
3. Impact fees are only due when a new home is constructed.
4. The original CSM shall be executed by the property owner and submitted to the Village for signatures.
5. The CSM shall be executed by all parties and recorded at the Kenosha County Register of Deeds Office within 30 days of Village Board approval.



Filed 4/24 2015
 Fee Paid 4/24 2015
 PC Meeting Date 5/11 2015
 VB Meeting Date 5/18 2015
 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: 2629-89th Street
 and is legally described as follows: see attached

Tax Parcel Number(s): 91 4 122 134 0750

- 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.

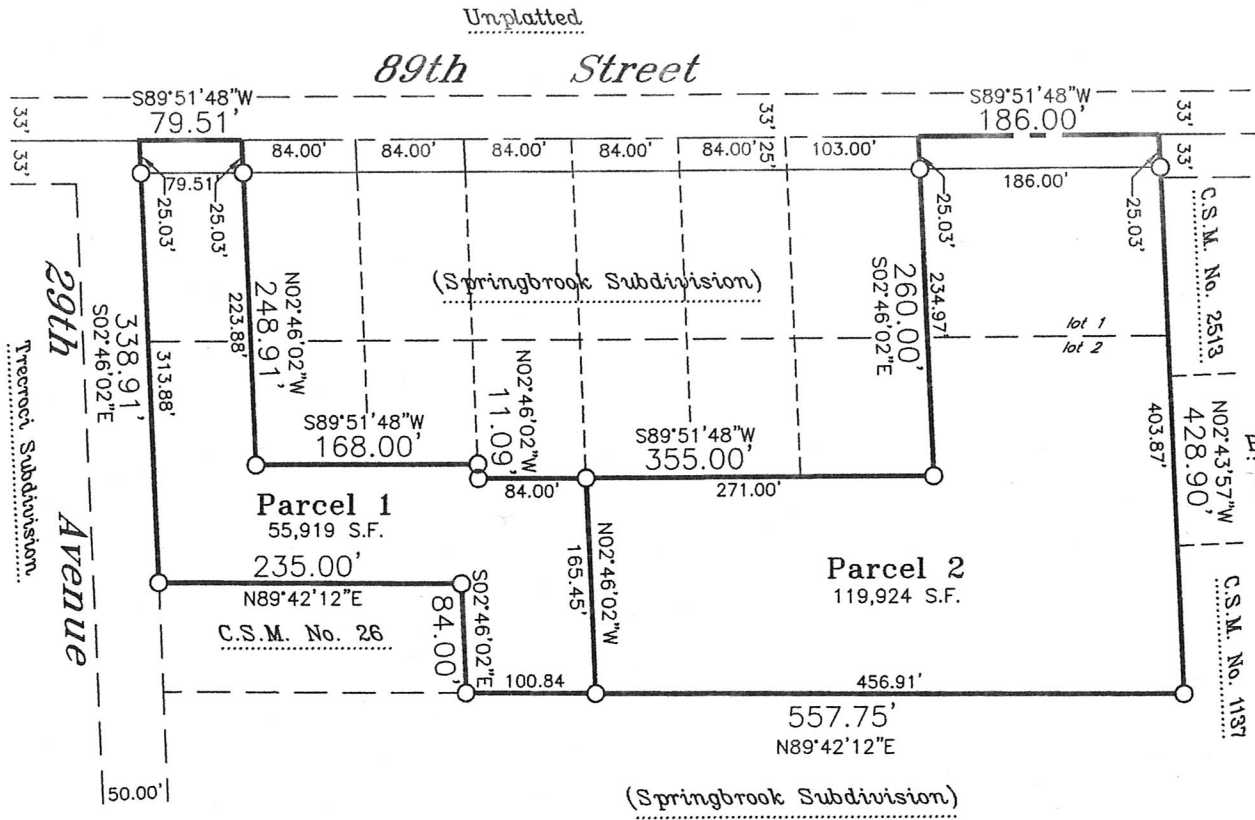
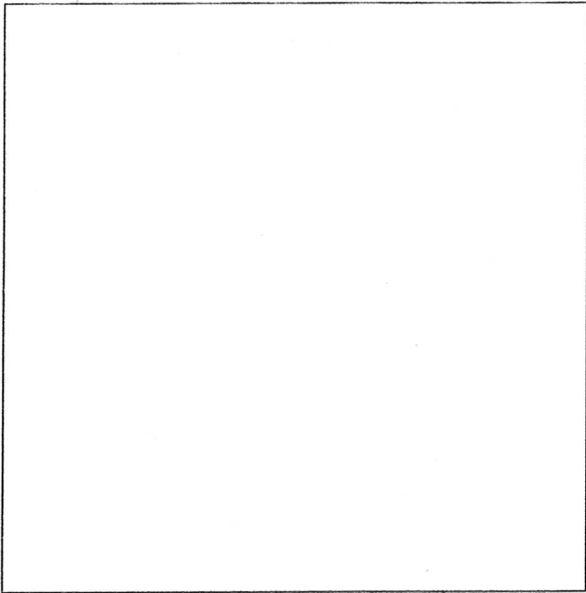
PROPERTY OWNER:

Print Name: Norma A. Brown
Jean H Brown
 Signature: Jean H Brown
Norma A. Brown
 Address: 2629-89th St.
Kenosha WI 53143
 (City) (State) (Zip)
 Phone: 262-694-5830
 Fax: _____
 Date: 4-24-15

OWNER'S AGENT:

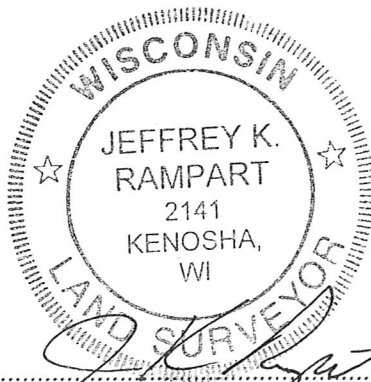
Print Name: Eric Wasvick
 Signature: Eric Wasvick
 Address: 2028 Grove Ave
Acme WI 53405
 (City) (State) (Zip)
 Phone: 262 620 2989
 Fax: _____
 Date: 4-24-15

ericwasvick@yahoo.com



NE COR. SE1/4
SECTION 13-1-22
N. 205,853.90
E. 2,583,535.20
(concrete monument)

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
phone 262-652-8110 fax 262-652-9695



WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART

Dated... April 24, 2015

OWNER
Jean Brown
2629 - 89th Street
Pleasant Prairie, WI 53158

denotes 1" x 2' iron pipe
(weight: 1.13 lbs per foot)

Lots shown hereon shall be
served by public sanitary sewer.

Bearings refer to grid
north, state plane coord-
inate system south zone.

CERTIFIED SURVEY MAP

- for -

Jean Brown

(Re-division of Part of Lots 1 & 2 in
Springbrook Subdivision)

in SE1/4 Section 13-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

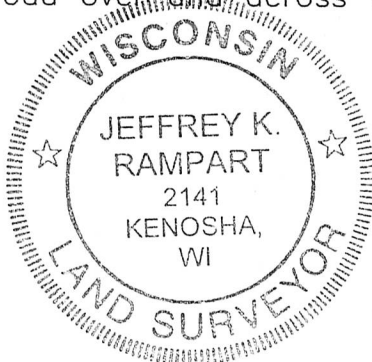
CERTIFIED SURVEY MAP NO.

SHEET ONE OF TWO SHEETS

CERTIFIED SURVEY MAP

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of Lots 1 and 2 in Springbrook Subdivision, a plat on file and of record in Kenosha County Land Registry; lying and being in part of the Southeast Quarter of Section 13, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin; being more particularly described as: Commencing at the northeast corner of said quarter section; thence S89°51'48"W along the north line of said quarter section 1340.60 feet to the northeast corner of Lot 1 in said Springbrook Subdivision and to the point of beginning; thence continue S89°51'48"W along said north line 186.00 feet; thence S02°46'02"E 260.00 feet; thence S89°51'48"W parallel to the north line of said quarter section 355.00 feet; thence N02°46'02"W 11.09 feet; thence S89°51'48"W parallel to said north line 168.00 feet; thence N02°46'02"W 248.91 feet to said north line; thence S89°51'48"W along said north line 79.51 feet to the northwest corner of said Lot 1; thence S02°46'02"E 338.91 feet to the northwest corner of Certified Survey Map No. 26, a plat of record; thence N89°42'12"E 235.00 feet to the northeast corner of said certified survey map; thence S02°46'02"E 84.00 feet to the southeast corner of said certified survey map and the south line of Lot 2 in aforesaid Springbrook Subdivision; thence N89°42'12"E along said south line 557.75 feet to the southeast corner of said Lot 2; thence N02°43'57"W 428.90 feet to the northeast corner of said Lot 1 and the north line of said quarter section and to the point of beginning; subject to a public road over and across the northerly portion thereof.



That I have complied with the provisions of chapter 236.34 of the State Statutes on certified surveys and the Village of Pleasant Prairie Land Division and Platting Ordinance.

Dated this ..24th.. day ofApril....., 2015

SURVEYOR.....*J. K. Rampart*.....
JEFFREY K. RAMPART

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER.....
JEAN BROWN
PRINT NAME.....

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this day of, 20___, the above named Jean Brown, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission Expires.....
NOTARY PUBLIC
PRINT NAME.....

This certified survey map has been submitted to and approved by the Village Board of the Village of Pleasant Prairie on this day of, 20___.

.....
PLAN COMMISSION CHAIRMAN,
Thomas W. Terwall
PRINT NAME.....

.....
VILLAGE CLERK, Jane M. Romanowski
PRINT NAME.....

APPROVED.....
VILLAGE PRESIDENT, John P. Steinbrink
PRINT NAME.....
OWNER
Jean Brown
2629 - 89th Street
Pleasant Prairie, WI 53158

Consider the request of Ronald and Debra Hessil for approval of a **Lot Line Adjustment** to add 30.03 feet from the vacant property (owned by Associates LLC-William Kant agent) to the rear of the 3514 93rd Street property (owned by Daniel and Teresa Cole) and the 3516 93rd Street property (owned by Ronald and Debra Hessil).

Recommendation: Plan Commission recommends that the Village Board approve the **Lot Line Adjustment** subject to the comments and conditions of the May 18, 2015 Village Staff Report.

VILLAGE STAFF REPORT OF MAY 18, 2015

Consider the request of Ronald and Debra Hessil for approval of a **Lot Line Adjustment** to add 30.03 feet from the vacant property (owned by Associates LLC-William Kant agent) to the rear of the 3514 93rd Street property (owned by Daniel and Teresa Cole) and the 3516 93rd Street property (owned by Ronald and Debra Hessil).

The property located at 3514 93rd Street and further identified as Tax Parcel Number 92-4-122-133-0240) owned by Daniel and Teresa Cole and the property located at 3516 93rd Street and further identified as Tax Parcel Number 92-4-122-133-0235) owned by Ronald and Debra Hessil are proposed to be adjusted with the vacant property to the north (Lot 1 of CSM 2447) identified as Tax Parcel Number 91-4-122-133-0231 owned by Associates LLC-William Kant agent.

Specifically, 30.03 feet is being added to the rear of both of the properties at 3514 and 3516 93rd Street from the vacant property to the north. Both properties are zoned R-4, Urban Single Family Residential District which require lots to be a minimum of 15,000 square feet. After the adjustment both lots, as well as the lot to the north will continue to meet the minimum lot area of the R-4 District.

The Lot Line Adjustment and will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

The Plan Commission recommends approval of the Lot Line Adjustment subject to the petitioners recording the proper transfer documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit with the Kenosha County Register of Deeds Office within 30 days of final Village approval.

RECEIVED
MAY 01 2015

BY: _____

Ronald & Debra Hessil
3516 93rd Street
Pleasant Prairie, Wisconsin 53158
March 22, 2015
Associates LLC
9129 Dunkelow Rd
Franksville, Wisconsin 53126

Dear Seller:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed purchase by the undersigned (the "Buyer") of certain real estate owned by you (the "Seller"). The terms set forth in this Letter will not become binding until a more detailed "Purchase Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. DESCRIPTION OF PROPERTY. The property proposed to be sold is located at 93rd Street, Pleasant Prairie, Wisconsin and is legally described as Wish to purchase 30.03 feet along the south edge of the parcel 91-4-122-133-0231 adjacent to our property and 160.71 feet of our property and the property east of us. This would make all the property lines the same across.

The Real Estate is subject to public highways, covenants, restrictions and zoning, if any.

2. PRICE. The proposed purchase price is \$2,800.00, of which \$500.00 would be deposited with Seller, or Sellers agent, upon acceptance of a binding Purchase Agreement. Buyer would pay the balance to Seller at closing.

3. POSSESSION. Possession would be given on May 01, 2015, or sooner by mutual agreement. Settlement would be made at the closing, immediately prior to possession.

4. INSPECTION. After the final acceptance of a binding Purchase Agreement, Buyer may have the Real Estate inspected by a person of Buyer's choice to determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law.

5. STANDARD PROVISIONS. The Purchase Agreement will include the standard provisions that are customary to the locality and/or that are required by law.

6. NON-BINDING. This Letter of Intent does not, and is not intended to, contractually bind the parties, and is only an expression of the basic conditions to be incorporated into a binding Purchasing Agreement. This Letter of Intent does not address all of the essential terms of any potential Purchase Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Purchase Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Purchase Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind; neither party has taken or will take any action in reliance on this non-binding Letter of Intent, whether a contract claim, a claim for reliance or

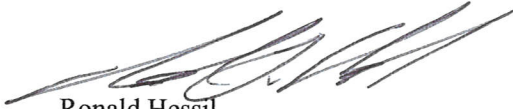
estoppel (such as a claim for out-of-pocket expenses incurred by a party), or a claim for breach of any obligation to negotiate in good faith.

7. CONFIDENTIALITY. Buyer and Seller agree to make good faith efforts to hold any pricing terms, negotiations, and any other confidential information in confidence and will not disclose this information to any person or entity without prior written consent from either party.

If you would like to discuss a sale of the Real Estate with the undersigned on these general terms, please sign and return a copy of this Letter of Intent to the undersigned by April 10, 2015.

The above Letter reflects our mutual understanding and sets forth the basis for proceeding to negotiate a Purchase Agreement as outlined above.

8. Reason, our reason for this is to show you are interest is true. We have spoken many times but never moved forward. We wish to be able to build a shed that is currently your property, along with putting up a fence for our dogs. This would be an all cash sale, we would also pay for any surveys needed and closing cost.



Ronald Hessil

Email Rhessil@sbcglobal.net

Fax 262-657-1037

Phone 262-515-1746

Conceptually agree to the terms set forth in this letter.

by Werner Kant
Werner Kant
Agent for Associates LLC
5/10/15

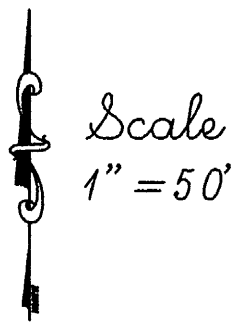
The Plat of Survey for Lot Line Adjustment is hereby approved by the Village Board of The Village of Pleasant Prairie on the _____ day of _____, 2015.

PLAN COMMISSION CHAIR, Thomas W. Terwall

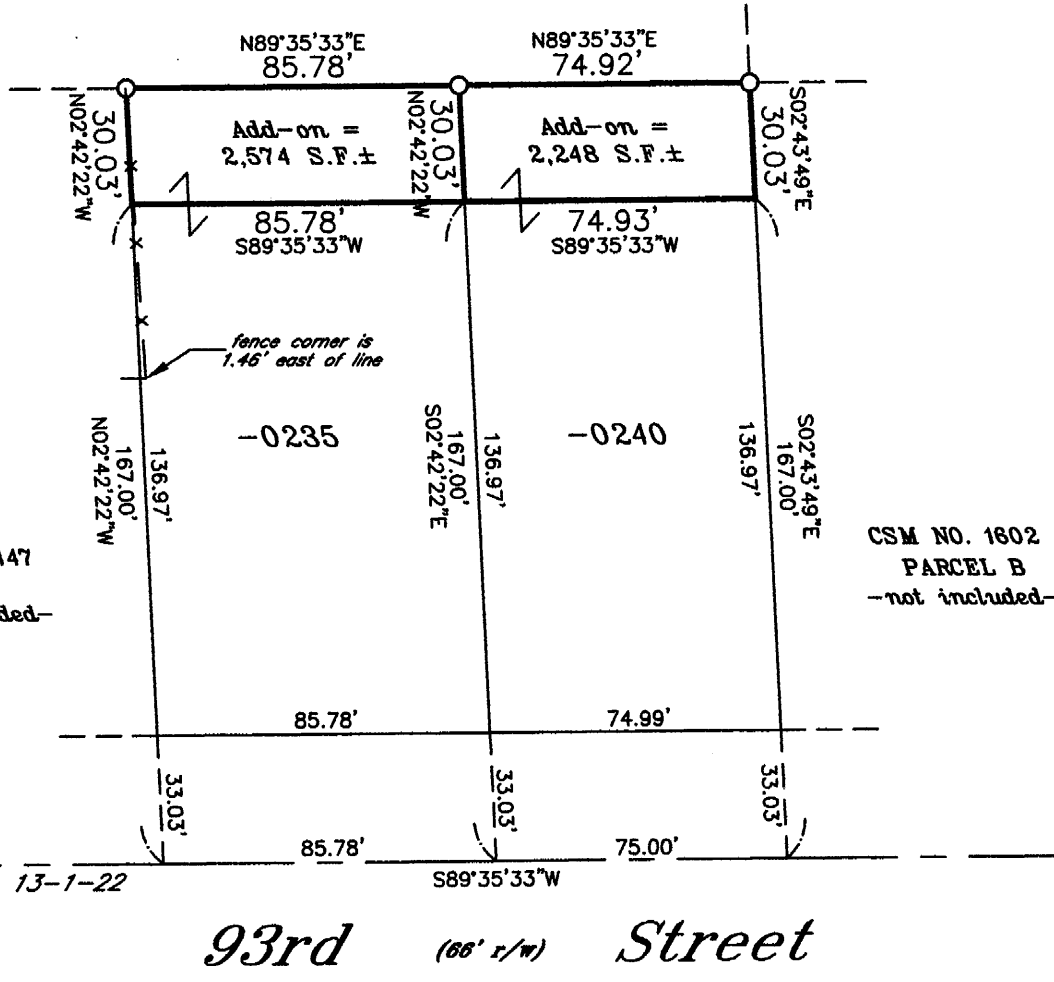
VILLAGE CLERK, Jane M. Romanowski

VILLAGE PRESIDENT, John P. Steinbrink

LOT I CSM NO. 2447
 REMAINDER (excepting add-on parcels)
 391,167 S.F. (8.97 Acres±)
 91-4-122-133-0231



Bearings refer to grid north, state plane coordinate system south zone.

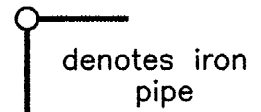


LEGAL DESCRIPTIONS FOR LOT LINE ADJUSTMENTS:

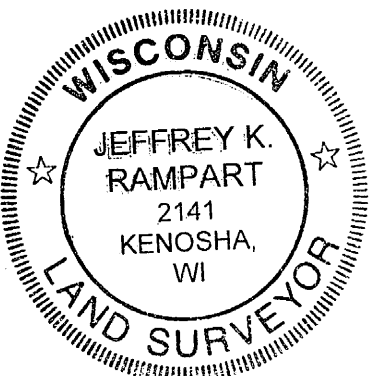
PARCEL TO BE DETACHED FROM LOT I OF CERTIFIED SURVEY MAP NO. 2447 (TAX KEY NO: 91-4-122-133-0235) AND ADD-ON PARCEL TO TAX KEY NO: 91-4-122-133-0235: Part of Lot I of Certified Survey Map No. 2447, a plat on file and of record in the Kenosha County Land Registry; lying and being in part of the Southwest Quarter of Section 13, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as: Commencing at the southwest corner of said quarter section; thence N89°35'33"E along the south line of said quarter section 897.33 feet; thence N02°42'22"W 167.00 feet to the point of beginning; thence continue N02°42'22"W 30.03 feet; thence N89°35'33"E parallel to the south line of said quarter section 85.78 feet; thence S02°42'22"E 30.03 feet; thence S89°35'33"W parallel to said south line 85.78 feet to the point of beginning; containing 2,574 square feet, more or less.

PARCEL TO BE DETACHED FROM LOT I OF CERTIFIED SURVEY MAP NO. 2447 (TAX KEY NO: 91-4-122-133-0231) AND ADD-ON PARCEL TO TAX KEY NO: 91-4-122-133-0240: Part of Lot I of Certified Survey Map No. 2447, a plat on file and of record in the Kenosha County Land Registry; lying and being in part of the Southwest Quarter of Section 13, Town 1 North, Range 22 East of the Fourth Principal Meridian; lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as: Commencing at the southwest corner of said quarter section; thence N89°35'33"E along the south line of said quarter section 983.11 feet; thence N02°42'22"W 167.00 feet to the point of beginning; thence continue N02°42'22"W 30.03 feet; thence N89°35'33"E parallel to the south line of said quarter section 74.92 feet; thence S02°43'49"E 30.03 feet; thence S89°35'33"W parallel to said south line 74.93 feet to the point of beginning; containing 2,248 square feet, more or less.

Refer to a current title report for easements or restrictions which may affect these sites.



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



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

[Signature]
 Reg. Land Surveyor
 April 28, 2015

Plat of Survey for Lot Line Adjustment

BETWEEN TAX KEY NOS:

91-4-122-133-0231, -0235 & 0240

in SW1/4 Section 13-1-22

VILLAGE OF PLEASANT PRAIRIE
 KENOSHA COUNTY, WIS.

-for-
 Ron Hessil