

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
October 5, 2015
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Presentation of funds collected by the Fire & Rescue Department to the Muscular Dystrophy Association.
5. Minutes of Meetings – September 1 and September 17, 2015
6. 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.)
7. Administrator’s Report
8. New Business
 - A. Receive Plan Commission recommendation and consider Ordinance #15-36 related to the floodplain boundary adjustment to amend the Village 2035 Land Use Plan and the 100-year floodplain land use designations for the Uline Conference Center property located at 12575 Uline Drive.
 - B. Receive Plan Commission recommendation and consider Ordinance #15-37 to amend the Village 2035 Land Use Plan for four (4) properties:
 - 11618 Sheridan Road (Tax Parcel Number 93-4-123-311-0230);
 - 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240);
 - 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256); and
 - 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).
 - C. Receive Plan Commission recommendation and consider Ordinance #15-38 for a Zoning Map Amendment to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District:

11618 Sheridan Road (Tax Parcel Number 93-4-123-311-0230);
11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240);
11638 Sheridan Road (Tax Parcel Number 93-4-123-0256); and
11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

- D. Receive Plan Commission recommendation and consider approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development.
 - E. Receive Plan Commission recommendation and consider approval of a Certified Survey Map to subdivide two (2) parcels located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development.
 - F. Consider Ordinance #15-35 to amend Chapter 242 of the Municipal Code relating to RecPlex fees.
 - G. Consider approval of an Agreement between Prime Outlets at Pleasant Prairie LLC and Prime Outlets at Pleasant Prairie II LLC d/b/a Pleasant Prairie Premium Outlets and the Village related to expanded shopping hours during the Thanksgiving Holiday.
 - H. Consider a Letter of Credit Reduction for Thomas Interests (formerly Kings Cove).
9. Village Board Comments
10. 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
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
September 1, 2015
6:00 p.m.**

A special meeting of the Pleasant Prairie Village Board was held on Tuesday, September 1, 2015. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Rocco Vita, Village Assessor; and Jane M. Romanowski, Village Clerk. No citizens attended the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. CONSIDER ENTERING INTO EXECUTIVE SESSION PURSUANT TO SECTION 19.85(1)(G) WIS. STATS. TO CONFER WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED.

John Steinbrink:

The Board will return to open session to adjourn the meeting. No other business will be conducted.

KECKLER MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY KLIMISCH; ROLL CALL VOTE – STEINBRINK – AYE; KECKLER – AYE; KUMORKIEWICZ – AYE; KLIMISCH – AYE; SERPE – AYE; MOTION CARRIED 5-0.

Discussion was held regarding claims of excessive assessment filed by Target Corporation against the Village for the years of 2012, 2013 and 2014. After the Board conferred by telephone conference with Attorney Amy Trupke, **KECKLER MOVED TO AUTHORIZE THE VILLAGE ADMINISTRATOR TO NEGOTIATE THE SETTLEMENT PROPOSED WITH TARGET CORPORATION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

4. RETURN TO OPEN SESSION AND ADJOURNMENT

KECKLER MOVED TO RETURN TO OPEN SESSION; SECONDED BY KLIMISCH; ROLL CALL VOTE – STEINBRINK – AYE; KECKLER – AYE; KUMORKIEWICZ – AYE; KLIMISCH – AYE; SERPE – AYE; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 7:30 P.M.

**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
September 17, 2015
5:00 p.m.**

A special meeting of the Pleasant Prairie Village Board was held on Tuesday, September 17, 2015. Meeting called to order at 5:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Rocco Vita, Village Assessor; Carol Willke, Recreation Director; Kathy Goessl, Finance Director and Jane M. Romanowski, Village Clerk. No citizens attended the meeting.

1. CALL TO ORDER

2. ROLL CALL

3. CONSIDER ENTERING INTO EXECUTIVE SESSION PURSUANT TO SECTION 19.85(1)(G) WIS. STATS. TO CONFER WITH LEGAL COUNSEL FOR THE GOVERNMENTAL BODY WHO IS RENDERING ORAL OR WRITTEN ADVICE CONCERNING STRATEGY TO BE ADOPTED BY THE BODY WITH RESPECT TO LITIGATION IN WHICH IT IS OR IS LIKELY TO BECOME INVOLVED.

John Steinbrink:

The Board will return to open session to adjourn the meeting. No other business will be conducted.

KLIMISCH MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY KECKLER; ROLL CALL VOTE – STEINBRINK – AYE; KECKLER – AYE; KUMORKIEWICZ – AYE; KLIMISCH – AYE; SERPE – AYE; MOTION CARRIED 5-0.

4. RETURN TO OPEN SESSION AND ADJOURNMENT

After discussion was held, **KECKLER MOVED TO RETURN TO OPEN SESSION; SECONDED BY KUMORKIEWICZ; ROLL CALL VOTE – STEINBRINK – AYE; KECKLER – AYE; KUMORKIEWICZ – AYE; KLIMISCH – AYE; SERPE – AYE; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 7:00 P.M.**

Consider **Village Comprehensive Plan Amendments (Ord #15-36)** for the request of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Recommendation: On September 28, 2015 the Plan Commission held a public hearing, approved Plan Commission Resolution #15-17 and recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #15-36)** as presented.

VILLAGE STAFF REPORT OF OCTOBER 5, 2015

Consider **Village Comprehensive Plan Amendments (Ord #15-__)** for the request of Matt Carey, P.E. with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Background information and prior approvals

On June 8, 2015, the Village Plan Commission conditionally approved **Preliminary Site and Operational Plans** for the petitioner to begin the mass grading of a portion of the property for the construction of a conference center between the Uline Corporate Office building located at 12575 Uline Drive and the easternmost warehouse building on the property (Tax Parcel Number 91-4-121-252-0203). In addition, as part of the mass grading on June 15, 2015 the Village Board approved Resolution #15-21 related to a **floodplain boundary adjustment** for this project. Specifically the floodplain boundary adjustment allowed the petitioner to remove 2,226 cubic yards from the 100-year floodplain along the northwest corner of the retention facility and to create 3,795 cubic yards of floodplain storage in the southern portion of the retention facility to compensate for the 100-year floodplain being filled for the purpose of constructing a conference center. Permits have been issued for this mass grading work and the required Conditional Letter of Map Amendment for the floodplain boundary adjustment has been obtained from FEMA.

On August 10, 2015 the Plan Commission conditionally approved the **Final Site and Operational Plans** and permits have been issued for the construction of the 22,500 square foot Uline conference center, to be generally located on the north side banks of an existing retention pond, which is located on the southwest side (approximately 300' away) of Uline's corporate office headquarters.

On August 17, 2015 the Village Board conditionally approved the following **Zoning Map Amendments**: 1) to rezone the portion of the property being removed from the 100-year floodplain from the FPO, Floodplain Overlay District and 2) to rezone the portion of the property wherein 100-year floodplain was created into the FPO District. In addition on August 17, 2015 the Village Board approved the following **Zoning Text Amendment**: 1) to amend Section 420-131 I (1) (a) to specifically reference the change to the official floodplain maps and studies. The Zoning Map and Zoning Text Amendments were approved subject to final approval from FEMA.

At this time the petitioners are requesting the following Amendments to the Village Comprehensive Plan related to the floodplain boundary adjustment for the Uline Conference Center: 1) to amend the Village 2035 Land Use Plan Map 9.9 to correct and change the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

On September 28, 2015 the Plan Commission held a public hearing, approved Plan Commission Resolution #15-17 and recommended that the Village Board approve the Comprehensive Plan Amendments (Ord. # 15-36) as presented and subject to the following conditions being satisfied prior to the Comprehensive Plan being effective.

1. Upon completion of the floodplain boundary adjustment an as-built survey and floodplain calculations shall be submitted to verify the compliance with design plans. The as-built survey and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review. Upon review of the documents by the Village, the petitioner shall submit and receive a final LOMR-F from FEMA.
2. Upon completion of the work, an as-built grading plan and supporting documentation certified and stamped by a Wisconsin registered and licensed professional engineer shall be submitted to the Village to verify compliance with design plans. The as-built grading plan and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review and obtaining the required LOMR-F. A paper and pdf copy is required to be submitted.
3. Once a LOMR-F is issued and the final as-built grading plans and supporting documentation is approved by the WI DNR and the Village, then the Comprehensive Plan Amendments can become effective).

ORD. # 15-36
ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended as follows:

1. To amend the Village 2035 Land Use Plan Map 9.9 to correct and changed the Park, Recreation, and Other Open Space Lands and the 100-year floodplain land use designations to the Limited Industrial land use designation on the property related to a floodplain boundary adjustment the floodplain boundary adjustment to remove 2,226 cubic yards from the 100-year floodplain along the northwest corner of the retention facility and to create 3,795 cubic yards of floodplain storage in the southern portion of the retention facility to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center on the property at 12575 Uline Drive (known as CSM 2679 and further identified as Tax Parcel Number 91-4-121-252-0203 as shown on **Exhibit 1**. This amendment is to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

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

Adopted this 5th day of October, 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink,
Village President

Jane M. Romanowski
Village Clerk

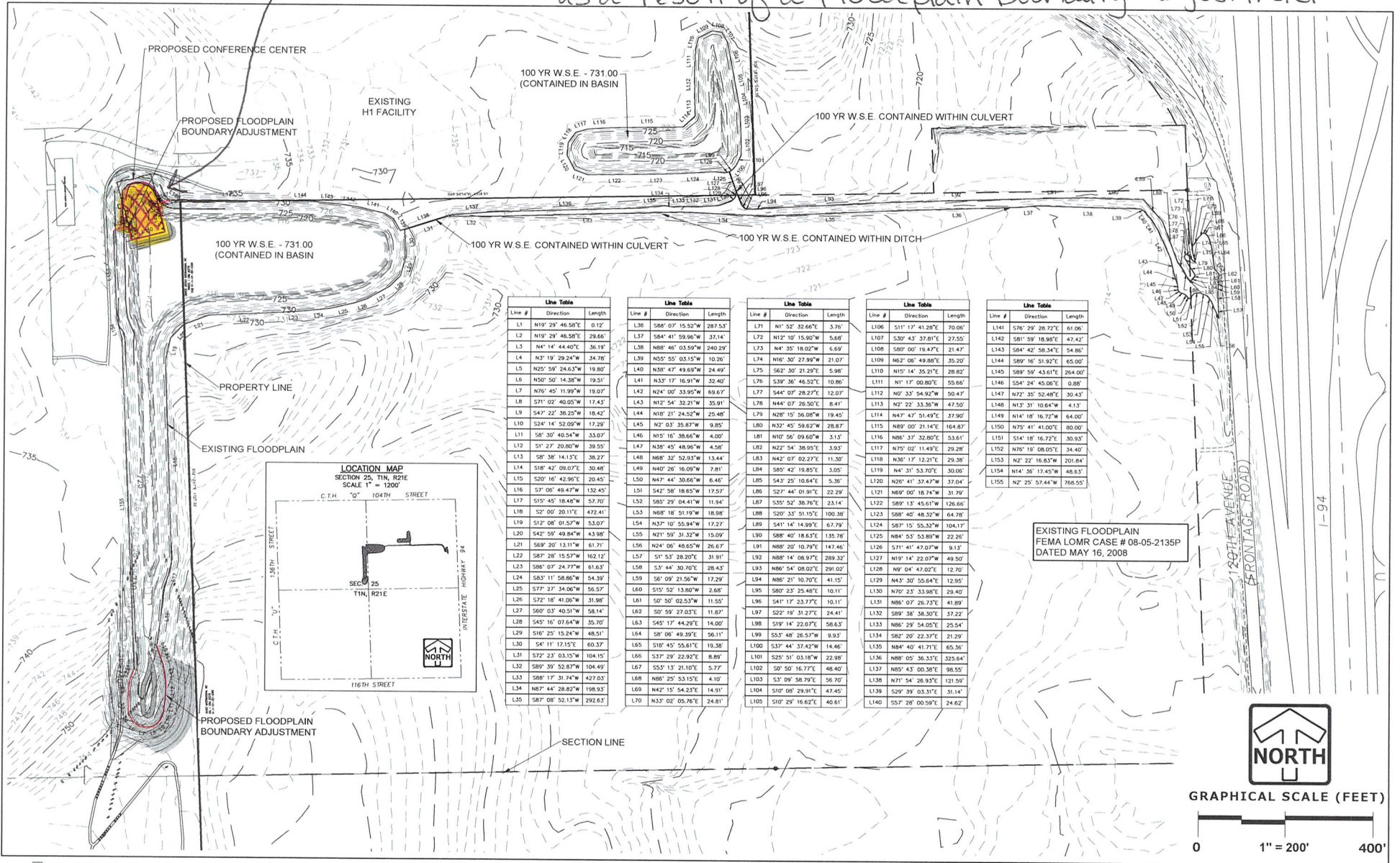
Ayes: ____ Nays: ____ Absent: ____

Posted: _____

Ord #15-36 Uline Conf Center LU Amend

CODE1507-002

Land use designation change to Limited Industrial as a result of a floodplain boundary adjustment



ULINE CONFERENCE CENTER FLOODPLAIN BOUNDARY ADJUSTMENT

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

07/10/2015
PEG JOB# 119.80



Filed 7-14 2015 Published 7-24 2015
 Public Hearing 8-24 2015
 Fee Paid 7-14 20 Approved 20
 Notices Mailed 7-23 20 Denied 20

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 COMPREHENSIVE PLAN AMENDMENT APPLICATION**

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

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Comprehensive Plan as hereinafter requested and affecting the property located at Near 12575 Uline Drive (address to be finalized by Village)- Proposed Conference Center and

Tax Parcel Number 91-4-121-252-0203

Check all that apply

Land Use Plan Amendment: To change the land use designation from the remove/correct Floodplain as a result of FPO Amend land use designation to the _____ land use designation.

Neighborhood Plan Amendment for the _____ Neighborhood

Other Amendment to the Comprehensive Plan (specify) Existing Floodplain Boundary Adjustment

Petitioner's interest in the requested amendment: Existing Floodplain Boundary Adjustment

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

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

PROPERTY OWNER:

Print Name: Randy Copenharve, Route 165, LLC

Signature: _____

Address: 12575 Uline Drive

Pleasant Prairie, WI 53158

(City) _____ (State) _____ (Zip) _____

Phone: 262-612-4200

Fax: 262-612-4250

Email: rcopenharve@uline.com

Date 07-14-15

OWNER'S AGENT:

Print Name: Matt Carey, Pinnacle Engineering Group

Signature: _____

Address: 15850 W. Bluemound Road, STE 210

Brookfield, WI 53005

(City) _____ (State) _____ (Zip) _____

Phone: 262-754-8888

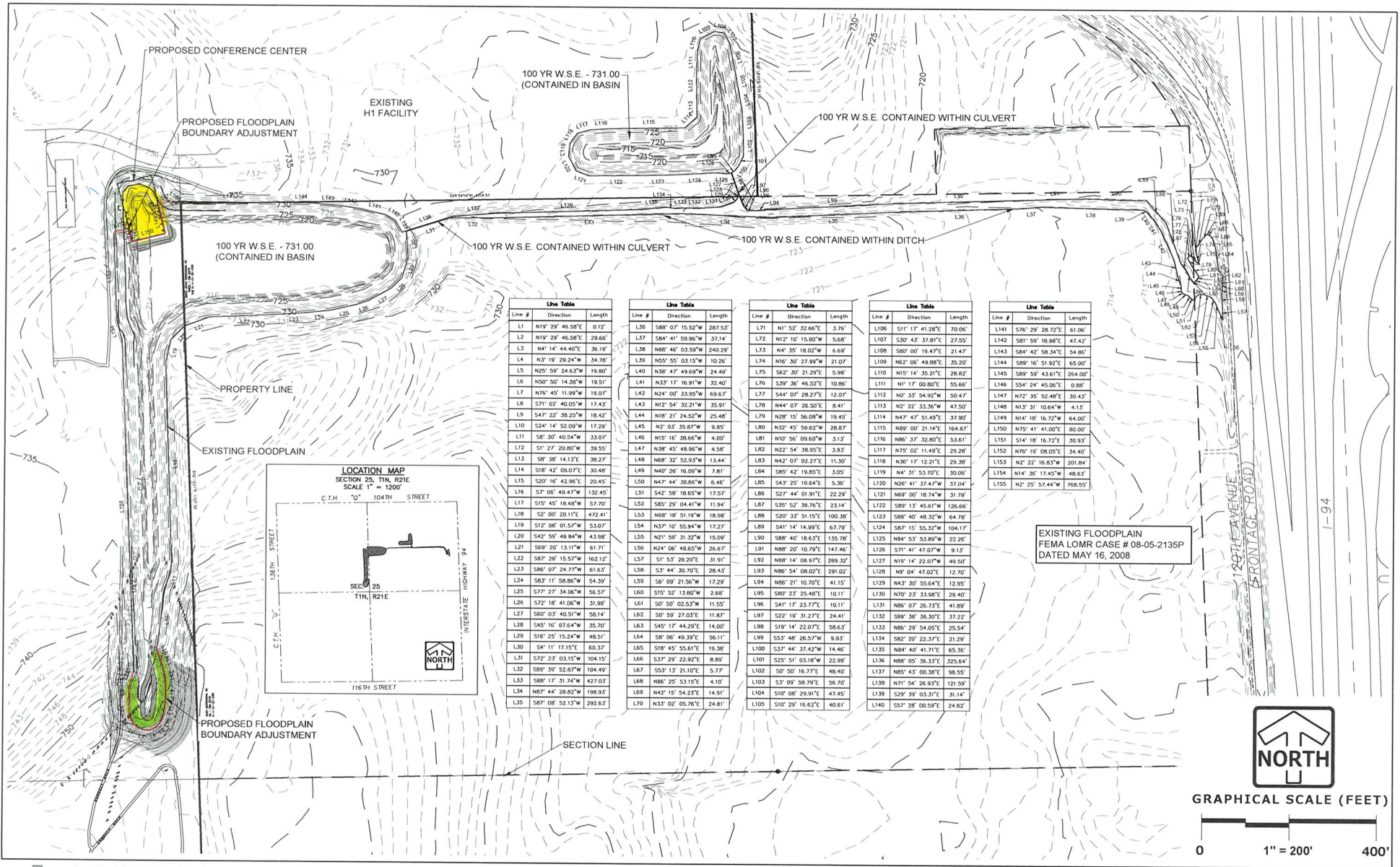
Fax: 262-754-8850

Email: matt.carey@pinnacle-engr.com

Date: 07-14-15

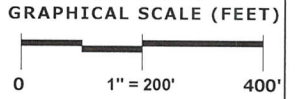
Code 1507-002

Area to be added to Floodplain designation
 Area to be removed from Floodplain designation



Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N19° 29' 46.58"E	0.12'	L36	S88° 07' 15.52"W	287.53'	L71	N1° 52' 32.66"E	3.76'	L106	S11° 17' 41.28"E	70.00'	L141	S76° 29' 28.72"E	61.00'
L2	N19° 29' 46.58"E	29.66'	L37	S84° 41' 59.96"W	37.14'	L72	N12° 10' 15.90"W	5.68'	L107	S30° 43' 37.01"E	27.55'	L142	S81° 59' 18.98"E	47.42'
L3	N4° 14' 44.40"E	36.19'	L38	N88° 46' 03.59"W	240.29'	L73	N4° 35' 18.02"W	6.69'	L108	S80° 09' 19.47"E	21.47'	L143	S84° 42' 58.34"E	54.86'
L4	N3° 19' 29.24"W	34.78'	L39	S50° 55' 03.15"W	10.26'	L74	N19° 30' 27.98"W	21.07'	L109	N63° 08' 49.88"E	35.20'	L144	S89° 16' 51.92"E	65.00'
L5	N25° 59' 24.33"W	19.80'	L40	N38° 47' 49.69"W	24.49'	L75	S62° 30' 21.29"E	5.98'	L110	N15° 14' 35.21"E	28.82'	L145	S89° 59' 43.61"E	264.00'
L6	N50° 50' 14.38"W	19.51'	L41	N33° 17' 16.91"W	32.40'	L76	S39° 36' 46.52"E	10.86'	L111	N1° 17' 00.80"E	55.66'	L146	S54° 24' 45.06"E	0.88'
L7	N9° 45' 11.99"W	19.07'	L42	N24° 00' 33.95"W	69.67'	L77	S44° 07' 28.27"E	12.07'	L112	N0° 33' 54.92"E	50.47'	L147	N72° 35' 52.48"E	30.43'
L8	S31° 02' 40.05"W	17.43'	L43	N12° 54' 32.21"W	35.91'	L78	N44° 07' 26.50"E	8.41'	L113	N2° 22' 33.56"W	47.50'	L148	N13° 31' 10.64"W	4.13'
L9	S47° 22' 38.05"W	18.42'	L44	N10° 21' 24.52"W	25.48'	L79	N28° 15' 56.08"W	19.45'	L114	N47° 47' 51.49"E	37.92'	L149	N14° 18' 16.72"E	64.00'
L10	S24° 14' 52.08"W	17.29'	L45	N12° 03' 35.87"W	9.85'	L80	N32° 45' 59.62"W	28.87'	L115	N89° 00' 21.14"E	164.87'	L150	N75° 41' 41.00"E	80.00'
L11	S8° 30' 40.54"W	33.07'	L46	N15° 15' 35.65"W	4.00'	L81	N10° 56' 09.60"W	3.15'	L116	N86° 37' 32.80"E	53.61'	L151	S14° 18' 16.72"E	30.93'
L12	S1° 27' 20.80"W	39.55'	L47	N38° 45' 48.98"W	4.58'	L82	N22° 54' 38.85"E	3.95'	L117	N75° 02' 11.49"E	29.28'	L152	N78° 19' 08.05"E	34.40'
L13	S8° 38' 14.13"E	38.27'	L48	N68° 33' 53.93"W	13.44'	L83	N42° 07' 02.27"E	11.30'	L118	N30° 17' 12.21"E	29.38'	L153	N2° 22' 16.83"E	201.84'
L14	S18° 42' 09.07"E	30.48'	L49	N40° 26' 16.09"W	7.81'	L84	S80° 42' 18.85"E	3.05'	L119	N4° 31' 53.70"E	30.00'	L154	N14° 38' 17.45"W	48.63'
L15	S20° 16' 42.96"E	20.45'	L50	N47° 44' 30.66"W	6.46'	L85	S43° 25' 10.64"E	5.36'	L120	N20° 41' 37.47"W	37.04'	L155	N2° 25' 57.44"W	788.55'
L16	S7° 08' 49.47"W	132.45'	L51	S42° 58' 18.65"W	17.57'	L86	S27° 44' 01.91"E	22.29'	L121	N69° 00' 18.74"W	31.79'			
L17	S15° 45' 18.48"W	57.70'	L52	S85° 29' 04.41"W	11.94'	L87	S35° 52' 38.76"E	23.14'	L122	S89° 13' 45.61"E	126.64'			
L18	S2° 00' 20.11"E	472.41'	L53	N68° 18' 51.19"W	18.98'	L88	S20° 33' 51.15"E	100.38'	L123	S88° 40' 48.32"E	64.78'			
L19	S12° 08' 01.57"W	53.07'	L54	N31° 10' 55.94"W	17.27'	L89	S41° 14' 14.99"E	67.79'	L124	S87° 15' 55.32"E	104.17'			
L20	S42° 59' 49.84"W	43.98'	L55	N21° 59' 31.32"W	15.09'	L90	S88° 40' 18.63"E	135.78'	L125	N84° 53' 53.89"W	22.26'			
L21	S69° 20' 13.11"W	61.71'	L56	N24° 00' 48.65"W	26.67'	L91	N88° 20' 10.79"E	147.46'	L126	S71° 41' 47.07"W	9.13'			
L22	S87° 28' 15.57"W	162.12'	L57	S1° 53' 28.20"E	31.91'	L92	N88° 14' 08.97"E	289.32'	L127	N19° 14' 22.07"E	49.50'			
L23	S86° 07' 24.77"W	61.63'	L58	S3° 44' 30.70"E	28.43'	L93	N86° 54' 08.02"E	291.02'	L128	N9° 04' 47.02"E	12.70'			
L24	S83° 11' 58.86"W	54.39'	L59	S6° 09' 21.56"W	17.29'	L94	N86° 21' 10.40"E	41.15'	L129	N43° 30' 55.64"E	12.95'			
L25	S77° 27' 34.06"W	56.57'	L60	S15° 52' 13.80"W	2.68'	L95	S80° 23' 25.48"E	10.11'	L130	N70° 23' 33.98"E	29.40'			
L26	S72° 18' 41.06"W	31.98'	L61	S0° 50' 02.53"W	11.55'	L96	S41° 17' 23.77"E	10.11'	L131	N86° 07' 26.73"E	41.89'			
L27	S60° 03' 40.91"W	58.14'	L62	S0° 59' 27.03"E	11.87'	L97	S22° 19' 31.27"E	24.41'	L132	S89° 38' 38.30"E	37.22'			
L28	S45° 16' 07.64"W	35.70'	L63	S45° 17' 44.29"E	14.00'	L98	S19° 14' 22.07"E	58.63'	L133	N86° 29' 54.05"E	25.54'			
L29	S18° 25' 15.24"W	48.51'	L64	S8° 06' 49.39"E	56.11'	L99	S53° 48' 26.57"W	9.93'	L134	S82° 20' 22.37"E	21.29'			
L30	S4° 11' 17.15"E	60.37'	L65	S18° 45' 55.61"E	19.38'	L100	S37° 44' 37.42"W	14.46'	L135	N84° 40' 41.71"E	65.36'			
L31	S72° 23' 03.15"W	104.15'	L66	S37° 29' 22.92"E	8.89'	L101	S25° 51' 03.18"W	22.98'	L136	N88° 05' 36.35"E	325.64'			
L32	S89° 39' 52.87"W	104.49'	L67	S53° 13' 21.10"E	5.77'	L102	S0° 50' 16.77"E	48.40'	L137	N85° 43' 00.38"E	98.55'			
L33	S88° 17' 31.74"W	427.63'	L68	N86° 25' 53.15"E	4.16'	L103	S3° 09' 58.79"E	56.70'	L138	N71° 54' 26.93"E	121.59'			
L34	N87° 44' 28.02"W	198.93'	L69	N47° 15' 54.23"E	14.91'	L104	S10° 08' 29.91"E	47.45'	L139	S29° 39' 03.31"E	31.14'			
L35	S87° 08' 52.13"W	292.63'	L70	N43° 02' 05.76"E	24.81'	L105	S10° 29' 16.62"E	40.61'	L140	S57° 28' 00.99"E	24.62'			

EXISTING FLOODPLAIN
FEMA LOMR CASE # 08-05-2135P
DATED MAY 16, 2008



ULINE CONFERENCE CENTER FLOODPLAIN BOUNDARY ADJUSTMENT

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN # 08-05 | DELIVER

07/10/2015

PEG JOB# 119.80

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

Consider **Village Comprehensive Plan Amendments (Ord. #15-37)** to amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266); and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Recommendation: On September 28, 2015 the Plan Commission held a public hearing, approved Plan Commission Resolution #15-18 and recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. #15-37)** as presented.

Consider **Zoning Map Amendment (Ord. #15-38)**: to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

Recommendation: On September 28, 2015 the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendment (Ord. # 15-38)** as presented.

VILLAGE STAFF REPORT OF OCTOBER 5, 2015

Consider **Village Comprehensive Plan Amendments (Ord #15-37)** to amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266); and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Consider **Zoning Map Amendment (Ord #15-38)**: to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

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

On July 16, 2015 the Village received an application from Michael and Kara Ohmstead, owners of the property located at 11638 Sheridan Road (Tax Parcel Number 93-4-123-311-0256) to amend the Village of Pleasant Prairie 2035 Comprehensive Plan 2035 Land Use Plan Map 9.9 and to rezone the property from B-1, Neighborhood Business to R-4 (UHO), Urban Single Family Residential District within an Urban Landholding Overlay District. The existing single family home on the property located at 11638 Sheridan Road is considered a legal non-conforming use since a residential use is not an allowed use in the B-1 District. Being a non-conforming use, there are limitations as to the amount of structural alteration, addition or repair to this non-conforming use. With any non-conforming use, if the buildings are ever damaged or destroyed or the cumulative amount of structural alterations exceeds 50% of the assessed value (based on the value when the use became non-conforming) then the building would need to revert to a conforming commercial use.

This area of Sheridan Road just south of 116th Street is a mixture of commercial land uses (Wooden Nickel, Ray Radigan’s and Ruffolo’s Pizza) and four (4) single family residential homes and the Land Use Plan indicates this area be ultimately developed as Neighborhood Commercial pursuant to the B-1, Neighborhood Business Zoning District. The Village staff has reviewed the Land Use Plan and the Zoning Map for this area and identified that in addition to the Ohmstead property, the following three (3) additional single family homes are also classified as non-conforming uses:

Tax Parcel Number	Owner	Address
93-4-123-311-0230	Anna M. Stachura	11618 Sheridan Road
93-4-123-311-0240	Lawrence E. Draudt	11624 Sheridan Road
Part of 93-4-123-312-0266	Nafi & Awilda Kalan	11740 Sheridan Road

On August 10, 2015 the Plan Commission approved Resolution #15-15 to initiate and petition to amend the 2035 Land Use Plan Map 9.9 to add an urban reserve land use designation over the four (4) noted single family residential properties (leaving the underlying Neighborhood Commercial land use designation; and to amend the Zoning Map to rezone the four (4) noted properties into the R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District.

On August 19, 2015, the Village sent letters to the four property owners indicating that the Village has begun the process to rezone these four (4) single family residential properties from the from the B-1, Neighborhood Business District to the R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District and to amend the Village Land Use Plan to place an urban reserve designation on the properties along Sheridan Road.

The letter also indicated that by amending the zoning map and the land use plan as proposed, the existing single family homes on these properties would no longer be classified as a non-conforming use and would allow the owners to make modifications to their home and their property pursuant to the Village residential requirements; while still preserving the intention that these properties in the future could be developed as neighborhood commercial.

Comprehensive Plan Amendments:

1. To amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

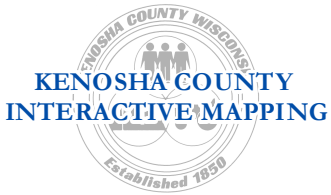
Zoning Map Amendment: to rezone the following single family properties from B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

Recommendations:

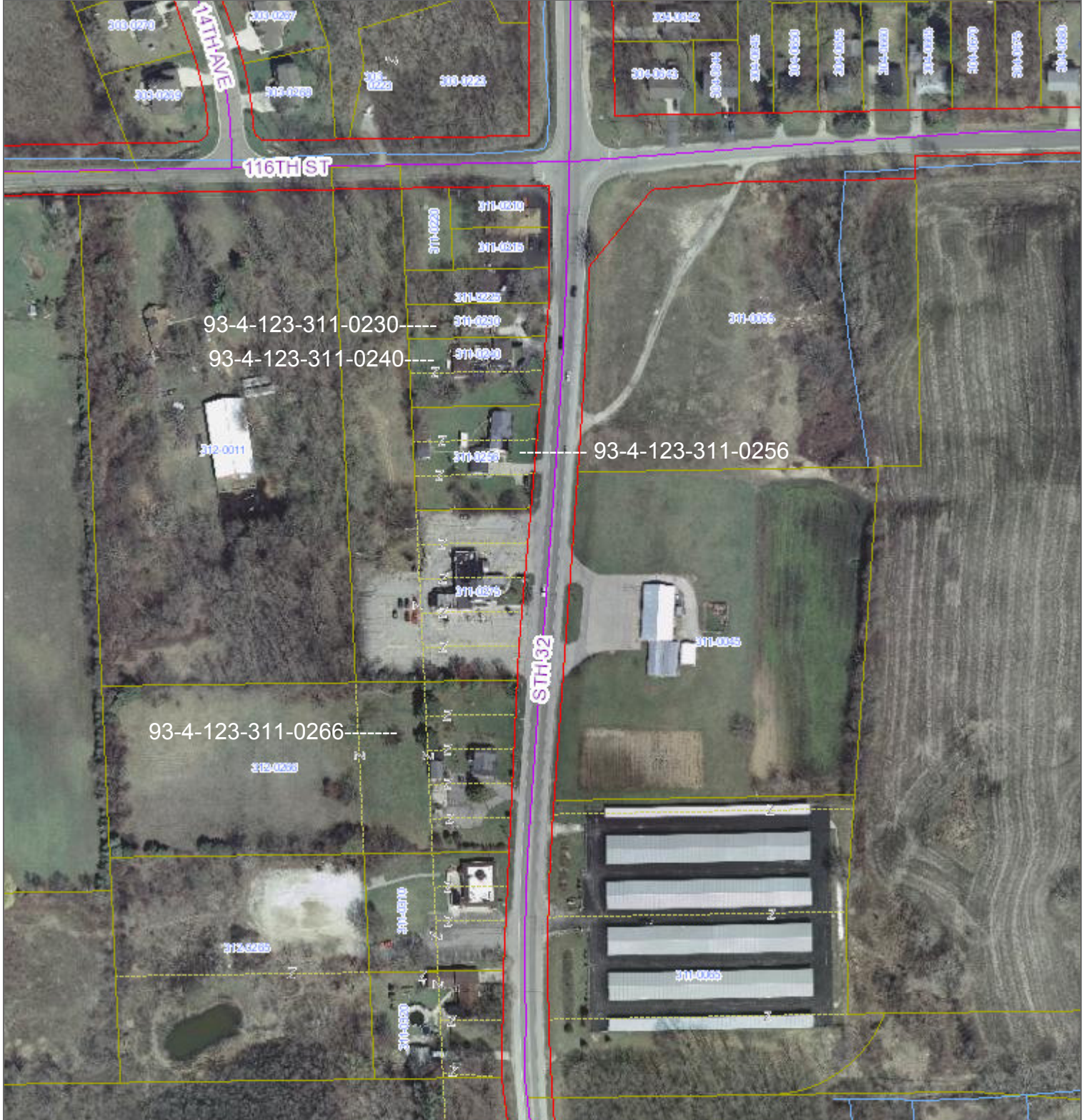
On September 28, 2015 the Plan Commission held a public hearing, approved Plan Commission Resolution #15-18 and recommended that the Village Board approve the **Comprehensive Plan Amendments (Ord. # 15-37)** as presented.

On September 28, 2015 the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendment (Ord. #15-38)** as presented.

General Location Map



1 inch = 200 feet
Date Printed: 7/30/2015



DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

ORD. # 15-37
ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended as follows:

1. To amend the Village 2035 Land Use Plan Map 9.9 to add the urban reserve land use designation on the following four properties located at: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendment.

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

Adopted this 5th day of October, 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink,
Village President

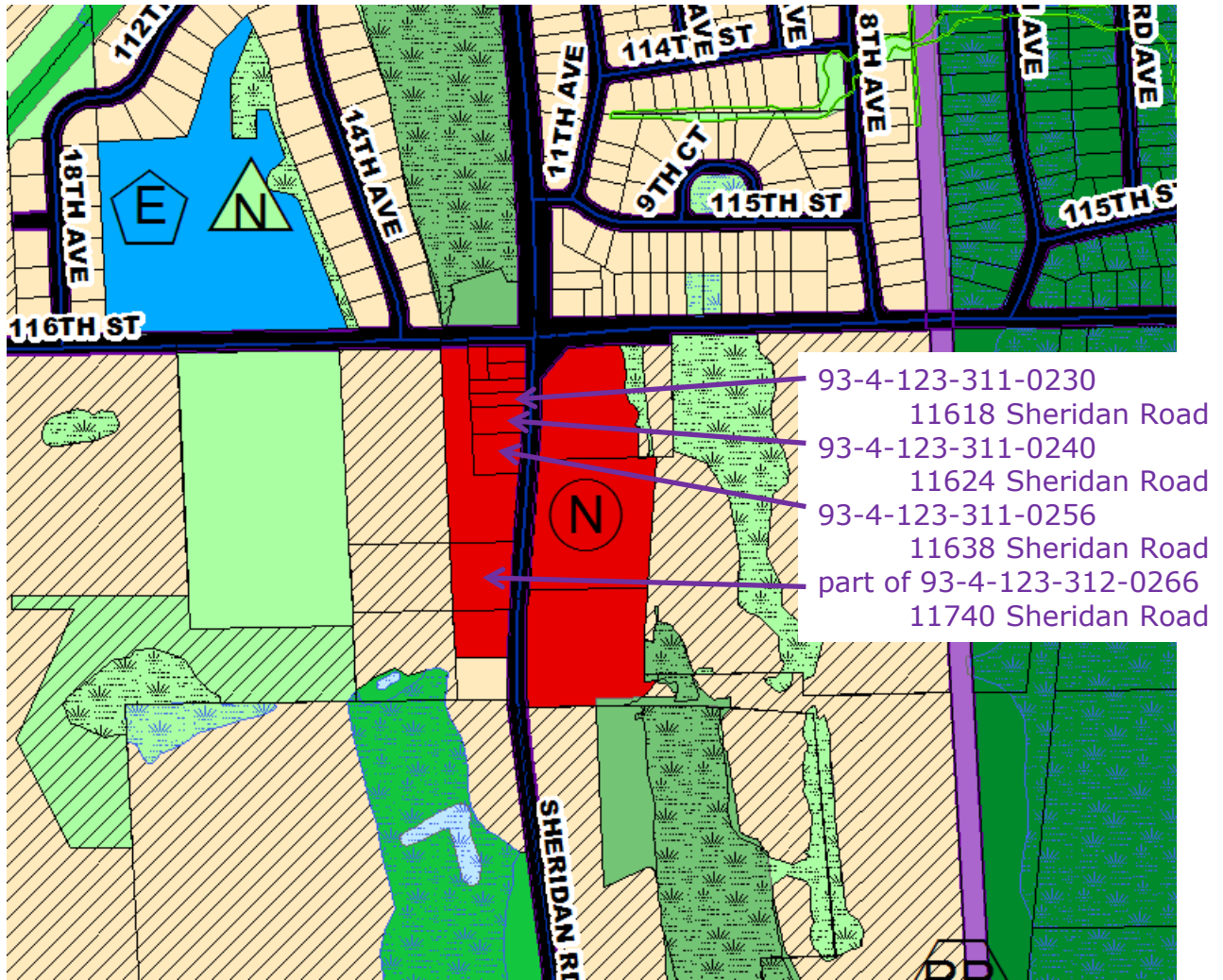
Jane M. Romanowski
Village Clerk

Ayes: ____ Nays: ____ Absent: ____

Posted: _____

Ord #15-37 Sheridan Road LU Amend

Portion of the Village 2035 Land Use Plan Map 9.9



Comprehensive Plan Amendment: To place an urban reserve land use designation on the properties.

ORD. # 15-38

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

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

The following single family properties located in a part of U.S. Public Land Survey Section 31, Township 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin are hereby rezoned from the B-1, Neighborhood Business District to R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District: 11618 Sheridan Road (93-4-123-311-0230), 11624 Sheridan Road (Tax Parcel Number 93-4-123-311-0240); 11638 Sheridan Road (Tax Parcel Number 93-4-123-0256) and 11740 Sheridan Road (part of Tax Parcel Number 93-4-123-312-0266).

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

Adopted this 5th day of October, 2015.

VILLAGE BOARD OF TRUSTEES

ATTEST:

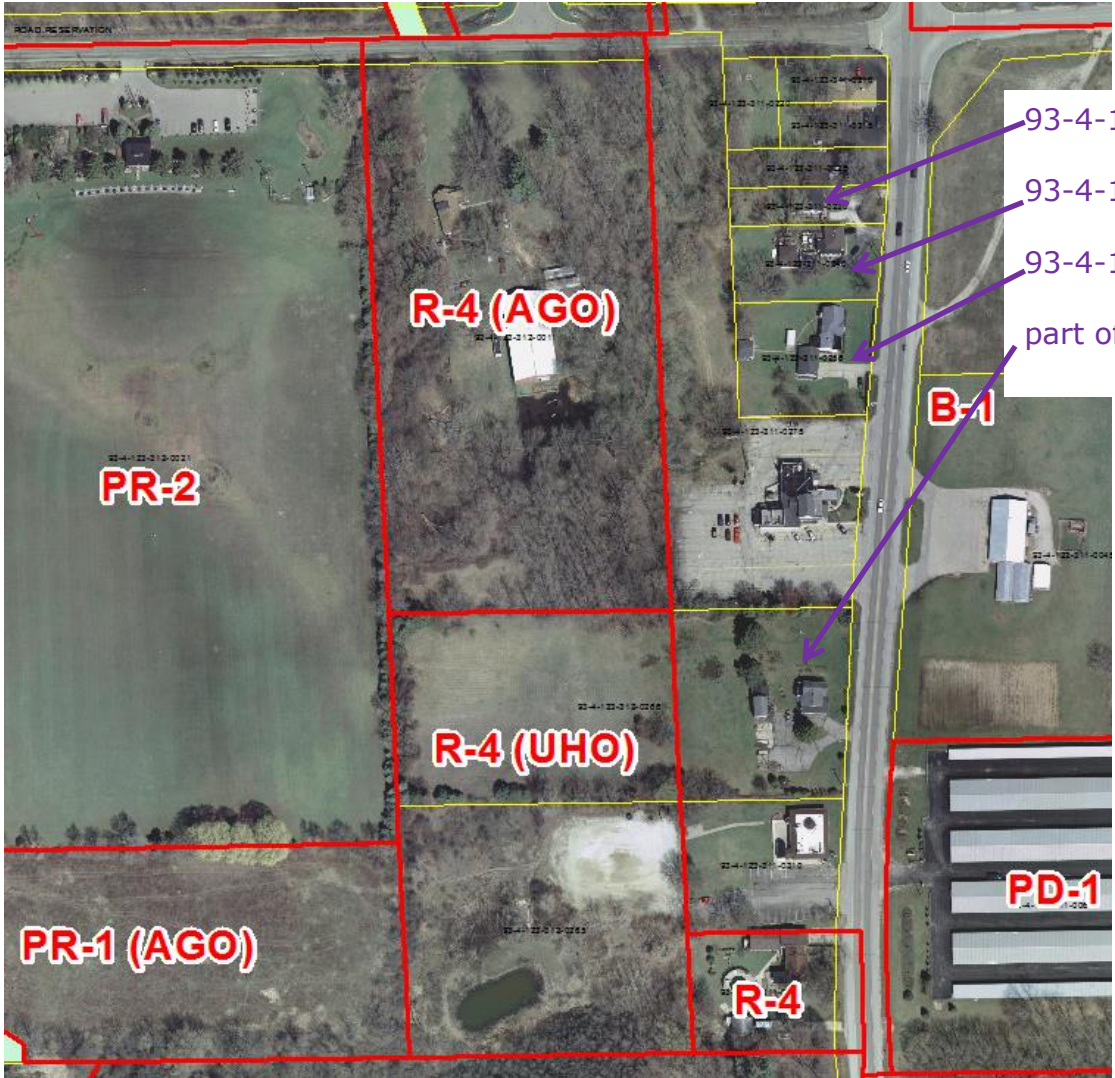
John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk

Posted: _____

38- South Sherican Rd Rezone

Portion of the Village Zoning Map



- 93-4-123-311-0230
11618 Sheridan Road
- 93-4-123-311-0240
11624 Sheridan Road
- 93-4-123-311-0256
11638 Sheridan Road
- part of 93-4-123-312-0266
- 11740 Sheridan Road

Zoning Map Amendment: To rezone the properties from B-1 to R-4 (UHO)

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

Consider approval of a **Conceptual Plan** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development.

Recommendation: Plan Commission recommends that the Village Board approve the **Conceptual Plan** subject to the comments and conditions of the Village Staff Report of October 5, 2015.

Consider approval of a **Certified Survey Map** to subdivide the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development into two (2) parcels.

Recommendation: Plan Commission recommends that the Village Board approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of October 5, 2015.

VILLAGE STAFF REPORT OF OCTOBER 5, 2015

CONSIDERATION OF A CONCEPTUAL PLAN for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a Conceptual Plan for a proposed multi-tenant retail building on a portion of the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development.

Consider approval of a **Certified Survey Map** to subdivide the property generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development into two (2) parcels.

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

The petitioner is requesting approval of a Certified Survey Map to subdivide Outlot 20 of the Prairie Ridge Development generally located at the northwest corner of 76th Street and 91st Avenue within the Prairie Ridge development into two (2) parcels. In addition, the petitioner is requesting approval of a Conceptual Plan for Lot 1 of the proposed CSM (western portion of Outlot 20 directly north of Costco).

Background information:

On May 26, 2015 as part of the Conceptual Plan approval for The Bulls-Eye development on Outlot 21 in the Prairie Ridge Development (property to the west), a Master Conceptual Plan for both Outlots 20 (this development) and Outlot 21 (a/k/a The Bulls-Eye) was conditionally approved by the Village Plan Commission.

The Master Conceptual Plan was completed at that time in order to fully evaluate the infrastructure and traffic impacts of the development of both Outlots 20 and 21 on the adjacent 76th Street and 91st and 94th Avenue roadways and Costco development to the south. The Master Conceptual Plan indicated future development patterns, setbacks, cross access, parking, access restrictions, drive-through stacking areas, curb and gutter, fire department hydrant/connection locations, landscaping areas and the two 76th Street access driveways to serve both Outlots 21 and 20. (See **attached** Master Conceptual Plan for both Outlots 21 and 20 as conditionally approved by the Village Board on June 1, 2015 and updated with a revision date of September 18, 2015.)

As shown on the Master Conceptual Plan, it is anticipated that Outlot 20 was proposed to be subdivided by CSM into two (2) properties so that a multi-tenant retail/restaurant building and another restaurant/commercial building could be built. The updated Master Conceptual Plan identifies the proposed development patterns, setbacks, cross access, parking, access restrictions, drive-through stacking areas, curb and gutter, fire department hydrant/connection locations, landscaping areas and the two 76th Street access driveways to serve both Outlots 21 and 20. Two (2) driveway access points are provided for the four (4) proposed buildings to/from 76th Street. The first driveway access is being placed about 103 feet east of the Costco entrance on 76th Street aligning along the common lot line between Outlots 21 and 20 and a second driveway access would be placed about 350 feet west of 91st Avenue. Due to the potential uses proposed and to accommodate the drive-thru facilities, the most efficient and safest alignment of the driveways was along the common lot lines allowing for the traffic to enter the site and flow towards the back of the sites before turning towards their destination.

On July 13, 2015 the Plan Commission conditionally approved Preliminary Site and Operational Plans for The Bulls-Eye development on Outlot 21, a preconstruction meeting

was held on September 22 and grading/utility construction/the 76th Street entrance is currently under construction.

Development of Outlot 20: As indicated above, the petitioner is requesting approval of a Certified Survey Map to subdivide Outlot 20 of the Prairie Ridge Development into two (2) lots and approval of a Conceptual Plan for Lot 1 of the proposed CSM (western portion of Outlot 20).

Lot 1 of the CSM is proposed to be 2.0 acres with frontage on both STH 50 and 76th Street..

A 13,297 square foot multi-tenant retail/restaurant building is proposed to be constructed on Lot 1 with could have up to five (5) tenants. As shown on the Conceptual Plan the building could contain:

1. 2,490 square foot restaurant, with outdoor seating (MOD Pizza)
2. 4,037 square foot retail space
3. 1,428 square foot retail space
4. 1,426 square foot retail space
5. 3,810 square foot restaurant, with outdoor seating (Corner Bakery)

Lot 2 of the CSM is proposed to be 2.224 acres with frontage on STH 50, 91st Avenue and 76th Street. Pursuant to the previously approved Master Conceptual Plan for Outlots 20 and 21, Lot 2 could be developed with an 8,794 square foot restaurant or it could be reconfigured for multi-tenant retail/restaurant building(s).

There is no access to Lots 1 and 2 from STH 50 or from 91st Avenue, the lots obtain access through two (2) 76th Street common driveway connections as discussed previously. The westernmost entrance is also shared with The Bulls-Eye Development on Outlot 21 and the easternmost entrance is shared with Lots 1 and 2 of the proposed CSM.

The property (Outlot 20) is currently zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay. The existing signage PUD on the properties relates to the PUD for the entire Prairie Ridge Commercial Development that allows for several entry monument signs throughout the Prairie Ridge Development.

A separate PUD Zoning Text amendment will be required for the development of the properties on Outlot 20 to reduce setbacks to common lot line for Lots 1 and 2, to reduce the number of parking spaces required for Lot 1 to reduce the percentage of open space required for Lots 1 and 2. Additional PUD modifications may be requested as Site and Operational Plans are prepared. The community benefits proposed in consideration of the PUD modifications as discussed below will include the requirement that the building constructed on Lot 1 (and Lot 2) be fully provided with fire sprinklers as approved by the Village Fire & Rescue Department and that the development will comply with Section 410 of the Village Municipal Code related to the installation of a Digital Security Imaging System (DSIS). In addition, enhanced architectural design features and landscaping will be required and the Primary Monument sign abutting STH 50 will be limited in height from grade (no berming will be allowed to increase sign height will be permitted) and 130 maximum square feet in area per sign side. Specifically the known PUD modifications are listed below:

- To reduce the open space from 30% to 16% (Lot 1);
- To allow a zero foot setback from the interior lot lines (between Outlots 20 and 21 and Lots 1 and 2 of the proposed CSM) instead of the required 10 foot setback to allow for a shared access;

- To allow for a total of 119 parking spaces, wherein the parking ratio per the ordinance would require 122 (Lot 1); and
- To allow for a possible modification for the square footage for the multi-tenant building wall signage – needs to be further evaluated (Lot 1).

Corner Bakery is the end cap tenant in the multi-tenant building and MOD Pizza is the other end cap, but no other users are to be announced at this time; however, when specific users and tenants are identified, the developer will announce them and detailed Site and Operational Plans will be required to be submitted for the development and the parking ratios will be further evaluated to ensure compliance with the Village regulations. The following are minimum parking requirements for retail uses and restaurant uses:

- Restaurant requires a minimum of one (1) space for each 100 square feet of floor area plus one (1) space for every two (2) employees on the largest work shift.
- Retail store requires a minimum of one (1) space for each 200 feet of primary floor area plus one (1) space for every two (2) employees.

In addition, minimum parking spaces, plus the required handicapped accessible parking spaces as required by the State Code shall be provided.

Per the Village Zoning Ordinance, the Conceptual Plan for Lot 1 requires 117 standard parking spaces (9' x 18') plus five (5) handicapped accessible spaces or **122 total parking spaces required**. Based on the information presented by the developer, the total number of standard size and handicapped accessible parking spaces being provided is 119. The site plan is **3 standard spaces short** of the Ordinance requirement; however, the total does not include up to 5-7 space in the drive-thru lane.

Plan Commission recommends that the Village Board approve the **Certified Survey Map** subject to the following conditions:

1. A separate Cross Access easement document has been prepared, reviewed by the Village and recorded which details the specific requirements, maintenance and ownership responsibilities for the parking, driveways and access. (Provide a copy to the Village).
2. The revised CSM is attached, however, some additional changes could be forthcoming with the Final Site and Operational Plan submittal.
3. Any outstanding taxes or special assessments shall be paid prior to recording the CSM.
4. The CSM shall be finalized, executed and recorded at the Kenosha County Register of Deeds Office and a recorded copy of the CSM shall be provided to the Village within 90 days of Village Board's conditional approval and prior to issuance of building/zoning permits.

Plan Commission recommends that the Village Board approve the **Conceptual Plan** subject to the above comments and the following conditions:

1. The Conceptual Plan approval will be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, the developer will be required to submit applications and required documents for the following approvals: **Site and Operational Plan, Conditional Use Permit (for drive-thru) and Zoning Map Amendment (to create a specific PUD for the development of Outlot 20)**.
2. The Conceptual Plan was reviewed for compliance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the

design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed.

3. The development of Lot 1 and all structures shall comply with the Ordinances in effect at the time of construction. In addition, detailed Site and Operational Plans are required to be submitted for review and approval prior to any development pursuant to Article IX of the Village Zoning Ordinance. Also, depending on the use proposed, the occupants may require a Conditional Use Permit along with Site and Operational Plan approval from the Plan Commission and may require approval of special licenses by the Village. Note: A drive thru will require a Conditional Use Permit.
4. The following changes and comments listed in this memo shall be made and incorporated into the required Site and Operational Plans:
 - a. The site/civil plans shall note that there is no vehicular or construction vehicle parking or unloading on 75th (STH 50) and 76th Streets, 91st and 94th Avenues. Temporary parking may be permitted on Village streets, only if allowed by the Village and if it's allowed it is subject to any conditions that the Village Public Works Department may impose, and only during construction or grand opening celebrations.
 - b. Show the designated areas for snow storage in the parking lot.
 - c. The 76th Street sidewalks shall extend through the driveways.
 - d. Internal roof drains and storm water downspouts shall be interconnected directly into the private underground storm sewer system. Roof drain plumbing shall be internal to the building or as an option exterior downspouts may be allowed but shall not be located on the building in high traffic areas, pedestrian areas or garbage dumpster areas where they are subject to being damaged. They shall be painted to blend in or be complimentary to building colors. Show and note on the plans.
 - e. Show directional pavement marking arrows for the two-way drive along the east side of the building.
 - f. The Bulls-Eye project has committed to installing payment markings and signage for the mid-block pedestrian crossing from the sidewalk on the north side to the sidewalk on the south side of 76th Street. This developer shall make every effort to cooperate with The Bulls-Eye development to facilitate these markings and signage.
 - g. Any damaged or heaved sidewalk squares shall be replaced abutting the property.
 - h. Based on the information provided on the conceptual plan this site is three (3) spaces short of the required 122 parking spaces (which includes the required five (5) parking spaces). Has the developer obtained a cross access easement parking agreement with the adjacent land owner to the south or east?
 - i. No concrete curb stops or black rubber wheel stops will be allowed. Raised sidewalks shall be used for car bumpers adjacent to the building.

- j. The fire connection detail as shown needs to be approved by the Fire & Rescue Chief.
 - k. Door numbers shall be provide on both the inside and outside of any exterior exit. The door number font, size, color and location shall be identical to The Bulls-Eye development – provide a detail on the site plans.
 - l. Abandon all unused water connections at main.
 - m. The design engineer shall evaluate the ability to utilize the existing storm stub and eliminate open cutting 76th Street for the new storm connection.
 - n. Detailed engineering plans (grading, utility, erosion control, landscaping plan etc.) shall be submitted. Further engineering review comments will be provided as detailed plans are submitted.
 - o. The developer (building owner) has the option of installing two (2) sanitary sewer manholes for usage/discharge for each of the two (2) restaurants (recommended by Public Works staff). Only one (1) utility bill will be sent by the Village.
5. Building Architecture:
- a. Building architectural designs, elevations and sample building, roofing, canopies, etc. materials will be required to be approved by the Village staff and Plan Commission as part of the detailed Site and Operational Plans.
 - b. Architecture of the building shall be consistent with the existing Prairie Ridge commercial architecture. The building needs to be architecturally and aesthetically pleasing on all sides.
 - c. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public’s view from the sidewalk or street.
 - d. Decorative (wrought iron or aluminum) black fencing shall be installed around each of the outdoor dining areas. Similar fencing (with intermittent masonry/stone pillars or architectural bollards to prevent vehicles from inadvertently hitting the patio areas or store fronts) shall be used for these seating areas as is being used for the outdoor seating areas on The Bulls-Eye commercial development to the west. If the restaurant use sells alcohol this fencing shall be an approved barrier. Provide a detail of the proposed fencing around the each of the outdoor dining areas.
6. Landscaping Plans: *(The site is a part of a Unified Business Development).*
- a. All landscaped areas will be required to be irrigated with a private sprinkler system. Such system shall be operational and used each year to water the plantings/grassy areas.
 - b. The base map for these landscape plans shall include the approved grading plan.
 - c. The location of all pedestals and transformers and proposed screening shall be shown on the Site and Operational Plans required for each development site. Transformers shall be painted to blend in with the site.
 - d. The Fire Department connection along 76th Street shall be appropriately screened and landscaped from the public’s view from 76th Street.

- e. Replace/install, prune, stake, place mulch beds all Public Street Trees. Note on the plans all the missing street trees to be replaced. Both the street trees and grassy terrace areas are the developer's obligation for maintenance.
 - f. Landscaping and parking lot islands will be required pursuant to the Village Ordinance requirements. In particular, landscaping between parking areas and roadways shall comply with Section 420-57 J (2) (d) of the Village Zoning Ordinance that states "*Parking lots associated with manufacturing, business or institutional uses shall be screened from public rights-of-way and/or residential zoning districts located within 50 feet of such parking lots; such screening shall be installed in close proximity to the parking lot and shall be 75% opaque to a height of at least four (4) feet above the grade of the nearest edge of such parking lot within three (3) years of installation and may consist of shrubs and trees, an appropriately landscaped undulating berm...*".
7. Signage Plan: *(The site is a part of a Unified Business Development)*.
- a. Each Lot is required to have a primary monument sign. Secondary entrance signs (entry monument signs) at the shared access locations may be allowed.
 - b. The maximum height of the monument sign shall be a maximum of 10 feet from grade and a maximum of 130 square feet in area. The complete address ____ 76th Street shall be provided on the sign. The property will have a Pleasant Prairie mailing address.
 - c. A plan shall be provided which identifies the signage areas on the building. All signage shall be consistent with respect to how it is mounted and the maximum size areas. (No raceways are allowed for mounting signage).
 - d. All parking lot signage shall utilize attractive black ornamental poles for all signage, including handicapped accessible signage. No channel poles for any site signs. Show all signage details on the plans.
 - e. All signage shall conform to the provisions of the PUD Ordinance and all general requirements of the Village Sign Ordinance (Chapter 420 Article X) unless specifically allowed in the PUD.
8. Lighting Plans: *(The site is a part of a Unified Business Development)*.
- a. All exterior lot and building lighting shall be LED and Dark Sky compliant with a color temperature between 4000K-5000K.
 - b. Exterior light poles, fixtures, colors, bases, wattage, lighting type (e.g. LED) shall be identical to those used for The Bulls-Eye commercial development to the immediate west. The maximum light pole height with base shall not exceed 20 feet from grade.
 - c. Details (cut sheet details) of the proposed exterior lighting on the building, in the parking areas shall be provided with each detained Site and Operational Plan. In addition, provide a photometric plan to ensure proper lighting levels at the property boundaries as required by Article IX of the Village Zoning Ordinance. (The lighting color, height, and style shall be the same for the commercial sites in Outlots 20 and 21). Concrete bases shall not exceed 18 inches above grade and shall be located in landscape island areas.
9. As a community benefit for the PUD, the building shall be fully protected with fire sprinklers and requirements of Village Fire Protection Ordinance.

10. As a community benefit, the building/site shall comply with requirements of a privately owned DSIS (including the DSIS Agreement and DSIS Access Easement) which complies with the Village Security Ordinance.
11. All easements shall be shown on the required site/civil plans submitted for review and approval as each lot is proposed to be developed.
12. Details of the dumpster enclosures shall be provided on the required Site and Operational Plans for the development of each lot. The dumpster enclosure(s) shall be constructed of the same attractive brick, block or stone materials as the building and be attached to the building with sturdy well-constructed and closable gates. Detached garbage enclosures are not allowed. A wooden fence enclosure is not allowed. Dumpster height and size, sample materials, doors and paint colors of the dumpster enclosure(s) details shall be shown on the plans.
13. Compliance with the **attached** memorandum from the Fire & Rescue Department dated September 16, 2015. In addition, when specific plans are submitted, detailed and more specific comments will be provided by all Village Departments as part of the required Site and Operational Plans review and approval process.
14. Airport Height Overlay Site Plan approval is required from the City of Kenosha prior to the issuance of building permits.
15. Liquor licenses will be required for any establishment selling alcohol. Contact Jane Romanowski, Village Clerk 262-694-1400 for licensing requirements or refer to the Village's web site, www.pleasantprairieonline.com.
16. Hours of operation in which the public can be on the premises in the B-2, Community Business District are from 5:00 a.m. to midnight.
17. Each handicapped parking space shall be appropriately signed (locations to be reviewed with planning staff) and painted on the pavement (same color for all development) pursuant to ADA requirements prior to occupancy of any development site. Show on the signage detail plan.
18. Impact fees shall be paid prior to issuance of the building permit. (Currently based upon \$1.94 per \$1,000 of valuation as determined by an analysis of the State approved plans by the Village Assessing Department).
19. General Comments for the development from the Building Inspection Department:
 - a. Building Inspection Department information:
Hours: Mon-Fri, 8am-5pm.
Phone# 262-694-9304
Email: buildinginspection@plprairiewi.com
Permit applications can be found online at www.pleasantprairieonline.com
 - b. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
 - c. All contractors requiring permits shall not commence work until permit issuance. We have 10 business days to review and issue permits please plan accordingly.

- d. We inspect to the 2009 IBC, IEBC, IMC, IECC, IFGC, 2003 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
 - e. All State approved drawings must be available at job site for inspector review.
 - f. Submit emergency egress path / lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.
 - g. Fire alarm systems require two (2) permits-- from both the Fire & Rescue Department and Building Inspection Department.
 - h. Any building fire protection loop and combination water main will require approval by the Fire & Rescue Department prior to issuance of exterior plumbing permit.
 - i. Both fire alarm systems and fire protection loops will require inspections by both the Fire & Rescue Department and Building Inspection Department.
 - j. Any tradesmen requiring state license will be "carded" on the jobsite for compliance.
 - k. All equipment must be "LISTED" by a nationally recognized testing laboratory.
 - l. Documentation must be provided for available fault current at equipment, to verify short circuit current rating compliance per 2011 NEC 110.10
 - m. All equipment, materials, etc. must be rated for the environment in which they will be used.
 - n. Provide enough parking spaces per 2009 IBC for both normal and handicap use. (See previous comments).
20. All required landscaping and screening for the buildings and signage shall be installed prior to occupancy of any building. Written letters of verification and certification shall be provided to the Village Community Development Department by the landscape and signage contractors that all landscaping and building and signage has been installed in accordance with the approved landscape and signage plans prior to occupancy.
- However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed. The developer/owner/occupant shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping. The amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
21. After footings and foundations are installed for each building and prior to framing or construction of walls, an as-built survey stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building setbacks have been met.
22. Prior to written occupancy of any building and associated site improvements three (3) copies of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, monument signage,

above ground structures and all impervious surfaces meet the minimum setbacks and that all site signage and pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.

23. Prior to written occupancy of any building an as-built record drawing of graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
24. The development shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/dismantled/unlicensed vehicles that are parked overnight will be issued citations. No overnight parking of vehicles or trucks in the parking lot shall be allowed.
25. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit pursuant to the requirements of Article X of Chapter 420.
26. At no time shall any site within the development be used to sell or advertise any vehicles that are "for sale".
27. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
28. There shall be no outside banners, temporary signage, plastic advertising signage, strings of pennants, spot lights, inflatable signs, signs or figures inflated by a generator, wire or A-frame signs temporarily placed in the ground, flag pennants, flags, inflatable devices or streamers affixed or attached to the building(s), fencing, light poles, ground or landscaping, etc. within the Development. Special event and grand opening signs are permitted by Village Ordinance with a permit for a specific period of time.
29. There shall be no business related semi-truck/trailer, delivery trucks or commercial box trucks or commercial vans parking permitted on the site within the Development, except temporarily, for routine deliveries.
30. There shall be no outdoor storage or display of materials, goods or equipment on any site, within the Development unless as approved by the Village.
31. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: raw materials, business supplies, pallets, crates, etc., is prohibited.
32. No trucks, trailers or cars shall be parked in a manner that would constitute advertising for the business on the properties.
33. No sign walkers – persons with boxes or costumes or business advertising signs strapped, hung, affixed or over their clothes shall walk the properties or public right-of-ways for advertising the businesses, sales or special offers of the service or retail businesses.
34. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

35. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.
36. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
37. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
38. All Village fees incurred by the Village Community Development Department and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
39. During construction, the contractors will be required to park on-site or make arrangements for other off-site parking unless approved by the Public Works Department as noted previously in these comments.



VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire & Rescue Department
CC: Deputy Chief, Craig Roepke
Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Conceptual Plan for Outlot 20, Multi-tenant Retail
DATE: 16 September 2015

This is a review of the updated Conceptual Plan for Outlot 20, Multi-tenant Retail dated 8-14-15. The proposed building has a square footage of 13,297 S.F, and is located on 76th Street east of 94th Avenue.

The Fire and Rescue Department will be responsible for providing fire prevention inspections of these facilities, twice annually. The concerns of the Fire and Rescue Department are as follows:

1. **Distribution of Comments:** *the person who obtains the building permit to all Contractors and Subcontractors affected by this document shall distribute Copies of these comments. This document outlines critical times and deadlines. All recipients of this document need to become familiar with the contents.*
2. **Compliance:** A letter shall be submitted to the Fire and Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.
3. In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State and or Village when applicable.



Upon review of the plans submitted, we have the following concerns:

- The hydrants and FDC shall be built per the current Village Specification including the 5" storz fittings.
- AED. Owner shall install one public access Automatic External Defibrillator (AED) onsite for employee or customer use in the event of a sudden cardiac arrest, in each building in any assembly tenant area. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire Alarm Control Panel: The main FACP will be placed in the fire sprinkler riser rooms. Remote annunciator panel location(s) will need to be determined.
- Knox Boxes shall be recessed in the building. Knox boxes shall be provided at the main entrances and at the sprinkler riser rooms.
- All outside doors shall have a lock and handle for access from the outside of the structure.
- Incoming combination water main must be sized by a Wisconsin Licensed Fire Sprinkler Designer.
- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.
- Fire hydrants: Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged. Hydrants must be placed no further than 350 feet apart as measured by normal access routes used by Fire and Rescue Department apparatus. Current Village hydrant specifications must be used. The locations shown on the plan referenced above is acceptable.
- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- Monument signs must have street address on them.
- All canopies must comply with the adopted International Building Code, including the height requirements.
- All outdoor patio areas shall be protected from vehicles by bollards

4. **Fire and Rescue Department Review and Comments:**

A. Site and Operational Permits

1. Site accessibility
2. Pumper Pad
3. Fire hydrant spacing

B. Conditional Use and Operational

- | | |
|--------------------------------|--------------------------------|
| 1. Fire alarm pull stations | Not shown at this time. |
| 2. Emergency and Exit Lighting | Not shown at this time. |
| 4. Fire extinguishers | Not shown at this time. |

5. **Plan Review, Permits and Fees:** The plans for the fire protection/combination underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. Permit fees must be submitted to the Fire and Rescue Department before any reviews begin. A satisfactory review must be completed before any permits will be issued and before construction can begin.

6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.

7. **The following information must be submitted with the sprinkler plans for review:**

Building height:

Number of stories/floors:

Mezzanines:

Clear space:

Elevators:

Hazard class:

Commodity:

Maximum storage height:

Square footage, office space:

Exterior storage:

Fire protection:

8. **The following Fees and Permits are generated directly from the Fire & Rescue Department.**

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

Bulk Water

- Water Usage
- Fire Protection Plans for Underground and Aboveground
- Fire Alarm System Plans
- Kitchen Hood Systems Plans
- Occupancy Permit & Re-Inspection fees

Permit fees must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

9. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.

10. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire and Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.

11. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.

- a. All exterior exit pathways as well as access to the Fire Sprinkler Room shall have a hard surface, leading to a hard surface.

12. **Sprinkler System:** The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Fire sprinkler protection is also indicated on the submitted plans.

13. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.

14. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire & Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins. Expedited reviews are available with an increased fee schedule.
15. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the buildings, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.
16. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
17. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety.
18. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a ‘clean water sample’ on this site.
19. **Pumper Pad:** There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant. The Fire Department connection shall be constructed along with an underground drain with access for inspection. A guideline detail is attached and is meant to illustrate the requirements needed to meet the requirements stated in Village Ordinance 180-16.

NOTE: The Fire Department Connection riser shall include a single five (5) inch Storz fitting.

20. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
21. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance.
22. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system.
- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
 - c. **Smoke and Heat Detection:** Shall be installed as required.
 - d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - e. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire & Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - f. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - g. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire and Rescue Department. i.e. Phone line, RF Radio and /or Cellular technologies.
 - h. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

- 1) The central station shall be provided with this information regarding the geographical location of this alarm:

Village of Pleasant Prairie, County of Kenosha, State of Wisconsin

Fire: Pleasant Prairie Fire & Rescue

Medical: Pleasant Prairie Fire & Rescue

Phone numbers:

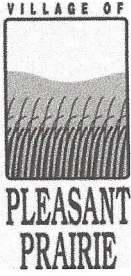
Emergency: (262) 694-1402

Non-emergency: (262) 694-7105

Business: (262) 694-8027

23. **Knox Box:** Knox Boxes shall be provided for the building. One by main entrance door of the building, and one at the door nearest the fire riser room of the building. The Knox Boxes shall be Model 4400, and the recessed type. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
24. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each building to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the riser Room.
25. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
26. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire sprinkler riser room.
27. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
 - a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
 - b. Copy of contract with fire alarm central monitoring station.
 - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - d. Copies of the fire protection underground flushing documents.
 - e. Copies of the underground and fire sprinkler hydrostatic test certificates.

- f. Copies of the fire sprinkler operational test certificates.
 - g. Copies of the fire alarm test documents.
 - h. Copies of other test documents such as, hood/duct, smoke, etc...
 - i. Copies of all underground and above ground tank documents.
 - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - k. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
 - l. Severe Weather Shelter: The architect shall provide for both the Owner and the Fire & Rescue Department the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado.
 - m. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - n. AED, in place at time of occupancy.
 - o. A copy of the Emergency Plan must be submitted to the Fire and Rescue Department before occupancy.
28. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.
29. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.



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

**VILLAGE OF PLEASANT PRAIRIE
 CONCEPTUAL PLAN APPLICATION**

1. Development Name: Outlot 20 Prairie Ridge
2. General Location of Development: 76th St between 91st & 94th Avenues
3. Tax Parcel Number(s): 91-4-122-081-0200
4. Number of Lots: 1 Number of Outlots: 0
5. Size of Development: 2.00 acres.
6. The Development is proposed to be constructed in Phases: Yes No
7. The Development abuts or adjoins a State Trunk Highway: Yes No
8. The Development abuts or adjoins a County Trunk Highway or a Kenosha County Park or the Kenosha County Bike Trail: Yes No
9. The following number and types of plans shall be submitted with this application:
 - 10 full size sets of Conceptual Plan
 - 1 copy of the Conceptual Plan reduced to 11" by 17"
 - Conceptual Plan application fee
 - 10 sets of Conceptual Engineering Plan
 - Phasing Plan, if applicable
 - Draft of Declarations, Covenant, Restrictions and any Easement Documents
 - Any other information as specified by the Village

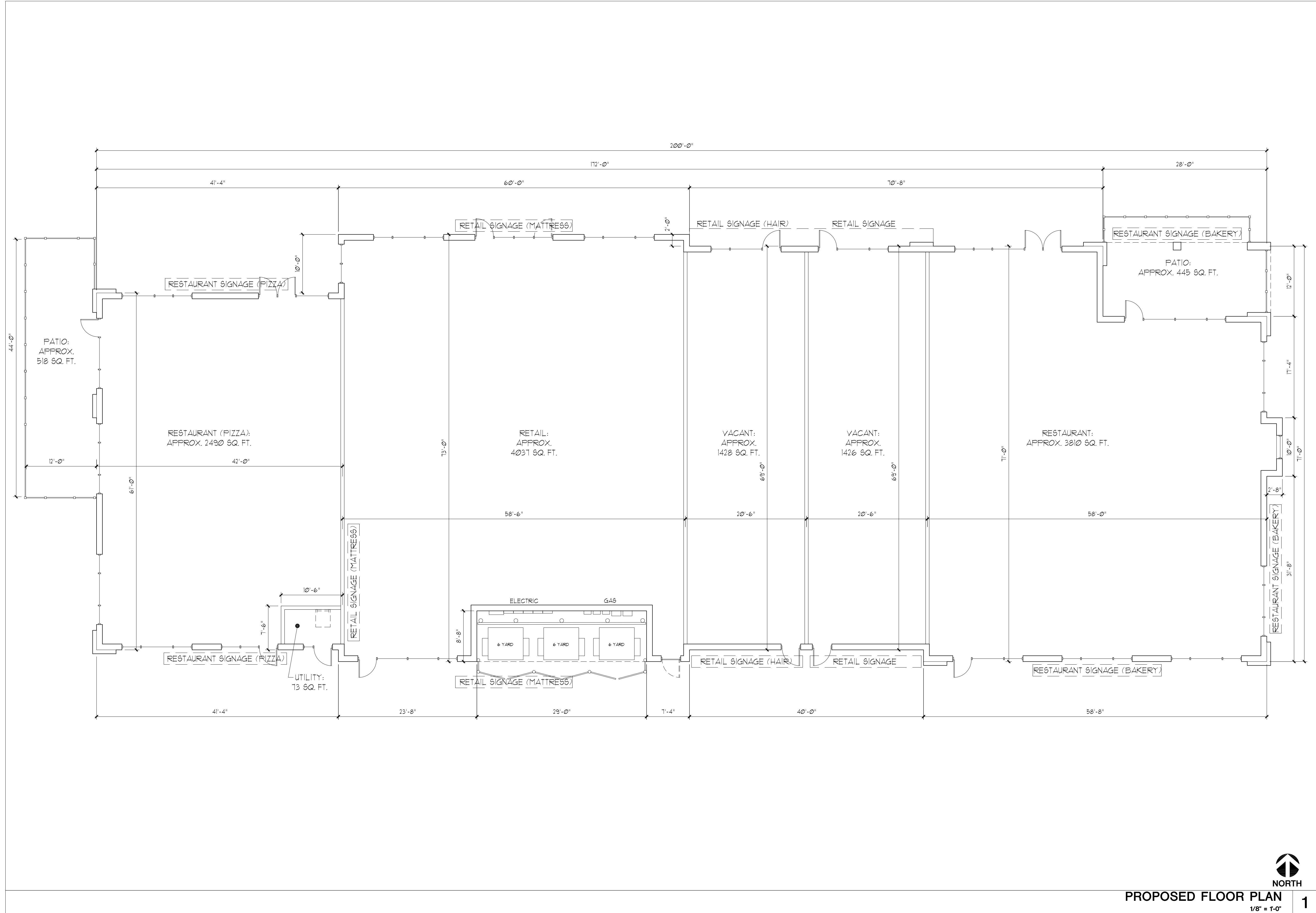
I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: SB1 Pleasant Prairie WI, LLC
 Signature: [Handwritten Signature]
 Address: C/O Starwood CPTL GRP M Carlin
591 W Putnam, Greenwich, CT 06830
 (City) (State) (Zip)
 Phone: 312-759-5020
 Fax: N/A
 Date August 14, 2015

OWNER'S AGENT:

Print Name: Mark D. Eberle, P.E. / Nielsen Madsen Barber
 Signature: _____
 Address: 1458 Horizon Blvd. STE 200
Racine, WI 53406
 (City) (State) (Zip)
 Phone: 262-634-5588
 Fax: 262-634-5024
 Date: August 14, 2015



PROPOSED FLOOR PLAN
1/8" = 1'-0" 1

FULL SIZE PRINT = 24" x 36" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. 2015. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COSTS INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Drawing Title:	
PROPOSED FLOOR PLAN	
Date:	08.14.15
Scale:	NOTED
Drawn:	NJM
Job:	-
Sheet:	A1.1

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1751

Site Plan For:
Corner Bakery Cafe Building
91st Avenue & HWY 50
Pleasant Prairie, WI

REV. #	REV. DATE	DESCRIPTION
0	8/14/15	CONCEPTUAL PLAN SUBMITTAL

FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



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

**VILLAGE OF PLEASANT PRAIRIE
 CERTIFIED SURVEY MAP APPLICATION**

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

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

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

The property petitioned to be subdivided is located at: SW Corner of STH 50 & 91st Avenue

and is legally described as follows: Outlot 20, Prairie Ridge Subdivision

Tax Parcel Number(s): 91-4-122-081-0200

- | | | |
|--|---|--|
| The property abuts or adjoins a State Trunk Highway | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| The property abuts or adjoins a County Trunk Highway | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Municipal Sanitary Sewer is available to service said properties | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Municipal Water is available to service said properties | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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:

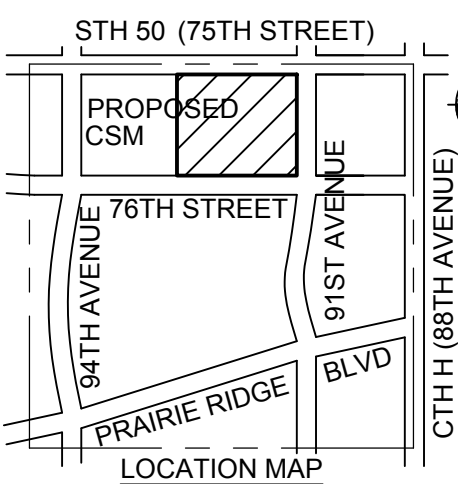
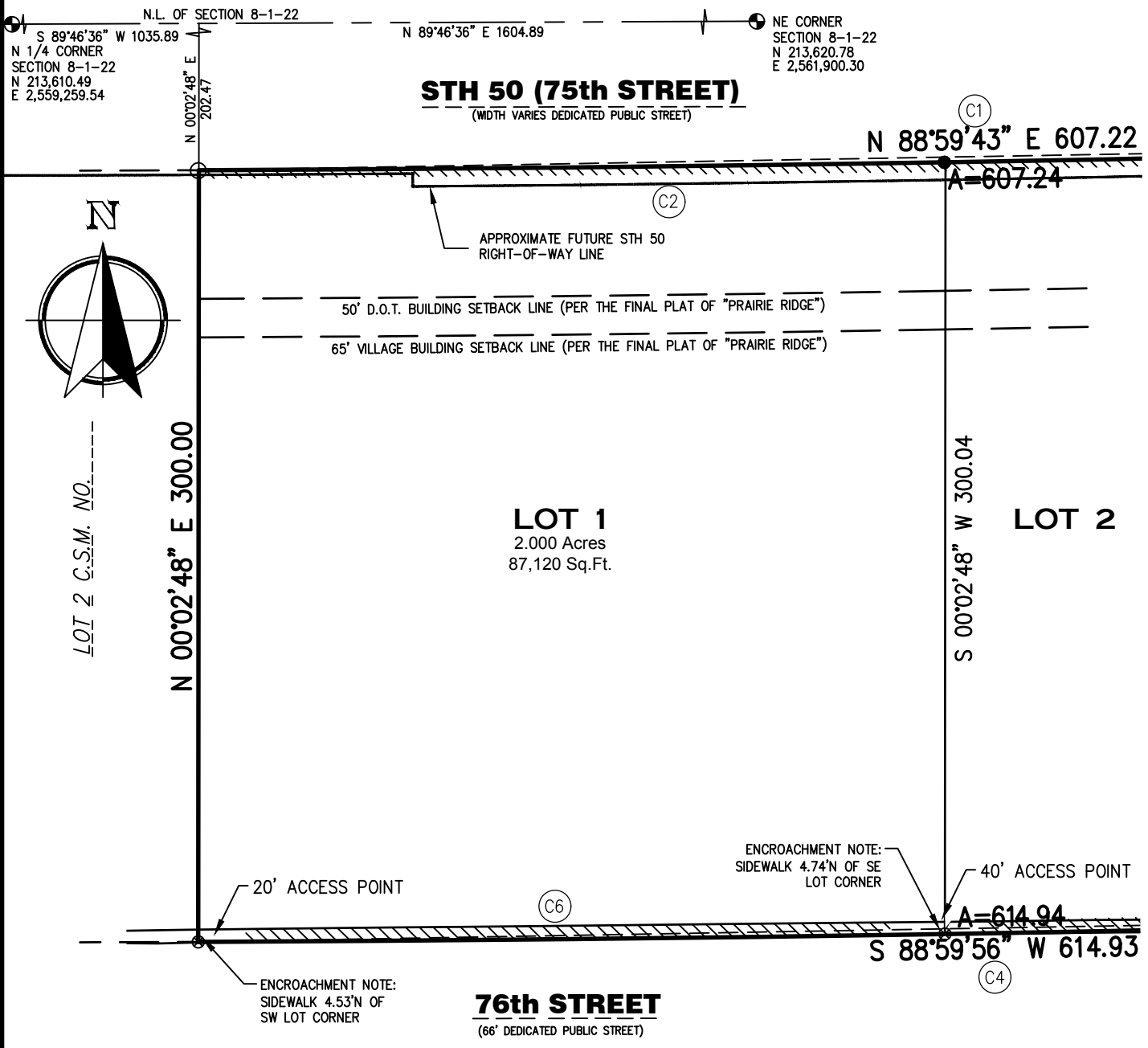
Print Name: SB1 Pleasant Prairie WI, LLC.
 Signature:
 Address: C/O Starwood CPTL GRP M Carlin
591 W Putnam, Greenwich, CT, 06830
 (City) (State) (Zip)
 Phone: (312) 759-5020
 Fax: _____
 Date: August 21, 2015

OWNER'S AGENT:

Print Name: Mark. D. Eberle, P.E. / Nielsen Madsen Barber
 Signature:
 Address: 1458 Horizon Blvd. STE. 200
Racine, WI, 53406
 (City) (State) (Zip)
 Phone: 262-634-5588
 Fax: 262-634-5024
 Date: August 21, 2015

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



NOTES:
 ZONING OF PARCEL IS B-2 (PUD)
 OWNER/LAND DIVIDER: SB1 PLEASANT PRAIRIE WI, LLC
 ADDRESS 591 WEST PUTNAM AVENUE
 GREENWICH, CT 06830
 SURVEYOR: NIELSEN MADSEN & BARBER, S.C.
 1458 HORIZON BLVD. SUITE 200, RACINE, WI 53406
 ALL ELEVATIONS REFER TO NATIONAL
 GEODETIC DATUM OF 1929.
 BEARINGS BASE: GRID NORTH, WISCONSIN
 COORDINATE SYSTEM, SOUTH ZONE.
 BASED UPON NAD 1927.

- LEGEND:**
- ⊗ CHISEL "+"
 - 1" O.D. IRON PIPE FOUND
 - 1.315" O.D.x18" IP - 1.68LBS/LIN FT. SET
 - ⊙ 6" CONC. MON. W / BRASS CAP FOUND
 - //// NO VEHICULAR ACCESS

NE 1/4 SECTION 8-1-22
 Date: August 19, 2015
 Revised: September 28, 2015
 This Instrument was drafted by Mark R. Madsen
 PROJECT ID: 2015.0066.01

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

N.L. OF SECTION 8-1-22

NE CORNER
SECTION 8-1-22
N 213,620.78
E 2,561,900.30

STH 50 (75th STREET)

(WIDTH VARIES DEDICATED PUBLIC STREET)

(C1)
N 88°59'43" E 607.22

A=607.24

(C3)

APPROXIMATE FUTURE STH 50
RIGHT-OF-WAY LINE

ENCROACHMENT NOTE:
SIDEWALK 2.42' W OF
NE LOT CORNER

50' D.O.T. BUILDING SETBACK LINE (PER THE FINAL PLAT OF "PRAIRIE RIDGE")

65' VILLAGE BUILDING SETBACK LINE (PER THE FINAL PLAT OF "PRAIRIE RIDGE")

S 03°48'51" E 113.07

ENCROACHMENT NOTE:
SIDEWALK 2.46' W OF
LOT CORNER

LOT 1

S 00°02'48" W 300.04

LOT 2
2.224 Acres
96,877 Sq.Ft.

91st AVENUE
(WIDTH VARIES DEDICATED PUBLIC STREET)

S 00°01'10" W 187.09

ENCROACHMENT NOTE:
SIDEWALK 0.11' W & 0.48' N
OF SE LOT CORNER

ENCROACHMENT NOTE:
SIDEWALK 4.74' N OF
SW LOT CORNER

40' ACCESS POINT

A=614.94

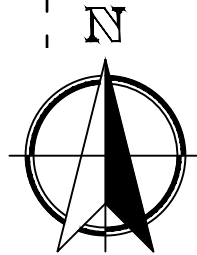
(C5)

S 88°59'56" W 614.93

(C4)

76th STREET

(66' DEDICATED PUBLIC STREET)



60' 0' 60'



SCALE 1"=60'

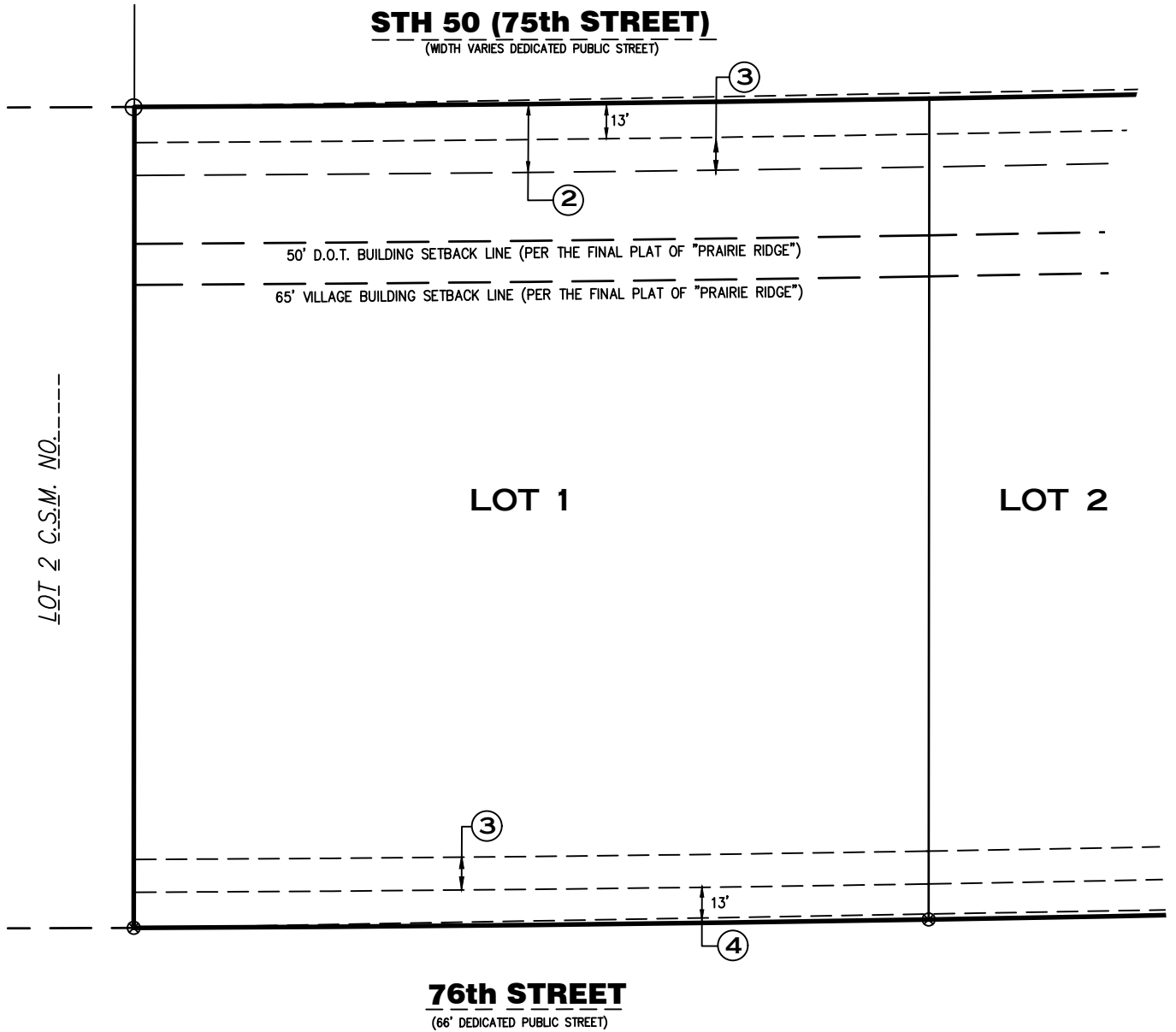
Date: August 19, 2015
Revised: September 28, 2015
This Instrument was drafted by Mark R. Madsen
PROJECT ID: 2015.0066.01

SHEET 2 OF 14 SHEETS

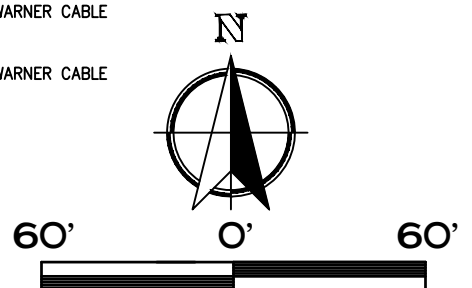
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**EASEMENTS AND RESTRICTIONS
PREVIOUSLY RECORDED ON PRAIRIE RIDGE
SUBDIVISION PLAT**



- ② 25' WIDE DEDICATED PLANTING AND LANDSCAPE EASEMENT AND RESTRICTED PLANTING, LANDSCAPE AND VEHICLE NON-ACCESS AREA, EXCEPT AS OTHERWISE AGREED TO BY THE VILLAGE OF PLEASANT PRAIRIE. (SUBJECT TO A RESTRICTIVE COVENANT RUNNING WITH THE LAND). (PER FINAL PLAT OF PRAIRIE RIDGE)
- ③ 12' WIDE DEDICATED UTILITY EASEMENT AREAS TO WISCONSIN ELECTRIC POWER COMPANY, AMERITECH, AND TIME WARNER CABLE (PER THE FINAL PLAT OF PRAIRIE RIDGE)
- ④ 13' WIDE DEDICATED UTILITY EASEMENT AREAS TO WISCONSIN ELECTRIC POWER COMPANY, AMERITECH, AND TIME WARNER CABLE (PER DOC. #1184097)



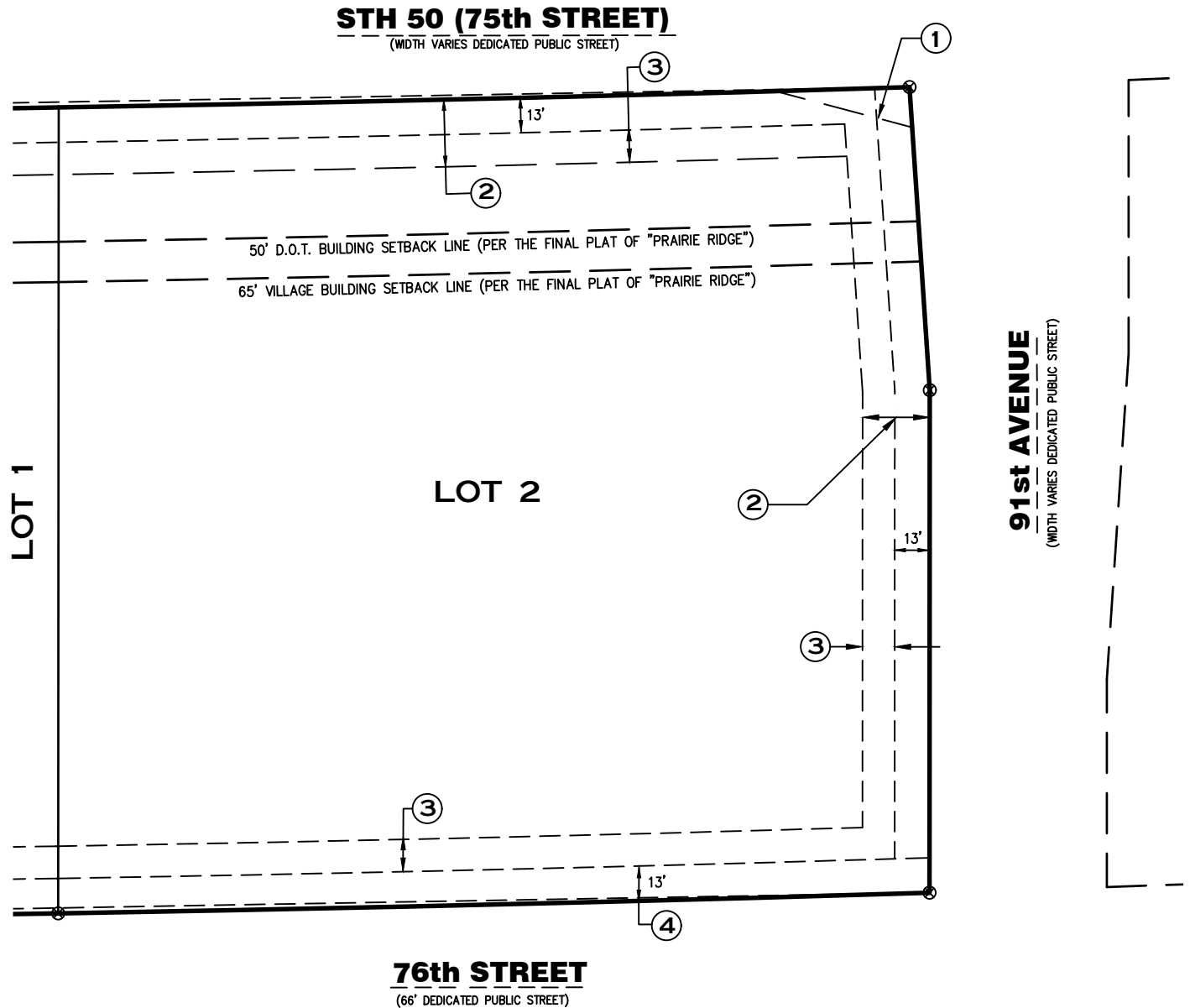
Date: August 19, 2015
Revised: September 28, 2015
This Instrument was drafted by Mark R. Madsen
PROJECT ID: 2015.0066.01

SCALE 1"=60'

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**EASEMENTS AND RESTRICTIONS
PREVIOUSLY RECORDED ON PRAIRIE RIDGE
SUBDIVISION PLAT**



- ① 15'x50' V.T.E DEDICATED VISION TRIANGLE EASEMENT PER VILLAGE ORDINANCE (ILLUST. #2, SEC. 12-13-1). (PER FINAL PLAT OF PRAIRIE RIDGE)
- ② 25' WIDE DEDICATED PLANTING AND LANDSCAPE EASEMENT AND RESTRICTED PLANTING, LANDSCAPE AND VEHICLE NON-ACCESS AREA, EXCEPT AS OTHERWISE AGREED TO BY THE VILLAGE OF PLEASANT PRAIRIE. (SUBJECT TO A RESTRICTIVE COVENANT RUNNING WITH THE LAND). (PER FINAL PLAT OF PRAIRIE RIDGE)
- ③ 12' WIDE DEDICATED UTILITY EASEMENT AREAS TO WISCONSIN ELECTRIC POWER COMPANY, AMERITECH, AND TIME WARNER CABLE (PER THE FINAL PLAT OF PRAIRIE RIDGE)
- ④ 13' WIDE DEDICATED UTILITY EASEMENT AREAS TO WISCONSIN ELECTRIC POWER COMPANY, AMERITECH, AND TIME WARNER CABLE (PER DOC. #1184097)



SCALE 1"=60'

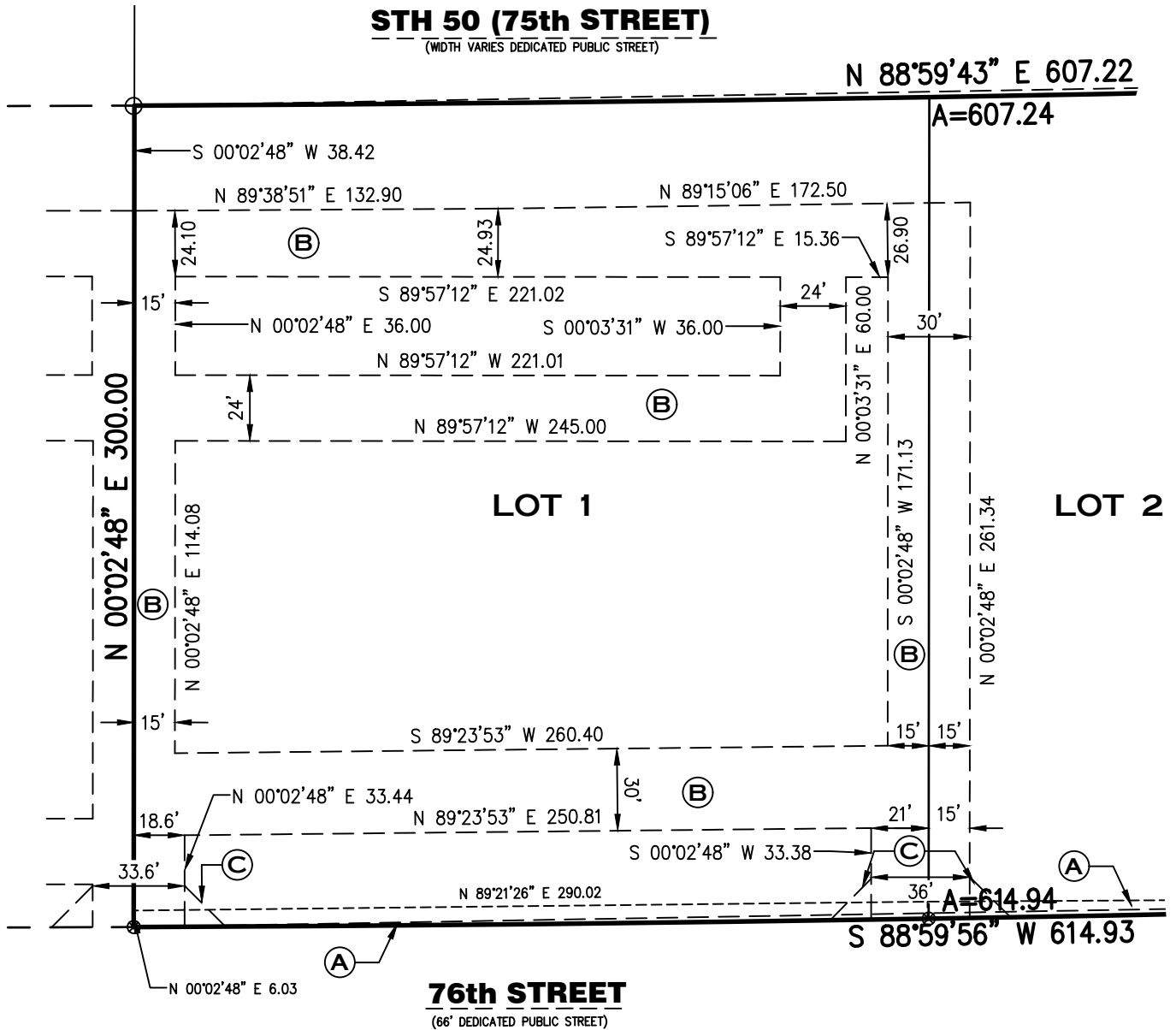
Date: August 19, 2015
 Revised: September 28, 2015
 This Instrument was drafted by Mark R. Madsen
 PROJECT ID: 2015.0066.01

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

NEW EASEMENT DEDICATIONS DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT 15'x15' VISION TRIANGLE EASEMENT DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT

STH 50 (75th STREET) (WIDTH VARIES DEDICATED PUBLIC STREET)



- (A) DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT.
- (B) DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT.
- (C) 15'x15' DEDICATED VISION TRIANGLE EASEMENT.



150' 0' 150'

SCALE 1"=150'

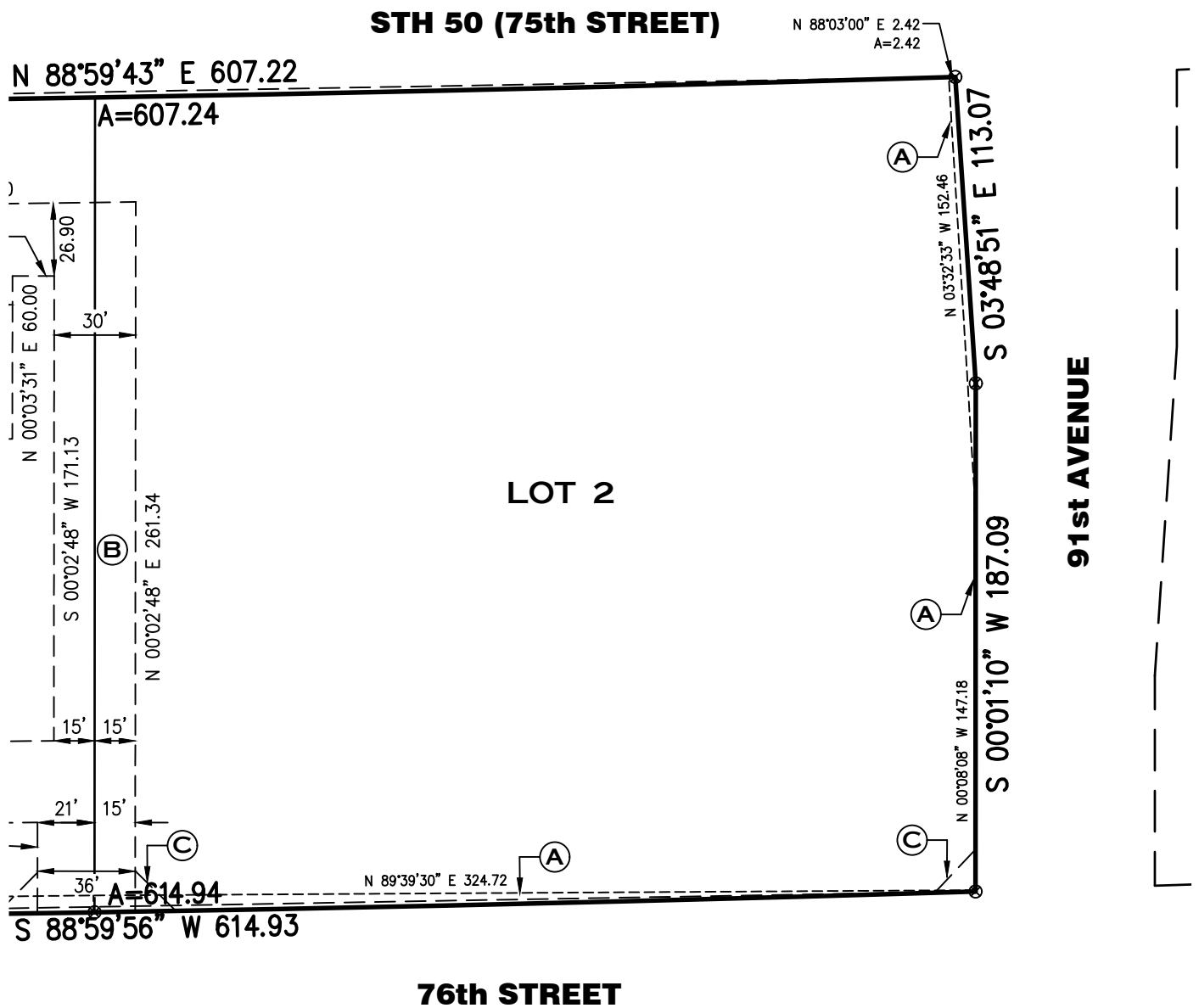
Date: August 19, 2015
Revised: September 28, 2015
This Instrument was drafted by Mark R. Madsen
PROJECT ID: 2015.0066.01

SHEET 5 OF 14 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

NEW EASEMENT DEDICATIONS DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT 15'x15' VISION TRIANGLE EASEMENT DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT



- (A) DEDICATED PUBLIC SIDEWALK, ACCESS AND MAINTENANCE EASEMENT.
- (B) DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT.
- (C) 15'x15' DEDICATED VISION TRIANGLE EASEMENT.



SCALE 1"=150'

Date: August 19, 2015
 Revised: September 28, 2015
 This Instrument was drafted by Mark R. Madsen
 PROJECT ID: 2015.0066.01

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE
NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN.

Boundary Curve Table

Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	1°30'46"	22998.32	607.24	303.64	N88° 59' 41"E	607.22	N89°45'04"E N88°14'17"E
C2	0°43'25"	22998.33	290.40	145.20	N89° 23' 24"E	290.40	N89°45'06"E N89°01'42"E
C3	0°47'22"	22998.33	316.84	158.42	N88° 38' 01"E	316.84	N89°01'42"E N88°14'20"E
C4	1°30'45"	23295.47	614.94	307.49	S88° 59' 56"W	614.93	S89°45'19"W S88°14'34"W
C5	0°47'54"	23295.47	324.54	162.27	S88° 38' 31"W	324.54	S89°02'27"W S88°14'34"W
C6	0°42'48"	23295.47	290.02	145.01	S89° 23' 55"W	290.02	S89°45'19"W S89°02'31"W

Date: August 19, 2015
 Revised: September 28, 2015
 This Instrument was drafted by Mark R. Madsen
 PROJECT ID: 2015.0066.01

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

DEDICATION AND EASEMENT PROVISIONS PREVIOUSLY RECORDED ON THE FINAL PLAT OF PRAIRIE RIDGE (EASEMENT TEXT MODIFIED VIA THIS CSM)

15' X 50' DEDICATED VISION TRIANGLE EASEMENT (EASEMENT 1 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE)

Nonexclusive easements coextensive with the areas shown as a 15'x50' Dedicated Vision Triangle Easement on Lot 2 of this CSM were dedicated, given, granted and conveyed by V.K. Development Corporation to the Village of Pleasant Prairie ("the Village") to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement area between the heights of two (2) feet and ten (10) feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

25' DEDICATED PLANTING AND LANDSCAPE EASEMENT (EASEMENT 2 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE)

Nonexclusive easements coextensive with the areas shown on Lots 1 and 2 of this CSM as a 25' Wide Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area were dedicated, given, granted and conveyed by V.K. Development Corporation to the Owner of Lot 1 and 2 of this CSM and the Village for the purposes of grading, planting and installing trees, shrubs and other landscape elements and all related ingress and egress, replacement and maintenance activities. In the event of any conflict between the rights of the Owner(s) and the rights of the Village with respect to the 25' Wide Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area, the Village's rights under these easements shall be deemed to be superior. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements. The Owner of Lot 1 and 2 of this CSM shall be responsible for all costs associated with grading, planting and installing trees, shrubs and other landscape elements and all related replacement and maintenance activities within these nonexclusive easement areas in accordance with the master landscaping plan approved by the Village.

DEDICATED UTILITY EASEMENT AREAS (EASEMENTS 3&4 - PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE AND VIA SEPARATE INSTRUMENT)

Nonexclusive easements coextensive with the areas shown on Lots 1 and 2 of this CSM as Dedicated Utility Easement Areas were dedicated, given, granted and conveyed by V.K. Development Corporation to Wisconsin Electric Power Company, AT&T and Time Warner Cable, Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots (or portions thereof) as shown on this CSM and for any related ingress and egress. This easement shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required which may be interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more than four (4) inches of final grade without the written approval of the Utility and Communications Grantees. Upon the installation of the utilities, the Lot Owner(s) shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Lot Owner(s) and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the Utility and Communication Grantees.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

DEDICATION AND EASEMENT PROVISIONS PREVIOUSLY RECORDED ON THE FINAL PLAT OF PRAIRIE RIDGE (EASEMENT TEXT MODIFIED VIA THIS CSM)

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way and private roadway easement areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas and public roadway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the public roadway areas to a vegetatively stabilized condition, the Lot Owners shall be ultimately responsible for the costs of such restoration and may pursue their remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public or private roadways after the crushed aggregate base course is installed without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

DEDICATED PUBLIC STREETS - (PREVIOUSLY DEDICATED ON THE FINAL PLAT OF PRAIRIE RIDGE)

The fee interest in the areas shown as a Dedicated Public Street on this CSM was dedicated, given, granted and conveyed on the previous Prairie Ridge Subdivision Plat to the Village of Pleasant Prairie, its successors and assigns (referred to as the "Village") for the construction, installation, repair, alteration, replacement, and maintenance of public street improvements, uses and purposes, including, without limitation, street pavement, curbs and gutters, sidewalks, street signs, street lights, bike lanes, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street terrace grading, placing topsoil and seeding, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting, maintenance, and access activities. Such fee interest is subject to the following: (1) a nonexclusive easement coextensive with the Dedicated Public Street areas shown on this CSM and granted to the adjacent Lot Owners for street terrace grading, placing topsoil and seeding, street trees and other landscaping planting, the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and their properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the roadway and their properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions); and (2) a nonexclusive easement for the Prairie Ridge Commercial Association, Inc. (hereinafter referred to as the "Association") for the planting and maintenance of grass and street trees, and the snow clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the properties, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the public roadway and the adjacent properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village, but not the obligation to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions unless such costs are assessed to the abutting properties); and in the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Streets, the Association, or of the Lot Owner(s), pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

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

Date: August 19, 2015 Revised: September 28, 2015

This Instrument was drafted by Mark R. Madsen

PROJECT ID: 2015.0066.01

SHEET 9 OF 14 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

NEW EASEMENT DEDICATIONS

DEDICATED SIDEWALK, SNOW REMOVAL, ACCESS AND MAINTENANCE EASEMENT (A)

A perpetual nonexclusive easement coextensive with the area shown as a Dedicated Sidewalk, Snow Removal, Access and Maintenance Easement on Lots 1 and 2 of this CSM is hereby dedicated, given, granted and conveyed by Owner / Land Divider to the Owner(s) of Lots 1 and 2 of this CSM and the Village for public pedestrian walkway, bicycle, access, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement, snow removal and maintenance activities. This dedicated Sidewalk, Access and Maintenance Easement shall be exclusive, except for: (1) the Dedicated Planting and Landscape Easement as dedicated on the final plat of Prairie Ridge with respect to the same area or any portion thereof and (2) the Owner's use and obligation, planting and irrigating, care, snow removal and maintenance of the Sidewalk, Snow Removal, Access and Maintenance Easement area on Lots 1 and 2, as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflicts between the rights of the Village pursuant to this Easement and the rights of any other persons or entities with respect to this Easement, the Village's rights under this Easement shall be deemed to be superior.

DEDICATED INGRESS, EGRESS AND CROSS ACCESS EASEMENT (B)

Nonexclusive easements coextensive with the area shown as a Dedicated Ingress, Egress and Cross Access Easement on Lots 1 and 2 of this CSM are hereby dedicated, given, granted and conveyed by the Owner / Land Divider to the Owner(s) of Lots 1 and 2 and the Village for vehicular and pedestrian ingress, egress and cross access purposes. In the event of any conflict between the rights of the Owner, the rights of the Village and the rights of the Lot Owner(s) or other entities with respect to the Dedicated Ingress, Egress and Cross Access Easement, the Village's rights under the easement shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easement, the Village shall have no obligation to do anything pursuant to its rights under the easement. The Owner(s) of Lots 1 and 2 shall be responsible for all costs associated with the construction, snow plowing and maintenance of the shared "private access drive(s)" and associated pavement and landscaping improvements.

DEDICATED VISION TRIANGLE EASEMENT (C)

Nonexclusive easements coextensive with the areas shown as a 15'x15' Dedicated Vision Triangle Easements on Lots 1 and 2 of this CSM are hereby dedicated, given, granted and conveyed by the Owner / Land Divider to the Owner of Lots 1 and 2 and the Village to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, vegetation and shelters within the 15'x15' Dedicated Vision Triangle Easement between the heights of two (2) feet and ten (10) feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RESTRICTIVE COVENANTS

1. The Owner hereby covenants that the Dedicated Vision Triangle Easement areas shown on Lot 1 and Lot 2 of this CSM hereby places restrictions on the referenced land areas because of the location of these Easements which were given, granted and conveyed by the Owner to maintain a clear sight line of vision for the private driveways at the 76th Street and 91st Avenue intersections. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, trees, plantings, or bus shelters that are permitted within the Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless approved by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.
2. The Owner hereby covenants that the Lot 1 and 2 Owners shall have the obligation of planting, maintaining and replacing the Street Trees located within the 75th and 76th Streets and 91st Avenue rights-of-way shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-ways, which might damage the street trees or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the respective Lot Owners, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owners of Lot 1 and Lot 2, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly by the Lot Owners, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such street tree replanting or related maintenance activities on behalf of the landowner, the Owners of Lot 1 and Lot 2 of this CSM shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner(s) as special assessments or special charges under Section 66.0627 (or successors and assigns or other similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

3. The Owner hereby covenants that the Lot 1 and 2 Owners shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, and snow removal of the public sidewalks and private driveways; grading, placement of topsoil, seeding or sodding and mowing of the street terrace area; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities; storm water drainage and off-site retention basin to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and site maintenance in accordance with the terms and conditions of the Village's Land Division and Development Control and Zoning Ordinances and the requirements of the Site and Operational Plan approvals, without compensation, and to the satisfaction of the Village.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

RESTRICTIVE COVENANTS

To the extent that the Village performs any such maintenance activities on behalf of the landowner, the Owner(s) of Lot 1 and Lot 2 of this CSM shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner(s) as special assessments or special charges under Section 66.0627 (or successors and assigns or other similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions as referenced on this CSM, the Village shall have no obligation to do anything pursuant to its rights under the easement dedications.

4. The Owner(s) of Lots 1 and 2 covenants that the 24' and 30' Dedicated Ingress/Egress, Cross Access and Maintenance Easement areas on Lots 1 and 2 on this CSM obligates the Owner to maintain such areas for public vehicular and pedestrian ingress/egress and cross access purposes to and between the referenced properties. The Owner(s) of Lots 1 and 2 of this CSM shall be responsible for all costs associated with the construction, snowplowing, driveway maintenance, gate/lock installation and maintenance and associated pavement, lighting and landscaping. This covenant shall run with the land, shall be binding upon the Owner(s), its successors, assigns and successors-in-title and shall benefit and be enforceable by the Village and the adjacent land owner.

To the extent that the Village performs any such related maintenance activities related to the referenced easement, the Owner(s) of Lots 1 and 2 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner(s) as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this dedication.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of the OWNER / LAND DIVIDER; THAT the exterior boundaries are described as the Redivision of Outlot 20, of Prairie Ridge Subdivision, being that part of the Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 8 Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin described as follows: Begin at the Northeast corner of said Outlot 20 being a point on the South line of the South right-of-way of STH 50 (75th Street) and the West right-of-way of 91st Avenue; run thence S03°48'51"E 113.07 feet along said west line; thence S00°01'10"W 187.09 feet along said West line to a point on the North line of the North right-of-way of 76th Street and a point on a curve of Southerly convexity whose radius is 23295.47 feet and whose chord bears S89°59'56"W 614.93 feet; thence Southwesterly 614.94 feet along the arc of said curve; thence N00°02'48"E 300.0 feet to the South right-of-way of STH 50 (75th Street) and the point of curvature of a curve of Southerly convexity whose radius is 22998.33 feet and whose chord bears N88°59'43"E 607.22 feet; thence Northeasterly 607.24 feet along the arc of said curve and said South line to the point of beginning. Containing 4.224 acres.

THAT said Certified Survey Map is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof made and I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance.

September 28, 2015

Mark R. Madsen, S-2271
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588

OWNER'S CERTIFICATE OF DEDICATION

SB1 Pleasant Prairie WI, LLC, as Owner does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map and does further certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection: Village of Pleasant Prairie.

SB1 PLEASANT PRAIRIE WI, LLC

Signed: _____

Print Name: _____

Title: _____

IN WITNESS WHEREOF, this ____ day of _____, 2015.

Witness: _____

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 20 OF PRAIRIE RIDGE SUBDIVISION IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

STATE OF _____)
COUNTY OF _____) SS.

Personally came before me this _____ day of _____, 2015, the above-named person of said corporation to me known to be the person who executed the foregoing instrument and to me known to be such _____ of said Limited Liability Corporation, and acknowledged that he executed the foregoing as such officer of said Limited Liability Corporation, by its authority.

My Commission Expires: _____

VILLAGE PLAN COMMISSION APPROVAL

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

Thomas W. Terwall, Chairman

VILLAGE BOARD APPROVAL

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

John P. Steinbrink, Village President

Attest: _____
Jane M. Romanowski, Village Clerk

Staff Report

To: Pleasant Prairie Village Board Members,
CC: Mike Pollocoff, Village Administrator
Carol Willke, Director of Recreation
Kathy Goessl, VPP Finance Director
From: Chris Finkel, Assistant Director of Recreation
Date: 9/24/2015
Re: Chapter 242: Parks and Recreation Fees Ordinance Modifications

This recommendation is for the modification to Chapter 242 of the Municipal Code as it pertains to fee structures for the Recreation Department.

§ 242-9. LakeView RecPlex

A) User charges for the LakeView RecPlex.

(1) Village residents, annual charges.

(c) Youth additional (the first two) within a household in the Village: \$122. "Youth additional" is defined as an addition to an adult primary; two- to twenty-~~two-five~~ year-old dependent(s) living in the same household as adult primary (ages 19 to ~~22~~ 5 must show proof of full-time college status to be considered a dependent). Any youth, ~~ages 2-18~~, beyond the first two (i.e., 3rd, 4th, 5th, 6th, 7th, etc.) will be charged a rate of \$70 per youth.

(5) Nonresident, annual charges.

(c) Youth additional (the first two) within a household in the Village: \$122. "Youth additional" is defined as an addition to an adult primary; two- to twenty-~~two-five~~ year-old dependent(s) living in the same household as adult primary (ages 19 to ~~22~~ 5 must show proof of full-time college status to be considered a dependent). Any youth, ~~ages 2-18~~, beyond the first two (i.e., 3rd, 4th, 5th, 6th, 7th, etc.) will be charged a rate of \$70 per youth.

(23) Membership Options

(d) ~~Additional Adult Membership within a household: \$360 annually. "Additional Adult" is defined as a non-spouse, non-full-time student, 19 years of age or older; must be related to the primary member and living in the same household. Proof of residency and family relationship required.~~

These changes will be recommended to the Village Board on the 5th of October, 2015. Thank you for your consideration

ORDINANCE TO AMEND CHAPTER 242
OF THE MUNICIPAL CODE OF THE
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN
RELATING TO RECPLEX FEES

BE IT ORDAINED AND ESTABLISHED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 242 is amended as follows:

§ 242-9. LakeView RecPlex.

A) User charges for the LakeView RecPlex.

(1) Village residents, annual charges.

(c) Youth additional (the first two) within a household in the Village: \$122. "Youth additional" is defined as an addition to an adult primary; two- to twenty-~~two-five~~ year-old dependent(s) living in the same household as adult primary (ages 19 to ~~22~~ 5 must show proof of full-time college status to be considered a dependent). Any youth, ~~ages 2-18~~, beyond the first two (i.e., 3rd, 4th, 5th, 6th, 7th, etc.) will be charged a rate of \$70 per youth.

(5) Nonresident, annual charges.

(c) Youth additional (the first two) within a household in the Village: \$122. "Youth additional" is defined as an addition to an adult primary; two- to twenty-~~two-five~~ year-old dependent(s) living in the same household as adult primary (ages 19 to ~~22~~ 5 must show proof of full-time college status to be considered a dependent). Any youth, ~~ages 2-18~~, beyond the first two (i.e., 3rd, 4th, 5th, 6th, 7th, etc.) will be charged a rate of \$70 per youth.

(23) Membership Options

(d) ~~Additional Adult Membership within a household: \$360 annually. "Additional Adult" is defined as a non-spouse, non-full-time student, 19 years of age or older; must be related to the primary member and living in the same household. Proof of residency and family relationship required.~~

Passed and adopted this 5th day of October 2015.

John P. Steinbrink, President

Attest:

Jane M. Romanowski, Clerk

Posted: _____

2015 AGREEMENT

Between Prime Outlets at Pleasant Prairie LLC and Prime Outlets at Pleasant Prairie II LLC d/b/a Pleasant Prairie Premium Outlets and the Village of Pleasant Prairie

IT IS HEREBY AGREED by the undersigned parties as follows:

WHEREAS, Prime Outlets at Pleasant Prairie LLC and Prime Outlets at Pleasant Prairie II LLC d/b/a Pleasant Prairie Premium Outlets (hereinafter referred to as "Premium Outlets") is located at 11601 108th Street (Phase V) and 11211 120th Avenue (Phases I-V) in the Village of Pleasant Prairie (hereinafter referred to as the "Village"); and

WHEREAS, Premium Outlets is located on Tax Parcel Numbers 92-4-122-302-0107, 92-4-122-302-0108, 92-4-122-302-0126, 92-4-122-302-0350, 92-4-122-302-0375, 92-4-122-303-0210 and 92-4-122-303-0220; and

WHEREAS, Premium Outlets is primarily zoned B-3 (PUD), Regional Retail Business District with two (2) Planned Unit Development Overlay Districts (Ordinance Numbers 05-30 and 06-43 as referred to below). Portions of Tax Parcel Number 92-4-122-303-0220 (the southernmost parcel) is zoned C-1, Lowland Resource Conservancy District, FPO, Floodplain Overlay District and contains Shoreland Jurisdictional Areas; and

WHEREAS, on September 18, 2006 the Village Board of Trustees adopted Village Ordinance No. 06-43, entitled, "Prime Outlets at Pleasant Prairie Planned Unit Development (PUD)", which serves as an amendment to the "Prime Outlets at Pleasant Prairie Planned Unit Development" identified as Village Ordinance No. 02-71, originally adopted by the Village Board of Trustees on September 16, 2002. The Village Board recently adopted Village Ordinance No. 11-18 on July 18, 2011 as an amendment to the referenced Prime Outlets PUD to reflect the recent ownership name, logos/image and color changes; and

WHEREAS, on July 5, 2005 the Village Board of Trustees adopted Village Ordinance No. 05-30, entitled, "Prime Outlets at Pleasant Prairie Planned Unit Development No. 2" and the Village Board recently amended the referenced Prime Outlets PUD with Village Ordinance No. 11-19 on July 18, 2011 to reflect the ownership name, logos/image and color changes; and

WHEREAS, Chapter 420-119 K. (1) of the Village Zoning Ordinance limits the Hours of Operation (when the public is allowed to enter or remain on the site for business purposes or deliveries can be made) for B-3 zoned properties to 5:00 a.m. to 11:00 p.m. Although Premium is typically closed on Thanksgiving Day, the extended holiday shopping hours for Premium Outlets are proposed from 6:00 p.m. to 8:00 a.m. the following day; and

WHEREAS, Chapter 420 Attachment 3 Appendix C Specific Development Plans 2. d. (16) (3) of PUD Ordinance No. 06-43 states: "*The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval*"; and

WHEREAS, Premium Outlets is requesting to expand the Hours of Operation over the evening hours for Premium Outlets for one (1) day of each year; specifically from 6:00 p.m. (on Thanksgiving Day) through to 8:00 a.m. the Friday immediately following Thanksgiving Day); and

WHEREAS, pursuant to Village Ordinance No. 06-43, the Village Zoning Administrator has exercised the discretion to approve a minor change to the Prime Outlets at Pleasant Prairie PUD Ordinance without the need for the Village Plan Commission and Village Board of Trustees review; and

WHEREAS, annually, Premium Outlets spends and commits significant advertising dollars on announcing the “Midnight Madness” (day after Thanksgiving sale) promotional shopping event to the Milwaukee and Chicago markets, which advertises Premium Outlets as having shopping hours outside the parameters of the B-3 District Hours of Operation regulations; and

WHEREAS, the Village wishes to accommodate Premium Outlets and the thousands of shoppers who are informed of the “Midnight Madness” day after Thanksgiving sale shopping event; and

WHEREAS, the Zoning Administrator has approved Premium Outlet’s request to expand the regular or typical holiday Hours of Operation for Premium as follows: from 6:00 p.m. (on Thanksgiving Day) to 8:00 a.m. (on the Friday immediately following Thanksgiving Day) subject to the filing of a Temporary Use Permit application and \$150 application filing fee with the Village Community Development Department and the execution of this Agreement; and

WHEREAS, Premium Outlets, in consideration of allowing the aforementioned expanded hours and for additional security purposes, hereby agrees to pay the Village in full for the services of additional Pleasant Prairie Police Officers to supplement the typical 2nd and 3rd shifts of the Pleasant Prairie Police Department on the Friday immediately following Thanksgiving Day; and

WHEREAS, the additional Pleasant Prairie Police Officers shall be employed by the Village for 2nd and 3rd shifts, to work the hours beginning at 6:00 p.m. (on Thanksgiving Day) to 8:00 a.m. (on the Friday immediately following Thanksgiving Day); and

WHEREAS, the additional Pleasant Prairie Police Officers shall patrol and provide services under the direction of the Village Police Chief in response to the additional unusual level of traffic and activity in the area of Premium Outlets and other area businesses during the Midnight Madness day after Thanksgiving sale activities; and

WHEREAS, Premium Outlets agrees to and understands that each year the Pleasant Prairie Police Department will evaluate its needs as to whether additional police officers were adequate to handle the increased Midnight Madness day after Thanksgiving sale shopping activity levels with Prime and further agrees that Premium Outlets may be subject to additional police protection for future after Thanksgiving sale events and has agreed to financially reimburse the Village for the additional costs it occurs for more police officers as determined by the Chief of Police.

NOW, THEREFORE, THE PARTIES HAVE AGREED AS FOLLOWS:

The Zoning Administrator hereby approves the expanded Hours of Operation for Premium Outlets from 6:00 p.m. (on Thanksgiving Day – November 26, 2015) to 8:00 a.m. (on the Friday immediately following Thanksgiving Day – November 27, 2015) and Premium Outlets hereby agrees to:

- Pay \$58.56/hr. for the services for three (3) additional 2nd shift (7 p.m. to 11 p.m.) on-duty Pleasant Prairie Police Officers to supplement the Pleasant Prairie Police Department force.

- Pay \$58.56/hr. for four (4) additional 3rd shift (11:00 p.m. to 4:00 a.m.) on-duty Pleasant Prairie Police Officers to supplement the Pleasant Prairie Police department force.
- Pay \$23.27/hr. for one (1) additional 2nd-3rd shift (6:00 p.m. to 4:00 a.m.) on-duty Pleasant Prairie Parking Enforcement Officer to supplement the Pleasant Prairie Police Department force.
- The additional overtime Pleasant Prairie Police Officers shall be employed by the Village, at Premium Outlet's cost, to supplement the current 2nd and 3rd shift work force to work the hours beginning at 6:00 p.m. on Thanksgiving Day to 8:00 a.m. on the Friday immediately following Thanksgiving Day.
- The additional Pleasant Prairie Police Officers shall patrol and provide service under the direction of the Village Police Chief in response to the additional traffic and activity in the area of Premium Outlets and other area businesses resulting from the expanded Hours of Operation for Premium Outlets.
- The Village shall invoice Premium Outlets a total of **\$2,106.62** for the additional Pleasant Prairie police services from 6:00 p.m. (on Thanksgiving Day) to 8:00 a.m. (on the Friday immediately following Thanksgiving Day) as detailed below. Premium Outlets shall remit payment to the Village within 30 days of said invoice for the overtime police services, the details are provided below:
 - **\$58.56** per hour x 3 officers for 4 hours (2nd shift) or **(\$702.72)**;
 - **\$58.56** per hour x 4 officers for 5 hours (3rd shift) or **(\$1,171.20)**; and
 - **\$23.27** per hour x 1 parking officer for 10 hours (2nd-3rd shift) or **(\$232.70)**.
- That Premium Outlets agrees and understands that: 1) each year the Pleasant Prairie Police Department re-evaluates the number of additional police officers that are needed to handle the expanded Hours of Operation on Thanksgiving Day and on the Friday after Thanksgiving; and 2) each year the Village may require additional Village third shift police officers for future expanded Hours of Operation on Thanksgiving Day and on the Friday immediately following Thanksgiving Day, and Premium Outlets. In 2015, Premium Outlets has agreed to reimburse the Village the additional costs it anticipates for the additional police officers, as determined by the Chief of Police of Pleasant Prairie.
- Pay **\$44.71** per hour (14 hours) for the services for the additional one (1) on-site Pleasant Prairie Firemedic to supplement the typical Fire & Rescue Department staffing. The requested overtime Firemedic shall be employed by the Village, at Premium Outlet's cost, to provide on-site, stand-by services beginning at 6:00 p.m. on Thanksgiving Day to 8:00 a.m. on the Friday immediately following Thanksgiving Day. Premium Outlets has agreed to reimburse the Village the estimated cost of **\$625.94**, which equals the additional costs of the Firemedic, as determined by the Chief of Fire & Rescue of Pleasant Prairie.
- That Premium Outlets agrees and understands that, each year, the Village Zoning Administrator will re-evaluate the "after Thanksgiving sale" event with the Village Police Chief, and reserves the right to terminate the sale hours immediately following Thanksgiving Day if there is a change in Village policies, or if the Village Ordinances have been violated by Premium Outlets during the conduct of the sale activities. Notice of any such termination must be provided to Premium by the Village by June 1st of the year in which said termination is to take effect.

- Either party may cancel this Agreement upon prior written notice to the other party, provided said written notice is provided on or before June 1st of the year the termination is to take effect.

This Agreement shall be binding upon Premium Outlets, and their respective successors in interest, heirs and assigns of said properties. The Village will invoice Premium Outlets a total of **\$2,732.56** for the referenced services.

IN WITNESS WHEREOF, the parties have executed this Agreement on this 18th day of September, 2015.

OWNER(S): Prime Outlets of Pleasant Prairie, LLC and Prime Outlets at Pleasant Prairie II, LLC d/b/a Pleasant Prairie Premium Outlets.

Matthew Neu

Matthew Neu
Mall Manager and Owner's Representative for Pleasant Prairie Premium Outlets,
Prime Outlets of Pleasant Prairie, LLC
Prime Outlets of Pleasant Prairie II, LLC
d/b/a Pleasant Prairie Premium Outlets

SIMON
Address: 11211 120th Avenue – Suite 19A
Pleasant Prairie WI 53158
Matthew.Neu@simon.com

ACKNOWLEDGMENT
STATE OF WISCONSIN
SS
COUNTY OF Kenosha

Personally came before me this 18th day of September, 2015, in Pleasant Prairie, WI, the above named to me known to be the person (**Matthew Neu, Mall Manager and Owner's Representative for Pleasant Prairie Premium Outlets**) who executed the foregoing instrument and acknowledged the same.

Janice L. Petrovic
Print Name: JANICE L. PETROVIC
Notary Public Kenosha County, WI
My Commission expires: 3-8-19



VILLAGE OF PLEASANT PRAIRIE:

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

ACKNOWLEDGMENT
STATE OF WISCONSIN
SS
COUNTY OF KENOSHA

Personally came before me this ____ day of _____, 2015, in the Village of Pleasant Prairie, WI, the above named to me known to be the persons **John P. Steinbrink and Jane M. Romanowski, Village President and Village Clerk**, respectfully, who executed the foregoing instrument and acknowledged the same on behalf of the Village of Pleasant Prairie.

Print Name: _____
Notary Public _____ County, _____
My Commission expires: _____

Document Drafted by:

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158

Cc: Michael Pollocoff, Village Administrator
David Smetana, Chief of Police
Douglas McElmury, Chief of Fire & Rescue
Kathy Goessl, Finance Director
Community Development Department

VILLAGE OF PLEASANT PRAIRIE
ACCOUNTING FOR THE THOMAS INTERESTS (FORMERLY KINGS COVE)
LETTER OF IRREVOCABLE CREDIT: 62164400-500
(EXPIRES 10/07/2015)

29-Sep-15
01:15 PM

Date	Description	Invoice Number	Eartchwork, Sewer, Water, Storm Road Base		Village of Pleasant Prairie Sanitary Sewer/Storm Cleaning & Televising		Engineering Services		Street Trees All Public Areas		Contingency	
			YR 1		YR 1:				YR 1:		YR 1:	
	Original Estimates per Agreement		\$76,410.00		\$2,767.00		\$9,300.00		\$14,000.00		\$14,000.00	\$116,477.00
7/18/2007	Irrevocable Standby SB 9829 (Expires 07/18/10) (LOC for \$3,528,936.42)		\$76,410.00		\$2,767.00		\$9,300.00		\$14,000.00		\$14,000.00	\$116,477.00
9/29/2015	Request to Draw on LOC 62164400-500 has not been renewed (in the amount of \$60,000)		(76,410.00)		(2,767.00)		(9,300.00)		(14,000.00)		(14,000.00)	(\$116,477.00)
10/5/2015	Board Meeting to Draw on LOC 62164400-500 dated 10/08/2014 (Proposed draw for \$60,000)											
	TOTAL		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

\$0.00

Estimate of Probable Costs

Proj Name:	Kings Cove Subdivision	Project No.	None
	Remaining Public Improvements	Date:	6.7.12

No.	Qty	Units	Item	Unit Price	Total
	320	tons	asphalt surface (1.5-inch)	\$60	\$19,200
	100	lin.ft.	curb removal / Replacement (Spot Repair)	\$35	\$3,500
	40	lin.ft.	curb and gutter	\$25	\$1,000
	6	each	interim inlet adjustment	\$700	\$4,200
	200	sq.yds	base patching	\$40	\$8,000
	40	each	street trees	\$350	\$14,000
	1	ls	abandon and cap sewer and water stubs	\$17,900	\$17,900
	8	each	Adjust manholes and install chimney seals	\$800	\$6,400
	5	each	Adjust water valves	\$250	\$1,250
	1980	lin.ft	mill existing curb line asphalt ramp	\$2	\$3,960
	1	ls	Televising	\$2,767	\$2,767
	1	ls	Sanitary Lateral repairs from televising	\$6,000	\$6,000
	1	ls	Lot Survey Certification Associated with FP	5000	\$5,000
Subtotal:					\$93,177
15% Contingencies					\$14,000
10% Eng., Legal & Administrative					\$9,300
Total Proj Cost					\$116,477
Less: Cash on Deposit					(\$38,104)
Additional Funds Needed					\$78,373

Village of Pleasant Prairie

Engineering Department
Pleasant Prairie, WI

Notes: Pond as-built is not currently completed. Cost does not include sediment removal or corrective work if needed.
Curb and gutter spot repair - estimated quantity assumed 5% replacement
base patching - estimated quantity
Regrading of Lots 1-3 not included in cost estimate