

**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**  
**July 18, 2016**  
**6:00 p.m.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. VFW Post 7308 presentation of Local and National Public Servant Awards to a Village Emergency Medical Technician, Firefighter and Law Enforcement Officer.
5. Minutes of Meetings – June 6 and June 20, 2016
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 the Kenosha Area Convention and Visitors Bureau 2015 Annual Report.
  - B. Receive Plan Commission recommendation and consider Ordinance #16-26 for a Zoning Text Amendment for the property located 9511 81<sup>st</sup> Street to amend the Planned Unit Development (PUD).
  - C. Consider Resolution #16-28 – Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers in connection with the construction of 47<sup>th</sup> Avenue Drainage Improvements in the vicinity of 116<sup>th</sup> Street.
  - D. Consider Resolution #16-29 - terminating the Intergovernmental Agreement that created the Lake and McHenry Counties Fire Departments Specialized Response Teams (SRT).

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- E. Consider an Amendment to the Design Service Agreement with RA Smith National, Inc. for the Chateau Subdivision Storm Water Improvements.
  - F. Consider an Award of Construction Contract for 88<sup>th</sup> Avenue Water Main Extension.
  - G. Consider an Award of Contract for the 39<sup>th</sup> Avenue Retention Basin Utilization Plan.
  - H. Consider reappointments to the Community Development Authority and the Kenosha Area Chamber of Commerce Board of Directors.
9. Village Board Comments
10. 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.
11. Return to Open Session and Adjournment

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 – 39<sup>th</sup> 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  
June 6, 2016  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, June 6, 2016. 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; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Doug McElmury, Fire & Rescue Chief; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, Human Resources Director; Brian Smith, Recreation Director; Dan Honore, IT Director; Sandro Perez, Inspection Superintendent and Jane M. Romanowski, Village Clerk. Six citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETING - MAY 16, 2016**

Kris Keckler:

Move to approve.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any additions, corrections or changes?

**KECKLER MOVED TO APPROVE THE MINUTES OF THE MAY 16<sup>TH</sup> VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- 5. PUBLIC HEARINGS**
  - A. Consider the 2016-2017 liquor license renewal applications.**

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Jane Romanowski:

Mr. President and Board members, tonight are the renewal applications for the July 1, 2016 through the June 30, 2017 licensing year. I'll read the trade names and the addresses, and then we'll discuss them at the end. For the Class A fermented we have BP at 10477 120th Avenue; PDQ Store at 8800 75th Street, Stateline Quik Stop at 12720 Sheridan Road, Truesdell Mini-Mart, 8531 75th Street, and Walgreens, 7520 118th Avenue. There is a new agent for Walgreens, and they just did that with the renewal, and that has all been okayed by the Chief. Paperwork is correct.

Then we go to our Class A fermented malt beverage and Class A intoxicating cider only. If you recall this is one of the newer licenses that came out last year. Kwik Trip 230 at 10451 72nd Avenue, and Kwik Trip 172 at 8900 76th Street. And then Pantry 41 Mobil got wind of it and they've also applied for the addition of the cider only license. And they're located at 7511 118th Avenue. Then we go on to the Class A fermented malt beverage and Class A intoxicating, Costco Wholesale 1198 at 7707 94th Avenue, and then the Target Store at 9777 76th Street.

And then we get into our Class B fermented malt and Class B intoxicating liquor. We've got Big Oaks Golf club, 6117 123rd Place, Chancery at 11900 108th Street, Cheddar's, 10366 77th Street, Chili's at 6903 75th Street, Famous Dave's at 9900 77th Street, Gordy's Prairie Pub, 3812 Springbrook Road, Halter Wildlife, 9626 113th Street, note Al Benson will be the agent as of July 1st taking over for John Burke, Honada Sushi & Hibachi, 8501 74th Street, Suite G, Mikey's pub, 10936 Sheridan Road, The Olive Garden, 10110 77th Street.

Ruffolo's Pizza, 11820 Sheridan Road. And I've placed at your desk just pictures of Ruffolo's, and this was something I had in the file that I didn't put in with PowerPoint. Mr. Stiles is requesting that the outside 20' by 24' fenced patio area that's contiguous to the building as the pictures show - he'd like that included in his licensed premise. He's wants to put three or four picnic tables. He said he'll put a sign on the ramp walking up to the dining room indicating that no liquor would be authorized beyond that point. But eventually I know he wants to put a deck on, but right now he just wants to start with this. I talked to him yesterday and he didn't think there was a problem with that. It looks like it's pretty contained. So the premise description would include the outside 20' by 24' fenced patio area contiguous to the west of the building if the Board approves that.

Then we have the Starlite Club at 8936 24th Avenue, and the Village Supper Club at 10909. Now, not included in this list is the Wooden Nickle and Dream Liquor. They were late with their applications, so they will be on the June 20th meeting. But for these applications no building code violations. There's a report from the Community Development Director with some zoning issues that will be taken care of outside of the approval tonight. And there's also a report from the Fire Department that had some outstanding tests and fees. There's been a few of those that have been corrected since that was put in the packet. So if approved the licenses would be subject to obviously the payment of liquor and publication fees.

Any delinquent real estate or personal property taxes, we checked those as of June 1st or thereafter, right now there's just a couple of them. Mikey's has some personal property, and I

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think BP has some \$4,000 in invoices. Costco owes some sewer service charges, that's an invoice. And Truesdell has a weight and measures invoice around \$200. So there's minor ones this year, not a lot. Delinquent utilities, Mikey's also had a delinquent utility, outstanding forfeitures, and then there's some re-inspection fees from the Fire Department. The ones remaining are Kwik Trip on 165, Olive Garden and Target, and then there's just one alarm test for Chancery. So the list is kind of small this year which is good.

Chief Smetana has approved the background checks for the proposed agents or licensees, and he has indicated that there aren't any problems with any of the establishments that need to be addressed at this point. And then as the list shows I just read the trade names, but if the licenses are approved they will be issues in the name of the agent of the corporation or the individual. That's standard and that's what needs to happen. And, of course, all this has to happen before anything, if there's outstanding that has to be paid before the license is actually issued out of our office.

John Steinbrink:

Just one question, Jane. Halter Wildlife you said it wasn't John Burke now?

Jane Romanowski:

No, Al Benson has applied.

John Steinbrink:

All right.

Jane Romanowski:

We had a couple new agents, and they try to do that -- instead of going to the Board and filing paperwork they try to do it with the license renewal. It makes it easier for everybody.

John Steinbrink:

Okay, this being a public hearing we'll open it up to public comment or question. Do we have a signup sheet?

Jane Romanowski:

We did. There weren't any signups tonight, Mr. President.

John Steinbrink:

Anybody wishing to speak on this item? Anybody wishing to speak on this item? Anybody wishing to speak on this item? Hearing none I'll close the public hearing and open it up to Board comment or question.

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Michael Serpe:

I just have a question. Jane, if we approve the Ruffolo's extension that becomes a part of their --

Jane Romanowski:

Licensed premise, yes.

John Steinbrink:

Licensed premise. If they have a problem with the outdoor serving can we restrict that?

Jane Romanowski:

You always can bring it back and take --

John Steinbrink:

Just that portion?

Jane Romanowski:

Yes, you can at any time. You are in charge of the premise and what is approved. And that wouldn't be a revocation. That would be just bring them back and change the premise description for what is good for the Village.

John Steinbrink:

Other Board comment or question? Hearing none.

Michael Serpe:

I move approval.

Dave Klimisch:

Second.

**SERPE MOVED TO APPROVE THE FOLLOWING LICENSES AS PRESENTED  
SUBJECT TO THE CONDITIONS SET FORTH BY THE VILLAGE CLERK:**

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**CLASS "A" FERMENTED MALT BEVERAGE**  
(Sell Fermented Malt Beverages  
in Original Packages for Off-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

R & D #IV, Inc.  
Syed Hussain – Agent  
10477 120<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

BP  
10477 120<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 10477 120<sup>th</sup> Avenue

PDQ Food Stores, Inc.  
Kathy Loberger - Agent  
P.O. Box 620997  
Middleton, WI 53562

PDQ Store #352  
8800 - 75<sup>th</sup> Street  
Kenosha, WI 53142

Premise Description: One story building only located at 8800 75<sup>th</sup> Street

Graham Enterprise, Inc.  
Anthony Buches - Agent  
P.O. Box 777  
Mundelein, IL 60060

Stateline Quik Stop  
12720 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 12720 Sheridan Road

Truesdell Mini-Mart, Inc.  
Steve Schuler - Agent  
8531 85<sup>th</sup> Street  
Kenosha, WI 53142

Truesdell Mini-Mart  
8531 75<sup>th</sup> Street  
Kenosha WI 53142

Premise Description: One story building only located at 8531 75<sup>th</sup> Street

Walgreens Co.  
Liquor Renewals – License Adm.  
Heidi Hurt-Stix – Agent  
300 Wilmot Road  
Deerfield, IL 60015

Walgreens #07965  
7520 118<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 7520 118<sup>th</sup> Avenue.

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**CLASS "A" FERMENTED MALT BEVERAGE**  
**AND "CLASS A" INTOXICATING – CIDER ONLY**

(Sell Fermented Malt Beverages and Cider Only in  
Original Packages for Off-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

Kwik Trip, Inc.  
Joshua Specht, Agent  
1626 Oak Street  
LaCrosse, WI 54602-2107

Kwik Trip 230  
10451 72<sup>nd</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building with storage in walk in at 10451 72<sup>nd</sup> Avenue

Kwik Trip, Inc.  
Paul Torgerson, Agent  
1626 Oak Street  
LaCrosse, WI 54602-2107

Kwik Trip 172  
8900 76<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: One story building with storage in walk in at 8900 76<sup>th</sup> Street

Roadside Petroleum, Inc.  
Surendra Singh, Agent  
7511 118<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Pantry 41 Mobil  
7511 - 118<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 7511 118<sup>th</sup> Avenue

**CLASS "A" FERMENTED MALT BEVERAGE**  
**AND "CLASS A" INTOXICATING**

(Sell Fermented Malt Beverages and Intoxicating Liquor  
in Original Packages for Off-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

Costco Wholesale Corporation  
Sandra Zipp – Agent  
999 Lake Drive  
Issaquah, WA 98027

Costco Wholesale #1198  
7707 94<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 7707 94<sup>th</sup> Avenue



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Target Corporation  
Daniel Olsen – Agent  
P.O. Box 9471, CC-1028  
Minneapolis, MN 55440-9471

Target Store T2251  
9777 76<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: Indoor first floor only located at 9777 76<sup>th</sup> Street

**CLASS "B" FERMENTED MALT BEVERAGE**  
**& "CLASS B" REGULAR INTOXICATING LIQUOR**

(Sell Fermented Malt Beverages and Wine for  
On-Premise or in original containers for Off-Premise Consumption -  
Sell Intoxicating Liquor to Consumers by the  
glass for On-Premise Consumption)

**NAME & ADDRESS**

**TRADE NAME**

Jose N. Reyes - Agent  
Timber Ridge Ventures LLC  
6117 123<sup>rd</sup> Place  
Pleasant Prairie, WI 53158

Big Oaks Golf Club  
6117 123<sup>rd</sup> Place  
Pleasant Prairie, WI 53158

Premise Description: One story clubhouse and golf course located at 6117 123<sup>rd</sup> Place

Restaurant of Pleasant Prairie, Inc.  
George Flees, Agent  
7613 W. State Street  
Wauwatosa, WI 53213

Chancery Pub & Restaurant  
11900 - 108<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: Restaurant at 11900 108<sup>th</sup> Street and hotel rooms and banquet facilities located at 11800 108<sup>th</sup> Street

Cheddar's Casual Café, Inc.  
Travis Preston - Agent  
2900 Ranch Trail  
Irving, TX 75063

Cheddar's Casual Café, Inc.  
10366 77<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 10366 77<sup>th</sup> Street

ERJ Dining III, LLC  
Paul Thompson – Agent  
3309 Collins Lane  
Louisville, KY 40245-1629

Chili's Grill & Bar  
6903 – 75<sup>th</sup> Street  
Kenosha, WI 53142

Premise Description: One story building only located at 6903 75<sup>th</sup> Street

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\*Team R' n B Wisconsin LLC  
Peter Benedict - Agent  
6600 N. Ballard Road  
Appleton, WI 54913

Famous Dave's  
9900 77<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: One story building including outdoor covered fenced-in patio located at 9900 77<sup>th</sup> Street

Prairie Pub LLC  
Linda DeBartolo - Agent  
8217 60<sup>th</sup> Avenue  
Kenosha, WI 53142

Gordy's Prairie Pub  
3812 Springbrook Road  
Pleasant Prairie, WI 53158

Premise Description: First floor and basement of building and picnic area south/east contiguous to building located at 3812 Springbrook Road.

Halter Wildlife, Inc.  
Alan Benson - Agent  
9626 - 113<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Halter Wildlife  
9626 113<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: Two story lodge and storage shed located at 9626 113<sup>th</sup> Street

Honada Wisconsin Corp.  
Xiao Bin Chen, Agent  
8501 75<sup>th</sup> Street, Suite G  
Kenosha, WI 53142

Honada Sushi & Hibachi  
8501 75<sup>th</sup> Street, Suite G  
Kenosha, WI 53142

Premise Description: One story building only located at 8501 75<sup>th</sup> Street, Suite G

Uncle Mike's Top Shelf Pub LLC  
David Schulte - Agent  
8834 42<sup>nd</sup> Avenue  
Kenosha, WI 53142

Mikey's Pub  
10936 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: Building, basement and outdoor patio/picnic area within fencing contiguous to building located at 10936 Sheridan Road

\*GMRI, Inc. Licensing Dept.  
Jeffrey Zimmerman - Agent  
P.O. Box 695016  
Orlando, FL 32869

The Olive Garden Italian Restaurant #1845  
10110 77<sup>th</sup> Street  
Pleasant Prairie, WI 53158

Premise Description: One story building only located at 10110 77<sup>th</sup> Street

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Ruffolo's Pizza LLC  
Richard M. Stiles – Agent  
11820 Sheridan Road  
Pleasant Prairie, WI 53158

Ruffolo's Pizza  
11820 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: One story building and basement, including outside 20 x 24 fenced patio area contiguous to west building entrance located at 11820 Sheridan Road

JAAD, LLC  
Angela Daniels - agent  
8934 33<sup>rd</sup> Avenue  
Kenosha, WI 53142

Starlite Club  
8936 24th Avenue  
Kenosha, WI 53143

Premise Description: One story building and basement only located at 8936 24<sup>th</sup> Avenue

PAS Village Inn, LLC  
Susan Neahous – Agent  
10909 Sheridan Road  
Pleasant Prairie, WI 53158

The Village Supper Club  
10909 Sheridan Road  
Pleasant Prairie, WI 53158

Premise Description: First and lower level of building only located at 10909 Sheridan Road

John Steinbrink:

Any further comment or question with the motion and the second? **SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

- B. Consider a variance from the Land Division and Development Control Ordinance related to the minimum lot depth on vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road.**

Jean Werbie-Harris:

Mr. President and members of the Board, Bear Development and Creekside PP, LLC, the individuals that were looking to develop the Creekside development, have decided to take some additional time based on the challenges that they're facing with that site to reevaluate the entire project and how they'd like to move forward with the project. So as a result they're asking that the item on the agenda, the consideration of the variance, be withdrawn at this time. And they will likely bring it back at a later date. The Plan Commission also accepted the withdrawal of three items that were before the Village Plan Commission at their last meeting.

Steve Kumorkiewicz:

Motion for [inaudible].

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John Steinbrink:

We had a motion, Steve?

Steve Kumorkiewicz:

Yeah, I make a motion to withdraw.

Michael Serpe:

Second.

John Steinbrink:

Motion by Steve, second by Mike. Any discussion?

**KUMORKIEWICZ MOVED TO GRANT THE REQUEST OF THE DEVELOPER TO WITHDRAW THE APPLICATION FOR A VARIANCE FROM THE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE RELATED TO THE MINIMUM LOT DEPTH ON VACANT PROPERTIES NORTH OF THE CREEKSIDE CROSSING DEVELOPMENT GENERALLY LOCATED NORTH OF 93RD STREET AND EAST OF OLD GREEN BAY ROAD; SECONDED BY SERPE; MOTION CARRIED 5-0.**

## **6. CITIZEN COMMENTS**

Jane Romanowski:

There were no signups tonight, Mr. President.

John Steinbrink:

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

## **7. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

We have a long agenda tonight, Mr. President, so I won't add to it.

**8. NEW BUSINESS**

- A. Receive Plan Commission recommendation and consider Ordinance No. 16-13, a Zoning Map Amendment, and Ordinance No. 16-14, a Zoning Text Amendment, for the proposed development of a 60-unit apartment building with 60 underground parking spaces and 63 surface parking spaces on the property located north of 97th Court and west of 94th Avenue in the Prairie Ridge Development to be known as Skyline Towers.**

Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner is requesting approval of a zoning text and zoning map amendment, and this is for the proposed Skyline Towers Development. It's a 60 unit apartment building that is intended to be constructed starting this spring, completed next year. It would be for a market rate apartment development, again, 60 total units. There would be surface parking and underground parking. The site is 3.35 acres. The property is located just north of 97th Court and west of 94th Avenue in the Prairie Ridge development immediately to the west of 94th Avenue.

Specifically they're requesting to rezone the property from the R-11 UHO which is a Multiple Family Residential District with an Urban Landholding Overlay District, and they're proposing to request to an R-11 PUD which is a Multiple Family Residential District with a Planned Unit Development Overlay District. The PUD provides a number of community benefit items. Specifically I'd just like to highlight the digital security imaging system that is going to be proposed for this particular project.

The Towers project is proposed to be located then at 9511 81st Street in the Prairie Ridge Development. It will consist of one 60-unit building that would be three stories in height. The anticipated rents would be based on the market study that they have prepared that would range from the mid \$700s for the efficiency units up to an excess of \$1,600 for the two bedroom, two and a half bath units.

In the staff comments they do have a significant breakdown of the number of units, whether they're two bedroom, one bedroom luxuries, one bedroom, one bath efficiencies for the first, second and third floors. There will be underground parking as well as surface parking as I indicated. In the underground area there's going to be units or storage areas. In addition they'll be putting some storage areas on each of the individual floors as well.

Based on our projections we anticipate a maximum number of 140 persons that could live at this development. The Skyline Towers is being developed by the same developer that did Cobblestone located in Prairie Ridge. So for that reason a lot of their management team will be housed over at that Cobblestone development, and they'll be using that club house for those related service and management related services.

The site access and parking, the site access as shown on the slide will be directly to the north primarily for the parking lot which is 81st Street. And, again, just to the north of this

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development is the Prairie Villa Senior Apartments. Just to the west of this is where the second phase of the Addison of Pleasant Prairie would be located. And you can see that the roadway is 96th Avenue which is a private roadway that their driveway would come from 96th to the underground parking at that location.

The building elevations as were presented previously, we have a colored rendering this time to show you and give you a good idea of what it's going to be looking like. Again, the intent is that it will fit in nicely with the three story apartment building to the north and some of the apartments to the north and northeast of this site. Again, this is not a senior development, though it's a market rate, and tenants of any qualified age could live at this location. That being said I think we anticipated that there would probably be a max of three to six children at most at this location. They don't find a lot of children at their apartments, and the concerns that were raised at the Plan Commission meeting about whether or not there would be a lot of children and there would be a great impact to the school district as a result of this development it's very unlikely based on their current demographics of what they have.

As I indicated there will be a DSIS camera system on this facility that will monitor exterior entrances, exits, driveways, as well as there will be an internal camera on the elevator as well. They will follow the same construction practices that they did back when they build the Cobblestone development, those four different apartment buildings just to the northeast. They have a pretty strong property management and maintenance form and description and policy with respect to what they expect of their tenants and how the tenants will act and operate and how they need to function in order to make it a high quality development for them and for the Village. And we went through all of that in detail as part of the staff presentation at the last meeting.

Specifically this evening then they are looking for a zoning text and map amendment, again, to go from the UHO to the PUD. They're looking to increase the net density from the 9.6 dwelling units per acre to 17.9 dwelling units per acre, to increase the number of apartment units from 24 to 60 in a mixed building of various unit sizes. The maximum height of this building will not exceed 51 feet. The efficiency units will go from a minimum of 700 square feet to 617 square feet. They are looking to match the setback along each property line to the apartment to the north so that will be set back at 35 feet. And they're looking for a slight reduction in the enclosed parking from 67 to 60 spaces. Again, all of this is outlined and was read into the record as part of the public hearing before the Plan Commission.

Again, at the Plan Commission meeting and prior to that there were a number of neighborhood concerns, but I think by the end of the Plan Commission meeting that all of the questions were answered, and the developer stayed considerably after the meeting in order to address any and all concerns from the residents in the nearby Prairie Ridge development. And I believe all their concerns were answered.

A couple other things, this building is going to be fully sprinklered. It will comply with all the codes of the Village. And they've added some additional architectural treatments to the building. They've added some additional landscaping. They're doing some additional berming and landscaping as recommended by one of our Plan Commissioners who is a landscape architect.

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And I think that they have overall addressed all of the concerns that the Village had with respect to this particular project.

The developer is actually here as well in the event that any of the Board members that didn't get an opportunity would like to ask him any questions. The staff does recommend approval of the zoning map and text amendments as presented subject to all the comments and conditions as outlined in the staff memorandum.

I guess the one other thing I do want to mention is that, and I didn't go into it in detail here, is that back in 2003 this whole area between Prairie Ridge Boulevard, Highway C, 94th and the single family this is an area that was identified as the Arbor Ridge development. It was intended to be developed by VK at that time. And he had laid out a pretty large development, and that's what's shown on the slide right now. It's the 2003 conceptual plan. And this had shown the senior housing, the 120 senior housing and then 71 senior housing, and the 70 units and the condominiums, and then larger building condominiums and then 260 additional senior housing.

So actually this area was intended to be more dense than what is being proposed today. But I just wanted to let you know that that, as you know, VK didn't keep this property that it was transferred to the bank, and so the bank has been selling these parcels. And Senior Lifestyle was the last entity that purchased that land just to the west of the senior housing that VK had developed. And so this project is where it says 70 SH. Again, it's between senior housing and the potential for condominiums on the south.

Again, all of these public improvements, 97th Court as well as the private improvements in 96th Avenue, 81st Street, all of the improvements have just been completed by Senior Lifestyle through the Addison project. And they're the ones that have posted the letter of credit to make sure that all the public and private improvements that would benefit not only their development but this development as well all the way down to the street trees and such have been installed.

John Steinbrink:

Thank you, Jean. As Jean said the developer is here so if there are any questions for Jean or the developer just ask after we make the motion.

Michael Serpe:

When this project started, when it was just barren land, I'm not speaking for the Board or the Plan Commission, but I think the Plan Commission and the Board is pretty proud of the way this has developed. And I think that the people that live there in Prairie Ridge feel the same. It's a beautiful development. I think it's one of our proudest developments. And we're sticking to the plan, and I think this would be a nice addition to the plan.

John Steinbrink:

I remember when we broke ground there with VK we referred to it as a diamond in the rough. And it has definitely turned out to be a real gem. This quality development we're seeing here

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now really adds to it. So I mean there's no detriments to this area at all. We get comments from everybody on how much they like the area and the availability of the services, the shopping, quality of the stores and the quality of the housing in that area. So it's a real plus to the community.

Steve Kumorkiewicz:

I'd like to add that when this property was start to be developed in 1996 it was the largest area in the state with 527 acres I believe. That was the largest project in the state [inaudible] to the point the Governor came to the opening of that meeting. It was the largest one in the state [inaudible] because originally the plan was to have housing, then they have apartments when the people want to move from the house into the apartments. And then senior citizen housing is [inaudible] facilities for all the persons there. So it actually was a very good project in the way it started and I think it still is. But they say it's going to be [inaudible] in a different order. I think we're looking at the best developed area in the Village concerning business, concerning residential areas. This building is going to be an asset to the community.

Dave Klimisch:

I have a question. This one building that's proposed how does it compare to the existing building immediately to the north and to the existing Cobblestone buildings. I guess it's about twice as big as the Cobblestone Apartments that are up there now?

Jean Werbie-Harris:

Actually the Cobblestone building, the largest Cobblestone building is 46 units, so it's about 14 units larger than that. The building immediately to the north is 71 units, and this one is 60 units. So it's kind of right in the middle between the Cobblestone to the north/northeast and the senior development to the north.

Dave Klimisch:

Then each apartment will have an underground parking space as well as a parking space in the lot?

Jean Werbie-Harris:

So there's only one apartment building, and they will have parking underground. I believe some of them won't have two spaces because they might be just an efficiency. So everything corresponds with how many bedrooms that you have, and that entitles you to so many parking spaces.

Dave Klimisch:

Okay. Does every apartment have at least one spot underground?



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Jean Werbie-Harris:

I believe that they do because we have a total of 120 parking spaces, 63 are underground and 67 are in the lot.

Dave Klimisch:

Are we concerned about having enough spaces if people ever have anybody come over to visit? Sounds like there's just enough for -- if each apartment has roughly two spots and they have two cars will there be enough -- is there enough parking spaces for visitors? Is that an existing problem at Cobblestone?

Jean Werbie-Harris:

It is not a problem in Cobblestone. In fact, it's rarely a problem in that development at all. In fact, we could have Jeff come up. I mean he could actually tell you approximately how many of those units it's just a single occupant in those units. And so we have determined that based on this type of apartment unit and the number of bedrooms and how it's designed and laid out that there just has not been any issue with respect to needing any additional parking. Again, there's enough for two per unit right now, and there are a number of these units that are single efficiency or single bedroom units as well.

Dave Klimisch:

Okay, thank you.

John Steinbrink:

Will they have the brightly colored Adirondack chairs also, or is that a theme to each apartment going to be different?

Jean Werbie-Harris:

I don't know.

Michael Serpe:

We need two different votes on this, one for 13 and one for 14?

Mike Pollocoff:

I don't believe so.

Michael Serpe:

Then I move approval of Ordinance 16-13 and 16-14.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NO. 16-13, A ZONING MAP AMENDMENT, AND ORDINANCE NO. 16-14, A ZONING TEXT AMENDMENT, FOR THE PROPOSED DEVELOPMENT OF A 60-UNIT APARTMENT BUILDING WITH 60 UNDERGROUND PARKING SPACES AND 63 SURFACE PARKING SPACES ON THE PROPERTY LOCATED NORTH OF 97TH COURT AND WEST OF 94TH AVENUE IN THE PRAIRIE RIDGE DEVELOPMENT TO BE KNOWN AS SKYLINE TOWERS, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- B. Receive Plan Commission recommendation and consider Ordinance No. 16-15, a Comprehensive Plan Amendment, for a portion of the Green Hill Farms Neighborhood Plan related to the development of the property at 8000 128th Street for the Village's new Residential Recycling Center.**

Jean Werbie-Harris:

Mr. President and members of the Board, on May 9th the Plan Commission conditionally approved a conditional use permit including site and operational plans to operate the Village's residential recycling center at 8,000 128th Street. This facility is the Village's new residential compost site, and it was relocated from the Roger Prange Municipal Center. It's also known as the former site of 73-1 sewage treatment facility.

The 2035 Comprehensive Land Use Plan, Comprehensive Plan, indicates that the property is located within the Government and Institutional Land Use Designation. There's also areas on the site that have been identified for environmental preservation, primary environment corridor, wetlands and floodplain.

Specifically a refinement of the land use plan, of the neighborhood plan, is going to be needed in order to reflect this new residential site. And as shown on the Green Hill Farm plan and the one that you have in front of you, at one point there was going to be an interconnecting roadway through the property to the west through to the northeast. And as part of this new residential recycling facility it was not appropriate in order to develop that site fully to put a public road through the site.

So this is a matter that was before the Village Plan Commission. We held a public hearing. The approvals were granted contingent and subject to the Village Board's approval of this

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Comprehensive Plan change which, in fact, is a neighborhood plan change. And, again, specifically what we're looking to do here is to modify the neighborhood plan so that it can reflect that residential recycling center in that I-1 District, and to remove that public road that was originally identified in that neighborhood plan.

The Village as the developer supports this concept. And, in fact, I believe that today was the first day that the recycling center was actually open. And John is here to answer any questions that you may have. There were some issues raised at the Plan Commission meeting by some of the residents, and my understanding is that all those issues and concerns have been addressed and answered by John and his staff as part of the construction of the new recycling center. And the change has no effect on net density or overall land use in that area for the Comprehensive Plan.

Mike Pollocoff:

And for anyone who hasn't been out there yet it opened up today. It's a very nice facility.

Michael Serpe:

I was and I was very impressed, very impressed. The drive in there is beautiful, the layout is perfect. John, I give you and the staff and everybody who had something to do with it a lot of credit. It's very, very well done.

Mike Pollocoff:

It really kind of answers the question about the recycling center because so much of what he put in there is recycled. We have new asphalt in there, but he also used a lot of crushed asphalt from some old jobs. And I think a good part of Meadowdale Estate's roads are in there and somebody else's. So there's an old shed that we took off a site of land that we condemned that was left over, and we moved it and moved it over to this building and put it back together again and some blocks. And, of course, just the essence of all the compost, the shredded mulch and everything there that we do recycle. So for a recycling place there was a lot of recycled materials that went into the construction of it. John and public works did a really good job of putting that together.

Dave Klimisch:

I'll move approval of Ordinance 16-15.

Kris Keckler:

Second.

John Steinbrink:

Motion by Dave, second by Kris. Any further discussion?

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**KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE NO. 16-15 APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR A PORTION OF THE GREEN HILL FARMS NEIGHBORHOOD PLAN RELATED TO THE DEVELOPMENT OF THE PROPERTY AT 8000 128TH STREET FOR THE VILLAGE'S NEW RESIDENTIAL RECYCLING CENTER; SECONDED BY KECKLER; ROLL CALL VOTE – KUMORKIEWICZ – AYE; KECKLER – AYE; KLIMISCH – AYE; SERPE – AYE; STEINBRINK – AYE; MOTION CARRIED 5-0.**

John Steinbrink:

I think everybody is going to be pretty impressed when they get down to it. The LakeView Tech even played a part in that, didn't they?

John Steinbrink, Jr.:

Yes, they did. We actually used our engineering group to construct the check in hut. And so they did all the construction. The Village bought the materials, and then the students actually built the hut, installed the windows, the doors, roofed it, sided it as part of a semester long project for the school.

**C. Receive Plan Commission recommendation and consider a Certified Survey Map to subdivide the property located on the east side of 88th Avenue about ¼ mile south of Bain Station Road into two parcels for industrial development.**

Jean Werbie-Harris:

Mr. President and members of the Village Board, John Burroughs of Majestic Realty Company is requesting approval of a certified survey map. And this is to subdivide his property located on the east side of 88th Avenue about a quarter mile south of Bain Station Road. This is a project and site that has been through a number of steps and a number of approval processes here in the Village since October of 2012.

There were a number of approvals including a Comprehensive Plan change, a conceptual approval, zoning map amendments, zoning text amendments, floodplain boundary adjustments. And the Plan Commission approved site and operational plans not once but twice. Initially they were looking at doing over a million square foot building at this location, and they have since decided to go with a little bit smaller speculation building, still quite large by most peoples' standards at 424,164 square foot. And, again, this is on the east side of Highway H.

This was a matter that went before the Village Plan Commission at their last meeting on May 23rd, and the building is actually under construction at this time. They are designing it so it could be subdivided and split up as it could be used for four tenants. There's parking spaces for trailers and for employees on the site identified as using the highest number so that we have enough parking for this particular project. There is no identified user at this time, but it is one consolidated piece of property.

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With the approval of this certified survey map this evening, then this northern property or this northern site would be subdivided off. The certified survey map then would divide it into two parcels. Lot 1 is 29.13 acres with over 600 feet of frontage on Highway H. And Lot 2 would be 58.37 acres with over 2,000 feet of frontage on County H.

A TIA, traffic impact analysis, was done for this project based on the information that was prepared by their consultant and the review by both the Village and Kenosha County. The traffic study identified that there would need to be some nearby improvements at Highway H and Bain Station Road. And the Majestic, the developer, has provided a cash contribution in the amount of \$163,500 for future improvements for a future roundabout at that intersection. The certified survey map also identifies a number of features such as wetlands, floodplains and woodlands all to be preserved and protected. And there are certain easements that are shown on the certified survey map for that purpose.

The Village staff and the Plan Commission recommend approval of the certified survey map subject to all the comments and conditions as outlined in the staff memorandum. And upon approval they will record the document and then split off that northern property so that the building can start construction. Right now they are primarily just still doing mass grading on the site. So with that the staff recommends approval as presented.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO SUBDIVIDE THE PROPERTY LOCATED ON THE EAST SIDE OF 88TH AVENUE ABOUT ¼ MILE SOUTH OF BAIN STATION ROAD INTO TWO PARCELS FOR INDUSTRIAL DEVELOPMENT, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

- D. Receive Plan Commission recommendation and consider a Certified Survey Map to subdivide vacant land locked properties and attach the lands to adjacent neighbor properties generally located east of Cooper Road at the 8200 block.**

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Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner is requesting to subdivide their vacant landlocked properties, and these would be within the 8200 block of Cooper Road. There are several adjacent property owners who will be acquiring portions of the vacant property so that no land will remain landlocked. The properties west of 50th Avenue are zoned R-5, Urban Single Family Residential District, and the properties east of 50th Avenue are zoned R-6, urban Single Family Residential District. As shown on the slide all of the area that we're talking about is that area identified in yellow or highlighted.

So there will be four adjustments as a result of this certified survey map. The first is that the property at 8201 Cooper Road identified as Tax Parcel 91-4-122-113-0042 owned by Helen Sampson will obtain portions of the vacant property to the south and east to form Lot 1 of the proposed CSM. Lot 1 will be 0.69 acres. The property at 8205 Cooper Road identified as Tax Parcel Number 91-4-122-113-0050 owned by Stanley and Dorothy Krifka will obtain portions of the vacant property to the north and east to form Lot 2 of the proposed CSM. Lot 2 will be 1.5 acres. The property at 8215 Cooper Road identified as Tax Parcel Number 91-4-122-113-0052 owned by Roxanne Patrick will obtain portions of the vacant property to the east to form Lot 3 of the proposed CSM. Lot 3 will be 1.12 acres. The property at 4910 83rd Street Tax Parcel Number 91-4-122-113-0064 owned by John and Pamela O'Connell will obtain portions of the vacant property to the north to form Lot 4 of the proposed CSM. Lot 4 will be 0.72 acre.

The purpose for this request is that the property owners basically gathered in that area and had decided that even though there was a neighborhood plan that had shown us how it could be subdivided up and where roads could be extended to the north to connect into the City, the residents in that area decided that they didn't want to see that happen. They'd rather see this as open land in perpetuity, and so they worked with the existing landowner to acquire pieces and parts of the land so that it could be attached to their existing parcels.

The land division conforms with the Land Division and Development Control Ordinance as well as the Zoning Ordinance of the Village and the Village's Comprehensive Plan. The Village Plan Commission recommended approval at their last meeting as does the staff subject to the comments and conditions as outlined in the staff memorandum.

Steve Kumorkiewicz:

Jean, is that the property that was supposed to be a horseshoe for [inaudible].

Jean Werbie-Harris:

Yes. So 50th Avenue was intended to extend to the south, and then it would have curved over to the east. And 49th Avenue would have been extended south from the City and then would have connected into 83rd Street into Pleasant Prairie. So with this action there will be connections to the north at 49th or 50th Avenue.

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Steve Kumorkiewicz:

The land is no longer landlocked that way.

Jean Werbie-Harris:

Nothing is landlocked. They're all connecting to existing parcels.

Dave Klimisch:

I really like how this process went about. It's the ultimate community working with community, neighbors talking to neighbors to achieve the ultimate local control. We talked last week or a couple weeks ago, and I like how it developed, and I move approval of the certified survey map.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Further discussion?

**KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO SUBDIVIDE VACANT LAND LOCKED PROPERTIES AND ATTACH THE LANDS TO ADJACENT NEIGHBOR PROPERTIES GENERALLY LOCATED EAST OF COOPER ROAD AT THE 8200 BLOCK, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY SERPE; MOTION CARRIED 5-0.**

- E. Consider an Agreement between and among the Lake County Forest Preserve District, State of Wisconsin-Wisconsin Department of Natural Resources, University of Wisconsin-Parkside, The Chiwaukee Prairie Preservation Fund, Inc., and the Village of Pleasant Prairie related to the protection and management of the Lake Plain, including fire management activities.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is an agreement that was before the Village Board at your last meeting. Again, this is an agreement between all the affected lake partners or the Chiwaukee partners in order to manage or maintain various parcels of land within the Chiwaukee, Illinois, Lake Beach area extending from Illinois into and up through Pleasant Prairie in Wisconsin. Specifically part of this agreement identifies that the parties agree to manage or volunteer to manage and maintain this area as a natural prairie.

This agreement at the last meeting raised some concerns regarding some of the Village's authorities and responsibilities. And I think it was the Village Administrator who indicated that

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we wanted to make sure that there were not going to be any type of authorities or overseeing powers by the Village Board taken away by entering into this agreement with the other parties. And so I worked with the Village Attorney and then the Village Administrator to add in some additional statements that help to protect and to secure the Village's rights with respect to the management and through this liability and responsibilities of this agreement. I don't know if Mike would like to add any other comments.

Mike Pollocoff:

I think if the Board looks at Paragraph I of the agreement where it says it affirms the property rights of non-parties to the agreement so that nothing in this agreement can be construed as providing permission or authorization to enter upon or take any action regarding a land that is not owned by a party over which the party doesn't have primary management responsibility. So this doesn't spread on to the private ownership. And also the final paragraph, no waiver of rights, nothing contained in this agreement shall be construed as waiving or limiting any powers of the Village under applicable law or waiving the responsibilities of parties to this agreement to perform their work within the Village of Pleasant Prairie in compliance with all Village ordinances and rules.

I think this gives us the hook so that -- between the two areas we're the only municipality that has responsibilities to act as a municipality. The other area is state owned land in Illinois. There is some state owned land here, there's some university owned land, there's some DNR land and there's private ownership and there's land that the Village owns. So at the end of the day the Village has responsibility under the Chiwaukee Land Use Plan for administering the ordinances that govern that fairly. And I think we have diminished that or now they recognize that it would have caused a problem down the road. So I'm comfortable with this language that we had inserted by the Village Attorney and additional modifications that I've made to it. I'd recommend that we approve it.

Michael Serpe:

Is this going to be mostly with volunteers?

Mike Pollocoff:

I probably believe so. But I think you're going to have some DNR people working in there. They've taken over The Nature Conservancy land. And I'm not sure exactly of the status of some of the people from Illinois. I know there are going to be fire departments that will be working in there as well.

Michael Serpe:

I move approval of the agreement.



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Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave. Any further discussion?

Steve Kumorkiewicz:

They have to notify us any time they take any action here [inaudible].

Mike Pollocoff:

If you think back to the way the agreement was written before they could notify us if they wanted to do something in there, and if we were not able to participate for reasons of staffing or other work, they could go ahead and do the work and do it under their own supervision and that would be it. Under this they would have to notify the Village before any work would take place, and we would have to approve it, and it would have to happen in a manner that the Village is comfortable with notice provisions. The Chief would have the ability to fully evaluate a burn that was going to occur in an area and say whether or not a burn could occur or not. So anything that happens in there we're going to have to be notified of it. That work will have to take place under the rules that the Village ordinances require for that work.

Steve Kumorkiewicz:

Okay, thank you.

[Inaudible]

Mike Pollocoff:

Well, we're signing it. I'm assuming they're going to sign the amended agreement from us. If they don't like it then we come back and say not. But I think there's a lot of things that they achieve in this. And none of the conservancy efforts, their goals, I don't think are bad. But, again, you can't look at how they're doing things in Illinois because there are no houses there. That's all gone. We have private properties that are vacant, private properties with houses, public properties, people that are expecting certain things on the Village public property. So it's just a different situation in Wisconsin than it is in Illinois.

Steve Kumorkiewicz:

That was my issue [inaudible] the way that Illinois set it up this time [inaudible]. So if you are comfortable with this.

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Mike Pollocoff:

Well, if they don't sign it then we go back to the way things are now. I'm okay with that.

John Steinbrink:

You had made reference to the Chiwaukee Prairie Agreement, and as we all know it's a very contentious area down there with everybody's interpretation of how it should be done as opposed to what the agreement states. And the Village has been really the only party following the agreement. I think our concern was to make sure that we didn't get any more experts in there helping us.

Dave Klimisch:

There's a lot of language in here about a burn. How often do we actually burn down there or does somebody burn down there?

Mike Pollocoff:

I think there's really basically two seasons to burn, before things get green. You could set up a burn to occur, but at the end of the day it's the factor of weather, where the wind is blowing, how it's going to blow. And on that particular day do you have enough staff to manage it? The Chief has worked with the other departments from Illinois who were coming up there, and we've actually done trainings with those departments and some of the people from the State as well as Illinois' conservancy groups on how to conduct these burns. But at the end of the day we need to make sure that if Chief McElmury feels that a burn isn't ready to happen, even though everybody was all set for it, if the weather conditions aren't right or the staffing isn't right he's got the ability to say the bur is off.

Dave Klimisch:

Does it happen every year or every five years?

Mike Pollocoff:

They don't want to burn the whole place at once, but I think they try to look at areas that they can manage and get after a burn. We've had a longstanding process or issue with DNR is we want -- some of these areas they've acquired, and this is mostly true in Pleasant Prairie, where property has been acquired and it's in the plan for management as a prairie. But in the intervening time there's been a lot of other things that have grown up in those prairie areas. You've got brush that needs to be mechanically with a brusher cut down and brushed. Because if you put a fire in there that stuff is going to smolder and smoke forever. So you need to get those sites prepped up.

So as time goes on and they have more and more land that's been mechanically brushed and cleared so all you have growing is prairie grass, then when it's time to burn that if it's in the fall or early spring it will burn off pretty quick, it gets hot and it's gone. For a long time we had

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problems where a tree would topple down and that's in the burn area, and that burns and smokes for a long time. So these are all things that Chief McElmury keeps an eye on. And so as time goes on if they get good at this they can make the area burn faster and in more controlled areas.

But they don't burn the whole thing at once. I think they take a look at areas that they have ready for burning and then they can go. But at the end of the day it's got to be Pleasant Prairie's call as to whether or not it's ready to burn. Because if it isn't and we don't have enough people down there and we can't change it, that means our fire department is going to be spending the afternoon down there cleaning up the mess if it's not ready to go.

John Steinbrink:

So any deer stands located in the area if they're made of flammable materials we're not responsible for.

Mike Pollocoff:

That's 100 points.

John Steinbrink:

It's the DNR's responsibility. Did we have a motion and a second?

Jane Romanowski:

Yes, we did.

John Steinbrink:

Any further discussion?

**SERPE MOVED TO APPROVE AN AGREEMENT BETWEEN AND AMONG THE LAKE COUNTY FOREST PRESERVE DISTRICT, STATE OF WISCONSIN-WISCONSIN DEPARTMENT OF NATURAL RESOURCES, UNIVERSITY OF WISCONSIN-PARKSIDE, THE CHIWAUKEE PRAIRIE PRESERVATION FUND, INC., AND THE VILLAGE OF PLEASANT PRAIRIE RELATED TO THE PROTECTION AND MANAGEMENT OF THE LAKE PLAIN, INCLUDING FIRE MANAGEMENT ACTIVITIES; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

- F. Consider a Memorandum of Development Agreement with the Prairie Village West Addition #1 Condominium Association related to correcting all deficiencies within the proposed utilities, road infrastructure and related appurtenances that are intended to be dedicated to the Village.**

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Jean Werbie-Harris:

Mr. President and members of the Board, the Village staff has been working with the Prairie Village West Addition #1 Condominium Association for the past several months. And as part of our discussions with them and our ultimate goal with them is to transfer the ownership of 42nd Court and 91st Place which are at this time private roads within the otherwise all public street area of the condominium. This area is located west of 39th Avenue, north of 93rd Street. It's the last or the farthest west phase of that condominium development.

As part of the Village's consideration of taking 42nd Court and 91st Place as public road right of ways, the staff has been working with them in order to outline all of the different steps that would be required. So the purpose of this memorandum of understanding agreement is to set forth what those steps are so that there's no misunderstanding between the association and the Village. And secondly they would like to go through and complete and/or correct any deficiencies in any of the public improvements and have those inspected before the Village takes consideration of the certified survey map.

But what we wanted to do was kind of outline the process, what needed to happen. So in the understanding agreement it talks about the repairs that have been identified by the public works department through their televising and their inspection, the improvements that need to be completed out there. They've contracted with Reesman's Excavating as well as Michael's Corporation in order to undertake all of those corrections to the infrastructure, again, before it gets dedicated to the Village. As part of that process the Village will either do themselves or have consultants do the inspection of those public improvements before they're accepted by the Village.

As part of this process a certified survey map needs to be prepared in order to dedicate these public roads to the Village. Because the public road areas are only 40 feet wide we need to grant a variance or consider a variance to the road width. They are proposing to grant the 40 feet plus additional ten feet on either side as easement so that we have adequate land area out there not only for the public road but for the snow storage and street trees and fire hydrants and other water main valves and such that might be outside of that paved area.

The understand that they need to apply for a zoning text amendment because we are looking for a PUD or Planned Unit Development Overlay that needs to be placed on the property because some of the structures will not meet the underlying zoning district with respect to setbacks because it was less under a private road than it is a public road. They have agreed that they would be amending their condominium declarations and their condominium plat in order to transfer some of this private land which is for these two private roads to the Village as public. So they do need to make modifications to their condominium plat as well as to their declarations.

They are going to go through the process of doing some vacations of easements in this area as well since all this area now will be dedicated as public road right of way, and the infrastructure underneath would be dedicated to the Village once those improvements are made. And so as you can see this is a multi-step process for them and for the Village. And we wanted to have a showing of good faith as to that we approved and supported what they were doing. They wanted

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to move forward and get these corrections or these deficiencies corrected. And they have an opportunity to get into a schedule with the two contractors to have this work done very shortly. So they wanted to get that work done.

And then they will continue as this agreement outlines to follow through with each of these subsequent steps hopefully maybe all at the same time probably in July or August to bring everything back before the Plan Commission and the Board for review and approval. And then when these improvements and corrections are made and the inspections are done by public works then we would accept those public improvements and the dedications of the right of way as well.

Michael Serpe:

John, is there a benefit to you by taking this over?

John Steinbrink, Jr.:

Yes. You can kind of see how the Prairie Ridge Roadway, at least the public component of it, kind of ends up in a dead end over there. Really isn't enough room to turn a garbage truck around, a snowplow truck around. So it is much safer where there's no backing up to actually complete this loop at part of the public right of way.

Michael Serpe:

Who was plowing this road before, this section?

John Steinbrink, Jr.:

The Village has been plowing it under contract because it is safer for us to do. So we have been plowing those two roads.

Michael Serpe:

So you're in favor of this?

John Steinbrink, Jr.:

Yes, sir.

Jean Werbie-Harris:

And we do have representatives here from their condo association if you have any questions.

John Steinbrink:

That's a pretty esteemed group sitting in that front row. We did have our lawyer check this, right? But if they all go south in the wintertime why do we have to plow it?

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Mike Pollocoff:

I don't know. I haven't figured it out.

Michael Serpe:

I move approval of the memorandum of development agreement.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

**SERPE MOVED TO APPROVE A MEMORANDUM OF DEVELOPMENT AGREEMENT WITH THE PRAIRIE VILLAGE WEST ADDITION #1 CONDOMINIUM ASSOCIATION RELATED TO CORRECTING ALL DEFICIENCIES WITHIN THE PROPOSED UTILITIES, ROAD INFRASTRUCTURE AND RELATED APPURTENANCES THAT ARE INTENDED TO BE DEDICATED TO THE VILLAGE; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**G. Consider an award of contract to purchase Cardiac Monitors/defibrillators and AEDs.**

Craig Roepke:

Mr. President and members of the Board good evening. For the budget year 2016 the Fire Department was afforded the opportunity to replace its cardiac defibrillators and add, make some AED additions. So that's what that's what the project includes. So basically we went out to three of the leading manufacturers, received raw bids. You notice that the Philips bid was extremely less. They basically -- in part of the last bullet point at the bottom where we didn't consider them they had some feature sets that were less than desirable for our needs. For example, the Philips monitor was not able to monitor carbon monoxide which is a very up and coming thing that our current monitors do not do. Their alternative was a breathalyzer type device that really was unrealistic for us which we would have had to purchase three additional carbon monoxide monitoring devices to the tune of around \$5,500 each. So for some other feature sets the MRX Philips was not considered.

Which left us with Physio and Zoll. The next step in the process is we really had to take and revise the quotes and the bids that were received so that we could do an apple to apple comparison, compare the monitors to the monitors, the AEDs to the AEDs, the service to the service. So with doing that it made it better for us to understand what was the better option for the Village.

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So under our staff review like we did for the self-contained breathing apparatus since our staff or the folks that utilize this day in and day out one every single call we went through, and it's not legible in the slide, but we had basically a review process where we looked at different elements of the monitor. And as you can see there by the pie chart each staff member submitted their desire for which monitor they would like to see us acquire. As you can see overwhelmingly the Physio was the true winner here, which actually as a side note was very surprising for a few people. We though we would have an alternative. We've used Physio in the past so we know they make a quality product.

So in the end we're looking to make what I refer to as a hybrid acquisition. So we're choosing the monitor from Physio-Controls and the automatic defibrillator, external defibrillator from Zoll. Ideally the difference is that the Zolls are less expensive and the Physio AEDs. They also use standard batteries which we can go over to Batteries Plus and replace them. We don't have to buy a proprietary battery. And we also have as you can tell here in the rear we have a good complement of Zolls in our Village public safety network if you will. And then lastly any of the existing AEDs are going to be transferred to the police department to replace outdated and in some instances absent AEDs from the police cruisers.

So our recommended purchase is the Physio-Controls, there's three units, at a total cost of \$104,024.72. We will actually be trading in our three Zoll units, and Physio is going to be giving us \$4,500 each so that's a pretty generous trade in. Just as a point Zoll gave us the same trade in. We're going to go ahead and buy 15 AEDs. I'll just make a note here. You'll see that there's three what we refer to as advanced AEDs. So the three advanced AEDs will actually be put on the primary engines. These advanced AEDS have the ability to do a manual energy selection and manually defibrillate. They also have the ability to monitor the patient when they're in non-cardiac arrest. So many times, I forget the most recent numbers, but what we refer to as our back-to-back calls are in upwards of 35 to 38 percent. So the engine from the one station goes as the primary responder, this will now give them the ability to go ahead and monitor that patient until the ambulance from the other side gets here.

So continuing on with the AEDs, excuse me, the recommended purchase, we also look at purchasing what I refer to as Physio spares so that's cable sets, patient cuffs, things that we know down the road inevitably are going to break, okay, so we're making those purchases now. So our proposed total is \$124,066.79. Our budgeted amount for this project was \$124,106.

Michael Serpe:

Craig, I'm just curious, what kind of numbers do we have as far as the amount of times we've used these things on our residents?

Craig Roepke:

Well, in general the monitor defibrillators are used literally every call. Every time that ambulance goes out that monitor defibrillator is used. Now, the defibrillator itself might not be used, but from a diagnostic perspective, blood pressure, pulse, temperature. What we refer to as

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capnography, the measure of carbon dioxide that is used literally every day on every call. So they get their use.

Michael Serpe:

Since it came in right on the money with the budget I'd move approval.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

Dave Klimisch:

Do these devices have eight year life span as well?

Chief Roepke:

It's not necessarily a hard stop at eight. Our monitors, our current Zoll E series, are roughly eight years old. They're showing some wear. Our last preventative maintenance cycle the service individual had to make some changes. One of the big challenges is that it doesn't do some of the monitoring that we're looking to do like as in carbon monoxide or as in the side stream capnography. We could add those as options to our existing monitors, but financially it wouldn't make sense to do that.

John Steinbrink:

We have a motion and a second. Any other discussion?

**SERPE MOVED TO AWARD CONTRACTS TO BOTH PHYSIO-CONTROLS AND ZOLL TO PURCHASE CARDIAC MONITORS/DEFIBRILLATORS AND AEDS AS PRESENTED; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**H. Consider Ordinance #16-16 to repeal and recreate Chapter 298 of the Municipal Code relating to Storm Water Management and Storm Water Drainage System Facilities.**

Matt Fineour:

Mr. President and members of the Board, this is a revision to Chapter 298 that incorporates mandates from the DNR as well as other changes that were made because of Chapter 405 that was recently approved. DNR mandated a couple different changes to the existing standards. Performance standards were changed a little bit for total suspended solids removal for the



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different development types as well as performance standards for the one year storm. So this is release rates for peak discharge as well as water quality standards. They also changed the design storm event that's to be used to calculate those performance standards. And they also changed a little bit infiltration standards in those performances. None of these changes are significant, they're all kind of minor, but they are changes that were required by the DNR as part of our overall stormwater permitting process.

The other change that was made was we also updated the stormwater discharge permit section. This is where a developer or a development is required to get a post-development stormwater discharge permit. So they build a pond, they have their control structures and so forth, and what these permits do is they ensure the long-term maintenance of these ponds by whether it's an association, homeowners association or whatnot. It requires them to reapply for this permit once every five years so the Village can keep on top of who owns it, who is maintaining it, is it being maintained and so forth. We've kind of segregated it out into two types of permits.

One is called a Class 1 permit which takes ponds that have an existing maintenance agreement with the Village into account as well as easements over that pond, and with those type of ponds where there's a maintenance agreement and easements the stormwater utility as part of their practices goes out once every five years and takes a look at those ponds, does a sediment survey to see how the sediment buildup is in those ponds. So that's with the Class 1. The Class 2 permit probably covers older type ponds where there is no maintenance agreement, there is no easement over those ponds, but those ponds were designed for stormwater management purposes. So the Class 2 since we don't have any easements the stormwater utility is not going out there and doing any sediment surveys, and it requires the owners of those ponds to actually do a little more in depth survey of those ponds to make sure that it is still meeting the design and performance standards.

Those are really the changes that occurred in 298 as well as updating and just cleanup items that was associated with the overall Chapter 405. So some items that were included in 298 that were taken out and placed in Chapter 405. So if there's any questions I'd be happy to answer them.

John Steinbrink:

Any questions? Motion is in order.

Dave Klimisch:

Move approval of Ordinance 16-16.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Further discussion?

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**KLIMISCH MOVED TO ADOPT ORDINANCE #16-16 TO REPEAL AND RECREATE CHAPTER 298 OF THE MUNICIPAL CODE RELATING TO STORM WATER MANAGEMENT AND STORM WATER DRAINAGE SYSTEM FACILITIES; SECONDED BY SERPE; MOTION CARRIED 5-0.**

- I. Consider Ordinance #16-17 to repeal and recreate Chapter 381 of the Municipal Code relating to Land Disturbance, Construction Site Maintenance and Erosion Control.**

Matt Fineour:

Mr. President and members of the Board, this is a similar revision for DNR mandates, again, performance standard updates. It used to be for a construction site you would hear 80 percent TSS or total suspended solid removal. Now they've changed it to a ton per acre. So the performance standards have changed a little bit. Technical standards have changed a little bit in there. Again, these are not very significant changes, but they were minor changes by the DNR's part for overall stormwater municipal discharge permit. Other than that it was cleaned up, again, to meet Chapter 405. Some items that was taken out of 381 and placed in Chapter 405 because that would be a better place for it for a design engineer. Other than that if there's any other questions I'd be happy to answer them.

John Steinbrink:

Any questions?

Michael Serpe:

This all comes from the DNR down to the Village, is that right?

Matt Fineour:

Yes, the Village has a municipal stormwater discharge permit with the DNR. And as part of that permit when requirements or changes in performance standards occur the Village has to adopt those.

Michael Serpe:

And when you give it to us do you have to show them that you have done this?

Matt Fineour:

In this case I don't have to necessarily show the ordinance, but I do have to report back that the Village has adopted the revised performance standards, yes.

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Michael Serpe:

Move approval of Ordinance 16-17.

Steve Kumorkiewicz:

Second.

John Steinbrink:

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

**SERPE MOVED TO ADOPT ORDINANCE #16-17 TO REPEAL AND RECREATE CHAPTER 381 OF THE MUNICIPAL CODE RELATING TO LAND DISTURBANCE, CONSTRUCTION SITE MAINTENANCE AND EROSION CONTROL; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**J. Consider a Professional Service Agreement to evaluate the feasibility of providing potable water to the Village of Bristol for a potential development.**

Matt Fineour:

Mr. President and members of the Board, the Village of Bristol has approached Pleasant Prairie in asking what our ability is to service their community, specifically a certain TIF district that they're evaluating for municipal water. When our municipal water system was designed it did not take into account or was not designed to necessarily service Bristol. That doesn't mean we can't, but we need to analyze our system from what it is today as well as our future build out scenario, what we can provide Bristol for their needs. In order to do that what we'd be doing is kind of updating our existing hydraulic model including some of the major watermain projects that have occurred over the years. The one Springbrook that we're currently placing in, the Sheridan Road water project we'd be updating our model for that as well as the large water main that goes from the I-94 water tower out to Uline.

Once we update the model, again, we'd be looking at evaluating the system from the demand that the Village has today as well as our ultimate build out demand. So when the Village is all built out can we still provide Bristol? So that's what the scope is. I've got a proposal from AE2S which is the company that actually did the original calibration of our model and updates for it, and they've done a good job in the past with it. So the service agreement is with AE2S for the amount of \$14,000. I recommend approval of that agreement.

Steve Kumorkiewicz:

I've got a question. [Inaudible] going to send water to Bristol [inaudible] return it back [inaudible].

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Mike Pollocoff:

Well, we have an agreement with Bristol, and there's a court settlement based on the annexation that indicated we would provide, and I don't remember how many acre feet or sanitary service or the volume, like 600,000 gallons or 300,000 gallons.

Matt Fineour:

It would be around that range.

Mike Pollocoff:

Right, for that area that's identified as the Town of Bristol growth area. So we've already agreed with Bristol that we'll treat that amount of sewage whenever that develops. And we've built our system with that capacity into it. And then they've paid us, if you think back to last year, for the cost of oversizing our system to accommodate them in the future. Well, as that agreement was taking place, at the time they told us that they didn't want to buy water from us. They thought they could get a better deal from the City of Kenosha. And at that time the Board said fine. You want to go to the City, go to the City. And that was the case for quite a while.

Then recently they have looked at developing a future TIF district that was over on the other side of U north of Q, and I think their engineer told them it's going to cost a lot of money to bring water from Highway 50 all the way down the Frontage Road, then up C then down U to get to the site. And we have water on Q and C fairly close to the jurisdiction line. So they approached me and they said, well, now we want water. And I told them, well, we really didn't design our system for you to have water because you hadn't said anything. So I don't think the Village should be adverse to supply water to Bristol. They can't use any more water than they can legally get under a diversion permit which they haven't procured yet. They would have to do that.

In talking with Matt, although we're willing to well them water, it's got to be in a way where we deliver water to them at our existing procedures that we deal with the City. They bring water to us at an existing pressure and volume, and then we're responsible for constructing the tank, the towers, the booster stations to pressurize it. We have no idea how they're going to develop that land to use it, but we do know it's going uphill. It's climbing topographically pretty steep, and so something is going to have to be done there. But it needs to be them that does it.

So what this will do is it will tell us, it will come up with a -- we might not be able to come up with it. Maybe it doesn't work, I don't know, but we'll have an engineer study it so that we can make this determination, give them what the number is. Then from that point we can work on an agreement as to how that's going to be effectuated, reimbursing us for some of the expenses that we've had to put this agreement together. Then it goes to the Public Service Commission to see that there's an engineering study to see how we're basing this information on to establish a rate for Bristol. So this won't happen really fast because we were told a long time ago that they didn't want to get water from us. So we can make it happen, and I think from the utility standpoint if we're able to sell water to Bristol without affecting our residents and businesses in a negative manner then we should be willing to do that.

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Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

Well, no, it would. They have to get a permit from DNR to divert water. They haven't done that yet. But they have an agreement with us for sewer so they really can't -- their diversion is going to be limited by how much sewer capacity they have with us. So things are kind of in place but it's not done yet.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

And they would have to do that with the City as well.

Kris Keckler:

So the cost of this study is [inaudible].

Mike Pollocoff:

No, because Waukesha doesn't have access for the diversion to take place. This would be more of an extension of the Kenosha Water Utility water service area so there's some precedent there.

Steve Kumorkiewicz:

So we're going to pay \$14,000 for this study [inaudible] provide water for them and they're going to reimburse us for this?

Mike Pollocoff:

Well, I think that's going to be part of the rate. We can't say give that to us now, but when we establish a rate for Bristol there's going to be capital improvements that we're making and that's going to be part of it. That \$14,000 we're doing it for Bristol, but we want to do it for ourselves more than anything because we want to make sure we can provide water for everybody we've made commitments to if we do this. So I think we'll get a fair share reimbursement as time goes on from them. But I think in the first instance we want to be able to negotiate from a position of sound engineering knowledge and numbers to be able to go forward with it. That's what's going to help us operate our system better in the future, and it's going to tell us where we're going from when we're dealing with Bristol. We'll get money back from it, but I think it protects us as well. I think its money well spent. As Matt indicated in his memo there's been a significant amount of

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changes in the water system since we had our last look at that high level to see what's going to happen.

Steve Kumorkiewicz:

[Inaudible] possible to supply water to [inaudible].

Mike Pollocoff:

No.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

Like I said we've developed -- our model is based on having the water towers we have and the system pressure that brings water to the Village limits. When we designed this system that was the end of the world. We didn't design it to go any farther. So if they want to buy water from us if we have enough supply to give to them they have to buy it at the flow and the volume rate, pressure that we have available for them and no more. They'll have to do all that other stuff themselves. But that would be true if they were buying it from the City I believe, too.

Michael Serpe:

Is there any chance that [inaudible] from the City and go south?

Mike Pollocoff:

Well, I'm sure if they thought it was cheaper or if they could work a deal with the City they'd do it, and I'd be okay with that.

Kris Keckler:

I just wondered, I see the benefit of us assessing our system with the study. I just didn't know if the realization was a benefit to Bristol as well, if there could be some of the recouping, even part or whole of this cost.

Mike Pollocoff:

Yeah, that's why we want an agreement to work out those details. And really be able to have an agreement that says how we're going to operate once we make this connection to them.

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John Steinbrink:

And the diversion decision is DNR's, or does it involve the Great Lake Governors?

Mike Pollocoff:

No, it wouldn't because in a way Pleasant Prairie laid the groundwork for those diversions to occur. So we got that diversion, and that's going through our system to the lake. In a way they'd be operating under what we were granted, but DNR is still going to want to give out permits. They wouldn't have to go visit all the governors and tell them howdy. It's already been done.

John Steinbrink:

They're missing the best part.

Mike Pollocoff:

Yeah, they're missing the best part.

Kris Keckler:

Move approval of the PSA as outlined.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any further discussion?

**KECKLER MOVED TO APPROVE A PROFESSIONAL SERVICE AGREEMENT WITH AE2S INC. TO EVALUATE THE FEASIBILITY OF PROVIDING POTABLE WATER TO THE VILLAGE OF BRISTOL FOR A POTENTIAL DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**K. Consider an award of contract for the I-94 southbound Ramp Landscaping Project.**

Mark Riley:

Mr. President and members of the Board, this is an award of a construction contract. In accordance with the published official notice of bidders sealed bids for the above-referenced project were received at 2 p.m. on May 19th at the Village Hall. The bids were publically opened and read aloud. One bid was received for this project. Seven contractors that obtained bid documents of which four were listed as prime contractors. The low base bid was submitted by Kenosha Grounds Care Pleasant Prairie in the amount of \$278,892.70. The bids were received,

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and Kenosha Ground Care was found to be the lowest overall responsible bidder. It is recommended that the Village Board award this project to Kenosha Grounds with an overall low base bid of \$278,892.70.

This project was placed out to bid and, again, there were several documents taken out, so several contractors had the plans to bid on but one bid was received. The price, \$278,000, when we looked at all the bid items is in line, and it's a fair and reasonable cost. So we recommend an award of contract to Kenosha Grounds.

Mike Pollocoff:

I might add this is Tax Increment District #2. It's one of the things that we looked at when the Community Development Authority was working on the southeast quadrant of the land that we have. And we did some of the preliminary work for this along the median on frontage road between Q and C. And this would be a landscaped area to identify that quadrant as an enterprise area, and as such it would be the responsibility of the abutting property owners to pay for the maintenance and operations of the landscaping there, the sprinkler systems, maintaining all that stuff. So in the first case some of it will be CDA and then we'll be building out the other stuff. And as time goes on, as this develops, the other companies or whoever uses that abutting land is going to be a part of their association to maintain that as they would for the median landscaping.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

Well, no. The TID district is paying for the construction costs. What we're going to be doing as time goes on is we won't be maintaining it. The property owners around it will be maintaining it.

Steve Kumorkiewicz:

Okay, thank you.

Michael Serpe:

Move approval of the \$278,892.70 to Kenosha Grounds Care.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?



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**SERPE MOVED TO AWARD A CONTRACT TO KENOSHA GROUNDS CARE IN THE AMOUNT OF \$278,892.70 FOR THE I-94 SOUTHBOUND RAMP LANDSCAPING PROJECT; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**L. Consider an Agreement with Kenosha County Humane Society, Inc. d/b/a Safe Harbor Humane Society to transport animals.**

Mike Pollocoff:

Mr. President, the Kenosha Humane Society advised us that they need to increase their expenses. The contract changes that they've submitted to us is based on our previous work with them. There's been a change in a four day stray hold before releasing for adoption. That's a new law required. The change in the expense will go from \$100 to \$150 if we require them to hold it for a bite case, schedule of fees. And they've promoted us up to a town in this contract. We need to get them to change that. They can increase each year -- this contract would increase each year with a CPI. Cruelty cases which occur would go to \$17 from \$15 a month. And there's contacts. Really I don't know that there's another option or another alternative other than to contract with them. I know the Chief works with them on a regular basis, and he works to keep them in line as far as our interaction. Our monthly service fee is going to be \$1,368 a month that we pay each month. I know at one time we looked at doing it ourselves. We couldn't do it as inexpensively and as humanely as they do.

Steve Kumorkiewicz:

They've got a very good organization.

John Steinbrink:

If the change isn't being used in the back of the parking enforcement vehicle then we could --

Dave Klimisch:

How many animals do we work with a month for \$1,300 a month?

Mike Pollocoff:

Chief, do you know by chance?

Chief Smetana:

The number varies based on the complaints that come in of stray animals. If we have a bite case and that animal can't be held by the owner, then it's going to be held at Safe Harbor until the testings are done. So it goes case by case. There's no set amount monthly. If we do have a stray animal that gets picked up by our animal control they're brought to Safe Harbor and held there. There really is no other option at this point.

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Dave Klimisch:

So are there some months where we do zero to five animals, or are we always doing at least 50?

Chief Smetana:

From my understanding from my recollection I think we're going 30 to 50 a year.

Mike Pollocoff:

There was a point where the police department went and caught the animal, put him in the back of the squad, then we took them to the Humane Society. And that's been a long time. We quit doing that because that was nonproductive time. But on the other hand the police department has to authorize any -- we authorize somebody to go out and get a stray animal rather than just having them be on the lookout for them and collecting however many they want to get. We're the gate keeper to make sure that we decide whether or not we're going to call somebody or not.

Michael Serpe:

So it will be \$1,368 regardless.

Mike Pollocoff:

Right.

Michael Serpe:

And then plus whatever, transportation.

Mike Pollocoff:

Right. So they're holding X amount of cages or capacity in the system for us. If we deliver more than what they have room for that's their problem. They've got to find a way to deal with it.

Steve Kumorkiewicz:

I make a motion to adopt the agreement.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Any more questions for the Chief? Thank you, Chief.

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**KUMORKIEWICZ MOVED TO APPROVE AN AGREEMENT WITH KENOSHA COUNTY HUMANE SOCIETY, INC. D/B/A SAFE HARBOR HUMANE SOCIETY TO TRANSPORT ANIMALS; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**M. Consider Resolution #16-20 accepting public improvements for the Prairie Ridge West Commercial Development.**

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening we bring before you Resolution 16-20. It's accepting public improvements for the Prairie Ridge West Commercial development generally located just south of Highway 50 in the northeast corner of 104th Street and 77th, basically where the Cheddar's Restaurant is, just a little bit west of the Olive Garden.

The sanitary sewer, street trees and sidewalk were all installed by the developers, inspected by the public works department and found all to be within the codes and regulations that we require. So this is really just kind of buttoning up the acceptance process of this public infrastructure and transferring it over to public works for maintenance. So staff does agree and recommend acceptance.

Michael Serpe:

Is there a cost in this to us?

John Steinbrink, Jr.:

Well, there's a cost of the general maintenance that we have here forever of the sanitary sewer. The street trees and the sidewalk it is the responsibility of the abutting property owners to maintain it forever. But I think the big thing that we do which is really a good thing for all the rate payers of this infrastructure is that everything is built and constructed by the development and then just turned over once it meets our standards.

Michael Serpe:

It's paid for and now we just maintain it.

John Steinbrink, Jr.:

Correct.

Michael Serpe:

Move approval.

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Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave. Any further discussion?

**SERPE MOVED TO ADOPT RESOLUTION #16-20 ACCEPTING PUBLIC IMPROVEMENTS FOR THE PRAIRIE RIDGE WEST COMMERCIAL DEVELOPMENT; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**N. Consider an Agreement with Service Line Warranties of America to offer the National League of Cities Service Line Warranty Program to assist residents in sanitary sewer service repairs.**

John Steinbrink, Jr.:

Mr. President and members of the Board, this is something staff has been evaluating for a couple years now. As I'm sure you've heard on the news and other media sources, the national infrastructure around most communities is very poor. Pleasant Prairie is very fortunate to the fact that we're kind of a newer community as far as infrastructure goes. We don't have any lead service lines in our water which has been a big deal recently because of Flint, Michigan. Most of our water infrastructure the mains are PVC. The laterals are made out of copper or PVC. Our sanitary sewer for probably the most part of it is PVC.

But there is a small percentage, like maybe five percentage of our sanitary sewer mains which are clay. That's something that was put in in some of the older subdivisions within the Village. And then along with those clay mains came the clay laterals. A lot of these clay laterals were put in in small pieces, maybe three foot long. Over the course of time they deteriorate and then trees grows and then the roots infiltrate and they break or collapse. This is really giving those people that live in some of those older subdivisions within the Village or someone that lives around an older main just an option to provide an assurance outlet.

If you look on the screen that we have ahead of you, the red line really distinguishes the difference between the Village property and then the residence property owner which is right at the property line. And so the Village is responsible for maintaining the sanitary sewer mains, the water mains, and the laterals up to the public right of way. The residents are responsible from the property line up to the house and then anything within their house. So this insurance program if anyone would choose to have it would provide them an assurance at a low monthly cost, either like I believe it's \$7.75 for the sanitary sewer -- or \$5.75 per month to give them a peace of mind and some assurance, especially if they have a history of backing up or failures or roots in the line, something like that.

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We did do a pretty good evaluation. I actually met with the representative from the National League of Cities, and there's quite a pretty impressive amount of communities that have done exactly what we are proposing this evening. And so they use only local contractors for the repairs. The Village is not really impacted at all by it at least from a staff component of it. We do get a royalty of 50 cents per customer that they keep throughout the time, and then that allows us to market this or if anyone has any questions on it, the staff time that it takes to answer questions for them.

So this is something that we have been evaluating for a long time. We looked at a few different options, and we really feel like the National League of Cities provides probably the best value for the residents. And so we're not telling anyone that they have to have it, but if you do have a historical problem with your sewer lateral being plugged up with roots or failing on a regular basis, it really gives those residence an assurance plan that we do feel is more trusted than other ones that may be on the market.

Mike Pollocoff:

If you think back, every now and then there's been something in the newspaper or people get a mass mailing about you can get insurance to fix your sewer lateral or your water lateral. And they kind of imply that the Village knows about it or it's a Village sponsored thing and it isn't. And so what this does, like John said, it just provides for a newer community like us that doesn't have a lot of older services it gives those people an option to say I can take care of this. And they do have a responsible track record.

I think it's a problem that most communities are having. If you think about the City of Kenosha how many private laterals they have in the City that are ancient or antiquated. The City is still going to have to fix the public portion of the lateral, but that doesn't really take care of the private portion. The sanitary sewers typically that's where some of the worst infiltration occurs is on the private side of the lateral. So I really believe this gives us a tool to provide access to residents who question this if they receive some of these flyers in the mail that somebody is going to provide this service and the Village has accepted this, and this is one that's worth accepting, and it's a credible model.

Michael Serpe:

The only notice we'll give is in the newsletter then?

John Steinbrink, Jr.:

As part of this contract at the cost of the National League of Cities they will send out a flyer two times a year, spring and fall. We are allowing them to have the Village logo on this flyer and just let them know that we are partnering with them, staff has evaluated, the Village Board if they choose this evening has accepted it. And so it's not just like one that was out I believe it was two years ago they just kind of came out and shot out a flyer, it went to everyone. And there was a lot of uproar because we really had no idea what this was about. So this company came out much more professional. They reached out to Mr. Pollocoff, and then we evaluated them. The list that

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have the references there's over 300, Phoenix, Arizona, San Diego, Madison, Dayton, Ohio. I mean there's some larger communities, some smaller communities.

I did talk to one of my contacts that I have in public works up in Madison, and they've been doing it for a couple years and they've been very happy with the service that they have. They do have a 95 percent approval rating from anyone that files a claim. And so I think that by using the local contractors and really structuring it as an above board program I think it's really going to help a lot of the residents that do live in the older communities. We really don't have a lot of them, but the ones that we do have it definitely gives them a little bit of peace of mind and an outlet.

Michael Serpe:

With our logo on there I hope they don't interpret this that it's another fee that's going to be charged to them. This is all on their own.

John Steinbrink, Jr.:

Sure. And Village staff will go down and proof all of the information that goes out which is something that no one has done. So I'll make sure that I work with our communications director to make sure that it's all phrased right. And there really is no cost to the enterprise fund, the sewer or water as a part of this program whatsoever. They take care of 100 percent of it. And I think that's one of the advantages with working with a large national company that does have a good track record is that they have a good track record, and some of these larger cities are using them because that they are fair and they have been successful for so long.

Dave Klimisch:

And it does not go out in our newsletter, the company mails it out separately?

John Steinbrink, Jr.:

That's correct. I mean we can definitely put something in our newsletter just letting the residents know that we will be authorizing this as an approved Village potential insurance. But the two flyers are 100 percent independent of our newsletter at the cost of the National League of Cities.

Dave Klimisch:

Move approval of the agreement with Service Line Warranties of America.

Michael Serpe:

Second.

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John Steinbrink:

Motion by Dave, second by Mike. Further discussion?

Steve Kumorkiewicz:

[Inaudible] the areas that we require the service?

John Steinbrink, Jr.:

Can you repeat that?

Steve Kumorkiewicz:

Can we point out which ones are the areas that are going to need the service eventually?

John Steinbrink, Jr.:

The Village really doesn't want to get in the position to say you should have it, you shouldn't have it, you're in a good area, you're in a bad area. We really feel that the residents are going to know. If you've been having problems in your home with your sewer lateral or with your water service you're going to know you've been having problems because you've been having to hire a plumber or roto rooter to come out on a regular basis. And so if you happen to be one of those people I mean it's definitely the resident's call at the end of the day. But the Village really doesn't want to get into a position where we have to say you should have it because you're in this area, you shouldn't have it because you're in a good area. We really want to waive all the liability off of us. If someone calls us we're probably going to direct them to consult with a private plumber just to evaluate the private laterals that they have.

And so keep in mind that the Village is responsible for the lateral up to the property line, and we will maintain and video inspect and repair anything that we have through there. Anything up on their side is really their responsibility. We can let someone know that the main may be clay in front of their house, but keep in mind when that clay main was put in maybe there wasn't a house there. And maybe when they built the house 20 years later they built it out of PVC. We really don't know unless we do a video inspection, and we're really not budgeted to video inspect every service lateral within the Village. We just don't have the funding or the manpower for it. So we're kind of leaving it up to the residents to make an informed decision with the information that we give them.

Steve Kumorkiewicz:

Beverly Woods, for example, is an old subdivision. My subdivision is old, it's over 50 years old. But they installed PVC pipes about 35 years ago [inaudible] in the whole subdivision. So my subdivision probably has better pipes than they have in Beverly Woods [inaudible].

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John Steinbrink, Jr.:

Right, so based off that information the property owner, what you just said, it's really your decision to choose would you like to go with it or not? All the Village is doing is letting the residents know this is someone that we've evaluated and we feel it's a reputable company. So if you choose to get insurance because of your situation here's a company that we're putting our name behind.

Steve Kumorkiewicz:

Thank you, John.

John Steinbrink:

So you don't need like a colonoscopy inspection of your plumbing to get the insurance. You sign up, you get it.

John Steinbrink, Jr.:

Right, you sign up, you pay your monthly fee --

John Steinbrink:

You have a problem one month later they're going to pay you.

John Steinbrink, Jr.:

Correct.

Dave Klimisch:

So moved.

Michael Serpe:

Second.

John Steinbrink:

We have a motion and a second. Any further discussion?

**KLIMISCH MOVED TO APPROVE AN AGREEMENT WITH SERVICE LINE WARRANTIES OF AMERICA TO OFFER THE NATIONAL LEAGUE OF CITIES SERVICE LINE WARRANTY PROGRAM TO ASSIST RESIDENTS IN SANITARY SEWER SERVICE REPAIRS; SECONDED BY SERPE; MOTION CARRIED 5-0.**



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**O. Consider an award of contract for Bid Package #4 for the proposed Roger Prange Municipal Center Equipment Storage Facility.**

John Steinbrink, Jr.:

Mr. President and members of the Board, I bring before you this evening the fourth and final bid contract for the project of the equipment storage at the Roger Prange Center. It's for the concrete slab and small concrete appurtenances around the facility. Three bids were received, and with the low bid being Middleton Construction in the amount of \$341,300. We have consulted with Riley Construction. Middleton Construction is a reputable contractor that they have worked with Riley on many other buildings in the area. And we do recommend approval of the bid pack as presented to Middleton Construction for \$341,300.

Michael Serpe:

How we holding up on the budget, John, as far as --

John Steinbrink, Jr.:

We're actually tracking right on track with the budget right now. With the bid pack 4 the total amount that we have under bid and under contract with Riley is the \$2.961 million, and we're budgeted about \$3.3 million. The only thing it does not include is the earthwork allowance, and that's something that the Village crews will be doing in house. We're estimating just under \$200,000 for that. And so we're still tracking slightly under budget with the project as a whole.

Michael Serpe:

Move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

**SERPE MOVED TO AWARD A CONTRACT TO MIDDLETON CONSTRUCTION IN THE AMOUNT OF \$341,300 FOR BID PACKAGE #4 FOR THE PROPOSED ROGER PRANGE MUNICIPAL CENTER EQUIPMENT STORAGE FACILITY; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

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**P. Consider a re-appointment to the Park Commission.**

Mike Pollocoff:

Mr. President, we had an appointment individual Mr. Brock Williamson that was on the Park Commission, and the Board had moved him to the Plan Commission. And we also had a resignation of -- anyway this guy that's on the Park Commission got a really good job someplace and he left. He was a good guy, too. Troy Holm. If you see him say goodbye. We really did like him. He was a good Commissioner for us while he was here. Mr. Klimisch was an alternate on that Board, and so I'm recommending that we bring him up to a regular position and go from there. And I'll remember his name because I'll see him every two weeks.

Kris Keckler:

Move approval.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any further discussion?

**KECKLER MOVED TO REAPPOINT DAVE KLIMISCH FROM AN ALTERNATE TO REGULAR MEMBER ON THE PARK COMMISSION; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**Q. Consider disallowing a claim filed by Charles Glassen relating to a water main break.**

Mike Pollocoff:

Mr. President, we receive from Mr. Glassen for a watermain break. We referred that to our insurance company. This was for a watermain break in Whispering Knoll. We discovered and the insurance company investigated it, and they determined that there was no negligence on the part of the Village. They're recommending to disallow the claim.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

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John Steinbrink:

Motion by Mike, second by Steve. Any discussion?

Dave Klimisch:

I noticed when I read through this was how quickly our Village staff responded once notice was given which is a consistent personality of what our Village staff do so it was nice to read that.

**SERPE MOVED TO DISALLOW A CLAIM FILED BY CHARLES GLASSEN RELATING TO A WATER MAIN BREAK; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**R. Consider a Letter of Credit reduction for the Addison Senior Lifestyle development.**

Mike Pollocoff:

Mr. President, I'm recommend that the Trustees approve a reduction to the letter of credit on the \$1,009,434.

Steve Kumorkiewicz:

So moved.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Further discussion?

**KUMORKIEWICZ MOVED TO APPROVE A LETTER OF CREDIT REDUCTION FOR THE ADDISON SENIOR LIFESTYLE DEVELOPMENT IN THE AMOUNT OF \$1,009,434.00; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**S. Consider an award of contract for repair and replacement work at the 50 meter pool.**

Mike Pollocoff:

Mr. President, on May 12th we opened sealed bids for modifications to the HVAC system at the 50 meter pool at RecPlex. We received two bids from Martin Petersen and Lee Plumbing. Low bid was submitted by Lee Plumbing with a base bid of \$847,770. Martin Petersen's base bid was \$1,039,000. Both are prequalified bidders with the Village. We also selected alternate quotes on boiler replacement, piping, control work, different exhaust duct packages. We're still going to

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hold on to these alternate bids, but I'm not recommending they be considered for award at this time.

This project was designed by MEP from Eau Claire, mechanical engineers who were working on that. They'll provide the construction review and making sure that the construction takes place with the design implement intent of what we wanted to accomplish and the plans and specifications. I'm also sure that Mr. Patrizzi will have a close eye on the project as its being constructed. This work is basically to get the system working in a manner which we request it be working as part of the litigation that's under way right now with the Village of Pleasant Prairie and various contractors that constructed the project. I'd recommend that the Village award a base bid contract to Lee Plumbing in the amount of \$847,770.

Steve Kumorkiewicz:

I'll move.

Michael Serpe:

Second.

Mike Pollocoff:

It's something to be paid for by the RecPlex.

John Steinbrink:

Motion by Steve, second by Mike. Further discussion?

**KUMORKIEWICZ MOVED TO AWARD A CONTRACT FOR REPAIR AND REPLACEMENT WORK AT THE 50 METER POOL TO LEE PLUMBING IN THE AMOUNT OF \$847,770; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**9. VILLAGE BOARD COMMENTS**

John Steinbrink:

I just want to note that Brian Smith congratulations you made the paper. We all know you're here now. Brian is the person in charge out at the RecPlex. And they did a very nice article on you so that was great to see. I also want to thank Troy Holm for his service on the Park Commission. You think the fire personnel would have helped us out with that because his brother Ryan serves on the fire department.

Kris Keckler:

Just two pieces of recognition. One for Kathy Goessl for giving of her time this last week. She was kind enough to meet with myself and the Kenosha Unified's chief financial officer as we're

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working on our strategic directions for fiscal responsibility. I think there were several components that are in the practice and protocols that the Village adheres to that the district could certainly learn a lesson from so I appreciate that.

And also Chief Smetana and the other responders that assisted with the evacuation of Pleasant Prairie Elementary. For high of an anxiety situation it was I heard a ton of compliments for all of the service personnel that responded and interacted and supported all those hundreds of kids and their parents during that kind of trying time. It's unfortunate to go through situations like that, but it was handled with the utmost grace and support from the police department so thank you.

John Steinbrink:

Also, Chief you were good on the news and the great interactions with the kids there. Pretty impressive so thank you. Anything else, Mr. Serpe?

10. **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:

That means we're going into closed session. That is done by a roll call vote I believe.

Jane Romanowski:

First we need a motion.

Kris Keckler:

Motion to go into closed session.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Roll call vote;

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

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John Steinbrink:

The only item left will be Item 11, returning to open session for adjournment. And let it be known that the Board will return to open session for adjournment. No other business will be conducted.

After discussion, **KLIMISCH MOVED TO DISALLOW A CLAIM INVOLVING AN INJURY OF A MINOR AT THE RECPLEX; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**11. RETURN TO OPEN SESSION AND ADJOURNMENT**

**KECKLER MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY SERPE; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 8:50 P.M.**

**VILLAGE OF PLEASANT PRAIRIE  
PLEASANT PRAIRIE VILLAGE BOARD  
PLEASANT PRAIRIE WATER UTILITY  
PLEASANT PRAIRIE SEWER UTILITY  
9915 - 39th Avenue  
Pleasant Prairie, WI  
June 20, 2016  
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, June 20, 2016. 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; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Doug McElmury, Fire & Rescue Chief; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, HR and Recreation Director; Dan Honore, IT Director; and Jane M. Romanowski, Village Clerk. Two citizens attended the meeting.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. PUBLIC HEARINGS**

**A. Consider the 2016-2017 Liquor License Renewal Applications for Dream Liquor and the Wooden Nickel.**

Jane Romanowski:

As I mentioned at the last meeting when we had most of our liquor licenses approved, these two applications were filed late. So we have to have a 15 day waiting period where the applications need to be in my office. So tonight the Board needs to consider the Class A fermented malt beverage and Class A intoxicating license for Dream Liquor located at 4417 75th Street, and then also the Class B fermented malt beverage and Class B intoxicating liquor for the Wooden Nickel at 11606 Sheridan Road. And, of course, these licenses just as previous would be subject to any outstanding fees, delinquencies, etc. And I believe neither one of them have any right now, although I think Dream Liquor has some zoning violations they need to work on.

So last year if you recall we did a big ordinance amendment for Chapter 194. And in that ordinance amendment we did add the \$100 late fee because these two applicants are notoriously late. And so we're usually trying to chase down applications. So this year they will pay that in addition to their licensing fees, and I would recommend approval.

John Steinbrink:

All right, this being a public hearing I'm going to open it up to public comment or question.

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Jane Romanowski:

There were no signups tonight, Mr. President.

John Steinbrink:

Anybody wishing to speak on this item? Anybody wishing to speak on this item? Anybody wishing to speak on this item? Hearing none I'm going to close the public hearing and open it up to Village Board comment or question.

Dave Klimisch:

Jane, you said the only violation was a zoning violation?

Jane Romanowski:

I believe so. Everything is paid. Wooden Nickel had an outstanding fee with the fire department they paid. So I believe Jean has -- unless it passed recently.

Jean Werbie-Harris:

No, as of Friday it had not yet passed. They just have some landscaping issues on the north side of their property and the east side of the property that they were going to get resolved.

Dave Klimisch:

No demerits anywhere, no liquor demerit?

Jane Romanowski:

We don't have a demerit system.

Jean Werbie-Harris:

We don't do that.

Dave Klimisch:

I move approval of the license renewal.

Steve Kumorkiewicz:

Second.



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John Steinbrink:

Motion by Dave, second by Steve. Further discussion?

**KLIMISCH MOVED TO APPROVE THE 2016-2017 LIQUOR LICENSE RENEWAL APPLICATIONS FOR DREAM LIQUOR AND THE WOODEN NICKEL, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**B. Consider the construction of a water main, sanitary sewer and storm sewer laterals for the extension of Cooper Road to 97th Street and Final Resolution #16-23.**

Matt Fineour:

Mr. President and members of the Board, this is the final assessment for the water, sanitary and storm infrastructure associated with the Cooper Road extension project. The assessment was levied for all three utilities except for stormwater which the only thing that was assessed was for sump pump laterals to future lots. The watermain and sanitary sewer assessment is based on a lot frontage of benefitted properties. For the watermain the linear foot cost for the assessment rate is calculated as the total project cost divided by the total watermain length. This cost was then divided in half to account for both sides of the road. The size of the watermain being constructed is a 12 inch watermain. The watermain cost was reduced to represent an 8 inch main equivalent cost for the assessment.

Water services were accounted for separately as a separate cost. The sanitary sewer was assessed in a similar fashion on a front footage cost. The cost calculation was based on the total cost of the sanitary sewer divided by the length of the sanitary sewer to get a cost of length per foot. It was then divided in half to account for both sides of the road. The total project for the watermain was \$95,872. This cost was reduced to account for an 8 inch equivalent down to \$90,502. The assessment rate for the watermain is \$73.81 per foot. The total assessment cost for the sanitary sewer was \$97.40 per foot.

There were two properties that were assessed for this project. One was Parcel Number 92-4-122-221-0010 which is owned by Steinbrink Limited Partnership. The total assessment for that parcel is \$33,498.45. That is parcel 1. Parcel 2 is owned by Richard and Julie Steinbrink with a total assessment on that property of \$75,538.14. Both assessments for these projects are deferred assessments until such time as those properties are developed. At that time those assessments would be due. But as long as it's vacant it's a deferred assessment. If there's any other questions I'd open it back up to the public hearing.

Michael Serpe:

President Steinbrink will not be participating in the deliberation nor will he be voting on it. This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearing. Comments from Board members? What's your pleasure?

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Kris Keckler:

Move approval as outlined.

Steve Kumorkiewicz:

Second.

Michael Serpe:

Motion by Kris, second by Steve for approval.

**KECKLER MOVED TO APPROVE THE CONSTRUCTION OF A WATER MAIN, SANITARY SEWER AND STORM SEWER LATERALS FOR THE EXTENSION OF COOPER ROAD TO 97TH STREET AND ADOPT FINAL RESOLUTION #16-23; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0 WITH JOHN STEINBRINK RECUSING HIMSELF FROM ANY DISCUSSION OR VOTING.**

Michael Serpe:

President Steinbrink did not participate in the vote.

John Steinbrink:

Thank you, Mike.

## **5. CITIZEN COMMENTS**

Jane Romanowski:

There were no signups tonight, Mr. President.

John Steinbrink:

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

## **6. ADMINISTRATOR'S REPORT**

Mike Pollocoff:

We have a long agenda tonight. I'll restrain myself and not report.

John Steinbrink:

You are a kind gentleman.

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**7. NEW BUSINESS**

- A. Receive Plan Commission recommendation and consider Ordinance #16-22 to amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan relating to vacant property generally located on 93rd Street east of 11th Avenue within Carol Beach Estates Unit #6 Subdivision.**

Jean Werbie-Harris:

I would ask that the next item be taken up at the same time please?

John Steinbrink:

Pardon?

Jean Werbie-Harris:

If you could bring up Item B at the same time I'll make one presentation.

- B. Receive Plan Commission recommendation and consider Ordinance #16-23 to amend the zoning map for the vacant property generally located on 93rd Street east of 11th Avenue within the Carol Beach Estates Unit #6 Subdivision.**

Jean Werbie-Harris:

Mr. President and members of the Board, there's actually two items Ordinance 16-22 and 16-23. The property owner had hired DK Environmental Services to complete a wetland delineation on their vacant property generally located on 93rd Street east of 11th Avenue within the Carol Beach Estates Unit #6 Subdivision. It's Lot 3 of CSM 1877. It's identified as Tax Parcel Number 93-4-123-191-0137. A wetland staking was completed on the property on October 24, 2015, and the required wetland report was filed with the Wisconsin DNR. And on April 20, 2016 the DNR sent a letter indicating that on their field visit on April 13, 2016, that they concurred with the biologist's determination that there are no wetlands found on the site.

So the first request that they have this evening is for a Comprehensive Plan Amendment at the request of Harold Brown, and this is to change the Park, Recreational and Other Open Space Lands with an Interpolated Wetlands and the land use designation associated with that to the Low-Medium Density Residential land use designation, again, because there are no wetlands on the property.

The second item is a request for a zoning map amendment, Ordinance 16-23 also at the request of Harold Brown. And this is to modify the zoning map in order to reflect that there are no wetlands on the property and to rezone the property from the C-1, Lowland Resource Conservancy District, to the R-6, Urban Single Family Residential District, so that the entire property is within that residential district and the lot would be available to build a home on. With that the Plan Commission and the staff recommend approval of both items as presented.

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Michael Serpe:

Move approval of 16-22.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve for adoption of 16-22. Further discussion?

Dave Klimisch:

The subject property the way I understand it is a wooded parcel on 93rd Street. When I read through the report it looks like the testing came from a non-wooded lot possibly on 92nd Street. When I drove by the actual property -- on 93rd Street to the south there is no house to the south, and that's mentioned in the report. Unless I'm misunderstanding something I suspect the testing might have been done on a different property.

Jean Werbie-Harris:

Unless there's a typo in that report I would have to do some checking. My staff that was working on that with them is not here or available. My understanding it was the lot that was on 93rd Street. There's a lot of underbrush and a couple of trees but mostly underbrush on the property.

Dave Klimisch:

When I drove by on 93rd Street it's an uncleared heavily wooded lot which looks different than what I see in the pictures. So just to make sure, I know they tested the soil, and what I saw on 93rd Street is not a manicured lawn.

Mike Pollocoff:

If you look at the environmental report by DK on page 10, it clearly does show a wooded lot, but it also shows the data points that were secured off that site when they did the staking. You're right, I think that's scrub brush there, but even the woods there would not be indicative of wetlands. I think that's what the findings resulted in. I'm not sure what the difference is between the County map which is I believe you got the map that's on there. But when you look at the map that the environmental firm submitted it does show woodlands on that parcel.

Jean Werbie-Harris:

And I think part of it is that the County's maps were flown in March and there's no foliage on the trees at that time. And this photograph looks like, and I'm not sure if they got it off of Bing or

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Google or where they got it from, but it looks like that probably since there's a pool next door that's uncovered it looks like it was the middle of the summer. So that's why it looks like they're fully wooded right now.

Dave Klimisch:

I agree that if there's no wetlands the property owner should be able to develop it. I'm not sure if the right property was mentioned in this report. Because when I drove by 93rd Street it's a heavily wooded undeveloped lot. This one looks like something that might be on 92nd Street. So if we vote pending confirmation.

Jean Werbie-Harris:

Are you saying that the report says 93rd or 92nd as opposed to 93rd?

Dave Klimisch:

The application was for the lot on 93rd Street, and at least when I drove by on 93rd Street it didn't look like this lot.

Mike Pollocoff:

Trustee Klimisch, do you have the environmental report there --

Jean Werbie-Harris:

Because both the environmental report and this both identify 93rd Street with a wooded lot to the south.

Mike Pollocoff:

Can you see mine? This is from the report that shows 93rd Street, and it shows the two data points.

Dave Klimisch:

So if we vote on it maybe just subject to confirmation because it's different than what it looked like when I drove by.

Jean Werbie-Harris:

Sure. Are there trees on the lot right now, is that what you were saying?

Dave Klimisch:

Yeah, it's an uncleared lot.

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Jean Werbie-Harris:

Uncleared.

Dave Klimisch:

Correct.

Jean Werbie-Harris:

And that's what the aerial --

Dave Klimisch:

And this is showing a cleared lot with grass.

Jean Werbie-Harris:

No it's not actually. This is the aerial that is shown up on the screen. That's just a springtime before any of the leaves got on the trees. So that's what it looked like in March. This is a photo of what it looks like when full foliage is on the trees probably in July or August or September. So it is the same lot. And you can see the homes on either side with the pool.

Dave Klimisch:

Right. The report mentioned Kentucky bluegrass and manicured lawn which is what it shows in the picture. But the lot I looked on on 93rd Street does not have Kentucky bluegrass. If we can just confirm that the testing was done on the right lot.

Jean Werbie-Harris:

We can do that.

Dave Klimisch:

I would not want the property owner to get approval for something if it does indeed have a wetland.

Michael Serpe:

My motion can reflect that being subject to confirmation.

John Steinbrink:

Does the second reflect that?

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Jane Romanowski:

Steve, do you agree with that with the second?

Steve Kumorkiewicz:

Yes.

John Steinbrink:

We have a motion and a second. Is there any further discussion? If not, a roll call has been requested.

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #16-22 TO AMEND THE VILLAGE OF PLEASANT PRAIRIE 2035 COMPREHENSIVE LAND USE PLAN RELATING TO VACANT PROPERTY GENERALLY LOCATED ON 93RD STREET EAST OF 11TH AVENUE WITHIN CAROL BEACH ESTATES UNIT #6 SUBDIVISION, SUBJECT TO THE REQUEST BY TRUSTEE KLIMISCH TO CONFIRM THE TESTING WAS CONDUCTED ON THE CORRECT LOT; SECONDED BY KUMORKIEWICZ; ROLL CALL VOTE – SERPE 0 AYE- KLIMISCH – AYE; KUMORKIEWICZ – AYE; KECKLER – AYE; STEINBRINK – AYE; MOTION CARRIED 5-0.**

John Steinbrink:

That concludes Item A, now we have Item B.

Michael Serpe:

Move approval of 16-23 subject to.

Dave Klimisch:

Second subject to.

John Steinbrink:

Motion by Mike, second by Dave, 16-23 subject to. Any further discussion?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #16-23 TO AMEND THE ZONING MAP FOR THE VACANT PROPERTY GENERALLY LOCATED ON 93RD STREET EAST OF 11TH AVENUE WITHIN THE CAROL BEACH ESTATES UNIT #6 SUBDIVISION; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

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John Steinbrink:

That brings us to Items C and D, and I will be recusing myself on those items.

- C. Receive Plan Commission recommendation and consider Ordinance #16-24 to amend the 2035 Comprehensive Land Use Plan for property generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.**
- D. Receive Plan Commission recommendation and consider a Conceptual Plan for the proposed residential development on the vacant property generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.**

Michael Serpe:

Items C and D will be taken together, separate votes on each. President Steinbrink will not be participating in the deliberation nor will he be voting.

Jean Werbie-Harris:

Members of the Board, there are two requests before you this evening. The first is a Comprehensive Plan Amendment, Ordinance 16-24 at the request of Jeff Marlow of Lexington Homes. And this is for the residential development of three 49-unit apartment buildings, ten 8-unit apartment buildings, and 19 single family lots on the vacant properties located generally west of County Trunk Highway H or 88th Avenue and north of Bain Station Road. The amendments include to modify the Prairie Ridge Neighborhood Plan as well as to amend the Village of Pleasant Prairie 2035 Comprehensive Plan to reflect these modifications of moving this vacant land into the Upper Medium Residential Land Use Designation as well as modifying the Land Use Plan Map.

The second item is the conceptual plan where we get into a little bit more of the specifics of the project to be known as Fountain Ridge. With respect to the neighborhood plan, the neighborhood Prairie Ridge is really bounded largely, it's a mile and a half square area primarily bounded by Highway 50 on the north, Bain Station Road on the south, Highway H on the east, and then over towards 104th on the west. And when the Village takes a look at each individual new project we look at the neighborhood plan down to a very specific level because we want to make sure that that neighborhood plan provides that guide and framework as to how development would occur when and if it does occur.

But we also look specifically at density within an entire neighborhood. So some areas of the neighborhood could have a little bit higher density such as the multifamily development, and other areas have much lower density with larger lots, single family lots. So specifically we looked at this 34.5 acre piece of land, and based on some of the trends of new development that is occurring in Pleasant Prairie we started working with a developer that was looking to bring in a



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little bit more density in this particular area more to the north and to the east of the site with the three 49-unit buildings.

This same developer is the one that developed the Cobblestone development in Prairie Ridge so they're very similar to those buildings. And then he is introducing these 8-unit apartments that are like condo-style type apartments because they have individual entries and individual garages that are part of the units. And then in order to provide a good transition between the Ashbury Creek single family subdivision to the west and this development, he is proposing 19 single family lots to I don't want to say create a buffer but more of a transition from one use to the other.

In all cases public streets will be used to access the development, public street which we've identified as public street A and C which are the streets on the west side for the single family which will access directly to the west to 94th Avenue. And then public street B which will allow development to come off of both Highway H as well as Bain Station Road. The way that this is laid out there are no cross-connections of public or private roads between the two developments that are proposed.

At the Plan Commission meeting we went into some significant detail with respect to the existing population within the neighborhood and proposed population within the neighborhood based on the number of units that were being proposed. With respect to the current population within the neighborhood 3,951 persons are proposed with 1,023 school age children and 610 public school age children. Projected population within the neighborhood with this development and all the other developments that have yet to be built the population is 5,223 persons which would include 1,310 school age children, wherein 784 are estimated to attend public schools.

Some of our extension discussion also included the fact that based on the size of the units, the number of bedrooms not to exceed two as well as parking and so on and so forth, these units are not generating, are not projected to generate a lot of school age children. Typically it's a single family home that generates a number of children for the local public school system.

The developer has, again, completed that Cobblestone development which is in Prairie Ridge, also did receive approval of the Skyline development in Prairie Ridge. And we did go into extensive detail at the Plan Commission meeting with respect to how the units would be constructed and the quality of the units. At least the three larger buildings to the north that they all have underground parking. That there's a large variety of units with respect to the sizes. We have some that are efficiency all the way up to two bedroom, two baths with lofts. So we have a great variety, almost 17 different varieties of housing unit types within these buildings. The 8-unit building also has a number of different units as well all at different price points with their price points really varying from about \$750 up to over \$1,600 a month.

Some of the other details I wanted to mention is that those individual ponds that are on the site will have fountains, and they will serve as stormwater management basins. There's private walkways throughout their development and public walkways or sidewalks that run adjacent to street B going east-west. And then going south towards Bain Station Road there's also a public sidewalk that will take you on the north side of Bain Station Road all the way over to 94th Avenue. There's public sidewalks that are also proposed on street A and street C throughout the

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single family development as well. Their intention is to develop site 1 and 2 first and then site 3 or the balance or the single family would be a third phase or a follow-up phase to their development.

With respect to the two items on the agenda they are seeking both a Comprehensive Land Use Plan amendment as well as a conceptual plan approval. A few other things I just wanted to mention that we did talk about in some detail is that there was some traffic study work that was completed for the intersection of Highway H and Bain Station Road. Kenosha County has indicated that they will be installing a roundabout at that location. The traffic study work was actually initiated a while back with the Majestic development on Highway H. And the County has been working with the Village and will be seeking to start to acquire land for the future roundabout. Some of the land will be dedicated or donated by the developer of Fountain Ridge. It is anticipated that land acquisition would likely all occur in 2016, and then construction of the new roundabout would be completed in 2017.

As you know, Lexington Management has a very strong, long-term management and maintenance perspective when they develop units within the Village as well as elsewhere in the State. They own over 1,700, 1,800 units, and they're very strict with respect to how they maintain and manage them. And we went into pretty excessive detail at the Plan Commission meeting with respect to all the different things that they have with respect to their project. I believe there was one individual that did attend the Plan Commission meeting last week Monday and had some concerns, some reservations, and I think all of his questions were answered by the Plan Commission. And then some additional questions were answered individually between the developer and him.

The staff comments do outline a number of different steps that the developer would need to take including certified survey maps that would dedicate the right of way, a subdivision plat which would be required for the single family area. They would be looking for PUD or Planned Unit Development Overlay. There was a small wetland on the property on the very south end in the wooded area which will need to be more clearly defined as part of the C-1, Lowland Resource Conservancy District. And then what the staff did was we put together a significant or quite lengthy of staff comments for them to then move to the next step should the Village Board approve it this evening. So we've got about 30, 40 pages here of additional things that they will continue to work on once they get the initial approval by the Village Board.

So this evening they're requesting two approvals, the Comprehensive Plan Amendment, Ordinance 16-24, and then the conceptual plan for this project. And, again, this is not going to be coming back as a site and operational plan, but it will come back as development plans with the PUD that will come back before the Plan Commission and the Board along with any CSM or platting. And the full development agreement will be required because all public improvements will be a requirement of the development to put in, and they'll be posting a letter of credit with the Village to secure those infrastructure improvements.

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Michael Serpe:

This matter was in front of the Plan Commission. There was a couple of concerns I think that were adequately addressed by the developer and by staff. Gentlemen, what's your pleasure?

Steve Kumorkiewicz:

Make a motion to adopt Ordinance 16-24.

Kris Keckler:

Second.

Michael Serpe:

Motion made and seconded that we adopt 16-24.

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #16-24 TO AMEND THE 2035 COMPREHENSIVE LAND USE PLAN FOR PROPERTY GENERALLY LOCATED WEST AND NORTH OF BAIN STATION ROAD AND CTH H (88TH AVENUE) TO BE KNOWN AS FOUNTAIN RIDGE; SECONDED BY KECKLER; ROLL CALL VOTE – KECKLER – AYE; KLIMISCH – AYE; SERPE – AYE; KUMORKIEWICZ – AYE; MOTION CARRIED 4-0 WITH JOHN STEINBRINK RECUSING HIMSELF FROM ANY DISCUSSION OR VOTING.**

Michael Serpe:

And Item D, conceptual plan. Gentlemen?

Kris Keckler:

Move approval.

Steve Kumorkiewicz:

Second.

Michael Serpe:

Motion made and seconded for approval. Jane, this is not a roll call, is it?

Jane Romanowski:

No.

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Michael Serpe:

Motion made and seconded for approval of the conceptual plan.

**KECKLER MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND CONSIDER A CONCEPTUAL PLAN FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE VACANT PROPERTY GENERALLY LOCATED WEST AND NORTH OF BAIN STATION ROAD AND CTH H (88TH AVENUE) TO BE KNOWN AS FOUNTAIN RIDGE, SUBJECT TO THE CONDITIONS SET FORTH BY STAFF; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0 WITH JOHN STEINBRINK RECUSING HIMSELF FROM ANY DISCUSSION OR VOTING.**

Michael Serpe:

John, it's all yours.

John Steinbrink:

Thank you, Mike.

**E. Receive Plan Commission recommendation and consider an Affidavit of Correction to CSM 2520 relating to vacant property generally located east of 39th Avenue at 114th Place related to relocation of access to Lot 2.**

Jean Werbie-Harris:

Mr. President and members of the Board, the petitioner is requesting approval of an affidavit of correction to CSM 2520, and this is for the relocation of the 30' wide limited driveway access related to the access restriction on the vacant property generally located east of 114th Place, and this is in the Creekside Hill development. The current access point would require the removal of several trees and a significant amount of fill to be added to bring the property to grade. Relocating the driveway access location will allow for less invasive access to the site and minimize tree removal. Any buildings or structures and parking and maneuvering lanes on the site would all need to meet all the required setback requirements.

And what's really not shown on this particular slide is that there's an area for Lot 2 up front, but then there's a very long area in the back that is zoned Agricultural 2, and they want to be able to gain access to that back part of the property for agricultural related purposes. So moving and shifting this driveway placement from the south side to the north side and running closer to the north property line helps to reduce the number of trees to be removed. Staff recommends approval of the affidavit of correction subject to the conditions and comments as outlined in the staff memorandum.

Michael Serpe:

So moved.

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Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave. Further discussion?

**SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE AN AFFIDAVIT OF CORRECTION TO CSM 2520 RELATING TO VACANT PROPERTY GENERALLY LOCATED EAST OF 39TH AVENUE AT 114TH PLACE RELATED TO RELOCATION OF ACCESS TO LOT 2; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**F. Consider Resolution #16-26 approving an updated Mutual Aid Box Alarm System (MABAS) Agreement.**

Chief McElmury:

Mr. Chairman and members of the Board, we have before you tonight the updated MABAS Mutual Aid Box Alarm System Agreement. Last time we signed this was back in 2001. There's been significant changes in State law including WEM 8. The MABAS system as been adopted as the official mutual aid system in the State of Wisconsin. Very interesting, just a little bit of history, it actually came into Wisconsin through Pleasant Prairie. We were the first Wisconsin Department to belong to MABAS. We are part of Division 101, and retired Chief Guilbert was the first President of the MABAS Wisconsin. So we're pretty tightly tied to this organization.

So before you tonight is just the updated Box Alarm Agreement. Being that Division 101 signed the agreement so early on we've been asked by MABAS Wisconsin to sign the updated agreements for every municipality within the County. If you have any questions I can answer them.

Michael Serpe:

With the addition of all the firefighters in the last couple of years, are we using MABAS as much as before?

Chief McElmury:

Actually MABAS is also the groundwork for what we call the automatic response agreements and what we would call a kind of pre-MABAS or non-MABAS mutual aid. It's all laid out on the cards. So we do a lot of mutual aid with northern Illinois, also Bristol, Paris and even some along the interstate with Kenosha. And the MABAS cards all serve as the basis for that. So I would say we've definitely increased the amount that we've used that over the last few years simply

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because of these automatic response agreements which fully benefit us and the surrounding community.

John Steinbrink:

Any further comments, questions?

Dave Klimisch:

Chief, you said there's been a lot of changes since '01. What are some big ones, a couple highlights?

Chief McElmury:

If you look in the agreement I highlighted, the changes between the old one and the new one, and the MABAS agreement has really kind of taken on more of an all hazards approach to both fire rescue and emergency services. Where some of the former language was fire chief now it's incident commander. It references the specific statute numbers now and also WEM 8 which is where we adopted MABAS as the State mutual aid program. Also, they just kind of corrected some of the language in here. It used to just talk about counties, cities, villages and towns. It also includes tribes, bands or emergency medical service districts, again, to encompass all the service areas within the State of Wisconsin that MABAS serves.

We cover over 90 percent of the population now. I think it might even be up to 95. We just voted Division 159 in, so that's 58 divisions now in 72 counties. And there's a couple counties that did go together including Milwaukee County. That used to be two divisions, now it's one, they've all joined into one. So it's been a very successful program.

Dave Klimisch:

I move approval of Resolution 16-26.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Dave, second by Steve. Any further discussion?

**KLIMISCH MOVED TO ADOPT RESOLUTION #16-26 APPROVING AN UPDATED MUTUAL AID BOX ALARM SYSTEM (MABAS) AGREEMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

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John Steinbrink:

Thank you, Chief.

Chief McElmury:

Thank you.

**G. Consider a Memorandum of Understanding with Guetzke & Associates, Inc. for a Radio Network System.**

Chief McElmury:

Mr. Chairman and members of the Board, the request before you is to approve a memorandum of understanding between an alarm company, Guetzke & Associates, which we've currently -- actually this building is monitored by them and so is Fire Station 1, to install some equipment on our tower and in our IT room that would allow a radio network that receives alarm signals from different buildings and then is transmitted via the internet to a central station. Back in the day the only way to transmit fire alarms was via copper wire phone lines. And there would be two lines, there would be a primary and a backup.

Well, NFPA, the National Fire Protection Association, no longer allows for the primary and backup method of alarm transmission to be copper wire. Because changes are if it doesn't work it's because the line is cut, well, both of them are cut. So now they have approved what they call alternate methods which include the radio frequencies, the RF, cellular and the voice over IP. So Guetzke has build on a network on our area, and they have one other receive tower in Pleasant Prairie and one a secondary. So we've worked with them to mount the equipment at Station 1 on the tower, and in return the Village then would receive free monitoring and radio equipment not only in all the existing buildings that we have fire alarms in, but future buildings and even, too, if you will future graph pics, so a total of 15 buildings. So that comes out when completely built out the Village will realize a savings of about \$7,200 per year with that, but no out of pocket expense for us. Truly a win-win situation.

Kris Keckler:

Move approval of the MOU.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Kris, second by Dave. Further discussion?

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**KECKLER MOVED TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH GUETZKE & ASSOCIATES, INC. FOR A RADIO NETWORK SYSTEM; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**H. Consider a 2016-2017 Agreement between the Village and the Village of Pleasant Prairie Professional Firefighter's Local 3785.**

Mike Pollocoff:

Mr. President, the Village and Local 3785 we've completed our negotiations on the contract for the coming two years. We did go to mediation on this, and I'll go through the highlights of the agreement. We'll have Carol come up, and she's been going over this with a fine tooth comb over and over and over.

Carol Willke:

Mr. President and members of the Board, you have the full agreement before you on your computer, but these are just the highlights of what we've agreed on with the union. Compensation is .5 percent effective January 1st, and then a split of 1 percent effective January 1, 2017, and 1 percent effective July 1, 2017. And a little bit of a difference with this contract is how we're going to compensate the fire medics. And I think I'm going to let Chief McElmury explain that because he understands it a lot better than I to.

Chief McElmury:

One of the things that we've had in place since we became paramedics is a paramedic bonus. And that is part of the salary to retain -- to number one get your paramedic, and then keep your paramedic license up. We did do two equal installments previous. Through negotiations now it will be 5 percent of the respective base salaries. So basically 5 percent of whatever they made just base salary from January 1st to June 30 they'll get 5 percent of that in June, and then July 1 to December 31 they'll get 5 percent of their base salary for that. And that brings it in align with what most departments are in Wisconsin using a percentage base rather than a fixed.

Carol Willke:

The second major change is health insurance. We're staying the same as what we have right now for 2016 which is the employees who participate in the vitality wellness program and reach a silver status will pay 3 percent of the monthly premium. If they choose not to participate or do not reach that level they pay 20 percent of the premium. And then effective January 1, 2017 the premiums are 5 percent for active participants and then 25 percent for non-active participants.

Another thing that is changing this year is with our retirement health savings plan we've always had the firefighters contribute their 96 hours of their holiday pay as well as their accrued vacation hours over 216. So as of December 31st of 2015 they have chosen to no longer contribute these monies. So we are going to allow them to no longer contribute them, and they can use that money as they so choose to do so. Dental insurance effective January 2016 is 10 percent which is



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also what the general employees and the police department pays. And then January 1, 2017 it will increase to 20 percent.

The other thing that we looked at was the residency requirement. And we have agreed to everybody who is under the agreement they can live anywhere in Kenosha County, anywhere in Racine County, Milwaukee County south of Layton Avenue and west to 124th Street. And then also in Illinois Lake County south to Route 60 which is Town Line Road, west of Highway 45, east to Lake Michigan, along the due east extension of Route 60. So if you can picture that in your head.

Chief McElmury:

One of the advantages of expanding that is it will help us with our recruitment and our retention for fire medics coming in. They have a little bit more of a choice in where they can live.

Michael Serpe:

Doug, can I ask a question on that? Is this a standard with other agencies as well?

Chief McElmury:

We've seen Statewide the State law change where it went to 15 miles as a minimum, and it definitely is very common throughout the State to see the boundaries expand for residency. And, of course, we're competing with some of those departments for qualified applicants. So it behooves us.

Michael Serpe:

I was just thinking on Highway 60 in Illinois in Lake County that's a half hour ride from here to there. If you need emergency response that's stretching it.

Chief McElmury:

Well, one of the things that we've had, too, is somewhat --

Mike Pollocoff:

If someone lives on Highway 60 in Illinois or in that area they're really not -- they might be making for a large event, but they're not going to be coming back for an emergency call.

Chief McElmury:

One of the things, too, that we really looked at was the ability to come back and replace on duty staff. As we've grown, as the department has grown we rely more on on-duty staff to take care of the routine emergencies rather than back when we were a much smaller department. We really had to have the people come back off duty to answer even basic calls. And that just wasn't a

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sustainable model. So as we've increased the staff -- so what we've designed these boundaries around is what's reasonable if somebody on duty let's say gets sick or a family member gets sick and they have to go home then how fast will it take to get somebody in to replace that individual that's on duty. As opposed to back in the day you had to come in for a standby or an all tone. We still have people who do that and we still have that program, but the people that lived in town either they did or they didn't. Whether they lived two blocks from the station or 30 miles from the station if they're going to come back they're going to come back, and if they're not they're not.

Steve Kumorkiewicz:

That's a long distance to drive [inaudible] all of them. If you're talking about 60 and 45 that's [inaudible] that's a long way [inaudible].

Chief McElmury:

Especially Route 60 with traffic that could easily be a 45 minute trip. Before the boundaries were all of Racine and Kenosha County. So if you were in Rochester or in Waterford it's about the same distance. So if you look we kind of drew a circle basically. We didn't go too far north. We didn't go north of Layton or south of 60 trying to stay within what we would consider to be a reasonable distance to come back in to replace on duty staff.

Steve Kumorkiewicz:

That's a long time to come.

Chief McElmury:

Again, we're competing with other departments for qualified applicants. And the tighter the residency the less applicants you have because they want to have flexibility. And if we look at the reason why we lost some of our people residency was a big part of it, too, where maybe their spouse works north of Milwaukee or well south into Illinois, and we've lost qualified applicants or qualified employees because they needed to move to be centrally located for their spouse's employment, too.

Mike Pollocoff:

Additionally, I think with basically the State's changes to what a municipality can regulate with regards to residency for everybody but police and fire has been removed completely. So you live wherever you want now. And a 15 mile limit for police and fire has stretched it out. It effectively is taking away a local government's ability to manage that part of an operation. So we've come up with -- the Chief's come up with a way to backfill when he needs to and be able to have staff there. Because as time goes on there's less and less interest from people after coming to the department to come back and work unless for some reason it's convenient for them. It's the new reality.

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Michael Serpe:

Do we have many personnel living in these areas?

Chief McElmury:

The vast majority of our people live in Kenosha County, southern Racine County.

Michael Serpe:

Do we have anyone living near 60 in Illinois?

Chief McElmury:

Right now no one because the boundaries don't allow that. Everyone right now lives within the boundaries.

Dave Klimisch:

And, Chief, you said it's always been Kenosha and Racine County?

Chief McElmury:

It's gradually grown over the last 10 or 15 years here. It used to be just within Pleasant Prairie. And then it got a little bit in the south side of Kenosha and out into basically Highway U into Bristol. And then it expanded to eastern Racine County. Last time it was all of Racine County and Kenosha County. The 15 miles basically took in almost all of Kenosha County.

Dave Klimisch:

So the farthest corner of Racine County is probably 30 minutes as well.

Chief McElmury:

Probably even more so. If you get up into Tichigan, the Tichigan area of Racine County that's a long ways because it's all back roads.

Dave Klimisch:

So we just kind of drew a circle so now it's --

Chief McElmury:

If you're in Oak Creek right along the interstate you can get here a lot faster than you can if you were in western Racine County.

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Steve Kumorkiewicz:

That's such a large area. I'm unfamiliar with each one of the [inaudible] 20 years. So that's a long difference.

Chief McElmury:

As Mike mentioned, too, we did build in as part of this agreement we have an agreement with the union to force people back if we can't get some of the volunteers to come back. There's a very set procedure on how to call people in. And let's say they call in sick prior to their shift there's a mechanism in place that we keep somebody on duty. So we'll keep the staff here. So not only is there a way to assure that people are close enough they can come back in a timely fashion, if somebody does need to leave we have a way to get somebody in whether they want to or not. We have I think a very good agreement set up that way.

John Steinbrink:

We had a motion and a second, correct, Jane?

Jane Romanowski:

Not yet.

Carol Willke:

Ready for me to move on? The next significant change is adding an extra paragraph to the memorandum agreement number one. This basically just explains the retirement benefits for all the employees who were hired after 2009. And you have a copy of the actual letter on your screen there. And we obtained the signatures of all 18 new employees, and this would go forward with anybody hired after April 1st would also sign one of these agreements.

And then the final thing that we have is a side letter of agreement for the health insurance premium basically saying that if the general employees pay less than the 5 percent for some reason in 2017 that the fire contract would reflect that also. So the recommendation is that you authorize the Village President and Administrator to enter into this agreement.

Kris Keckler:

My question is related to the health insurance premium. I know earlier you said the dental premiums were consistent with the general population and workers for the Village. Do we have an idea where this is headed? I know increasing it for this percentage is enticing to reach that silver status. And I think probably last year when we talked about it overall the Village has about 80 percent or so of the general staff that's reached that status?

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Mike Pollocoff:

That's correct.

Kris Keckler:

Okay, what if they're paying. This contract will lock in for 5 percent for the firefighters?

Carol Willke:

No, the final side letter said that if the general employees paid less that they'll pay more. But, yes, if the general employees pay more than a 5 percent increase then they'll still stay at 5 percent.

Mike Pollocoff:

With the [inaudible] agreement except if it goes higher.

Kris Keckler:

Okay, thanks.

Michael Serpe:

I would move approval of the contract.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve for approval. Any further discussion?

**SERPE MOVED TO APPROVE A 2016-2017 AGREEMENT BETWEEN THE VILLAGE AND THE VILLAGE OF PLEASANT PRAIRIE PROFESSIONAL FIREFIGHTER'S LOCAL 3785; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**I. Consider Resolution #16-24 certifying the creation, review and adoption of the Compliance Maintenance Annual Reports for the Wastewater Facilities in the Village.**

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening staff would like you to consider Resolution 16-24 which is certifying the creation, review and adoption of the compliance maintenance

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annual reports otherwise known as CMAR for the wastewater facilities in the Village for 2015. This report is a self-audited report that's required by the DNR. There's three base components of it, the financial information, the operations of the utility and our future capital replacement plan.

Kathy Goessl, our Finance Director, had submitted the information for the financial component, and the utility is doing good financially. For the future planning for the improvement plan we do have an active improvement plan that we carried through our fiscal budget going a five year outlay which is laid out in there. And then we talk about the sanitary sewer collection system. Really the biggest thing that we talk about is the amount of inflow infiltration which is the amount of groundwater that gets into the system. Because as we talked about before the sanitary sewer is only based for really the amount of discharge out of your home that comes out of your toilet, your bath, your washer, your sinks. Anytime you have too much infiltration, leaking of the pipes, it causes backups. And backups historically happen in the lowest point in the system which becomes someone's basement.

If you guys remember years ago in the Cooper Road area before we aggressively went through out lining program, we were probably have three or four rain events that would cause a lot of backups. And on top of the backups the utility would have to pump whatever additional flow out into the ditch which is called the sanitary sewer overflow. We haven't had any sanitary sewer overflows and so we've scored very well. In years past we have not scored well because of the amount of sanitary sewer overflows that we had. So I am pleased this evening to show you that we actually have the highest possible rating of a 16 out of 16 which gives us a 4.0 GPA. And a lot of that is because of our capital improvement program and the things that we do to make sure that we wisely use our money within the utility. I can answer any questions you may have about it.

Michael Serpe:

I have one. Do we notify the City when we make these improvements?

John Steinbrink, Jr.:

We do not, no.

Michael Serpe:

And the reason I ask that, John, is because I know that we had a problem and I know that we're correcting the problems that we've had. And every now and then we're hit with a sewer increase from the City to cover additional costs treating sewage and groundwater. And I don't know how much the City is doing to improve their I & I problems. And so what we're doing we're improving ours, they're not improving theirs, and when the cost increases come by we're paying for their failure to correct the problem. Am I seeing this wrong?

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Mike Pollocoff:

I think in the short term it does cost us less, and at some point the City is losing revenue because they can't charge us as much. But the next time they come to us with a rate increase at that point we'll have information to work with and we're going to the Public Service Commission to appeal it. From my standpoint the Village is just waiting because we have been doing significantly more work than they've been doing on their own.

Dave Klimisch:

I move approval of 16-24.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Any further discussion?

Kris Keckler:

I know this is self-assessed, but it looked really good to me. You guys did a wonderful job.

John Steinbrink, Jr.:

Thank you.

John Steinbrink:

On Cooper Road?

Kris Keckler:

Yeah, that, too.

John Steinbrink:

For us that have been here for quite a while it goes back, and there were some real nightmares and headaches out there.

Mike Pollocoff:

We got everybody disconnected from their primer tiles, got sump pumps put in. It's been a long process. We would never let a system be built the way that was built back in the '60s.

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John Steinbrink:

No, and it's sure nice not getting all those calls from residents that had backups.

Mike Pollocoff:

You got that right.

Steve Kumorkiewicz:

[Inaudible]

Mike Pollocoff:

Yeah.

John Steinbrink:

Money well spent. Okay, we had a motion and a second. No further discussion?

**KLIMISCH MOVED TO ADOPT RESOLUTION #16-24 CERTIFYING THE CREATION, REVIEW AND ADOPTION OF THE COMPLIANCE MAINTENANCE ANNUAL REPORTS FOR THE WASTEWATER FACILITIES IN THE VILLAGE; SECONDED BY SERPE; MOTION CARRIED 5-0.**

**J. Consider an Award of Contract for the 2016 Sanitary Sewer Lining Project.**

John Steinbrink, Jr.:

Mr. President and members of the Board, as we just talked about in Item I, the sanitary sewer lining program, this is actually considering the award of contract for the 2016 project. This is our sixth year that we'll be doing this. And we really try to focus on areas that have the clay mains. The clay mains back in the day were really one of the only options that communities had for extending sanitary sewer. The clay really wasn't affected by the gases or anything else, but it did have a limited life span. And now we're to the point where a lot of those clay mains at the joints, and so a clay main is like a three foot piece of clay pipe and then it has a [inaudible] then they slide another one in and they tar it. Eventually it starts to leak or wear out or break down. We're to the point now where we are getting a lot of infiltration. So we've been very aggressively working on this program for the lining project.

I believe in years past, and I'll just demonstrate again I guess, this is what the actual liner looks like. They fill it with an epoxy and then they invert it within the main. So the outside is actually the inside once they do the inversion. And then the epoxy cures with the pressure of water over time. And then they cut out the laterals. And they can probably do one section of main in like a four or five hour time frame. This liner actually cures to a hardened shape of whatever the main is. And so although I don't have a piece of clay you can kind of see how the liner would line the



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joint of a pipe. And it's an impervious seal and it really works well. So like I say we've been doing it six years, and we've been very successful with the results.

And so the areas that we are looking to do it in is some of the River Oaks and Zirbel areas as far as the lining. We also very aggressively take the areas of our sanitary manholes that have leaks and we put what's called a strong seal within there. It's really like a spray on cement liner that goes vertically within the manhole. And so there are some other areas where the Majestic site is, we have some vaults on 165, we have some manholes on Highway 31, the Rolling Meadows areas as part of the paving program, and a couple of them on 39th Avenue also. And so comprehensively that's our whole program that we have.

And if you slide through we have a couple of location maps that kind of show where the mains are. And so we go through and we identify the worst mains that we have that have the most infiltration, and then we address the program this way. And so this is the River Oaks and the Zirbel area. You can go to the next slide. This is the Majestic site where the manholes are. It cures any leaks. There's really a lot of water pressure down there so we really get a lot of bang for our buck by lining these manholes with that cement. This is the Rolling Meadows area, a couple more manholes that we're going to maintain in there. And then a couple of vaults that we have which have been leaking for some time that we're going to seal up.

And so we did have four bids within our RFP ranging from \$117,005 to just over \$200,000. Staff is recommending from Visu-Sewer at the amount of \$117,005 to complete this program for 2016. We've used them in the past. They're based out of Milwaukee. It's a really good company. It seems like it bounces around between Visu-Sewer and Michels even though all four of them are very reputable companies. So staff's recommendation is for Visu-Sewer in an amount not to exceed \$117,005.

Steve Kumorkiewicz:

I'll move to adopt [inaudible]. A question for you, John.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Steve?

Steve Kumorkiewicz:

What is the life expectancy [inaudible].

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John Steinbrink, Jr.:

It's kind of a new technology. They're saying that the life of PVC is around 100 years. I wouldn't be surprised if you could get at least between 50 and 70 years out of it. It's really hard to tell, but just by decay analysis that they have on it they are showing a very long life span of it. And keep in mind the other alternative if you don't line is actually do excavation of the sewer main and put a new sewer main. Well, then you're doing the excavation, you're replacing the road, the curb and gutter and the other utilities. This is a much cheaper option. And a lot of the residents really don't even know that their sewer main is being replaced. And so we were able to complete a whole drainage basin really without any construction of the roadway whatsoever.

Steve Kumorkiewicz:

[Inaudible] years ago.

John Steinbrink:

Further questions? Dave?

Dave Klimisch:

Once the liner is set and cured if the clay pipe were to fail and crumble it wouldn't matter, it would maintain its form?

John Steinbrink, Jr.:

You are correct. This is a structural liner so it does hold some structural integrity. And so even if it would collapse around it -- now keep in mind the ground is actually going to hold it in shape, and so the ground is really your friend for this. And so even if the clay would break off for some reason there is still some structural integrity with the liner itself.

Steve Kumorkiewicz:

[Inaudible]

John Steinbrink:

Other comment or question?

**KUMORKIEWICZ MOVED TO AWARD A CONTRACT FOR THE 2016 SANITARY SEWER LINING PROJECT TO VISU-SEWER, INC. IN AN AMOUNT NOT TO EXCEED \$117,005.00; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**K. Consider an Award of Contract for the 2016 Paving Program Phase 2.**

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John Steinbrink, Jr.:

Mr. President and members of the Board, I bring before you a recommendation for award of contract for the 2016 paving program phase 2. Phase 2 is broken down into five different components, and I'll go through each one of them. The first one is Prairie Springs Park shared use path is around a 600 foot extension of Prairie Farms Trail off of the fire lane just to the south side of Prairie Springs Park. The second one is some asphalt work at the equipment storage at the Prange. And that's actually funded by that capital project, not coming out of the general fund.

The next one we have is a pulverizing and relaying of asphalt in the area just a little bit to the north and to the west of Whittier Subdivision, some of the local roads there. And we did get a State grant for 50 percent of that project also in that area. Section number 4 is actually some warranty work for replacing some cracked concrete panels at Fire Station 1. And so we actually held some money back from the contractor's contract, and we'll just be taking care of the warranty ourselves but all funded under warranty money.

And then the last one under general maintenance is installing a two inch overlay on 90th Street between 7th Avenue and Lakeshore Drive. There's an area out in Carol Beach that's very heavily traveled that just really needs a little bit of attention. It does need some stormwater improvements and some other work down the road. Just by doing a two inch overlay it will probably give us seven to ten years, and hopefully by that time we'll be able to make the necessary improvements.

And so there were two bids that were submitted, both very competitive bids from the two big players in town, Payne & Dolan and Stark Corporation. Payne & Dolan was a little bit cheaper at \$385,266.05 versus Stark, and we are recommending Payne & Dolan for the phase 2 paving program for an amount not to exceed \$385,266.05.

Steve Kumorkiewicz:

I have a question. In section 2, 90th Street that's going to go from Lakeshore --

John Steinbrink, Jr.:

Yeah, it's going to go from Lakeshore Drive to 7th Avenue, correct, which is the entirety of that section of road.

Steve Kumorkiewicz:

Yeah, because I know we had a drainage problem over there, didn't we?

John Steinbrink, Jr.:

Right, there are some drainage problems there so that's why we're not doing the whole pulverize and relaying. We are just going to repair some of the base work, put a two inch overlay until the time when we can hopefully make those drainage improvements within 7 to 10 years.

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Steve Kumorkiewicz:

Okay, thank you.

John Steinbrink, Jr.:

It's kind of a band-aid, but its money well spent.

Michael Serpe:

Move to award the contract to Payne & Dolan.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

Kris Keckler:

Do we have a ballpark estimation on completion?

John Steinbrink, Jr.:

Completion will be by late summer, early fall of this year. By the time we execute contracts, notice of award, notice to proceed and actually get in the schedule, once all that happens then we'll have a firm schedule from the contractors. Once all the contracts are signed we'll probably have a good feel for it within two weeks probably.

Kris Keckler:

Thank you.

John Steinbrink:

No further comment or question?

**SERPE MOVED TO AWARD A CONTRACT FOR THE 2016 PAVING PROGRAM  
PHASE 2 TO PAYNE & DOLAN IN AN AMOUNT NOT TO EXCEED \$385,266.05; SECONDED  
BY KECKLER; MOTION CARRIED 5-0.**

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**L. Receive Park Commission recommendation and consider approving Resolution #16-27 Naming the Lake Michigan Park Land.**

John Steinbrink, Jr.:

Mr. President and members of the Board, on March 1, 2016 the Village Park Commission approved placing the naming of Lake Michigan park lands on Village open hall website to see resident input regarding named suggestions. The topic was placed on the Village website through May 31st of this year. And 107 individuals visited the topic online; 18 left feedback regarding the names of the parkland. The feedback was compiled and presented to the Park Commission and was attached within your packet.

On June 7th of this year the Village Park Commission met to consider the name submissions, review the background and history of development along the Lake Michigan shoreline and approve a recommendation to the Village Board of Trustees, which we're doing this evening, for naming of the Lake Michigan park lands. The names selected to be recommended to the Village Board of Trustees for approval are listed as shown on the screen here.

Parkland A is Edithton Beach which is to the north area. Edithton was really one of the original developers of the Carol Beach area. Parkland B they came up with Lakeshore Park representing the Lakeshore. Parkland C the Commission recommends Prairie Shores Beach as really being our main beach within Pleasant Prairie. And Parkland D to the south of 116th is Chiwaukee View and Phil Sanders Park, Chiwaukee representing the Chiwaukee Prairie and Phil Sanders for being really one of the pioneers of conservation within the Chiwaukee area and in Kenosha County. And so I do recommend the Village Board pass a resolution adopting the names of the Lake Michigan park lands as listed above.

Michael Serpe:

Will we be providing signage for these as well?

John Steinbrink, Jr.:

Yeah, we have been working with a local print shop to develop the names and the font and the color and the background working with our communication director and administration to make sure that it represents the look that we want to have in the area. It's really going to be something nice, too, for the police department for enforcement because now with those areas down there -- if you just say it's Lake Michigan park land you really don't know where it is. And now if you identify them by name once everyone starts to get the hang of where they are it will be a nice tool for the police department to use also and just for the general population to go and enjoy the park land.

Steve Kumorkiewicz:

I make a motion to adopt Resolution 16-27.

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Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Further discussion?

Kris Keckler:

I just wanted to thank staff and administration for taking the effort for the community feedback and the names. I thought it was very appropriate.

John Steinbrink:

Any special names that anyone wants to share with us that we didn't pick?

Dave Klimisch:

Pirate Cove was on the list.

Kris Keckler:

Merrily missed.

Dave Klimisch:

I don't know the history of pirates on Lake Michigan.

John Steinbrink:

No further discussion?

**KUMORKIEWICZ MOVED TO CONCUR WITH THE PARK COMMISSION RECOMMENDATION AND ADOPT RESOLUTION #16-27 NAMING THE LAKE MICHIGAN PARK LAND; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**M. Consider Resolution 16-25 designating July 2016 as Parks and Recreation Month.**

John Steinbrink, Jr.:

Mr. President and members of the Board, this is actually a joint resolution request from Brian Smith, the Director of Recreation, and myself for designating July 2016 as Parks and Recreation Month. I'm going to start off just with the first slide showing you what we have as far as parks within the Village and some of the amenities that they have. Then I'll turn it over to Mr. Smith to talk about the RecPlex component of it.

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We do have a lot of amenities. And the Park Commission has worked very hard over the years to make sure that we have a really well rounded park system. We have over 20 miles of off street and on street trails. And even most recently we've created the Prairie Farms Trail, the Lake Andrea Path and the Donald Hackbarth Trail. We have some shared use paths within County Trunk C which will complete that loop of approximately seven miles of recreational trails. We have one regional park which everyone is very familiar with, the Prairie Springs Park.

We have three community parks, Ingram Park, Pleasant Park and Village Green Park. We have a bunch of neighborhood parks, Becker Park, Carol Beach Park, Creekside Park, Rolling Meadows Park, Lake Michigan Park, Woodlawn Park, and actually our newest park, Brookside Gardens Park. We have a lot of open space community development has worked very hard to preserve which has a lot of wildlife habitats and wetlands. We have the Lake Michigan shorelands, woodlands which has a lot of critical species of habitats and historical sites. Park budget has been working on making a lot of these parks ADA accessible and available for all four seasons.

We do support the RecPlex with a lot of recreational opportunities. We currently have six baseball or softball diamonds. And those diamonds can be converted into football fields or soccer fields. We have three basketball courts. Actually we have one right now in Carol Beach, and we're constructing two new ones using park impact fee money. Last year we created four volleyball courts on the north shores of the beach, Prairie Springs Park. We're in the process of constructing through impact fees also for tennis courts, and that will be our first tennis courts, two of the tennis courts being at Pleasant Prairie Park and the other two courts being at Village Green Park.

We have an archery range that was actually built by an Eagle Scout project on the north side of Prairie Springs Park. We have a sledding hill at Ingram Park. We have the beaches at Prairie Springs Park and Lake Michigan. And then we have a new dog park at Ingram Park. And so we really have created a well rounded park system, and we're very proud to have that. And so it's very nice to be recognized for a lot of the work that we do. And with that being said I'll turn it over to Mr. Smith, and he can talk about the recreation side of it.

Brian Smith:

Mr. President and members of the Board, the RecPlex at Prairie Springs Park is a beautiful family oriented recreation hub that will be a community gathering place and a focal for this community for generations to come. State of the art training facilities allow Village residents to exercise in a variety of ways. Spin classes, Yoga and aerobics are just a few of the activities that are designed to keep patrons active and healthy. Our stellar instructors and trainers keep you motivated and entertained. We have over 5,000 participants each month participating in over 60 group fitness classes. And our elite junior triathlon and Pleasant Prairie Cup have sold out every year. We will have well over 1,000 registered athletes for the Pleasant Prairie Triathlon this weekend.

As far as the Ice Arena, one of the cleanest and maintained arenas I've seen in my career, the Ice Arena house programs have grown over 42 percent in the last five years. And our travel hockey program and skidding clubs host the premier programs in the area. The RecPlex and Pleasant

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Prairie Park provides our sports programs with top line amenities. With over 1,000 kids participating in 26 sports programs we have a substantial impact for good on the health and social development of our youth.

Complete with water slide, lazy river and playhouse, the indoor leisure pool area offers year 'round fun. Learn to swim, water aerobics and swim teams provide aquatic activity options no matter the season. And the Aqua Arena hosts 35 events annually bringing in over 20,000 competitors including state and NCAA meets. A beehive of activity during this time of year, youth programming at the RecPlex is a regional draw pushing 500 day camp participants and more than 200 kids a day in our before and after school programs.

The therapeutic recreation program is now the standard of inclusive and special recreation in the region. These programs bring diversity awareness to our community and a wealth of volunteer opportunities. The amount of families we are able to help and provide a higher quality of life for is truly impressive. With more options for their membership plan and with almost 13,000 members, we are experiencing some of the highest membership numbers in 15 years, as well as a stream of facility rentals due to the popularity and accessibility of the facilities. This July kicks off an entire season of member appreciation and new signup events culminating in a members only RecPlex birthday bash. With an upscale evening event for adults and family fun activities during the day this will be a birthday party you won't want to miss.

These are just a few of the highlights of the RecPlex. Each part of the facility has purpose in its design, and the programming we do is built from the input and needs of our residents. The grounds at Prairie Springs Park are a treasure trove of outdoor recreation opportunities with scenic Lake Andrea and it's 2.3 circumnavigating paved trail, sandy beach, the Donald H. Wruck Pavilion, fishing, swimming, wind surfing, sailing, sand volleyball, sports fields, archery range, playgrounds and miles of beautified nature trail systems throughout the surrounding woodlands.

Now, as wonderful as this facility is, it comes a distant second to the parks department and recreation department staff who work tirelessly around the clock to maintain the building and grounds and create its myriad of program offerings and to prepare the center each day for opening seven days a week. Staff commitment and talent powering this facility is truly amazing. I just want to say to you that I love my staff. Whatever our residents' level of activity may be, the RecPlex has something for them. We invite all members of our community come and gather at the RecPlex and Prairie Springs Park and makes Parks and Recreation Month the start of an enriching, healthy and active life.

To that point we would like to present to the council for their consideration a resolution recognizing and designating July as Parks and Recreation Month. And if it pleases the Board I'll read that resolution. Resolution #16-25. Whereas, parks and recreation programs and facilities are vitally important to establishing and maintaining the quality of life in our community, ensuring the health of all citizens, and contributing to the economic and environmental well-being of the Village and surrounding region; and

Whereas, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally



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or physically disabled, and also improve the mental and emotional health of all citizens; and whereas, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and whereas, parks and natural recreation areas are fundamental to the environmental well-being of our community, improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, and produce habitat for wildlife; and

Whereas, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and whereas the U.S. House of Representatives has designated July as Parks and Recreation Month. Now, therefore, be it resolved by the Village Board of Trustees that July is recognized as Parks and Recreation Month in the Village of Pleasant Prairie and urges all citizens to participate in recreation and wellness programs at the RecPlex, engage in our beautiful parks and open spaces, and derive the benefits therein. Adopted this 20th day of June, 2016.

Steve Kumorkiewicz:

Thank you for that presentation. Very impressive.

Michael Serpe:

I often wonder how many more calls for service the police department would have if we didn't have this facility. I don't know if there's an answer to that or not, but when I go out there and I see what's happening on the weekends with everything that's happening, the place is jammed, people are enjoying themselves, and I think it just takes a lot of pressure off of families when their kids are involved in activities that we offer. We're proud of it, no question about it. We have the best in the country. And I would move approval of 16-25.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

Steve Kumorkiewicz:

Yes, [inaudible] that that lake was offered to the County for a dollar. And the County said that's [inaudible] that's never going to be anything. [Inaudible]

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John Steinbrink:

If I recall right the County wanted \$25,000 from us to take the lake. So if you hear somebody walk up to you and say there's nothing to do you can probably slap them up side the head. But I think we have enough here we could actually make July and August as parks month.

Brian Smith:

Our membership drive and appreciation events will go over a three month period up to the RecPlex birthday actual day which is October 1st. The evening before will be the adult membership event. So a lot of opportunity to celebrate all the great things that we're doing in the parks department and at the RecPlex.

John Steinbrink:

Just remember Trustee Serpe is partial to Paielli cakes.

Michael Serpe:

Very partial.

Dave Klimisch:

I talked to a lot of people who have moved to Pleasant Prairie from other places. And the fact that we have the RecPlex is consistently the number one reason I hear about why people chose -- why they hear about Pleasant Prairie in the first place and then why they choose to buy a house here. As an elementary special education teacher nearly every parent I know when they get their child involved with the RecPlex and Pleasant Prairie they know they've got a top notch program for the summer and for the year. Everything else is second fiddle. The RecPlex is always where they want to send their kid.

Michael Serpe:

One other thing. Let's not forget where this thing originated from. Brian, so you know, we started off thinking maybe we should put a couple of water slides on the lake. We looked at a study, about \$400,000, use them about 25 days a year because of weather. And Mike came up with the idea, he said, how about a recreation facility? Sent somebody out to Colorado. We went to Kansas City, looked at a few places. Where did we go? St. Louis. And we put the best of the best together and built 168,000 square foot building, and now it's over 300,000 square feet. State of the art, beautiful.

Brian Smith:

I've worked with several recreation centers, and one of the things that I commented on when I first came here to tour the facility was all the different features that were built 15 years ago that so many designers today consider it, oh, this is cutting edge. Family change locker rooms and the

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design of the aquatics area that you see in brand new facilities. So there's a lot of very insightful thought put into the design process.

Michael Serpe:

Mike got the field house named after him, but as far as I'm concerned the whole building should be named after him. This whole Village should be named after Mike.

John Steinbrink:

Brian, John, thank you and all the folks you work with for the work they do because, as you said, the staff and your folks are the ones that really make this a special community and the work that they do out there. There isn't a day I go by there and somebody isn't busy doing something. I didn't know we had that many gardeners and landscapers and guys that keep the parks and the whole Village looking nice.

Brian Smith:

You'll see throughout the Village and our facilities part of a media campaign promoting July as Parks and Recreation Month. We have posters, we have comic books we'll be giving out. You'll see social media highlighting these. Like you mentioned we have a lot of incredible staff in the parks department. And the recreation department some of them are here today. They really have created a culture for our community with what they do. We've created amazing facilities and open spaces. And it's the people who maintain them and program them that really provide the spirit. Thank you very much.

Michael Serpe:

Keep up the good work.

John Steinbrink:

You don't want to forget Tommy in the back there. He's the most innovative guy there is. The guy that can fix anything and basically had to do that. Thank you, Tom. Did we have a motion and a second?

Jane Romanowski:

We had a motion and a second, yes.

John Steinbrink:

No further discussion?

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**SERPE MOVED TO ADOPT RESOLUTION 16-25 DESIGNATING JULY 2016 AS PARKS AND RECREATION MONTH; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**N. Consider Ordinance #16-25 to amend Chapter 285-19 of the Municipal Code relating to Winter Base Volume.**

Kathy Goessl:

Mr. President and the Village Board, I bring to you the change to Ordinance 285-19 G, the winter base volume. Our first utility bill using the new winter base volume will be mailed at the end of June. Based on how our software handles winter base volume, some changes and clarifications to the ordinance are necessary. The ordinance was actually amended in November of 2015 when we first decided to make changes to the winter base volume calculation. But now we are just making some minor modifications and clarifications to the ordinance.

One of the bigger changes is with the Kenosha Water Utility. At the point when we changed the ordinance back in November we weren't sure if Kenosha would provide us with the annual water usage for customers that are our sewer customers that live in the Village but they have Kenosha Water Utility water. Kenosha Water Utility has provided this for a minimal charge, and hopefully will continue annually to provide water uses for the previous year. In the past we would have to get the water usage from the customers themselves. Now we have all the usage for 653 Kenosha Water Utility customers provided to us. The majority of customers will have their water usage actually reduced based on providing this information to us.

So we adjusted paragraph number 3 of the ordinance to reflect how we're going to use this volume. We're going to get the information from Kenosha Water Utility, and starting May 1st that's the usage that will be used for the remainder of the year until the next May 1st. Then hopefully we'll get the water usage again from Kenosha.

We did modify and separate off paragraph 4 to provide what happens if Kenosha Water Utility does not provide the information, what will happen. It will go back to how we used to do it where the customer had to provide the information for us. And then we would bill at a volume that establishes the rate in number 2 or section number 2. Which number 2 applies to our sewer customers in the Village that have well water. And that paragraph is also modified based on a monthly volume that is established and each sewer rate studies. So the ordinance modifications are all outlined in your handout, and I recommend passing the changes to Ordinance 285-19 G, winter based volume.

Steve Kumorkiewicz:

Make a motion to adopt Ordinance 16-25.

Dave Klimisch:

Second.

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John Steinbrink:

Motion by Steve, second by Dave. Any further discussion?

**KUMORKIEWICZ MOVED TO ADOPT ORDINANCE #16-25 TO AMEND CHAPTER 285-19 OF THE MUNICIPAL CODE RELATING TO WINTER BASE VOLUME; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**O. Consider Resolution #16-21 ratifying the Village of Pleasant Prairie's decision to file Objections and/or Cross-Appeals concerning Sanmina Manufacturing Real Property Assessment.**

John Steinbrink:

Do you want the two of these together, Rocco?

Rocco Vita:

Yeah, I was going to suggest that.

John Steinbrink:

All right, then we'll do P at the same time.

**P. Consider Resolution #16-22 ratifying the Village of Pleasant Prairie's decision to file Objections and/or Cross-Appeals concerning Liberty Manufacturing Real Property Assessment.**

Rocco Vita:

Thank you, Mr. Chairman. Village Board, good evening. I'm Rocco Vita, your Village Assessor and Real Estate Analyst. Both O and P are related in that they're both ratifying your decision of last year to have my staff cross-appeal any appeals of manufacturing property within the Village of Pleasant Prairie. You'll recall during early 2015 the Tax Appeals Commission decided upon a case of Sanmina versus the Department of Revenue and found in favor of Sanmina. And let's back up a second. All manufacturing property in the State of Wisconsin is valued by the State Department of Revenue and their Manufacturing Division, not the local assessor.

In the decision written by the Tax Appeals Commission they chided very strongly the lack of defense of support that the Department of Revenue provided in their defense of the value. And they had a lot of strong language for the appraisal done by the property owner. Because of that you requested that my department jump in on every time a manufacturing property appeals their assessment to the State Board of Assessors, so we file a cross-appeal at that point. In the instance of Sanmina and Liberty Properties, LLP, they both filed for State Board of Assessment for their 2015 value, and we cross-appealed. The State Board of Assessors found for the Department of

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Revenue and us and, therefore, both of these entities, Sanmina and Liberty Properties have now filed an appeal to the Tax Appeals Commission.

So part of the process is that the local municipality has to have a resolution document from the governing body that authorizes the appeal. So we did that for the first step, the State Board of Assessors, and this is simply ratifying your desire to continue that process and file a cross-appeal at the Tax Appeals Commission in both of these instances. So before you you have two resolutions that have been signed by President Steinbrink and Jane Romanowski, the Village Clerk. And today we're just asking for you to ratify the resolutions so that we can go forward with the process.

Michael Serpe:

Before we vote on it, Rocco, any word from Madison on the meeting we had with our two representatives?

Rocco Vita:

Yeah, not specifically regarding Ms. Kerkman or Mr. Wanggaard's input to other people, but there is a keen interest on members of the Finance Committee to weigh in on this issue. I mean there are members of that committee that are from areas of the State of Wisconsin that would be impacted greatly. So that's beneficial for communities, and I think it's beneficial for the process going forward. The League of Municipalities is still working. They have an Assembly person, the sponsor, and they have a Senator to sponsor the proposal. They're working on language which is really pretty close to being complete. And there are a lot of people that are aware of the issue. And I think with enough support and conversation by municipal leaders to the elected representatives there's a pretty good chance we might effect a change that's beneficial for all the communities.

Michael Serpe:

Good, thank you.

Steve Kumorkiewicz:

I hope it happens.

Rocco Vita:

This before you here has nothing to do with the revaluation that my office did for the Village of Pleasant Prairie this year. This is Department of Revenue's values for 2015.

Michael Serpe:

I'd move approval of 16-21.

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Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

Dave Klimisch:

I have a question, Rocco.

Rocco Vita:

Sure.

Dave Klimisch:

The courts found for us and the Department of Revenue. The last cycle did they do the same thing at this phase before they appealed to the other court?

Rocco Vita:

The State Board of Assessors found for Sanmina prior to going to the Tax Appeals Commission. That's why Sanmina went to the Tax Appeals Commission. They appealed further. And that's what you're referring to. The last Tax Appeals Commission that found for Sanmina that included the years 2009, '10, '11 and '12 you are correct. The State Board of Assessors found for the Department of Revenue in each of those years. And that's why Sanmina appealed to the Wisconsin Tax Appeals Commission.

Dave Klimisch:

So at this point the process is the same except now we have you and your staff jumping in helping to defend the values.

Rocco Vita:

My staff and I jumped in at the cross-appeal for the State Board of Assessors. We wrote a report for Sanmina. We did not do so for Liberty because Liberty provided no information. So we weren't going to provide any information either. Based on that the State Board of Assessors found for them. The thing is if you provide information and they don't you're kind of being deposed publically so we just don't want to do that. From this point forward the process will be dealt with, because we didn't arrive at the value the process will be dealt with an expert and an attorney representing the Village. My staff and I will provide input to the expert and the attorney, but the expert and the attorney will be the ones putting together a report and presenting at hearing unless my staff or myself are called as witnesses.

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John Steinbrink:

We had a motion and a second, correct, Jane?

Jane Romanowski:

Yes.

John Steinbrink:

No further discussion?

**SERPE MOVED TO ADOPT RESOLUTION #16-21 RATIFYING THE VILLAGE OF PLEASANT PRAIRIE'S DECISION TO FILE OBJECTIONS AND/OR CROSS-APPEALS CONCERNING SANMINA MANUFACTURING REAL PROPERTY ASSESSMENT; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

Dave Klimisch:

Move approval of 16-22.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Dave, second by Steve, 16-22. Further discussion that item?

**KLIMISCH MOVED TO ADOPT RESOLUTION #16-22 RATIFYING THE VILLAGE OF PLEASANT PRAIRIE'S DECISION TO FILE OBJECTIONS AND/OR CROSS-APPEALS CONCERNING LIBERTY MANUFACTURING REAL PROPERTY ASSESSMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

John Steinbrink:

Thank you, Rocco. It takes a lot of work and input, and I think we're making maybe some headway. And the taxpayers of the Village, actually the whole State, should be very thankful.

Rocco Vita:

I think we're ruffling a few feathers in the Department of Revenue. And this is not the first time. In 2008 we appealed the S.J. Johnson building, and the State Board of Assessors actually found in our favor and they increased the value. That building sold again today for a pretty healthier



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premium over what it sold for last time and its current assessment. The industrial park -- there's a lot of sales evidence in the industrial park to support higher values.

John Steinbrink:

You guys are doing a great job. We're starting to get nervous when you're going to start charging us lawyer rates here. That concludes Item P.

**Q. Consider Ordinance #16-18 to Repeal Chapter 326 of the Municipal Code relating to Theaters, Drive-In.**

Jane Romanowski:

The next couple of items are some ordinance cleanup. This one's pretty self-explanatory since we don't have a drive-in theater anymore. So it's my recommendation that we get this one off the books and repeal Chapter 326.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any further discussion?

**KECKLER MOVED TO ADOPT ORDINANCE #16-18 TO REPEAL CHAPTER 326 OF THE MUNICIPAL CODE RELATING TO THEATERS, DRIVE-IN; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**R. Consider Ordinance #16-19 to Repeal Chapter 146 of the Municipal Code relating to Christmas Trees.**

Jane Romanowski:

This one has been out there for a while. Mike might have a better date on when this was originally adopted, early '80s or before back when people sold them on their property.

Mike Pollocoff:

Back in the late '70s, early '80s there was a Christmas tree war between a couple businesses. And then somebody did it on their property. That's what started the license permit process.

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Jane Romanowski:

So since I became Clerk in '95 I had 16 years where I issued one license to Ace Hardware. And then when the Board raised the fee from \$10 which was the fee way back in the '70s or whatever to \$50 Ace didn't want to pay that anymore. So since 2011 I haven't issued any Christmas tree licenses. It really kind of died out.

John Steinbrink:

Didn't we do Costco?

Jane Romanowski:

That's what I'm getting to. So last year when I was out on sick leave the community development department requested that Costco get a temporary use permit, but then the Board also authorized the Christmas tree license. So they really were charged double for one sale so to speak. So since we haven't used ours, this Christmas tree ordinance once for Ace Hardware, Mike and I discussed that it's better just to do the temporary use permit, and Jean's office can handle that one. We should not be charging them two licenses.

Mike Pollocoff:

The ordinance predates -- at that time the Town had no zoning. So now it's a use permit to do it for this or for even some of the mass assembly. I think it addresses the problem that we have a different manner of controlling it. So that's why Jane and I both recommend that the Christmas tree license go away and it be dealt with as an extension of a use at a certain site that zoning would regulate.

Michael Serpe:

Are they going to have to look like a certain way, Jean, or anything?

Dave Klimisch:

What is the fee? How much is the fee for the temporary use?

Jane Romanowski:

It's \$150 I think.

Jean Werbie-Harris:

It's \$150 which includes the zoning and the inspections and the follow up and the signage, evaluations.

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Jane Romanowski:

So it's my recommendation that Ordinance 16-19 be adopted tonight.

Michael Serpe:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve for Ordinance 16-19. Any further discussion?

**SERPE MOVED TO ADOPT ORDINANCE #16-19 TO REPEAL CHAPTER 146 OF THE MUNICIPAL CODE RELATING TO CHRISTMAS TREES; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

**S. Consider Ordinance #16-20 to Amend Chapter 214 of the Municipal Code relating to Licenses and Permits.**

Jane Romanowski:

And this is the general licensing ordinance or chapter that lists those fees, and we have to make sure we pull those out of Chapter 214 since you adopted Ordinances 16-18 and 16-19. I recommend approval.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Further discussion?

**KECKLER MOVED TO ADOPT ORDINANCE #16-20 TO AMEND CHAPTER 214 OF THE MUNICIPAL CODE RELATING TO LICENSES AND PERMITS; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

J

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ohn Steinbrink:

One thing that does bug me, and I know we don't have input on, are people that stand on Highway 50 and panhandle I'll call it, panhandling. They're a distraction to traffic, a safety hazard. And I guess yet for some reason they have every right to do it, is that correct, Chief? So who has to change that law, the State, seeing the Village has no input on it?

Chief Smetana:

The input we have, and it ranges in groups from Knights of Columbus go out there to sell Tootsie Rolls to an organization called New Life Church which kind of reserves weekends for it because it is a very popular corner for them, the only restriction that I put on it at that point and have our squads check it is they're not allowed to step into traffic. They aren't allowed to walk into traffic and approach vehicles. They must stay on the median. I also suggest that they wear brightly colored traffic vests to distinguish themselves. Although I think it's their intent to make themselves as visible as possible. And we've been advised by the Village Attorney that it's a First Amendment issue. So a State changing a law or a local changing a law isn't going to do any good.

We had pandering and loitering ordinances that were in place at one point that you could take somebody who is standing on a street corner with a sign and move them along. We were advised by the courts if that was challenged it would be a violation of their constitutional rights to freedom of speech. So when we put those restrictions on them we're hoping at least at that point to control the things you talked about, the distraction to traffic, the danger not only to the traveling public on the streets but the danger to those people participating in that as well. So I speak with each of them. The groups that do it are generally -- the organized groups that do it are generally respectful enough to call, and I get a contact number for the leader for whoever is in charge. So if there is an issue we can contact them back and correct whatever is going on. But the larger issue is the constitutional issue on the advisement of our local counsel.

John Steinbrink:

So it's basically a first come first serve, is that it?

Chief Smetana:

Yes, it is.

John Steinbrink:

So Trustee Serpe could go out there and put on an orange vest and collect money and go to a golf clinic, right?

Chief Smetana:

He could.

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John Steinbrink:

Thank you, Chief. Brian?

Brian Smith:

Mr. President, we just handled a situation dealing with this just a few months ago where it did become an issue of the freedom of speech. The way that the City Counsel had addressed the safety concerns and distraction of traffic was to pass an ordinance making it illegal for anyone to hand money out of the window in a lane of traffic. So if someone is soliciting donations drivers, of course, have the freedom to pull over safely to a shoulder and get out and deal with someone. But it's eliminated the stopping and having someone in the median walking or affecting traffic flow.

Michael Serpe:

So the person handing the money would be in violation?

Brian Smith:

The drivers would be in violation if they were handing money out in a lane of traffic.

John Steinbrink:

I don't want to prolong this. It's just an irritant to me. That's my fault for bringing it up. But drivers have enough distractions today at busy intersections besides texting, talking on their phone and putting on their makeup. It's dangerous enough out there, and we don't need any more distractions. Just my soapbox. We'll move onto the next item. There, I feel better.

**T. Consider Ordinance #16-21 to Create Section 98-17 of the Municipal Code relating to Central Canvassing of Absentee Ballots.**

Jane Romanowski:

Mr. President and Board members, before you tonight for consideration is Ordinance 16-21 proposing to establish a central count site to canvass all the absentee ballots at one central location on Election Day. Obviously this has become quite a trend. We do not have early voting in the Village or anywhere in the State of Wisconsin as people think we do. So with central count, and a lot of municipalities have this in place, a lot more are doing it more recently since the April election, but the central count location would be the executive conference room at the Village Hall. It basically is opening up another polling location. It would ease the burden of the poll workers trying to get the ballots through the machines while the voters are trying to vote on Election Day. It would streamline the process keeping everything at one location, especially in November when I'll have over 5,000 ballots. I will only need to train a small core set of inspectors on how to remake ballots and do all kinds of different things that we have to do.

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The ordinance itself is generic as it's all proscribed by law. So basically every municipality is just passing the ordinance around and we're all adopting the same one because the GAB approves it and, again, it's by law. The procedures are six or eight pages. The GAB has already looked at those and approved them. Again, they're pretty generic. Everybody is kind of taking from each other from what the GAB has approved originally. I've talked to quite a few clerks on this, and I'd like to get this started with the August election so we have one under our belt before the November election.

So the ordinance itself is pretty generic. I put just a couple pages in your packet just on the process, the difference between voting a ballot at the polls and then what we have to do as a staff or for me in absentee voting in person or by mail. You can see there's quite a few more steps. If we had true early voting it would be like somebody came in and did the six steps at the polls. You're in, you're done. There isn't any of this legwork, back work, data entry. But that's not what we have right now.

So in the PowerPoint presentation I did some quick numbers so you can kind of see. I kind of showed you the processes on paper. Again, that's real brief. But here's the history, the absent ballot in '96. You have a total of 297 ballots. And in 2000 you had 520. The year 2000 is where they took the restriction off that you had to be out of town, you were going to be away or sick or something like that. So that became really popular when people finally realized in 2000. That's why it went up a little bit. The word wasn't really out. Then apparently in 2004 it was being pushed more and more. And then in 2008 we ramped up quite a bit more. In 2012 it was just a couple hundred more than in 2008. So this is the new wave, and this is what we are dealing with. Again, if we had true early voting it would be a lot easier. Absentee voting is very time sensitive and time and labor.

So this is my recommendation. I kicked this around four years ago. The restrictions they had back then were I shouldn't say more stringent, but that was still kind of -- it wasn't basically new, but at the end of the night they were requiring you to reconcile all your poll books. After everybody is done and the poll workers get back at ten o'clock then you had to start going through your poll books and looking at your absentee logs to see if somebody voted twice. With the new WisVote system they have better markings with watermarks saying if an absentee was issued, and we have absentee separate logs.

And there's a whole new kind of system in place. They still have to reconcile, but it doesn't have to be that night. I was worried. I'm usually here until midnight anyway, so I was worried that I would have to keep poll workers that after working their long days that they would have to go through these books. So we will follow those procedures that the Government Accountability Board has set out that other municipalities have adopted. And another thing that held me back is you have to do this for every election, no matter if you have 200 ballots or 5,000 ballots. So for me at a normal election, especially a February election, August election we're going to probably have 300 ballots. It didn't seem like it was as efficient or cost effective for this. But I think now after the April election and things are changing, and our highest presidential preference election we have 385 ballots, we only had over 1,300 in April

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So my recommendation is it's time to do this. We will be setting up for August then if it's approved. And, again, the central count they don't have to be there from seven in the morning until eight at night. So if you know you're only going to have your 400 or 500 ballots you could start at noon, you could start at three or four in the afternoon, you just have to close out at eight obviously. So August you aren't going to have the whole day obviously. And with talking with the other clerks I've got a lot of good points on how to manage that central count that day in November. We probably will be lucky if we get done at eight starting at seven. So we'll have more than one machine going, and we'll have plenty of people and staff to work just on absentee ballots that day. But let's get if possible the ordinance adopted.

I've got some planning to do. We did purchase another voting machine because we have two backups, but we sure don't want to use one and then have only one backup, and in November we will use two in that central count station. But between staff I'll be pulling from other departments poll workers, new poll workers. We're going to get this set up. And I can tell you right now my chief inspectors are really excited, I've talked to them, to not have to deal with absentee voting at the polls on Election Day. This is my recommendation, and I would recommend that the ordinance be adopted.

Mike Pollocoff:

One of the things with the new voting rules, and when I say new voting rules, Jane is dealing with these constantly. But to make the election process more difficult to secure it from the vast fraud that's going on it's expensive. We're spending a lot of money to keep training everybody. And as Jane said if we were more interested in making sure that people could get in and vote and have that happen it would be open voting. So instead of coming in here and filling out an absentee ballot and then doing things so that we can take it and process it, a true open voting process would be somebody comes in and marks their ballot and runs it into the machine and they're gone.

And so what we're doing now is just finding a way within a system that's been structured to make it more difficult to vote, it makes it more expensive for us to process the votes in the election. And I don't see an end to it. I think Jane has come up with a good fix. But I think at some point somebody from the State if they're really serious about mandates have to think about is it worth what we're spending on this is it really worth the cost of what we're having to do. Because it makes the process a lot more burdensome to do rather than getting back to the process of we want people to be able to vote and get in and vote. It just keeps evolving. It's just a constant push-pull, how much more can we put in to do two things. One is make it more difficult so that all the fraud can be handled. And secondly make it so that we, whoever the we is, can manage to get their voters to the polls and have them vote. So that's obvious what's going on.

Michael Serpe:

I don't think many people, and I didn't realize this until the last election, how much work after the election that Jane is involved in. And this is not just Jane, it's every clerk in Wisconsin has to supply a whole litany of political requests that mean nothing to the election except data that they

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can use for whatever reason. How many people voted with their left hand, how many people voted with no hands. I mean it's just ridiculous.

Jane Romanowski:

How old your poll workers are.

Michael Serpe:

It's unbelievable. I never realized how much had to be done until after the last election, and it's not getting any easier.

Steve Kumorkiewicz:

[Inaudible] I make a motion to adopt Ordinance 16-21.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. Further discussion?

Dave Klimisch:

Like Jane said the spring election I believe we had four or five times more absentee ballots, four or five times more people show up at the polls for the primary. So in November it's going to be a tidal wave of participation. So I appreciate that Jane and her team are trying to get ahead of that tidal wave and find ways to keep things efficient given the realities that are set down by Madison and other places. So I like this idea.

John Steinbrink:

No further discussion, motion and a second.

**KUMORKIEWICZ MOVED TO ADOPT ORDINANCE #16-21 TO CREATE SECTION 98-17 OF THE MUNICIPAL CODE RELATING TO CENTRAL CANVASSING OF ABSENTEE BALLOTS; SECONDED BY KECKLER; MOTION CARRIED 5-0.**

**U. Consider Towing license renewal applications.**

Jane Romanowski:

Before you tonight are six applications. They're all renewal applications for the towing licenses in the Village. We have Atlas Service Centers, you've got Firehouse Performance, J&M Towing,



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Jantz Towing, Jensen & Jensen and Pro Towing. These are pretty straightforward. The Chief has instructed me or has recommended his approval on the six applications. He says there are not problems with them right now. As far as an application process I have no problems with the towing licenses at all on my end. So I would recommend approval of those six for the next licensing year of July 1st.

Michael Serpe:

Jane, is J&M and Pro Towing the same company?

Jane Romanowski:

No. We make them sign financial interest papers that they're not financially connected to a different company. So they are not. Pro Towing took over Glassman's out in Bristol, Sharon Wienke. But we had that discussion quite a few years ago when I think it was J&M, and there was another company that both filed applications, and we did find out that they were basically the same company. But now they have a statement of financial interest they sign, I can't remember the name of it.

Michael Serpe:

Move approval.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike, second by Dave. Further discussion?

**SERPE MOVED TO RENEW THE TOWING LICENSES FOR ATLAS SERVICE CENTERS, FIREHOUSE PERFORMANCE, J&M TOWING, JANTZ TOWING, JENSEN & JENSEN AND PRO TOWING; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

**V. Consider disallowing a claim filed by Darrin LaBelle relating to a damaged vehicle.**

Mike Pollocoff:

Mr. President we received a claim from Darrin LaBelle indicating that while driving on Highway 165 a softball came out of the ball field at Veteran's Ball Park and went over the elevated fence and hit the car. So they made a claim to the Village to make the repair to the car. We turned it over to our insurance company. They found that we weren't being negligent in the operation of our ball field, that the Village has recreational immunity. So they recommend that we deny and disallow the claim as presented. I concur with their recommendation.

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Michael Serpe:

Motion to deny.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

Dave Klimisch:

Do you know how often this happens where a ball makes it to 165?

Mike Pollocoff:

Not often. Once they put that high fence up I can't think of anybody that's done it. I guess on a good day somebody might be able to launch one.

John Steinbrink, Jr.:

We estimated the distance to over 450 feet.

Mike Pollocoff:

We can turn him over to the Brewers.

Michael Serpe:

Is that softball?

John Steinbrink, Jr.:

Correct.

Dave Klimisch:

Were you batting, John?

John Steinbrink, Jr.:

No.

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Steve Kumorkiewicz:

[Inaudible]

John Steinbrink:

Do we have a motion and a second?

Jane Romanowski:

Yes.

**SERPE MOVED TO DISALLOW THE CLAIM FILED BY DARRIN LABELLE RELATING TO A DAMAGED VEHICLE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.**

## **8. VILLAGE BOARD COMMENTS**

Michael Serpe:

I have one, John. Can we go back to the fire department's contract? There was a display on the board of a salary number, and the amount that's in the contract is different. Just to get a correction on which one is which.

Carol Willke:

Sorry about that. It was brought to my attention that I made a very uncharacteristic error. So under the wages, if we can get back to that, it's just ahead January 1, 2016 for the .5 percent, it's actually July 1st. It's correct in your staff report, and it's also correct on the salary schedule.

Michael Serpe:

Thanks, Carol.

Mike Pollocoff:

We just need to amend the PowerPoint presentation for tonight. I need a motion.

**SERPE MOVED TO CORRECT THE POWER POINT PRESENTATION TO REFLECT THE SALARY CHANGE FROM JANUARY TO JULY AS DISCUSSED; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.**

## **9. ADJOURNMENT**

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KECKLER; MOTION CARRIED 5-0 AND MEETING ADJOURNED AT 8:05 P.M.**



2015  
**ANNUAL**  
*Report*

**KENOSHA AREA CONVENTION  
& VISITORS BUREAU**



*picture your* **KENOSHA**

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D/B/A Kenosha Area Convention & Visitors Bureau  
812 56th Street, Kenosha, WI 53140 | (262) 654-7307 | (800) 654-7309

[WWW.VISITKENOSHA.COM](http://WWW.VISITKENOSHA.COM)

# Chairman & President's Message

**Working together with local businesses, community leaders, and local government visitor spending in Kenosha County continued its strong growth in 2015, surging 8.1% to reach a record \$196.6 million.** Visitor spending growth in Kenosha County has ranked in the top 10 among Wisconsin counties for the past two years, and grew an average of 6.4% since 2010.

Our team is proud of these results and they can be attributed to the partnership and cooperative efforts of our local units of government: City of Kenosha, Village of Pleasant Prairie, Village of Bristol, and Town of Wheatland, plus more than one hundred local hotels, restaurants, attractions, museums, and retail establishments that come together to represent the many unique experiences that bring visitors to our community year after year.

Special events play a key role in allowing visitors to experience the Kenosha Area. Kenosha Area partners came together to host many wonderful existing and new events in 2015. The Wisconsin Marathon hosted over 3,000 athletes in its 7th Annual event. Salute to Freedom showcased the Civil War Museum and Kenosha's beautiful lakefront. The Pleasant Prairie and IronGirl Triathlons hosted more than 3,000 athletes in Prairie Spring Park, while the RecPlex Aqua Arena hosted more than 30 swimming events. Taste of Wisconsin greeted over 30,000 people at Kenosha's Lake Michigan shore. Kenosha also celebrated native Kenoshan Orson Welles' 100th Birthday with a month-long celebration that drew visitors from across the U.S.

We look forward to working with our partners to grow tourism in the Kenosha Area. We will continue to serve thousands of travelers at our I-94 and Downtown Visitor Information Centers. We will continue to partner with local organizations to grow existing events and support new events with regional and national draws. Working together we will continue to do our part in making the Kenosha Area a great place to live, work and play.



Please take some time to review this report and our involvement in the Kenosha Area. All of us at the Kenosha Area Convention & Visitors Bureau take great pride in showcasing our community to visitors throughout the world. We look forward to continuing our existing partnerships and forging new ones within the community; because together we will achieve great things for the Kenosha Area.

Sincerely,

Handwritten signature of Michael R. Pollocoff in black ink.

**Michael R. Pollocoff**  
Chairman, Board of Directors

Handwritten signature of Dennis A. DuChene II in black ink.

**Dennis A. DuChene II**  
President



# Who We Are

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**The Kenosha Area Convention & Visitors Bureau (KACVB) is a private, not-for-profit corporation and is the official tourism promotion agency for Kenosha County, Wisconsin.** The KACVB is the only marketing organization whose sole purpose is to promote the Kenosha Area as a travel destination, and thereby contribute positively to Kenosha County's economy. In its role as a destination marketing organization (DMO), the primary goal of the KACVB is to attract travelers who will spend time in the Kenosha Area and patronize its hotels, restaurants, attractions, retail stores, and other businesses. The KACVB promotes the Kenosha Area to key travel markets in the Midwest using a number of strategies including advertising, social media, e-marketing, public relations, and customer care efforts. As publisher of the Official Kenosha Area Visitors Guide and companion website [VisitKenosha.com](http://VisitKenosha.com), the KACVB proudly represents and supports more than 100 local businesses and organizations – our Tourism Partners – that cater to travelers. KACVB's primary target market is the Leisure Traveler, defined as individuals traveling for business or leisure, as well as families or small groups traveling together for leisure activity. It also focuses on specialty target markets including Sports, Group Tours, and Meetings.

# KENOSHA AREA CVB MISSION

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The Kenosha Area Convention & Visitors Bureau (KACVB) was established in 1986 with the express purpose of increasing visitor appreciation of and spending in Kenosha County, Wisconsin, thus improving the economy of the region.

The KACVB promotes the Kenosha Area as a fun, friendly, refreshing and affordable overnight tourism and meeting destination to individuals, groups, and businesses throughout the world.

## FUNDING

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The Kenosha Area Convention & Visitors Bureau's operating budget is wholly funded by the Transient Occupancy Tax – commonly known as “room tax” – that is collected when a person purchases a hotel/motel room in a municipality that has established a room tax ordinance. Municipalities within Kenosha County which have this ordinance in place are: the City of Kenosha, Village of Pleasant Prairie, Village of Bristol and Town of Wheatland. Lodging properties within these communities remit room tax revenues to their respective municipal government, and a portion of those revenues is redirected to the KACVB to support tourism promotion and development. The KACVB's budget is entirely dependent upon hotel/motel occupancy, and is therefore directly related to the results it achieves in marketing the Kenosha Area as an appealing overnight travel destination.





# 2015 BOARD OF DIRECTORS

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<b>CHAIRMAN</b>	<b>Michael R. Pollocoff</b>   <i>Village of Pleasant Prairie</i>
<b>VICE-CHAIRMAN</b>	<b>Frank Pacetti</b>   <i>City of Kenosha</i>
<b>SECRETARY</b>	<b>Paul Whiteside, Jr.</b>
<b>TREASURER</b>	<b>Larry Nelson</b>   <i>Bane-Nelson, Inc.</i>
	<b>Kevin Ervin</b>   <i>Franks Diner</i>
	<b>Paul Hegland</b>   <i>Carthage College</i>
	<b>Kathy Jalensky</b>   <i>Jalensky Real Estate Services, LLC</i>
	<b>Marty Stewart-Huff</b>
	<b>Paula Touhey</b>
	<b>Carol Willke</b>   <i>Village of Pleasant Prairie</i>
	<b>Mark Wistar</b>   <i>House of Nutrition</i>

# 2015 OPERATING STAFF

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<b>Dennis DuChene</b>   <i>President</i>
<b>Deanna Goodwin</b>   <i>Marketing Director</i>
<b>Eva Hoey</b>   <i>Visitor Information Center Director &amp; Group Sales</i>
<b>Kris Jensen</b>   <i>Sports Development Director</i>
<b>Meridith Jumisko</b>   <i>Public Relations Manager</i>
<b>Laura Tyunaitis</b>   <i>Marketing Coordinator</i>
<b>Brigit Correa</b>   <i>Customer Service Coordinator</i>
<b>Jake Hoey</b>   <i>Customer Service Coordinator</i>
<b>Al Bosk</b>   <i>Travel Information Specialist</i>
<b>John Gulig</b>   <i>Travel Information Specialist</i>
<b>William Marshall</b>   <i>Travel Information Specialist</i>

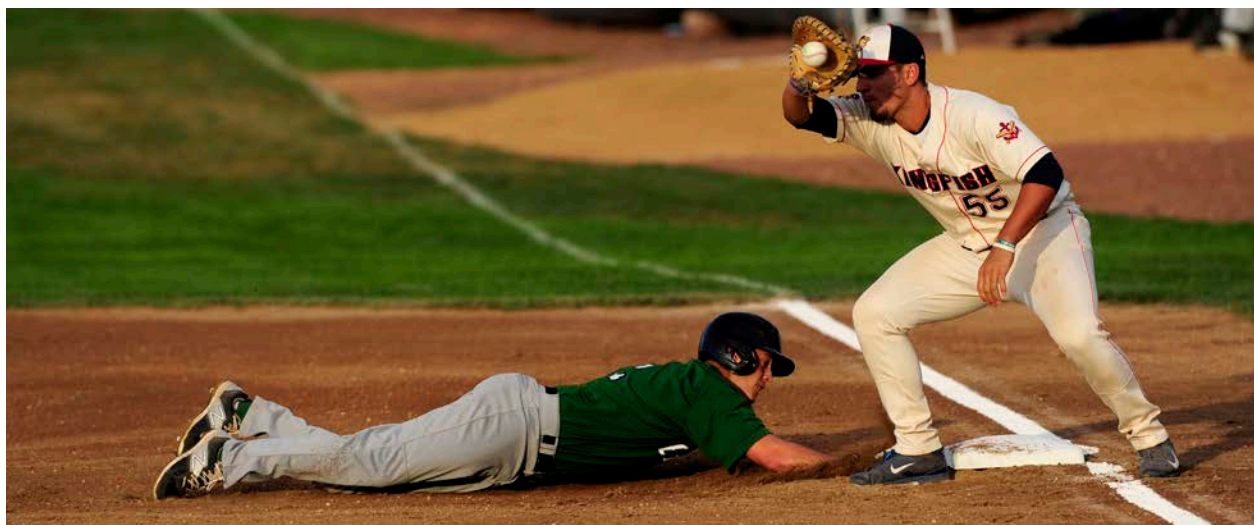


# *2015 Tourism Highlights*

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- 🔹 Tourist spending in Kenosha Country reached an all-time high of \$196.6 million in 2015, an increase of \$14.7 million or 8.1% over 2014.
- 🔹 The 29<sup>th</sup> edition of the Kenosha Area Visitors Guide was published featuring an expanded 72-page, full color format and a circulation of 100,000 copies. This year's Guide earned a Silver Addy Award for design excellence from the American Advertising Federation.
- 🔹 The KACVB's website VisitKenosha.com continued to grow, achieving 457,247 visitor sessions in 2015, a 23% increase over 2014, as well as over 1.3 million page views, an 18% increase over prior year.
- 🔹 The Visit Kenosha Blog finished its second full year in 2015 with 80 published posts and 19,965 page views, more than doubling its 2014 views. The KACVB also introduced a new Community Blog Team comprised of six local residents who contributed regularly to the Visit Kenosha Blog.
- 🔹 The KACVB's social media presence grew on all platforms in 2015, ending the year with 14,133 Likes on its Facebook page, 3,059 Twitter followers, and 880 followers on Instagram, a 102% increase.
- 🔹 KACVB's public relations efforts netted 51 media placements in non-local markets in 2015 with an earned media value of \$187,505. Local media outreach resulted in 260 placements with a value of \$76,167.
- 🔹 57% of KACVB's Visitor Survey respondents indicated their primary reason for visiting the Kenosha Area in 2015 was a weekend getaway or vacation, followed by 28% who were attending a special event and 27% who were visiting friends or family. 100% of respondents said they would recommend the Kenosha Area to friends and family and 73% indicated they plan to visit again in 2016.

- 🔗 Staff at the KACVB's I-94 and Downtown Visitor Information Centers served 31,378 traveler parties in 2015, hailing from all 50 U.S. states, Canada and 40 foreign countries. 48% of traveler parties were from Illinois.
- 🔗 A new branding campaign was launched in 2015 featuring a *Picture Your Kenosha* theme and showcasing the diverse range of tourism offerings in Kenosha County. New creatives were implemented across all KACVB marketing platforms including print and online advertising, billboard, email, website and social media.
- 🔗 Kenosha Area hotels sold 7.2% more rooms in 2015, resulting in an overall average occupancy rate of 62.0%, 3.1% higher than 2014. The addition of the Hampton Inn & Suites in 2015 brought the number of hotels represented by the KACVB to fifteen.
- 🔗 The KACVB worked with Milwaukee Public Television throughout the spring and summer of 2015 to produce an episode of *Around the Corner* with John McGivern featuring western Kenosha County that would air in February 2016.
- 🔗 Development projects were plentiful in 2015, including the community's first fully-accessible playground, the Kenosha Dream Playground. The 15,000 square foot Dream Playground was built in Petzke Park and now welcomes children of all abilities to play side-by-side.
- 🔗 The Kenosha Sculpture Walk received a new rotation of sculptures in 2015 with ten new public art pieces along the Lake Michigan harbor in Downtown Kenosha.
- 🔗 Kenosha Kingfish Baseball earned the title of Northwoods League Summer Collegiate World Series Champions and was third in league attendance in its second season. The historic Simmons Field hosted 82,019 fans in 2015, averaging 2,485 per game.
- 🔗 The KACVB continued an active role in supporting special events and festivals in 2015, with staff members serving on several planning and development committees. A milestone event in 2015 was the 100th Birthday Celebration of Kenosha native and acclaimed actor, writer, director and producer George Orson Welles.
- 🔗 The Kenosha Area CVB honored its 2015 Tourism Partner of the Year, Kenosha Kingfish Baseball, and Hotel Partner of the Year, Hampton Inn & Suites, at its annual Tourism Partner Appreciation Night at Circa on Seventh.
- 🔗 The KACVB and several community organizations were the recipients of Wisconsin Department of Tourism marketing grants totaling \$73,621. Inaugural events such as the Chicago Scouts Silver & Black Games, Downtown Kenosha Restaurant Week, and Pleasant Prairie Cup Triathlon were served by these grants.





# *Economic Impact*

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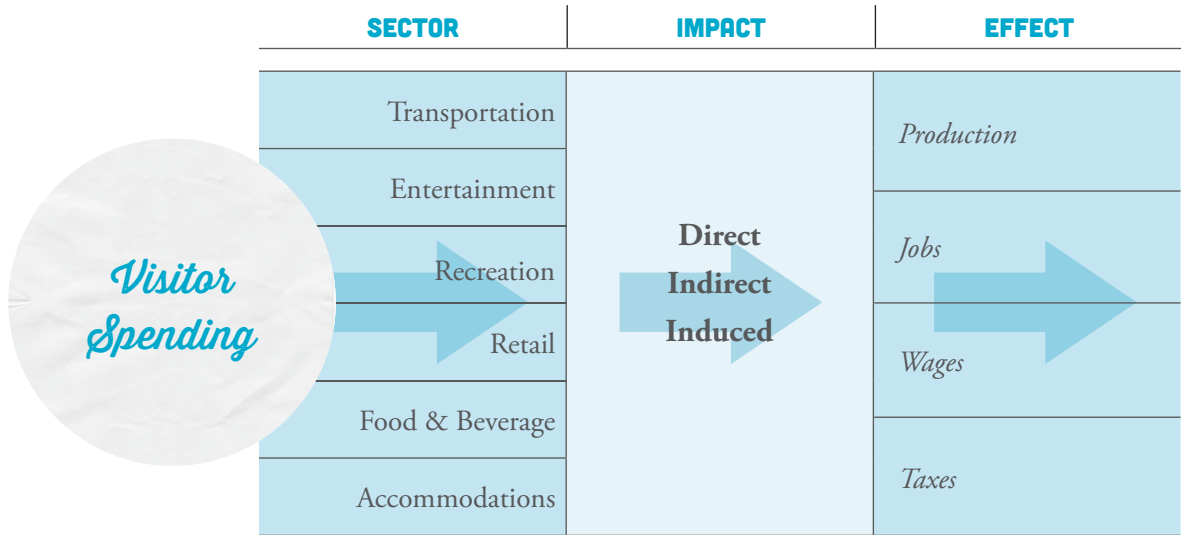


**Kenosha County's tourism industry is driven by leisure and business travelers, athletic event participants, conference and meeting attendees, and group or motorcoach travelers.** These visitors leave behind tax revenues that contribute significantly to our local and state economy. Revenues generated directly and indirectly by visiting tourists supplement property taxes and support local programs that benefit residents and tourists alike. Tourism dollars also increase local tax revenues and provide employment for thousands of people living in our community.

Each year, the Wisconsin Department of Tourism commissions a comprehensive economic impact study of traveler expenditures throughout the state. As a whole, direct traveler spending in Wisconsin totaled \$11.9 billion in 2015, up 4.4% over 2014. The study – *The Economic Impact of Tourism in Wisconsin* – by the independent research firm Tourism Economics also provides a county by county breakdown of the impact of tourism on local economies. The figures garnered from this research demonstrate the importance of tourism as a key segment of the Kenosha County economy and underscores the need to continue to support the expenditure of time, effort and funding for tourism promotion and development.

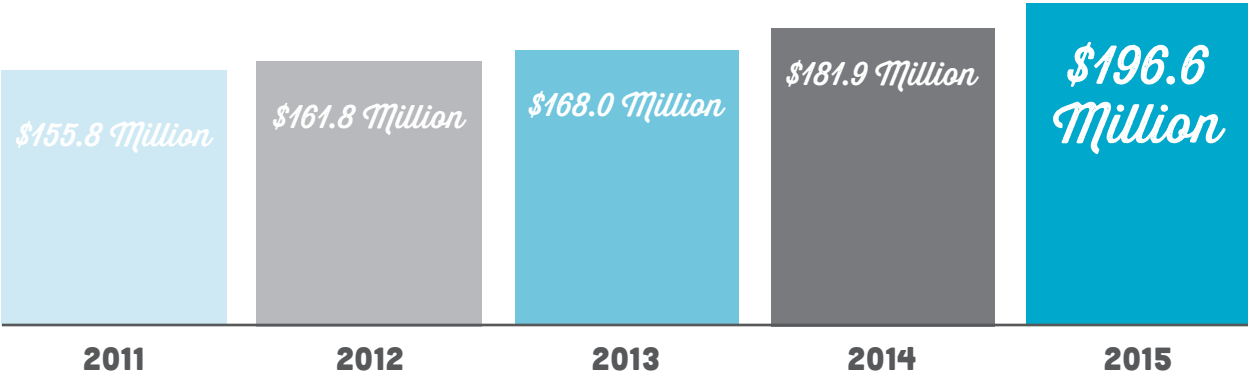
# HOW VISITOR SPENDING GENERATES IMPACT

- Travelers create *Direct* economic value within a discrete group of sectors (e.g. recreation, transportation). This supports a relative proportion of jobs, wages, taxes, and GDP within each sector.
- Each directly affected sector also purchases goods and services as inputs (e.g. food wholesalers, utilities) into production. These impacts are called *Indirect* impacts.
- Lastly, the *Induced* impact is generated when employees whose incomes are generated either directly or indirectly by tourism, spend those incomes in the state economy.

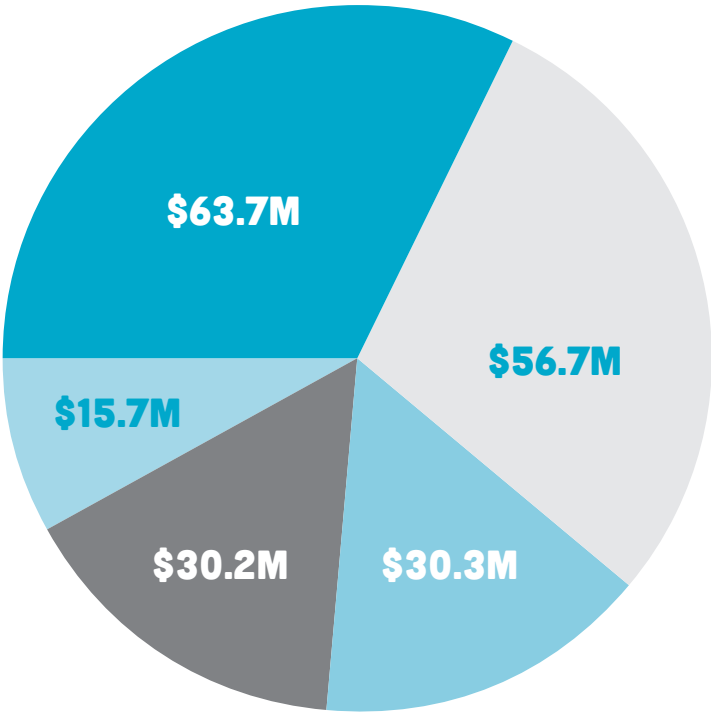


# VISITOR SPENDING IN KENOSHA COUNTY

Total direct spending by visitors to Kenosha County in 2015 was \$196.6 million. This is an increase of \$14.7 million or 8.1% over 2014 expenditures. This growth increase was the fourth highest in Wisconsin. Visitor spending has grown an average of 6.4% annually since 2010. Kenosha County ranked 19th highest in total traveler expenditures among 72 Wisconsin counties in 2015.



# DISTRIBUTION OF SPENDING



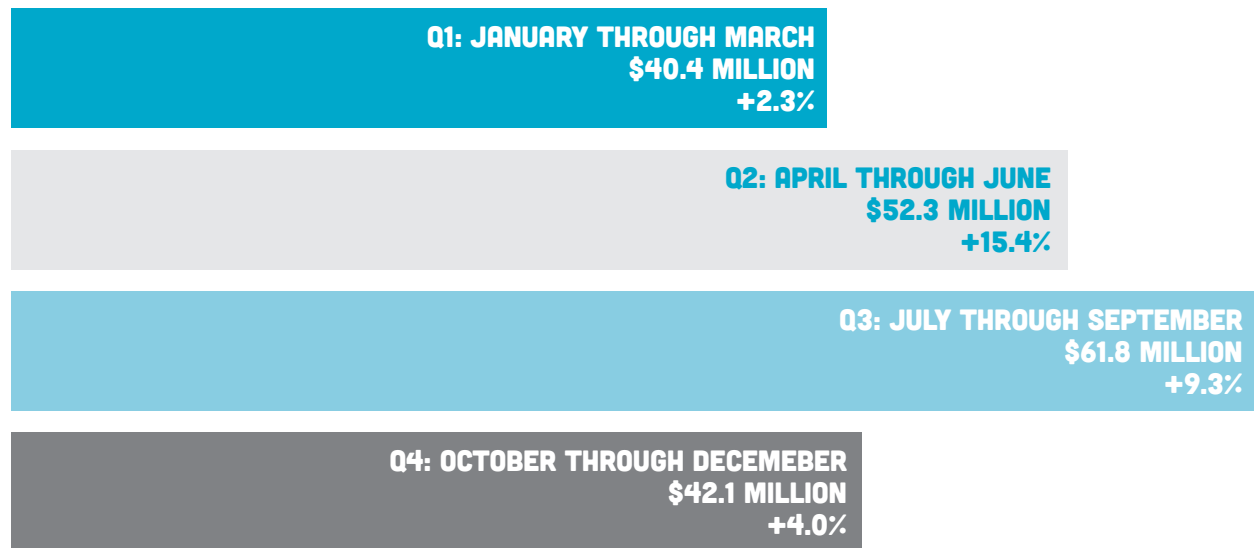
- Retail* purchases comprised nearly one-third of the visitor dollar in Kenosha County in 2015—a total of \$63.7 million, an increase of \$5.6 million over prior year.
- Food & Beverage* followed at 28.8% of all spending, or \$56.7 million in 2015. This represents an 6.3% growth over 2014.
- Spending growth was strongest in the *Lodging* and *Retail* categories, with 15% and 9.6% growth respectively.

- Retail: 32.4%**
- Food & Beverage: 28.8%**
- Recreation & Entertainment: 15.4%**
- Lodging: 15.4%**
- Transportation: 8.0%**

SPENDING CATEGORY	2012 (MILLIONS)	2013 (MILLIONS)	2014 (MILLIONS)	2015 (MILLIONS)	PERCENTAGE CHANGE
Lodging	\$23.3	\$23.6	\$26.3	\$30.2	+15.0%
Food & Beverage	\$46.4	\$49.3	\$53.3	\$56.7	+6.3%
Retail	\$53.4	\$54.4	\$58.1	\$63.7	+9.6%
Recreation & Entertainment	\$24.2	\$25.4	\$28.4	\$30.3	+6.9%
Local Transportation	\$14.5	\$15.5	\$15.9	\$15.7	-0.7%
<b>Total</b>	<b>\$161.8</b>	<b>\$168.2</b>	<b>\$181.9</b>	<b>\$196.6</b>	<b>+8.1%</b>
Growth Rate	-	+ 3.9	+ 8.2%	+ 8.1%	-

## VISITOR SPENDING BY SEASON

- Examining the seasonality of key tourism sectors, visitor spending peaked in Q3 of 2015 with \$61.8 million in visitor spending, an increase of 9.3% over Q3 2014.
- This year's strongest growth was posted in Q2 as visitor spending grew 15.4% to over \$52 million—over \$7 million over 2014 Q2.



## TAX REVENUE

- Tax revenues collected by state and local governments from traveler spending in Kenosha County amounted to \$22.1 million in 2015.
- In the absence of the state and local taxes generated by local tourism, each Kenosha County household would need to pay \$360 more in taxes to maintain the current level of government services.

	STATE & LOCAL TAX REVENUES (MILLIONS)				FEDERAL TAX REVENUES (MILLIONS)		
	2013	2014	2015	% CHANGE	2013	2014	2015
Kenosha County	\$19.2	\$20.6	\$22.1	+7.22%	\$13.0	\$14.1	\$14.9
Wisconsin	\$1,312.4	\$1,356.3	\$1,412.2	+ 4.12%	\$976.9	\$1,011.0	\$1,052.3
Share of state	1.5%	1.5%	1.6%	-	-	-	-

# EMPLOYMENT

- ▶ The 2015 Tourism Economics study also shows that the tourism industry in Kenosha County provided 3,164 full-time job equivalents, a 5.3% increase over 2014 that also surpassed a statewide jobs increase of 1.2%.
- ▶ Resident income realized from Kenosha County tourism jobs totaled an estimated \$80.8 million, an increase of 7.6% over prior.

EMPLOYMENT					
	2012	2013	2014	2015	% CHANGE
<b>Kenosha County</b>	2,854	2,882	3,006	3,164	+5.3%
<b>Wisconsin</b>	183,786	183,786	185,495	187,643	+1.2%
<b>Share of state</b>	1.6%	1.6%	1.6%	1.7%	-

LABOR INCOME (MILLIONS)					
	2012	2013	2014	2015	% CHANGE
<b>Kenosha County</b>	\$66.0	\$68.8	\$75.2	\$80.8	+7.6%
<b>Wisconsin</b>	\$4,512.1	\$4,512.1	\$4,657.6	\$4,829.9	+3.7%
<b>Share of state</b>	1.5%	1.5%	1.6%	1.7%	-

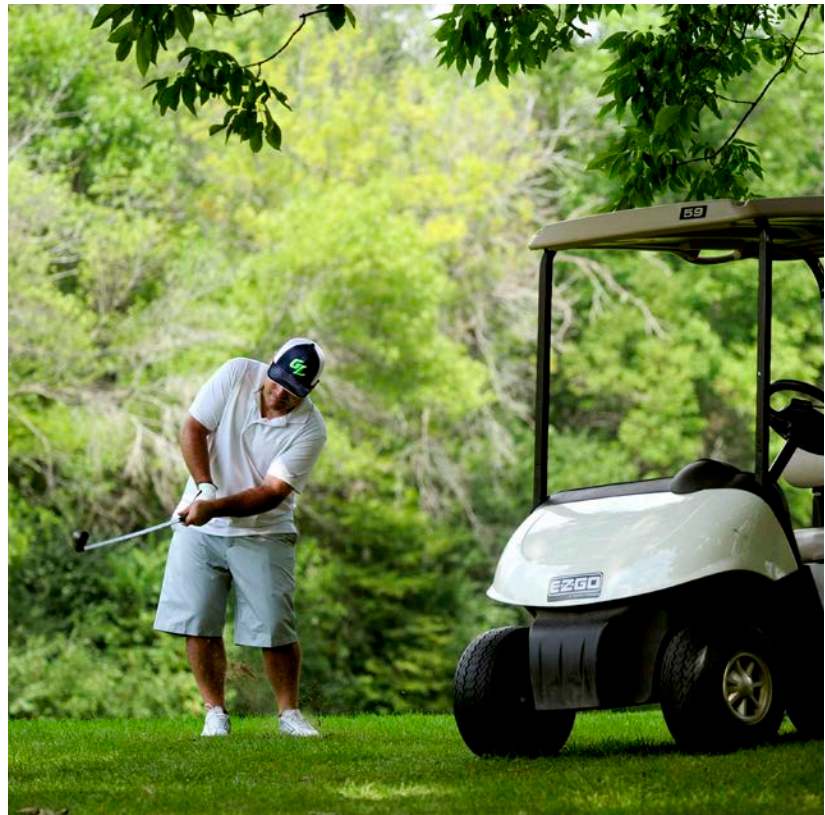




# HOTEL DATA

The KACVB's operating budget is funded by the Transient Occupancy Tax – or “room tax” – that is collected from travelers purchasing hotel/motel rooms in Kenosha County municipalities with room tax ordinances. These include: the City of Kenosha, Village of Pleasant Prairie, Village of Bristol and Town of Wheatland. Hotel properties within these communities remit the room tax revenues to their respective municipal government, and a portion of those revenues is redirected to the KACVB to support tourism promotion and development. The KACVB's budget is entirely dependent upon hotel/motel occupancy, and is therefore directly related to the results it achieves in marketing the Kenosha Area as an overnight travel destination. The following figures represent collective hotel performance data in the Kenosha Area as reported by the independent research firm, Smith Travel Research.

- Year-to-date hotel occupancy increased 3.1% over 2014.
- Seven of the 12 months in 2015 saw an increase in occupancy; four with double digit growth. May increased 23.0%, June 19.7%, January 15.9% and April 13.1%
- Overall revenue per available room (RevPar) increased 11.7% over 2014 figures, while the average daily rate (ADR) grew 8.3% over prior year.
- Revenue from rooms sold was up 16.1% over 2014, and Demand (rooms sold) was up 7.2% over prior year.





# Marketing & Communications

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The Kenosha Area CVB employs a number of marketing and communications strategies to promote the Kenosha Area as a travel destination. This effort ensures that tourism remains a viable and impactful industry within the community, providing positive economic impact and development. The KACVB's 2015 marketing plan was built around strengthening our brand awareness to drive travel to Kenosha County through new and repeat visitors. Marketing efforts focused on the leisure travel market, as well as sports, meeting and group tour specialty markets.

To maximize its reach in these marketplaces, the KACVB uses an integrated marketing approach including:

- 👁 Publications
- 👁 Website
- 👁 Social Media
- 👁 Advertising
- 👁 Email Marketing
- 👁 Visitor Services
- 👁 Public Relations
- 👁 Community Outreach

# THE OFFICIAL KENOSHA AREA VISITORS GUIDE

The Kenosha Area Convention & Visitors Bureau is proud to publish the Official Kenosha Area Visitors Guide, an annual magazine-quality publication that serves as the primary resource for visitors to the Kenosha Area. The Visitors Guide is a free publication and is designed to guide travelers in planning their visit to the Kenosha Area, as well as serve as a resource once they've arrived here. The Visitors Guide is also commonly used by local residents, event planners, travel writers/bloggers and media, as well as those looking to relocate to the Kenosha Area.



**96,040 COPIES DISTRIBUTED**

**210,378 DIGITAL PAGE VIEWS**



📍 Requests from *all 50 states* and Canada

📍 *56%* of requests from Illinois and Wisconsin



The 2015 Kenosha Area Visitors Guide won a *Silver Addy Award* from the American Advertising Federation for *excellence in Magazine Design*



*102 advertisers*

## FUN 101

The KACVB's FUN 101 brochure continued to be a popular companion piece to the Kenosha Area Visitors Guide in 2015. The list of "101 Things to See & Do for \$10 & Under" focused on free and low cost experiences in the Kenosha Area and published two editions in 2015.



**TWO EDITIONS**



*12,500 copies*



**35,283 ONLINE PAGE VIEWS**

📍 *Fifth most visited page* on VisitKenosha.com

# VISITKENOSHA.COM

VisitKenosha.com is the official website of the Kenosha Area CVB and online companion to the Kenosha Area Visitors Guide publication. Featuring both a desktop and mobile version, VisitKenosha.com continued to break traffic records in 2015, with nearly a half-million visitor sessions and 1.3 million page views. VisitKenosha.com also continued to rank among the top search results for “Kenosha” on major search engines including Google (#3), Bing (#2) and Yahoo (#2). The mobile site was relaunched in 2015 with a fresh design and modernized navigation, while both the mobile and desktop sites were updated to reflect the KACVB’s new *Picture Your Kenosha* brand campaign.

**1,307,889**

**PAGE VIEWS (+18%)**

**457,247**

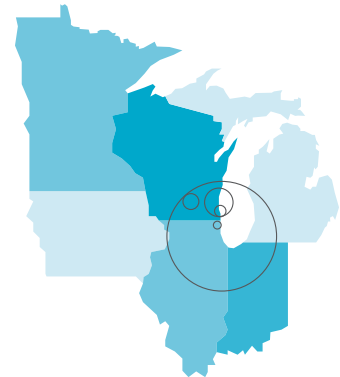
**VISITOR SESSIONS (+23%)**

**374,122**

**OUTBOUND LINKS**

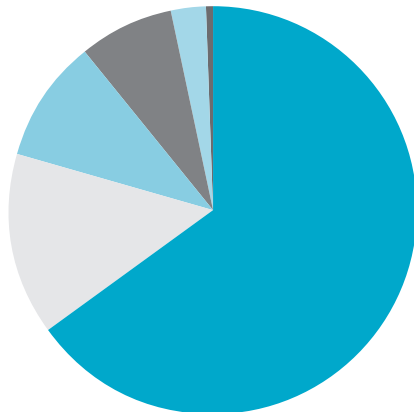
**10,815**

**COUPON DOWNLOADS**



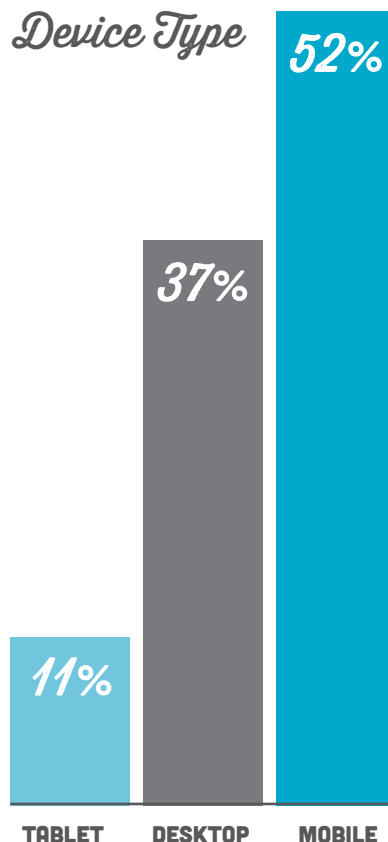
Chicago ...	82,661 visitor sessions
Milwaukee.....	22,295
Madison .....	12,812
Racine .....	9,439
Gurnee .....	6,720

## Traffic Sources



Organic Search:	65.0%
Direct:	14.5%
Referrals:	9.8%
Social Media:	7.5%
Paid Search:	2.9%
Email:	0.3%

## Device Type



## Top Pages

- 🔍 Events
- 🔍 Home
- 🔍 Top Attractions
- 🔍 Malls
- 🔍 FUN 101
- 🔍 Parks & Nature Areas
- 🔍 Dine
- 🔍 Play
- 🔍 Pleasant Prairie Premium Outlets
- 🔍 Stay

# SOCIAL MEDIA

Social media is an integral part of the KACVB's marketing and communications strategy and continued to be enhanced, adapted and integrated into the Kenosha Area tourism brand in 2015. Extending the reach of traditional advertising and communications, social media allows KACVB staff to engage in genuine, one-on-one interactions with potential visitors, in-market guests, local residents and the media in real time.

**14,133**

Facebook page Likes

**2.2 Million**

Facebook Impressions

**880**

Instagram Followers

**3,059**

Twitter Followers

**1,172**

Twitter Interactions

**8,356**

YouTube Views

**221**

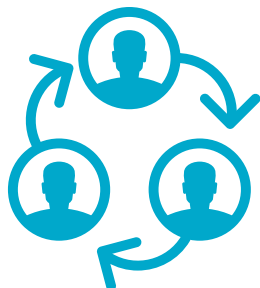
Hours of YouTube Viewing

**636**

Pinterest Followers

**34,950**

Social Media Clicks  
to VisitKenosha.com

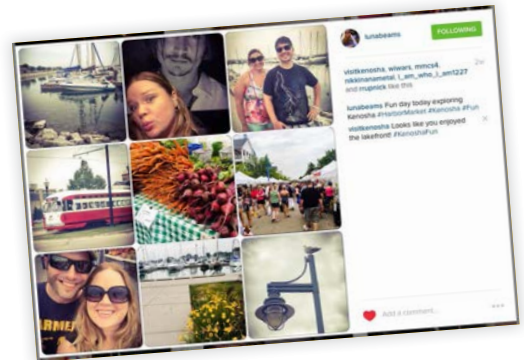


## Visit Kenosha Blog

- ▶ Introduced Community Blog program featuring six local guest bloggers
- ▶ Over 80 blogs published
- ▶ 19,965 page views

## #KENOSHAFUN

**INSTAGRAM WAS THE KACVB'S FASTEST GROWING ORGANIC PLATFORM, WITH THE NUMBER OF FOLLOWERS MORE THAN DOUBLING TO 880 IN 2015**



## I ♥ Kenosha

In its second year, the popular I ♥ Kenosha social media campaign provided a significant increase in user-generated content on KACVB's social media pages. Both the personal-size frames and large traveling frames bearing the I ♥ Kenosha message, #KenoshaFun hashtag and website URL made their way around the Kenosha Area encouraging locals and visitors alike to share their photos of what they love most about Kenosha.

# ADVERTISING

In 2015, the Kenosha Area CVB launched its advertising campaign after engaging a new agency of record, Equity Creative. The campaign's objective was to generate brand awareness of the Kenosha area as a travel destination and bring consistency to KACVB's marketing and communications messages. The new *Picture Your Kenosha* campaign was designed to invoke an authentic, relevant and emotional connection in potential visitors, while inviting them to visualize their own personal experience in the Kenosha Area. Ads and other creative elements were integrated into KACVB's branded spaces including advertising, website, social media pages, email and video. Ads were targeted to the KACVB's primary market of leisure travelers, as well as specialty markets including sports, meetings and group tour visitors. KACVB's primary geographical targets included Illinois and Wisconsin, while secondary markets reached Michigan, Indiana and Iowa.

The 2015 media buy included digital, print and billboard advertising in the noted target markets. Online banner ads generated 8.8 million impressions across a regional network of websites, while print ads in leisure market magazines, newspapers and other publications reached consumers throughout the Midwest.

Search engine marketing (SEM) was also an integral part of the KACVB's digital marketing efforts, delivering nearly 800,000 impressions and driving more than 17,000 clicks to VisitKenosha.com in 2015. The KACVB also added digital billboard advertising to its marketing plan in 2015, reaching 4.8 million motorists traveling through Kenosha County on I-94 during the peak summer travel months.

## Digital

- Online Banner Ads — Regional Network
- Google, Bing and Yahoo SEM (Pay-per-click)
- Facebook and Twitter
- TravelWisconsin.com Email Blasts

## Print

- AAA Living Magazine
- Midwest Living Magazine
- Experience Wisconsin Magazine
- Chicago Daily Herald
- Milwaukee Journal Sentinel
- Lake Michigan Circle Tour Lighthouse Map
- Chicago Athlete Magazine
- Group Tour Magazine
- Circle Wisconsin Annual Guide
- Midwest Meetings Guidebook
- Small Market Meetings



# EMAIL MARKETING

The KACVB continued its focus on digital marketing in 2015, publishing a monthly email newsletter to a growing subscriber list, and participating in the Travel Wisconsin monthly e-blast which reached over 52,000 households each month. The KACVB newsletter was redesigned in 2015 to coordinate with the new *Picture Your Kenosha* campaign.

**12,456**

Email Subscribers

**135,892**

Emails Delivered

**18.4%**

Average Open Rate

**4,242**

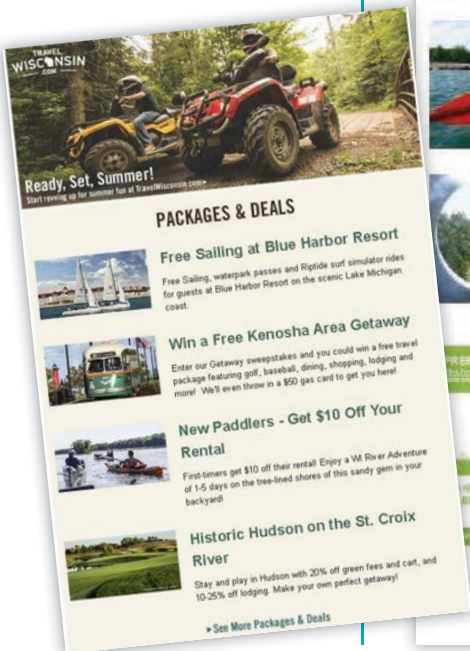
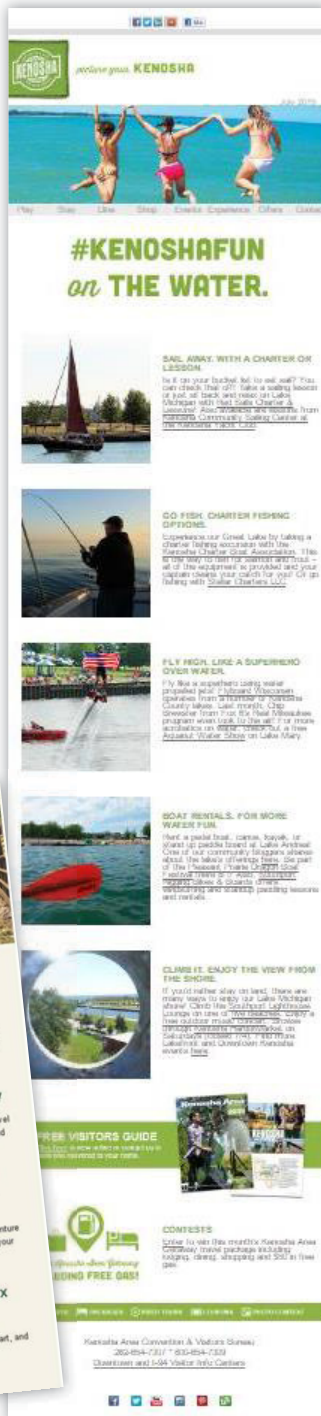
Clicks

**18.9%**

Average Click Through Rate

**3,149**

Clicks to VisitKenosha.com by Travel Wisconsin e-blasts



## 2015 NEWSLETTER OPEN RATES

JAN **18.3%**

FEB **17.3%**

MAR **21.8%**

APR **19.0%**

MAY **17.7%**

JUN **17.9%**

JUL **19.0%**

AUG **17.9%**

SEP **17.2%**

OCT **17.6%**

NOV **18.9%**

DEC **18.2%**

AVG **18.4%**

# VISITOR SERVICES

The Kenosha Area CVB serves visitors and potential visitors in a number of ways – in person, by phone and online. KACVB operates two Visitor Information Centers (VICs) – Downtown Kenosha and at I-94 in Pleasant Prairie – where knowledgeable staff provide personal, one-on-one service to travelers and promote the Kenosha Area’s many offerings. KACVB staff also travel to various local and out-of-market shows and events to encourage travel to the Kenosha Area. In 2015, KACVB exhibited at the Recreation & Leisure Travel Expo at Naval Station Great Lakes and the Trustmark Community Expo in Illinois, as well as locally at Kenosha HarborMarket, Visit Kenosha Night at the Kingfish, and UW-Parkside’s Community Day. The KACVB also manages a public information radio station – WPUR 1180AM – which provides an overview of area attractions and resources to travelers along I-94 in Kenosha County and within the community.

## VISITOR CENTER HIGHLIGHTS

- 30,849 traveler parties were served by KACVB staff at the I-94 Visitor Information Center
- Center visitors originated from all 50 states, Canada and 40 foreign countries
- 48% of traveler parties served were from the state of Illinois
- The second highest percentage of travelers (11%) were from Wisconsin
- 172 motorcoach buses with 7,024 passengers passed through the I-94 Center in 2015
- Hosted monthly First Friday events featuring Tourism Partner displays and exhibits





# PUBLIC RELATIONS

Through strategic public relations efforts such as strong media relationships and social media engagement, the KACVB earned a number of media placements and positive publicity for the Kenosha Area in 2015. Through these efforts, new and existing audiences throughout the Midwest and beyond were exposed to what the Kenosha Area offers to travelers. The KACVB worked with journalists, bloggers and other media to obtain coverage in 51 stories outside the Kenosha Area worth an estimated \$187,505 in advertising value.

## Publications

- Lakeland Boating Magazine
- Milwaukee Business Journal
- Wisconsin Journeys
- Daily Herald
- The Times of Northwest Indiana

## Websites

- Yahoo! Travel
- McHenry County Living

## Blogs

- Quirky Travel Guy
- Chicago Foodie Sisters
- Great Lakes Gazette
- Examiner.com
- Road Trips for Families



## Public Relations on Twitter

- 1,012 Followers (+341)
- 795 Tweets
- 255 Interactions
- 1.1 Million reach
- 5,900 Clicks
- 161 Retweets

## 2015 HIGHLIGHTS

- Hosted four travel writers and bloggers
- Worked with Fox6 Milwaukee's Real Milwaukee on a live broadcast to kick off Downtown Restaurant Week
- Hosted TMJ4 Milwaukee reporter for an episode of TaTiana's Road Trips which featured multiple Kenosha businesses and attractions
- Garnered publicity the New York Times, Chicago Tribune, Milwaukee Journal Sentinel and other major market outlets for the 100th Birthday Celebration of Orson Welles
- Worked closely with Milwaukee Public Television producers on filming of Around the Corner with John McGivern episode featuring western Kenosha County (aired February 2016)



## LOCAL PUBLIC RELATIONS

- Contributed weekly and monthly columns to Kenosha News Get Out and Action Magazine
- Live weekly radio interviews on local radio stations WLIP and WRJN
- WLIP Happenings Q&A radio interviews during National Travel & Tourism Week, Downtown Restaurant Week and other special events
- 260 local media placements totaling \$76,167 in advertising value

# COMMUNITY OUTREACH

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## **KACVB SPEAKERS BUREAU**

In 2015, the KACVB formalized its Speakers Bureau in a more concerted effort to reach the local community with its tourism message. Building upon a history of speaking to local civic organizations about the economic impact of tourism on the local community and being a “tourist in your own town”, KACVB team members spoke to a number of groups in 2015, including the Downtown Kiwanis Club of Kenosha, Kiwanis Breakfast Club of Kenosha, Rotary Club of Kenosha, Rotary Club of Kenosha West, and the Twin Lakes Area Chamber & Business Association.

## **THIRD GRADE PRESENTATIONS**

The KACVB completed its 19th year of its entertaining and educational presentation series about Kenosha’s past and present to local third grade classes. As a supplement to their social studies unit on Kenosha, students were encouraged to explore their community with their families – to be tourists in their own town. Nearly 900 students at 16 area schools participated in the program in 2015. The third graders also participated in the KACVB’s Essay Contest, in which five grand prize winners were awarded prizes donated by Tourism Partner businesses.

## **PICTURE YOUR KENOSHA PHOTO CONTEST**

Renamed to coincide with the new brand campaign in 2015, the Picture Your Kenosha Photo Contest encouraged local residents – and visitors – to submit their favorite photos from around the Kenosha Area. 185 photo entries were received from nearly 50 people, with the top three winners receiving a dining gift certificate courtesy of KACVB’s restaurant partners. Photos received via the contest are used in KACVB’s marketing efforts including VisitKenosha.com, the Kenosha Area Visitors Guide and social media.

## **TOURISM WEEK**

National Travel & Tourism Week 2015 was recognized by the KACVB to raise awareness among Kenosha County residents of the positive economic impact that tourism has on our local economy. A four-page color insert was distributed in the Kenosha News, reaching over 25,000 households. The insert, along with a dedicated Tourism Week page on VisitKenosha.com, media outreach and a photo campaign featuring Tourism Partner businesses provided locals with insight into how tourism is a viable and positive industry in our community.

## **CHARITABLE GIVING**

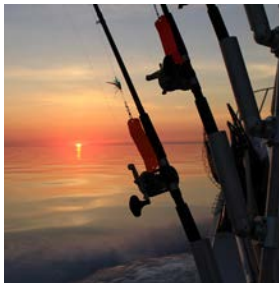
The KACVB’s two Visitor Information Centers once again served as collection sites for the Wisconsin Department of Tourism’s annual “Big Bundle Up” campaign. At the conclusion of the Winter 2014-2015 campaign, the KACVB collected and distributed 700 new and gently used warm clothing items through First Step Services Inc. in Kenosha.

For the third consecutive year, Kenosha Area CVB team members won the Community Grilling Competition at the annual Grill Games BBQ Competition & Festival. Its \$500 prize money was donated to local eatery and Tourism Partner, Trolley Dogs, to support its annual free Thanksgiving meal for 250 local residents in need.



## *Specialty Markets*

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In addition to the leisure traveler market, the Kenosha Area CVB also dedicates resources to promoting the Kenosha Area to three specialty markets – **Sports, Group Tour and Meetings**. In 2015, KACVB staff members engaged in proactive sales efforts to the Sports and Group Tour markets, and were also active in several industry associations that support these markets and provide additional exposure for the Kenosha Area. The new Picture Your Kenosha campaign was also integrated into advertising in specialty market publications including Chicago Athlete Magazine, Group Tour Magazine, Midwest Meetings Guidebook, and Small Market Meetings.

# SPORTS

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In 2015, the KACVB's Sports Development team welcomed visitors traveling with teams or as individuals to participate in sporting events, tournaments or other events of a competitive nature. The Kenosha Area hosted more than 150 events that brought an estimated 40,000 athletes to our local hotels and an additional 80 to 140,000 spectators. Key facilities such as RecPlex, UW-Parkside and Carthage College were a significant factor in the growth of the sports market and they, along with local municipalities and agencies, assisted the KACVB in recruiting and planning sporting events.



As a testament to these partnerships, major events such as the Pleasant Prairie Cup –Youth Triathlon, Chicago Scouts Baseball Showcase and US Figure Skating Upper Great Lakes Regionals were held here in 2015. These events were also supported by the Wisconsin Department of Tourism's Ready Set Go sports marketing grant program. During 2015, the KACVB applied for over \$14,000 in Ready Set Go grants for upcoming 2016 events.

The KACVB continued its rigorous efforts to expand this market segment by maintaining memberships in national sports affiliations and by attending state, regional and national conferences to reach prospective event planners. The Kenosha Area Sports Planner publication was a key marketing tool, providing an in-depth overview of all major sport event venues in the Kenosha Area.

# GROUP TOUR

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The KACVB actively marketed the Kenosha Area to group tour operators through involvement in industry associations and collaboration with fellow visitor bureaus seeking to generate group travel interest in southeast Wisconsin. KACVB staff traveled to shows and marketplaces including American Bus Association (ABA), Select Travel Showplace, BIG (Boomers in Group), Circle Wisconsin Midwest Marketplace and Great Day Tours. Nearly 100 one-on-one meetings were held with group tour operators and over 200 packets of Kenosha information were distributed at these shows. Throughout the year, KACVB staff provided its Kenosha Area Group Tour Profile publication to 525 qualified tour operator leads.



# MEETINGS

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The KACVB continued to provide assistance to meeting planners from corporate businesses, associations, fraternal organizations, and government agencies seeking to host small to mid-sized functions at Kenosha area hotels and conference facilities. Complimentary planner resources included site inspection coordination, recommendations on meeting facilities, and hospitality services. The Kenosha Area Meeting Planner publication and Plan a Meeting section on VisitKenosha.com were the KACVB's primary marketing tools to this market. In 2015, KACVB provided meeting groups with nearly 1,800 Welcome Bags containing the Kenosha Area Visitors Guide and other promotional materials.





# Tourism Partner Relations

**Tourism Partners are an essential part of Kenosha County's growing tourism industry.** The Kenosha Area CVB proudly continued its efforts to grow and enhance the benefits offered to its Partners in 2015. As local businesses invest in an advertisement in the official Kenosha Area Visitors Guide, the KACVB delivers an array of complimentary benefits, services and resources designed to strengthen and further promote their business to the traveler market.

## **2015 HIGHLIGHTS**

- 🔹 20 Partner businesses exhibited at 12 First Friday events at the I-94 Visitor Information Center
- 🔹 KACVB served over 100 front line employees through its Kenosha Area To Go hospitality training program
- 🔹 Over 200 people from 45 Partner businesses attended KACVB's quarterly Tourism Talks Breakfast series events
- 🔹 KACVB provided social media and marketing consulting to 25 Partner businesses
- 🔹 Visitors to KACVB's website downloaded 10,815 Tourism Partner coupons
- 🔹 Outbound links from VisitKenosha.com to Partner business and event sites totaled 374,122



# Industry Partnerships

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Partnerships within the tourism industry and the community are vital to the success of the Kenosha Area CVB and its mission to positively impact the local economy. We thank the following organizations for their continued and loyal support of tourism in Kenosha County in 2015:

## MUNICIPALITIES

City of Kenosha  
 Village of Pleasant Prairie  
 Village of Bristol  
 Town of Wheatland

## LODGING

Best Western Executive Inn  
 Best Western Harborside Inn and Kenosha Conference Center  
 Candlewood Suites  
 Comfort Inn & Suites

Country Inn & Suites  
 Hampton Inn & Suites  
 Holiday Inn Express Hotel & Suites  
 LaQuinta Inn  
 Lily Lake Resort  
 Merry Yacht Inn  
 Park Ridge Inn  
 Radisson Hotel & Conference Center  
 Southport Tourist Rooms  
 Super 8 Motel  
 Value Inn

## RESTAURANTS, CAFES, COFFEE SHOPS & BREWERIES

Big Star Drive-In  
 Boat House Pub & Eatery  
 Brat Stop  
 Bristol 45 Diner  
 Captain Mike's Beer & Burger Bar  
 Casa Capri  
 Char's Café  
 Culver's – Pleasant Prairie  
 Elsie Mae's Canning & Pies

Franks Diner  
 Harborside Common Grounds  
 Hobnob Restaurant & Cocktail Lounge  
 House of Gerhard  
 Kaiser's Pizza & Pub  
 LaFogata Mexican Grill  
 Linnea Bakery  
 Mangia Wine Bar  
 Mike's Chicken & Donut Bar  
 Mike's Sportsbook & Meat Bar

Mikey's  
PUBLIC Craft Brewing  
Co.  
Ray Radigan's  
Ron's Place  
Rustic Road Brewing  
Company  
Sazzy B  
Sol D'Licious Café  
Soon's Sushi Café  
tg's Restaurant & Pub  
The Breakwater  
The Coffee Pot  
The Spot Drive-In  
Trolley Dogs  
Twisted Cuisine  
Uncle Mike's Highway  
Pub  
Wine Knot Bar & Bistro

## **ATTRACTIONS, ARTS & RECREATION**

Actor's Craft  
Alpaca Art Pottery  
Painting  
Anderson Arts Center  
Brighton Dale Links  
Golf Course  
Bristol Renaissance Faire  
City of Kenosha Parks  
Civil War Museum  
Dinosaur Discovery  
Museum  
Electric Streetcar  
Circulator  
Flyboard Wisconsin  
Fusion – Kenosha  
Performing Arts Assoc.  
Jelly Belly Visitor Center

Kemper Center  
Kenosha Art Association  
Kenosha Charter Boat  
Association  
Kenosha Community  
Sailing Center at  
Kenosha Yacht Club  
Kenosha County Parks  
Kenosha HarborMarket  
Kenosha History Center  
Kenosha Kingfish Baseball  
Kenosha Municipal  
Golf Course  
Kenosha Pops  
Kenosha Public Libraries  
Kenosha Public Museum  
Kenosha Streetcar Society  
Kenosha Symphony  
Orchestra  
Kenosha Union Park  
Project  
Kenosha YMCA  
Lakeside Players  
Lemon Street Gallery &  
ArtSpace  
National Register Historic  
Districts  
Petrifying Springs Park &  
Golf Course  
Pierhead Lighthouse  
Pike Bike Trail  
Pollard Gallery  
Pringle Nature Center  
RecPlex  
Red Sails Charter &  
Sailing Lessons  
Rhode Center for the Arts  
Richard Bong State  
Recreation Area

Southport Light Station  
Museum  
Stellar Charters  
Washington Park  
Velodrome  
Wilmot Mountain  
Wilmot Raceway at  
Kenosha County Fair

## **RETAIL & SERVICES**

A Summer's Garden  
Florist  
Andrea's & Jack's Café  
Culinary Infusion /  
Circa on Seventh  
Cypress Tree  
DeBerge's Framing  
& Gallery  
Equinox: The Body  
& Soul Boutique  
Harborside Bait & Tackle  
House of Nutrition  
Indian Trail Plaza  
Inner Child Comics  
& Collectibles  
Jerry Smith Produce &  
Pumpkin Farm  
Jockey Factory Store  
K9 Kibble  
LaMacchia Travel  
Lou Perrine's Gas &  
Grocery  
M Again reMakes  
Mars' Cheese Castle  
Mike Bjorn's Clothing  
Moda Bella Salon & Spa  
NovelTea Bookstore  
Parker & Barrow LLC  
Peacetree Originals

Pleasant Prairie Premium  
Outlets  
Red Rose's Bead Haven  
Robin's Nest Cakery  
Sandy's Popper  
Scoops Ice Cream  
Seebeck Gallery  
Sixth Avenue Boutique  
Ski & Sports Chalet  
Something Different  
Southport Plaza  
Southport Rigging Bikes  
& Boards  
Tenuta's Delicatessen &  
Liquors  
The Lettering Machine  
Uke's Harley-Davidson/  
BRP

## **BUSINESSES & ORGANIZATIONS**

Action Magazine  
Ascedia  
ATC Leasing Co.  
Bane-Nelson, Inc.  
Bank of Elmwood  
Bank of Kenosha  
Bryce Ulmer Design  
Carthage College  
Chase Bank  
CliftonLarsonAllen  
Discover MediaWorks  
Discover Wisconsin TV  
Downtown Kenosha, Inc.  
Downtown Kenosha  
Magazine  
Equity Creative  
Guttormsen, Hartley,  
Wilk & Higgins, LLP

Happenings Magazine  
 Hoot Communications  
 Insty Prints  
 Jalensky Real Estate Services, LLC  
 Johnson Bank  
 Kenosha Area Business Alliance  
 Kenosha Area Chamber of Commerce  
 Kenosha County  
 Kenosha Lakeshore BID  
 Kenosha News  
 Kenosha Noon Optimist Club  
 Kenosha Unified School District  
 Kiwanis Club – Western Kenosha  
 Kiwanis Club – Downtown Kenosha  
 Northwestern Mutual Insurance  
 Regner Veterinary Clinic  
 Royle Printing  
 Shagbark Apartments  
 Southport Bank  
 Thomas VanBeckum Law Office  
 United Food & Commercial Workers  
 University of Wisconsin-Parkside  
 Valeri Insurance  
 VBL & Associates  
 WLIP 1050AM  
 WRJN 1400AM

Wisconsin Department of Natural Resources  
 Wisconsin Department of Tourism  
 Wisconsin Department of Transportation

**2015 BOARD & COMMITTEE SERVICE**

- Governor’s Council on Tourism JEM Committee
- Governor’s Council on Tourism TIC Grant Committee
- Governor’s Council on Tourism Sports Committee
- Sports Wisconsin
- Wisconsin Harbor Towns Association
- Circle Wisconsin Board of Directors
- Kenosha Common Markets Board of Directors
- Kenosha History Center Board of Directors
- Kenosha’s Lakeshore Business Improvement District (BID) Board of Directors
- Downtown Kenosha Inc. Board of Directors
- Kenosha Boys & Girls Club Board of Directors
- Kenosha Noon Optimist Club Board of Directors

- Pleasant Prairie Patriots Swim Team Board of Directors
- Youth As Resources Endowment Committee
- Wisconsin Marathon
- Pleasant Prairie Triathlons
- Grill Games
- Lightin’ Downtown Up
- Museum Crawl
- Downtown Kenosha Restaurant Week
- Orson Welles 100<sup>th</sup> Birthday Celebration
- City of Kenosha Civic Veterans Parade

**2015 INDUSTRY AFFILIATIONS**

- Destination Marketing Association International (DMAI)
- American Bus Association (ABA)
- Wisconsin Department of Tourism
- Wisconsin Association of Convention & Visitors Bureaus (WACVB)
- Wisconsin Hotel & Lodging Association
- Wisconsin Harbor Towns Association
- Association of Wisconsin Tourism

- Attractions
- National Association of Sports Commissions
- Travel, Event and Management in Sports
- Sports Wisconsin
- Circle Wisconsin
- Visit Milwaukee
- Kenosha Area Business Alliance
- Kenosha Area Chamber of Commerce
- Downtown Kenosha, Inc.
- Kenosha Lakeshore Business Improvement District (BID)



Consider a **Zoning Text Amendment (Ord. #16-26)** for the request of Carl Ambrosius, Agent for Skyline Towers LLC, owner of the property located 9511 81<sup>st</sup> Street to amend the Skyline Towers Planned Unit Development (PUD) to allow the decks to be setback a minimum of 30 feet rather than 35 feet to the property lines and to correct the site plan in Exhibit 1 of said PUD.

**Recommendation:**

On July 11, 2016 the Plan Commission held a public hearing and recommended that the Village Board to approve the **Zoning Text Amendment** as presented in the July 18, 2016 Village Staff Report.

## VILLAGE STAFF REPORT OF JULY 18, 2016

Consider a **Zoning Text Amendment (Ord. #16-26)** for the request of Carl Ambrosius, Agent for Skyline Towers LLC, owner of the property located 9511 81<sup>st</sup> Street to amend the Skyline Towers Planned Unit Development (PUD) to allow the decks to be setback a minimum of 30 feet rather than 35 feet to the property lines and to correct the site plan in Exhibit 1 of said PUD.

*On June 6, 2016 the Village Board approved the Skyline Towers Apartment Planned Unit Development (Ord. #16-14) for the proposed development. Upon submittal of the revised plans it was more clearly dimensioned on the plans that the decks adjacent to both 94<sup>th</sup> Avenue and 97<sup>th</sup> Court were less than the required 35 feet from the property lines.*

In order to keep the design of the building and have the decks include the staff recommended columns, the deck foundations encroach into the setback; therefore the developer is requesting to amend the PUD to allow the decks to be setback 30 feet from the property lines. The building foundation will meet the required 35 foot setback. It was also noted that the building plans shown in Exhibit 1 needed to be corrected to show the required setbacks for the building and the deck, therefore Exhibit 1 of the PUD is also being amended to include this correct plan sheet.

**On July 11, 2016 the Plan Commission held a public hearing and recommends approval of the Zoning Text Amendment as presented in the attached ordinance amendment(yellow highlighted being amended ~~red-strike-thru~~ being deleted).**

**ORDINANCE # 16-26**

**ORDINANCE TO AMEND THE PLANNED UNIT DEVELOPMENT  
PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE FOR  
THE SKYLINE TOWERS APARTMENT DEVELOPMENT  
IN THE VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN**

**BE IT ORDAINED** by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 420 Attachment 3 Appendix C Specific Development Plan be for the Skyline Towers Planned Unit Development is hereby amended to read follows:

**Skyline Towers Planned Unit Development**

- a. It is the intent that the Skyline Towers Apartment Development, on the property as legally described below is in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive Land Use Plan and the Village adopted Prairie Ridge Neighborhood Plan; would not be contrary to the general health, safety, welfare and economic prosperity of the community; and that the architectural, building and site design, property management, landscaping, grading and drainage, lighting and general site development will result in an attractive and harmonious residential environment of sustained desirability and economic stability and will not adversely affect the property values of the surrounding neighborhood.
- b. Legal Description: The ~~properties~~ **property** included ~~are collectively~~ **is** known as Lot 3 of CSM 2458 as recorded at the Kenosha County Register of Deeds Office as Document #1420259, a re-division of Outlot 9 of the Prairie Ridge Subdivision and located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie is hereinafter referred to as the "DEVELOPMENT".
- c. Requirements within the DEVELOPMENT:
  - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations except as expressly modified in subsection (d) below.
  - (ii) The DEVELOPMENT shall be in compliance with the *Declaration of Covenants and Restrictions for Prairie Ridge Commercial Development*, as may be amended from time to time, as recorded at the Kenosha County Register of Deeds Office.
  - (iii) All private improvements for this DEVELOPMENT shall be installed and constructed by the Developer and all private improvements shall be maintained by the Owners of of the DEVELOPMENT as shown on the following plans and collectively known and the PUD Development Plans: **Exhibit 1:** Site and Civil Plans; **Exhibit 2:** Architectural Building Plans; and **Exhibit 3:** Building Material and Colors.
  - (iv) The DEVELOPMENT, including but not limited to, the building, accessory structure garbage enclosures, sign(s), fence(s), landscaping, parking lots, exterior site lighting, monument sign etc., and the site as a whole, shall be maintained both inside and outside in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. Maintenance shall be conducted on a regular basis both inside and outside of the buildings and site.

Skyline Towers Apartment  
Planned Unit Development

- (v) The owners of the DEVELOPMENT shall be in compliance with the Digital Security Imaging System Agreement (DSIS) and Access Easement as approved by the Village Board on June 6, 2016.
- (vi) The apartment building shall comply with the fire suppression requirements of Chapter 180 of the Village Municipal Code.
- (vii) Residential communication structures pursuant to Article XIV of the Village Zoning Ordinance are prohibited within the DEVELOPMENT.
- (viii) All buildings and site modifications (excluding general building and site maintenance) within the DEVELOPMENT shall be made in accordance with the applicable Village Ordinance and Codes at the time the modification is proposed.
- (ix) All building/structures and all exterior additions, remodeling or alterations to any building/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc. with the Prairie Ridge entire commercial area included within the Prairie Ridge Subdivision.
- (x) All exterior site building and landscaping maintenance shall be performed regularly by the owners or managers of the DEVELOPMENT. Copies of any property inspection reports along with exterior and interior building inspection reports shall be made available to the Village upon request.
- (xi) On-site management and maintenance and cleaning staff shall be provided.
- (xii) Pursuant to the lease agreement no dogs or cats are allowed within the DEVELOPMENT.
- (xiii) No truck [e.g. semi cab, semi-trailer, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] parking are allowed within the DEVELOPMENT.
- (xiv) Temporary or permanent storage containers (some having brand names such as P.O.D.S., S.A.M.S., etc.) are not allowed within the DEVELOPMENT.
- (xv) No flags, pennants, streamers, inflatable signage, spot lights, walking signs, shall be affixed to any building, landscaping vehicle, roof-top, or the ground shall be allowed unless expressly permitted by the Zoning Ordinance.
- (xvi) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- (xvii) The DEVELOPMENT shall not be used for any outside parking (neither overnight nor during the day) of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations.
- (xviii) In the event that public transportation to service the DEVELOPMENT is requested, it shall be the responsibility of the property owner to fund the cost of providing such public transportation to and from the DEVELOPMENT.

Skyline Towers Apartment  
Planned Unit Development

- (xix) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.
  - (xx) The DEVELOPMENT, regardless of property ownership, shall be operated and maintained in a uniform manner and the DEVELOPMENT shall continue to operate under the detailed and structured process related to Leasing and Property Management as presented by the developer at the Public Hearing held by the Plan Commission on May 23, 2016 Plan Commission.
  - (xxi) The DEVELOPMENT shall be operated and maintained in a uniform manner, and shall continue to comply with this PUD, which may be amended from time to time regardless of property ownership. If the DEVELOPMENT, or any portion of the DEVELOPMENT, is sold to another entity(s), the DEVELOPMENT shall continue to operate and be maintained as a unified residential development. All of the building exteriors shall be maintained and shall be painted only with the approved colors as shown on **Exhibit 3**, unless expressly approved by the Village.
  - (xxii) No land divisions shall be allowed within the DEVELOPMENT unless approved by the Village.
- d. Specific Modifications to the Village Ordinance and Regulations and Specific Requirements for the DEVELOPMENT:
- (i) Section 420-116 related to the R-11 Multiple-Family Residential District regulations is amended to read as follows:
    - A. Primary purpose and characteristics. The DEVELOPMENT will provide a multiple-family residential development wherein the net density shall not exceed 17.9 dwelling units per acre.
    - B. Permitted uses/structures within the DEVELOPMENT.
      - (1) One 60-unit building (6 efficiency units, 27 1-bedroom units and 27 2-bedroom units) with a minimum of 1 space per unit of underground parking and a detached garbage dumpster enclosure.
      - (2) Model units within the building.
      - (3) Home occupations per Article VII.
      - (4) Driveways and parking facilities per Article VII of Chapter 420 except as expressly amended in this PUD Ordinance.
      - (5) Decks and porches are part of the building therefore shall meet all the required building setbacks specified in this PUD Ordinance.
      - (6) Signs per Article X of Chapter 420 except as expressly amended in this PUD Ordinance.
      - (7) Essential services, which may be constructed on the lot prior to construction of the permitted principal structure.
    - C. Unclassified uses. It is recognized that it is neither possible nor practical to list all of the permitted accessory uses and

structures that are compatible with those listed above in Subsection B, and therefore it is intended that said list of accessory uses and structures be only illustrative. Any individual aggrieved by a failure to list a permitted accessory use or structure in said subsection shall have the right to file a petition with the Village Zoning Administrator for determination. The Village Zoning Administrator, in making the determination, shall find that an accessory use or structure is subordinate to the permitted principal use of a structure, land or water, is located on the same lot or parcel and serves a purpose customarily incidental to the permitted principal use in said district.

- D. Lot area and width.
- (1) The lot within the DEVELOPMENT shall have a minimum area of 108,900 square feet (2.5 acres).
  - (2) The lot within the DEVELOPMENT shall have a minimum frontage of 300 feet on a public street.
- E. Design standards.
- (1) The site and the building shall be constructed pursuant to the PUD Development Plans as conditionally approved by the Village Plan Commission on May 23, 2016 as shown on **Exhibits 1-3** of this PUD. Any alterations shall require approval of the Village Board by an amendment of this ordinance. Minor modifications may be approved in writing by the Zoning Administrator.
  - (2) The apartment building shall not exceed 51 feet in height.
  - (5) The units in the building shall meet the following requirements:
    - (a) Efficiency units shall have a minimum floor area of 600 square feet;
    - (b) One-bedroom units shall have a minimum floor area of 800 square feet;
    - (b) Two-bedroom units shall have a minimum floor area of 1,000 square feet.
  - (6) A minimum of 50% of the DEVELOPMENT shall remain as open space.
  - (7) The apartment building within the DEVELOPMENT shall:
    - (a) have an internal fire sprinkler system for fire safety;
    - (b) be constructed with 2 x 6 construction on the external walls of the buildings as shown on the approved PUD Development Plans;

Skyline Towers Apartment  
Planned Unit Development

- (c) install high performance vinyl windows and patio doors with low E glass and argon gas as shown on the approved PUD Development Plans;
  - (d) install partial stone façade blended with maintenance free with aluminum frame and full glass front entry doors for security and aesthetics as shown on the approved PUD Development Plans;
  - (f) install and maintain an intercom entry system;
  - (g) use custom plastered interior walls as shown on the approved PUD Development Plans;
  - (h) provide individual sound walls to divide each unit as shown on the approved PUD Development Plans that specifically includes:
    - (i) Sound insulation between the floors and RC-1 channel is added to the underside of the floor truss for additional reduction of sound transfer;
    - (ii) ¾ inch gypcrete poured on 2nd and 3rd floors for another sound barrier and it also acts as another fire preventative;
  - (i) have deadbolt and peepholes in each of the individual unit entry doors; and
  - (j) install a 30 year dimensional shingle roofs as shown on the PUD Development Plans.
- F. Setbacks.
- (1) Street setback: ~~minimum of 35 feet from all public streets and the back of curb from any private street.~~ The building shall be setback a minimum of 35 feet from all public streets and the back of curb from any private streets; however decks may encroach 5 feet into the setback provided they are setback a minimum of 30 feet from all public streets and the back of curb from any private streets.
- G. Authorized sanitary sewer system. Pursuant to Section 420-32 of the Village Municipal Code. In addition, the sanitary sewer sampling manhole shall be installed pursuant to the PUD Development Plans (**Exhibit 1**) and maintained.
- H. Authorized water supply system. Municipal water is required for all domestic and fire protection water requirements of the development including the required irrigation system.
- (ii) Section 420-76 Q related to Multi-family Residential Development Identification Signs be amended to read as follows:

Q. Multi-family Residential Development Identification

- (1) Maximum number: one sign per development.
- (2) Minimum setback: five (5) feet from the right-of-way of a public street or back of curb of a private street.
- (3) Maximum height: six (6) feet.
- (4) Maximum area: 36 square feet per face.
- (5) Landscaping shall extend a minimum of three (3) feet in every direction from the base or other support structure of the sign, except if the sign is located in a boulevard island, then the landscaping shall not extend closer than two (2) feet from the back of the curb of the boulevard island. This needs to be confirmed on landscaping plans
- (6) May be illuminated.
- (7) May be placed on two (2) supports or may be placed on a solid-appearing decorative base which supports a minimum of 75% of the display of the sign.
- (8) The sign supports or base shall be constructed of materials that complement the materials used in the development.
- (9) Maximum height of base under display: two (2) feet.
- (10) Full street address and name shall be placed on the sign.

e. Amendments

- (i) The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.
- (ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

**Adopted this 18<sup>th</sup> day of July 2016.**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

\_\_\_\_\_  
John P. Steinbrink  
Village President

\_\_\_\_\_  
Jane M. Romanowski  
Village Clerk

Posted: \_\_\_\_\_



# SKYLINE TOWERS

## A DEVELOPMENT BY LEXINGTON HOMES

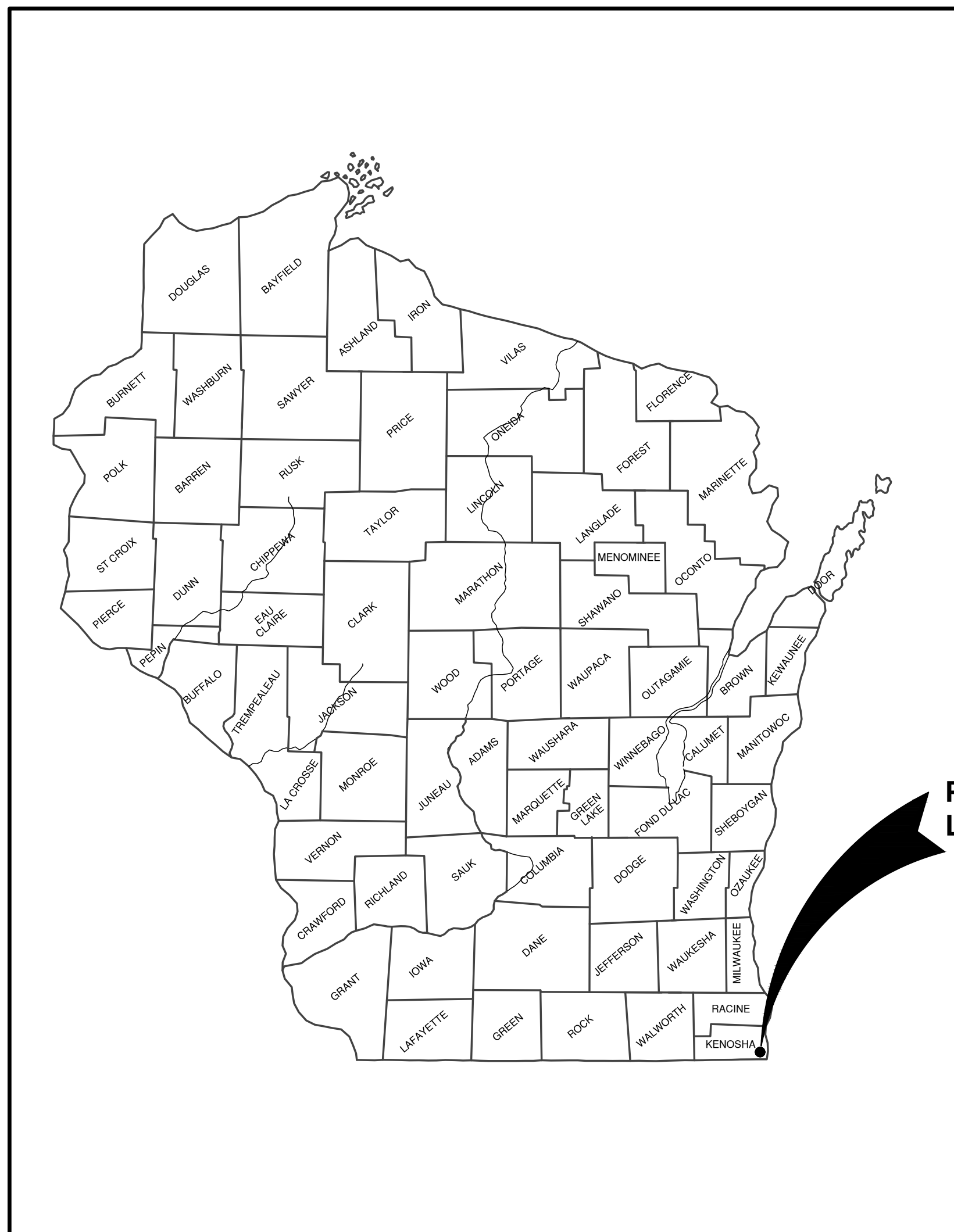
### VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NOTE:  
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

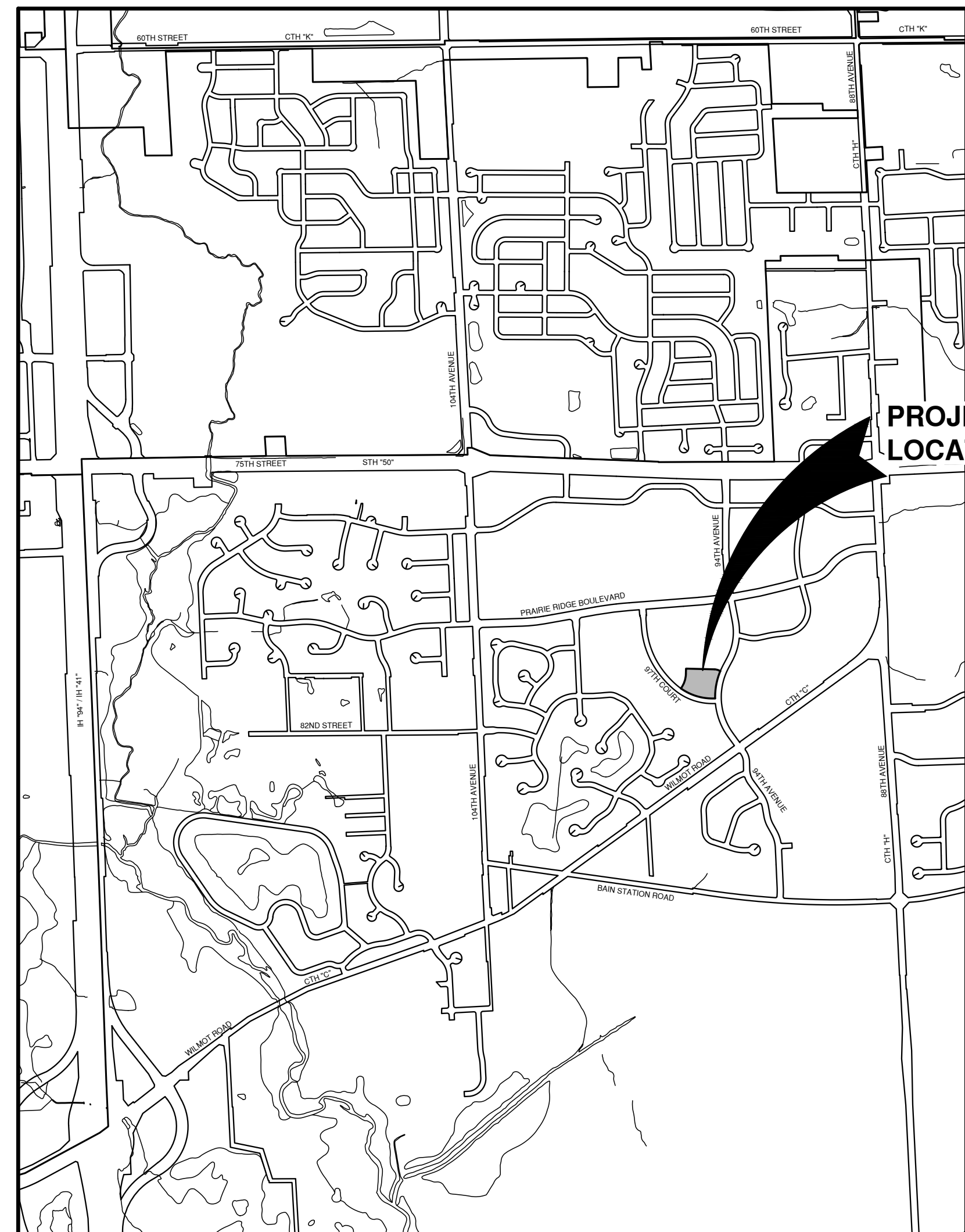
NOTE:  
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

ATTENTION!  
DOWNLOADED PLANS ARE NOT SCALEABLE. NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

- TERMINAL CONTACT**
- PLEASANT PRAIRIE VILLAGE HALL**  
THOMAS PLEASANT PRAIRIE, IL  
CONTACT INFORMATION
- COMMUNITY DEVELOPMENT DEPARTMENT**  
ADMINISTRATOR, DIRECTOR, PLANNING  
ADMINISTRATOR CONTACT INFORMATION
- ENGINEERING DEPARTMENT MATT MILLER, P.E.**  
MILLER CONTACT INFORMATION
- COURT DAVID, P.E.**  
ADMINISTRATOR CONTACT INFORMATION
- PUBLIC WORKS DEPARTMENT**  
PUBLIC UTILITIES CONTACT  
PERMITTING DEPARTMENT MUNICIPAL  
CONTACT INFORMATION
- BUILDING INSPECTION DEPARTMENT**  
DIRECTOR CONTACT INFORMATION
- DONALD**  
CONTACT INFORMATION
- MICHAEL APRILIA**  
CONTACT INFORMATION
- FIRE & RESCUE DEPARTMENT**  
CONTACT INFORMATION
- AMERICAN TRANSMISSION COMPANY**  
CONTACT INFORMATION
- WISCONSIN D.O.T.**  
CONTACT INFORMATION
- AT&T**  
CONTACT INFORMATION
- TDS TELECOM**  
CONTACT INFORMATION
- TIME WARNER CABLE**  
CONTACT INFORMATION
- WE-ENERGIES**  
CONTACT INFORMATION



VICINITY MAP



LOCATION MAP

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	MISCELLANEOUS DETAILS
10	EROSION CONTROL - INLET PROTECTION AND MISCELLANEOUS DETAILS
11	EROSION CONTROL - DITCH CHECK DETAILS
12	EROSION CONTROL - SHEET FLOW DETAILS
L	LANDSCAPE PLAN
E1	LIGHTING PLAN

File: P:\A\2014\1234\1234.dwg, 4/12/2016, 10:15:00 AM

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	ARROW ON TOP FLANGE OF FIRE HYDRANT	720.73
2	ARROW ON TOP FLANGE OF FIRE HYDRANT	727.46
3	SOUTH BOLT ON TOP FLANGE OF FIRE HYDRANT	734.86
4	ARROW ON TOP FLANGE OF FIRE HYDRANT	718.73
5	ARROW ON TOP FLANGE OF FIRE HYDRANT	725.95
6	SOUTH BOLT ON TOP FLANGE OF FIRE HYDRANT	727.64

**NER INFORMATION**

SKYLINE TOWERS, LLC  
1300 N KIMPS CT  
GREEN BAY, WI 54313

(920) 662-1611

CONTACT: JEFF MARLOW

**CONTRACTOR INFORMATION**

LXINGTON HOMES, INC.  
1300 N KIMPS CT  
GREEN BAY, WI 54313

(920) 655-1961

CONTACT: CARL AMBROSIO

**UTILITY INFORMATION**

UTILITIES PRESENT:  
PLEASANT PRAIRIE UTILITY DEPARTMENT, AT & T, TIME WARNER CABLE AND WE ENERGIES.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBERS 20160905163, 20160905172 AND 20160905177, DATED 03/07/2016. VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM  
PLEASANT PRAIRIE UTILITY DEPT  
9915 39TH AV  
PLEASANT PRAIRIE, WI 53158

(262) 694-1400

TELECOMMUNICATIONS:  
AT & T / SBC  
9800 76TH ST SUITE 104  
PLEASANT PRAIRIE, WI 53158

(262) 697-7100

GAS & ELECTRIC:  
WE ENERGIES  
231 W MICHIGAN ST  
MILWAUKEE, WI 53203

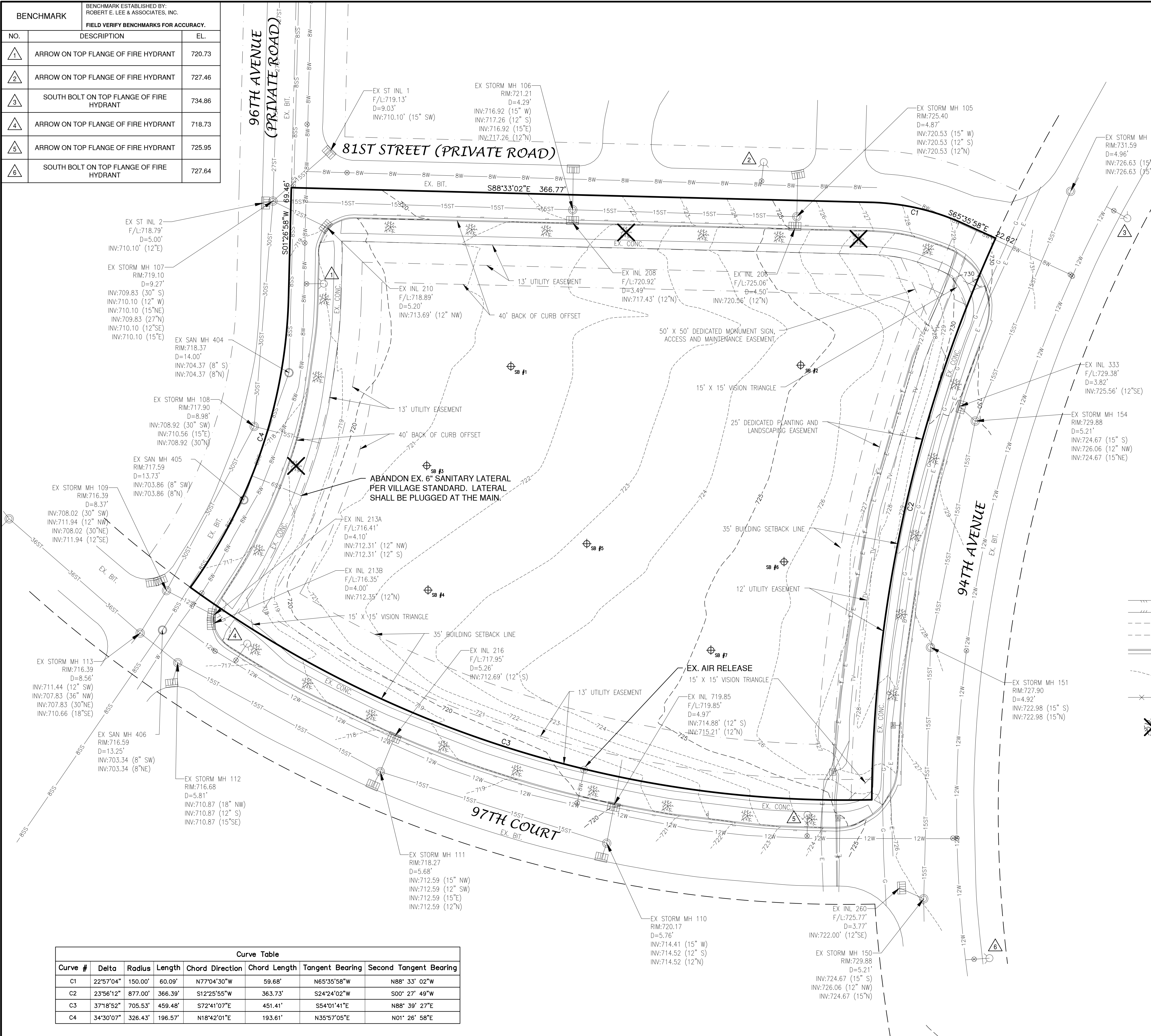
(414) 221-2345

TELECOMMUNICATIONS:  
TIME WARNER CABLE  
1320 NORTH MARTIN LUTHER KING JR DR  
MILWAUKEE, WI 53212

(414) 277-4111

**LEGEND**

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- CONCRETE
- WETLANDS
- HANDICAP PARKING
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- SANITARY SEWER (SIZE NOTED)
- FORCE MAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- GR. GRAVEL
- BIT. BITUMINOUS
- ASPH. ASPHALT
- CONC. CONCRETE
- SW SIDEWALK
- BLDG BUILDING
- HSE HOUSE
- PED PEDESTAL
- PP POWER POLE
- LP LIGHT POLE
- BM BENCHMARK
- WM WATERMAIN
- HYD. HYDRANT
- SAN SANITARY SEWER
- ST STORM SEWER
- MH MANHOLE
- CB CATCH BASIN
- TELE TELEPHONE
- ELEC ELECTRIC
- TV TELEVISION
- EX EXISTING
- PP PROPOSED
- EOR END OF RADIUS
- BOC BACK OF CURB
- B-B BACK TO BACK (OF CURB)
- F-F FACE TO FACE (OF CURB)
- R/W RIGHT OF WAY
- T/C TOP OF CURB
- F/L FLOW LINE
- C/L CENTERLINE
- R RADIUS
- INV. INVERT
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- CULV. CULVERT
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- CONTOUR LINE
- FENCE
- TREE/SHRUB TO BE REMOVED



Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	22°57'04"	150.00'	60.09'	N77°04'30"W	59.68'	N65°35'58"W	N88° 33' 02"W
C2	23°56'12"	877.00'	366.39'	S12°25'55"W	363.73'	S24°24'02"W	S00° 27' 49"W
C3	37°18'52"	705.53'	459.48'	S72°41'07"E	451.41'	S54°01'41"E	N88° 39' 27"E
C4	34°30'07"	326.43'	196.57'	N18°42'01"E	193.61'	N35°57'05"E	N01° 26' 58"E

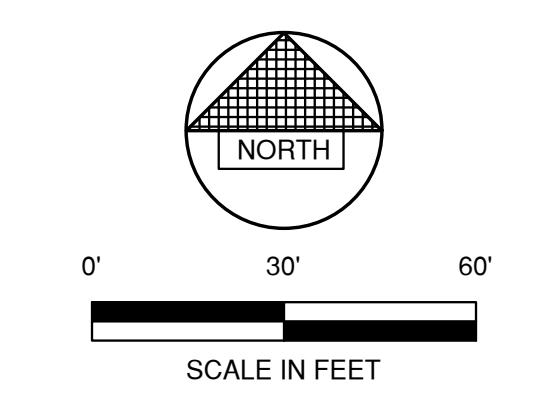
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2	05/23/2016	AJB	SITE PLAN COMMENT REVISIONS					JGS
3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
								AJB

SKYLINE TOWERS  
A DEVELOPMENT BY LEXINGTON HOMES  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

**DIGGERS HOTLINE**  
Dial 811 or (800) 242-8511  
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

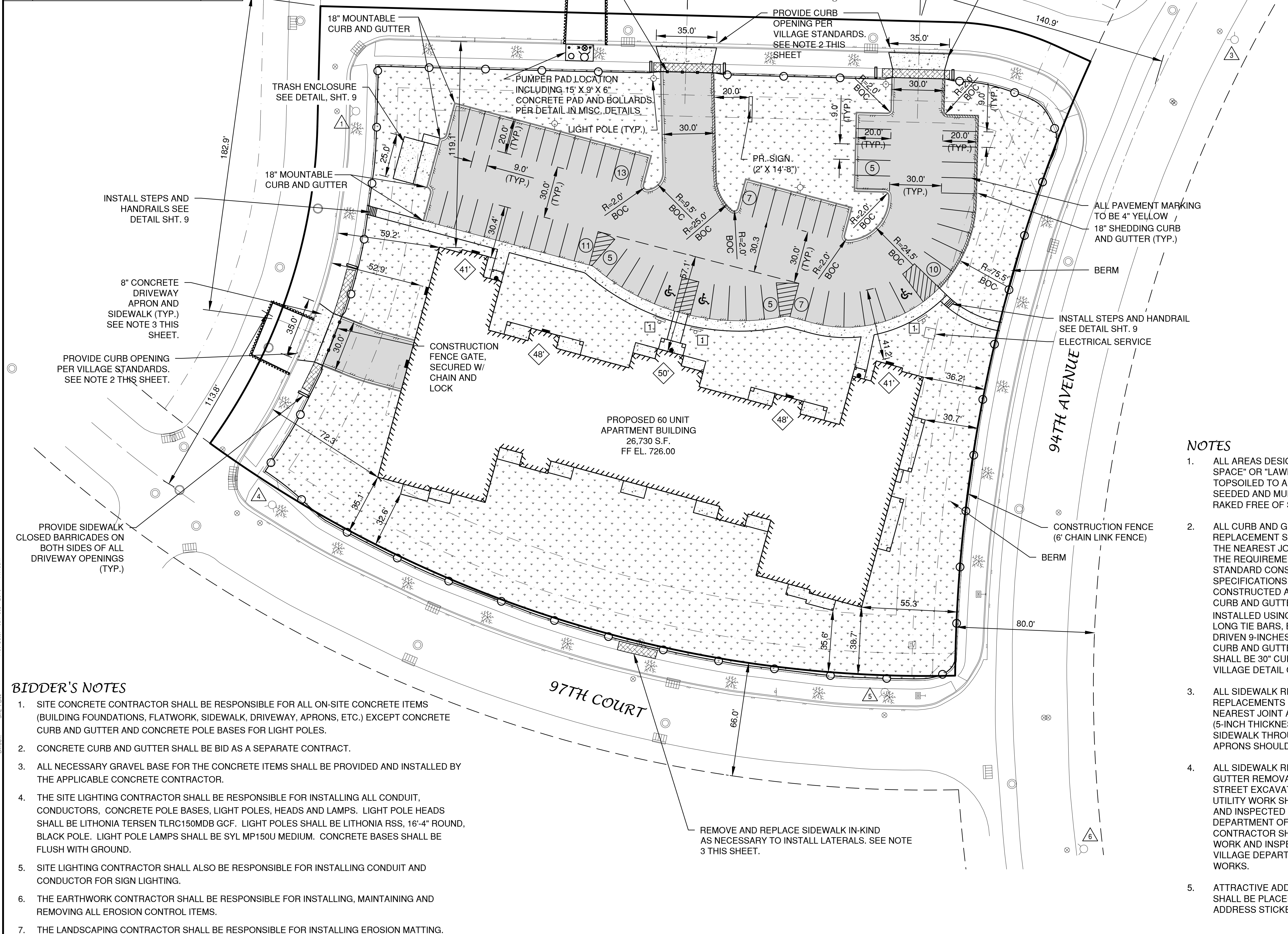


DATE: 03/2016  
FILE: 4322079T  
JOB NO.: 4322079

**Robert E. Lee & Associates, Inc.**  
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
1250 CENTERMAN CENTER BOULEVARD HOBART, WI 54155  
920-662-9541 www.reeinc.com  
Celebrating 60 Years of Excellence

SHEET NO. **2**

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	ARROW ON TOP FLANGE OF FIRE HYDRANT	720.73
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5	ARROW ON TOP FLANGE OF FIRE HYDRANT	725.95
6	SOUTH BOLT ON TOP FLANGE OF FIRE HYDRANT	727.64



**PARKING DATA**  
 SURFACE PARKING SPACES PROVIDED = 63  
 UNDERGROUND PARKING SPACES PROVIDED = 60  
 SURFACE HANDICAP ACCESSIBLE PARKING SPACES = 3  
 UNDERGROUND HANDICAP ACCESSIBLE PARKING SPACES = 2  
 TOTAL PARKING SPACES PROVIDED = 123

(33) 1 - BEDROOM UNITS X 1.5 SPACES = 49.5 SPACES UNIT  
 (27) 2 - BEDROOM UNITS X 2 SPACES = 54 SPACES UNIT

60 TOTAL UNITS X 1 SPACE = 7.5 SPACES 3 UNITS  
 TOTAL SPACES REQUIRED = 111 SPACES

**SITE DATA**  
 TOTAL AREA = 2.83 ACRES, 123,229 S.F.  
 BUILDING AREA = 0.61 ACRES, 26,730 S.F. (21.5%)  
 SIDEWALK/PARKING LOT AREA = 0.78 ACRES, 33,946 S.F. (27.6%)  
 GREEN SPACE = 1.44 ACRES, 62,553 S.F. (50.9%)

**ZONING**  
 PUD

**PARCEL INFO**  
 SKYLINE TOWERS  
 PARCEL NUMBER: 91-4-122-084-0413

ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 2458, DOCUMENT 1420259, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL LOCATED IN SECTION 8, T1N, R22E, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**NOTES**

- ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
- ALL CURB AND GUTTER REMOVALS / REPLACEMENT SECTIONS SHALL BE TO THE NEAREST JOINT AND SHALL MEET THE REQUIREMENTS OF THE VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING (2) NO. 4 (1/2"), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER. CURB AND GUTTER SHALL BE 30" CURB AND GUTTER PER VILLAGE DETAIL ON SHEET 9.
- ALL SIDEWALK REMOVALS OR REPLACEMENTS SHALL BE TO THE NEAREST JOINT AND SHALL BE IN-KIND (5-INCH THICKNESS) EXCEPT THE SIDEWALK THROUGH THE DRIVEWAY APRONS SHOULD BE 8-INCH.
- ALL SIDEWALK REPAIR, CURB AND GUTTER REMOVAL AND REPLACEMENT, STREET EXCAVATION AND PUBLIC UTILITY WORK SHALL BE COORDINATED AND INSPECTED BY THE VILLAGE DEPARTMENT OF PUBLIC WORKS. CONTRACTOR SHALL COORDINATE WORK AND INSPECTIONS WITH THE VILLAGE DEPARTMENT OF PUBLIC WORKS.
- ATTRACTIVE ADDRESS NUMERALS SHALL BE PLACED ON THE BUILDING, NO ADDRESS STICKERS ON THE DOORS.

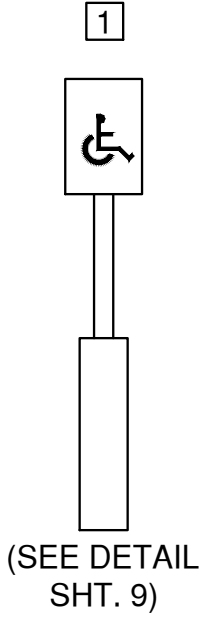
**LEGEND**

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED 18" SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- LIGHT POLE
- LED WALL PACK
- CAN LIGHT
- BUILDING HEIGHT AT FRONT OF BUILDING

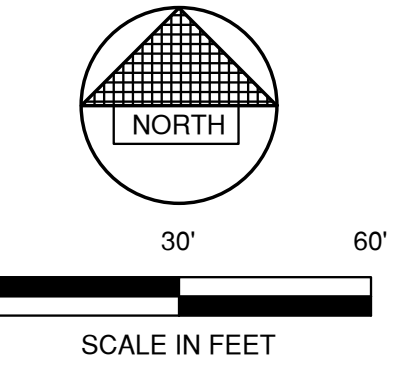
\*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

**BIDDER'S NOTES**

- SITE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE CONCRETE ITEMS (BUILDING FOUNDATIONS, FLATWORK, SIDEWALK, DRIVEWAY, APRONS, ETC.) EXCEPT CONCRETE CURB AND GUTTER AND CONCRETE POLE BASES FOR LIGHT POLES.
- CONCRETE CURB AND GUTTER SHALL BE BID AS A SEPARATE CONTRACT.
- ALL NECESSARY GRAVEL BASE FOR THE CONCRETE ITEMS SHALL BE PROVIDED AND INSTALLED BY THE APPLICABLE CONCRETE CONTRACTOR.
- THE SITE LIGHTING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONDUIT, CONDUCTORS, CONCRETE POLE BASES, LIGHT POLES, HEADS AND LAMPS. LIGHT POLE HEADS SHALL BE LITHONIA TERSEN TLRC150MDB GCF. LIGHT POLES SHALL BE LITHONIA RSS, 16'-4" ROUND, BLACK POLE. LIGHT POLE LAMPS SHALL BE SYL MP150U MEDIUM. CONCRETE BASES SHALL BE FLUSH WITH GROUND.
- SITE LIGHTING CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING CONDUIT AND CONDUCTOR FOR SIGN LIGHTING.
- THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL EROSION CONTROL ITEMS.
- THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION MATTING.



(SEE DETAIL SHT. 9)



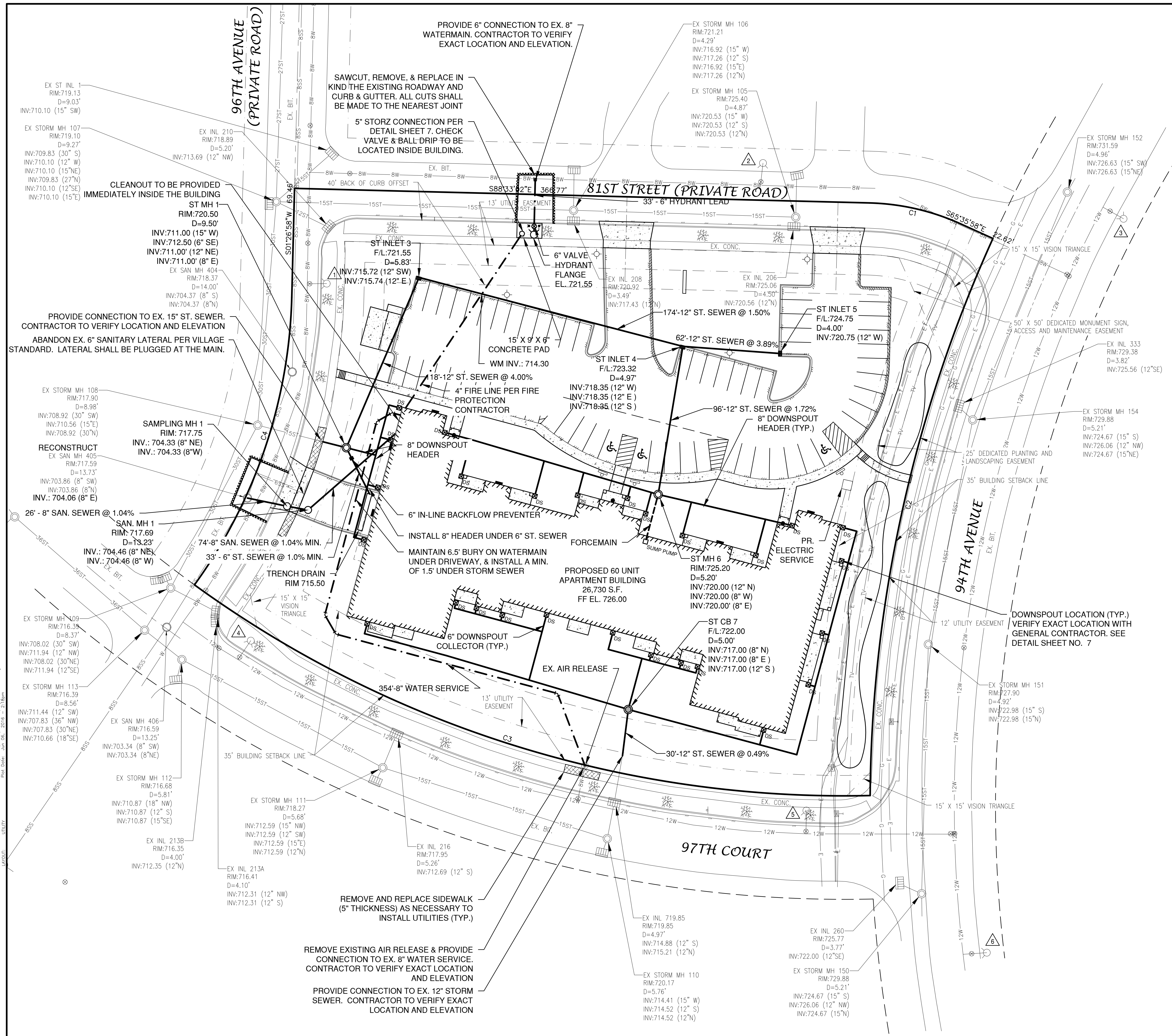
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3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
								AJB

SKYLINE TOWERS  
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 VILLAGE OF PLEASANT PRAIRIE  
 KENOSHA COUNTY, WISCONSIN

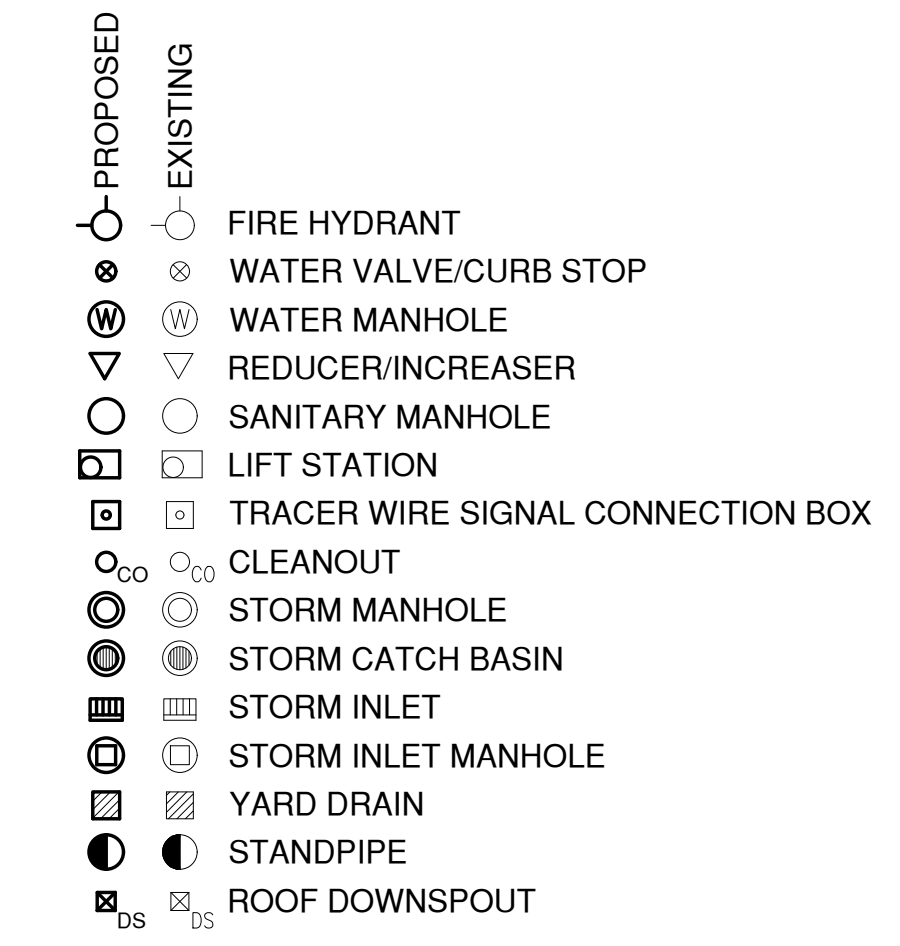
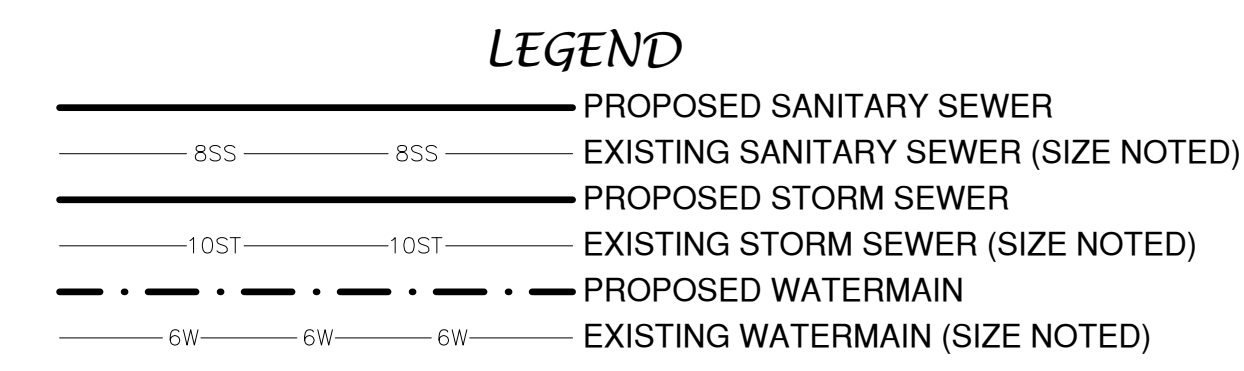
SITE PLAN

DATE	03/20/16
FILE	4329079D
JOB NO.	4329079

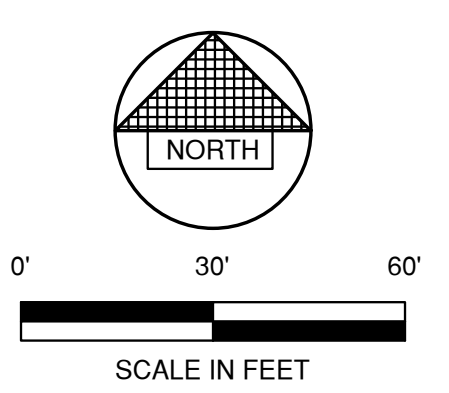
**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155  
 920-662-9641 www.releinc.com  
 Celebrating 60 Years of Excellence



- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
  - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
  - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER, PRIOR TO CONTINUED WORK.
  - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
  - ALL UTILITY TRENCHES OR EXCAVATION WORK WITHIN OR EXTENDING 5' BEYOND ROADWAYS SHALL BE BACKFILLED WITH SLURRY BACKFILL. ALL EXCAVATION WORK WITHIN SIDEWALK AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL OR SLURRY.
  - UTILITY CONTRACTOR SHALL PROVIDE PROPER TRENCH COMPACTION AND TESTING PER SPECIFICATIONS.
  - ALL EXISTING PUBLIC WATERMAIN VALVES SHALL BE OPERATED UNDER THE SUPERVISION OF THE VILLAGE PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE VILLAGE PUBLIC WORKS DEPARTMENT.
  - ALL DOWNSPOUTS SHALL BE TO GRADE AND WRAPPED OR PAINTED, NO EXPOSED PVC OR SILVER METAL EXTENSIONS OR PIPING.



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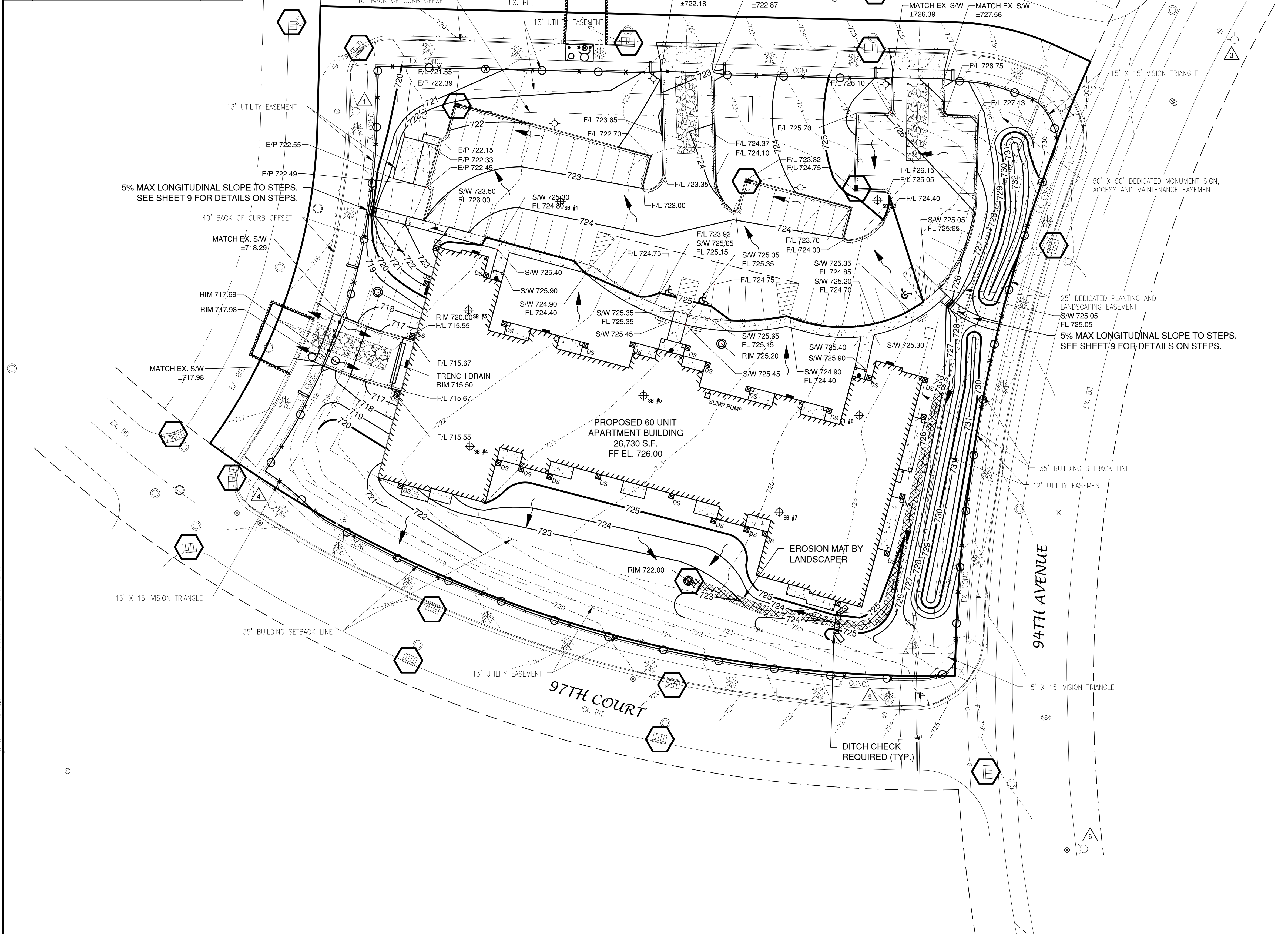
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3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS				

SKYLINE TOWERS  
A DEVELOPMENT BY LEXINGTON HOMES  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN

UTILITY PLAN

DATE 03/2016	<p><b>Robert E. Lee &amp; Associates, Inc.</b> ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD • HOBBART, WI 54155 920-662-9641 www.leeinc.com Celebrating 60 Years of Excellence</p>	SHEET NO. <b>4</b>
FILE 4329079D		
JOB NO. 4329079		

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
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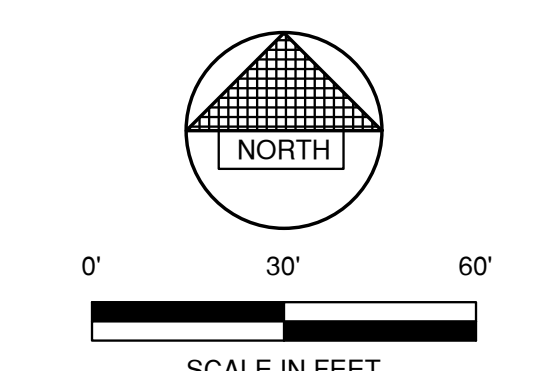


- ### EROSION CONTROL
- ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.
1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF-SITE.
  2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
  3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
  4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.
  5. EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL EROSION CONTROL ITEMS.
  6. EARTHWORK CONTRACTOR SHALL PLACE AND COMPACT FILL MATERIAL PER SPECIFICATIONS (SECTION 31 23 16)

### LEGEND

	T/C 999.99	TOP OF CURB ELEVATION
	F/L 888.88	FLOW LINE ELEVATION
	S/W 666.66	TOP OF SIDEWALK ELEVATION
	E/P 555.55	EDGE OF PAVEMENT ELEVATION
	R/W 444.44	TOP OF RETAINING WALL ELEVATION
	333.33	GROUND ELEVATION
		DRAINAGE SWALE
		DRAINAGE DIVIDE
		SILT FENCE
		BAFFLE DITCH CHECK
		FLOW ARROW
		TRACKING PAD
		INLET PROTECTION

- ### CONSTRUCTION SEQUENCE
1. EROSION CONTROL BMP'S SUCH AS SILT FENCE, TRACKING PADS, AND INLET PROTECTION SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
  2. THE SITE SHALL BE STRIPPED OF TOPSOIL AND GRADED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. TOPSOIL SHALL BE STOCKPILED ON SITE AND SILT FENCE INSTALLED AROUND THE PERIMETER OF THE PILE.
  3. ALL UTILITIES SHALL BE INSTALLED AT THIS TIME, FOLLOWED BY THE CONSTRUCTION OF THE PROPOSED BUILDING AND PARKING LOT.
  4. ONCE THE BUILDING AND PARKING LOT ARE COMPLETED, ALL REMAINING DISTURBED AREAS SHALL BE TOPSOILED, SEEDING, AND MULCHED.
  5. ONCE THE SITE HAS BEEN STABILIZED TO 70% VEGETATION, THE EROSION CONTROL BMP'S MAY BE REMOVED.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
								AJB

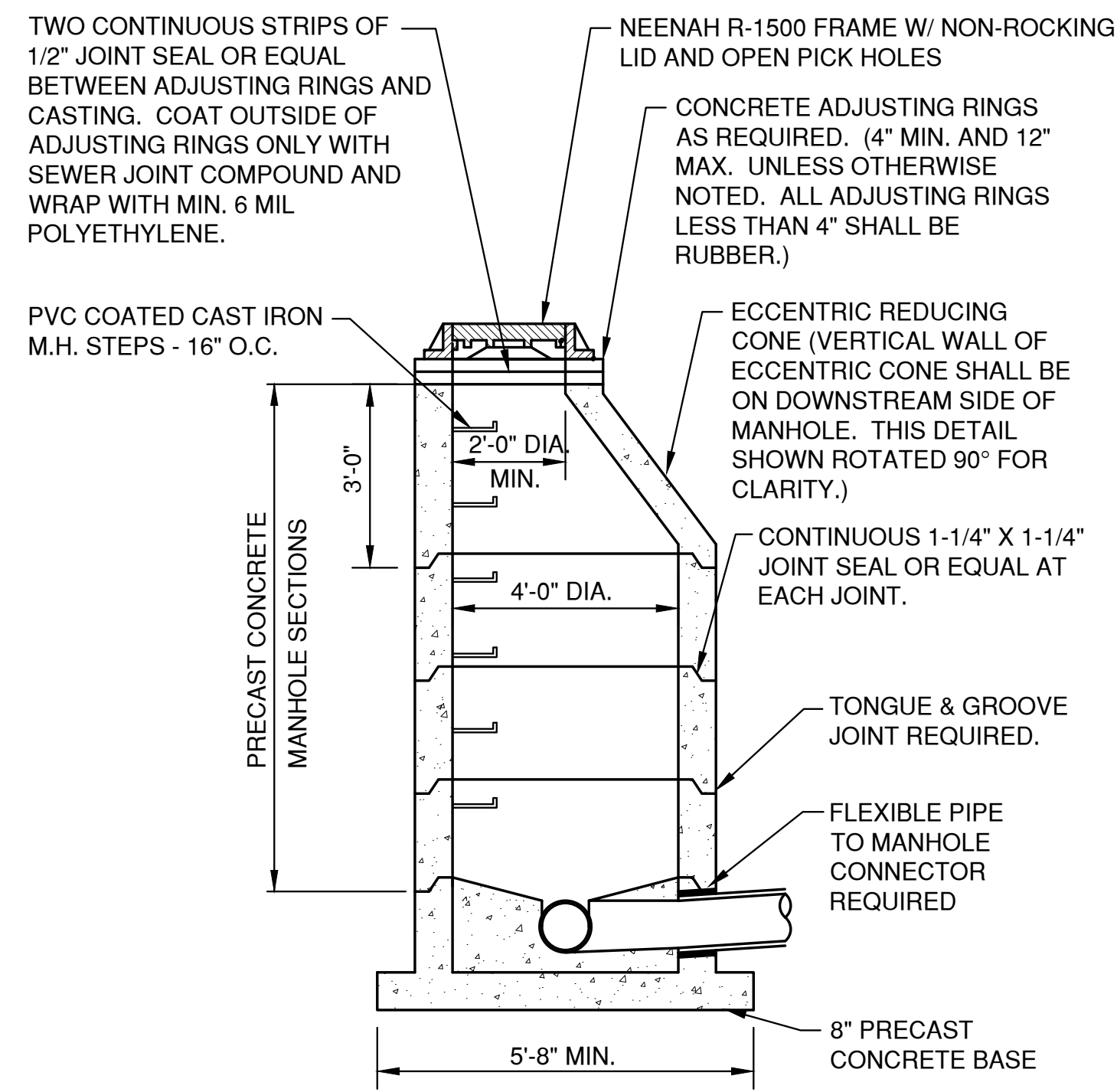
SKYLINE TOWERS  
A DEVELOPMENT BY LEXINGTON HOMES  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

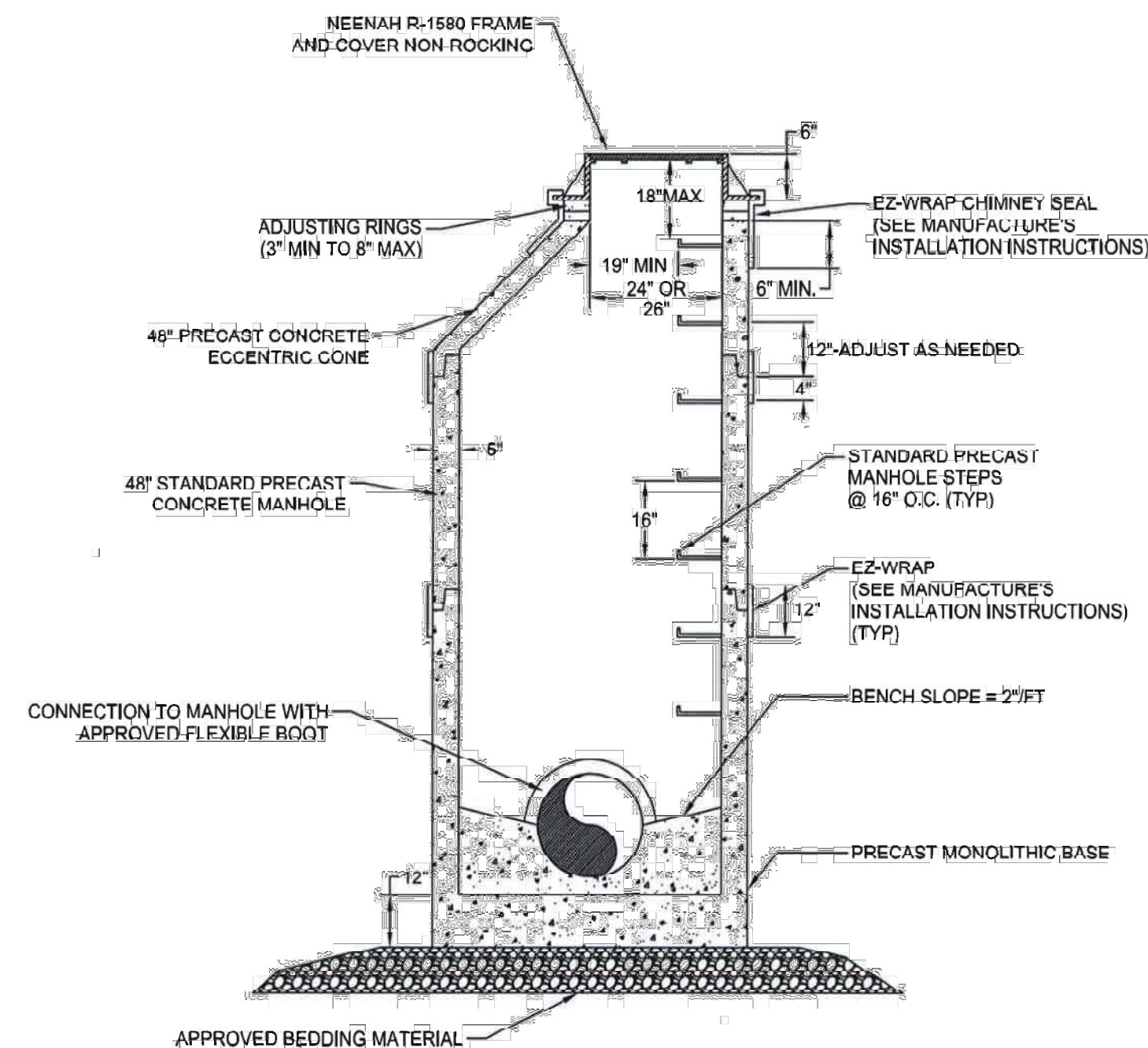
DATE	03/20/16
FILE	4329079D
JOB NO.	4329079

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SHEET NO.  
**5**



**STORM STANDARD MANHOLE 8"-24"  
(INCLUSIVE)**

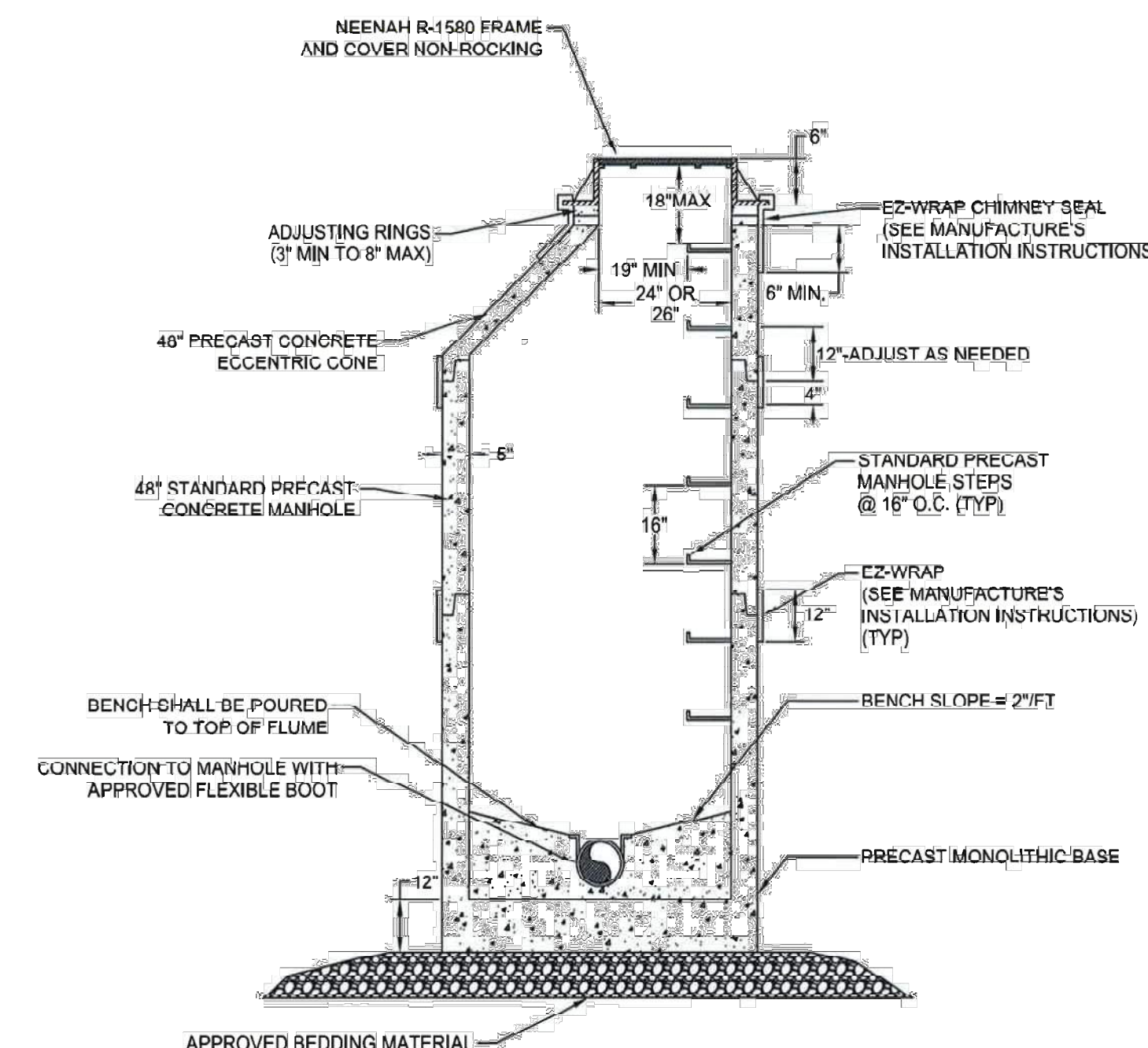


SCALE: NTS

**STANDARD SANITARY MANHOLE** DETAIL: SAN - 1

CREATED: 11-21-12 APPROVED BY: MATT FINEOUR

REVISED: 11-10-15



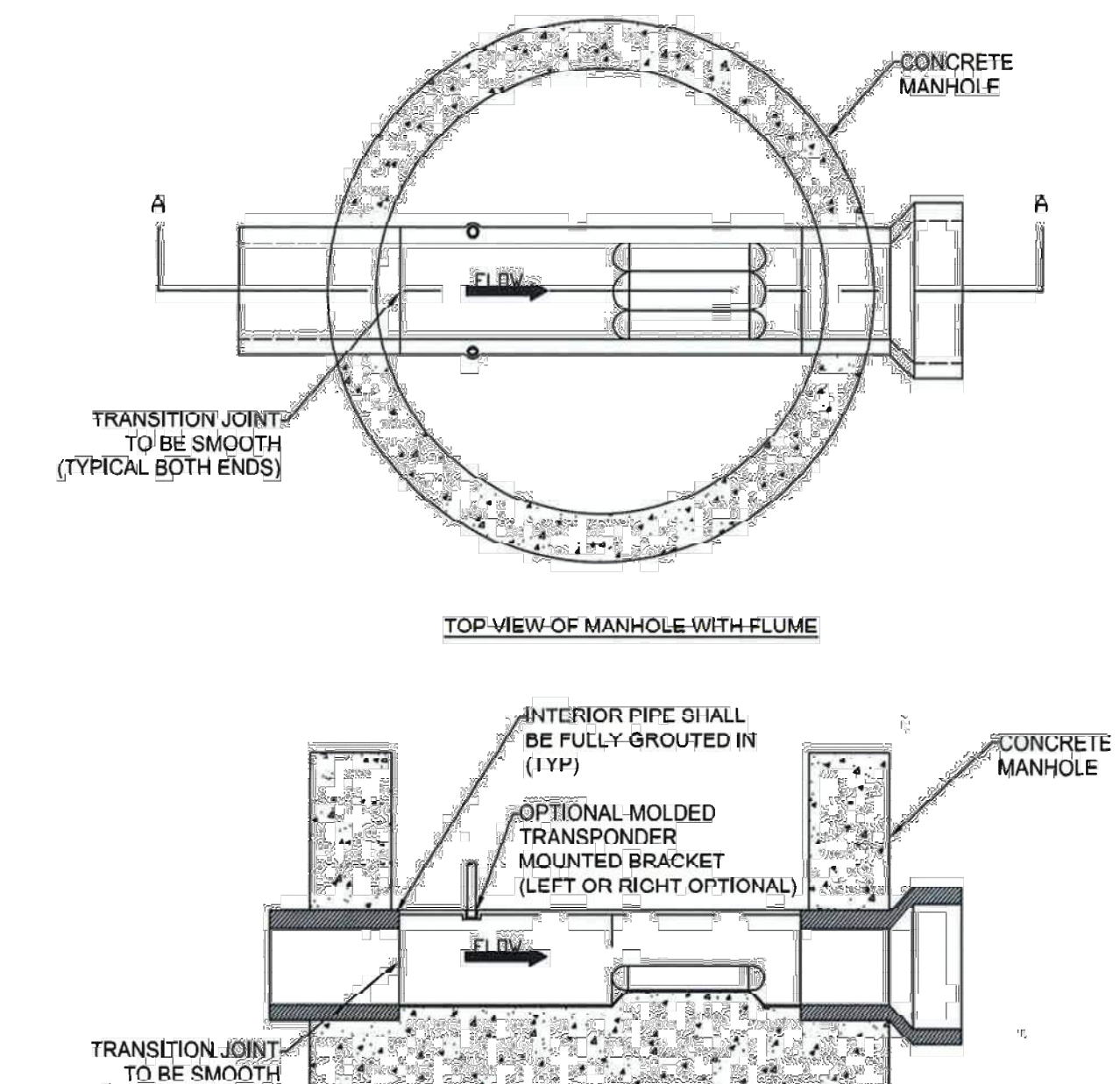
SCALE: NTS

**STANDARD SAMPLING MANHOLE** DETAIL: SAN - 2

CREATED: 11-21-12 APPROVED BY: MATT FINEOUR

REVISED: 11-10-15

NOTES:  
 1. STANDARD SAMPLING MANHOLE SHALL HAVE A PALMER-BOWLUS FLUME WITH INTEGRAL APPROACH INSTALLED.  
 2. VILLAGE OF PLEASANT PRAIRIE DPW SHALL BE CONTACTED FOR FINAL INSPECTION OF SAMPLING MANHOLES.  
 3. SEE DETAIL SAN 2A AND SAN 2B FOR PALMER BOWLUS FLUME DETAILS.  
 4. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY MANHOLES.



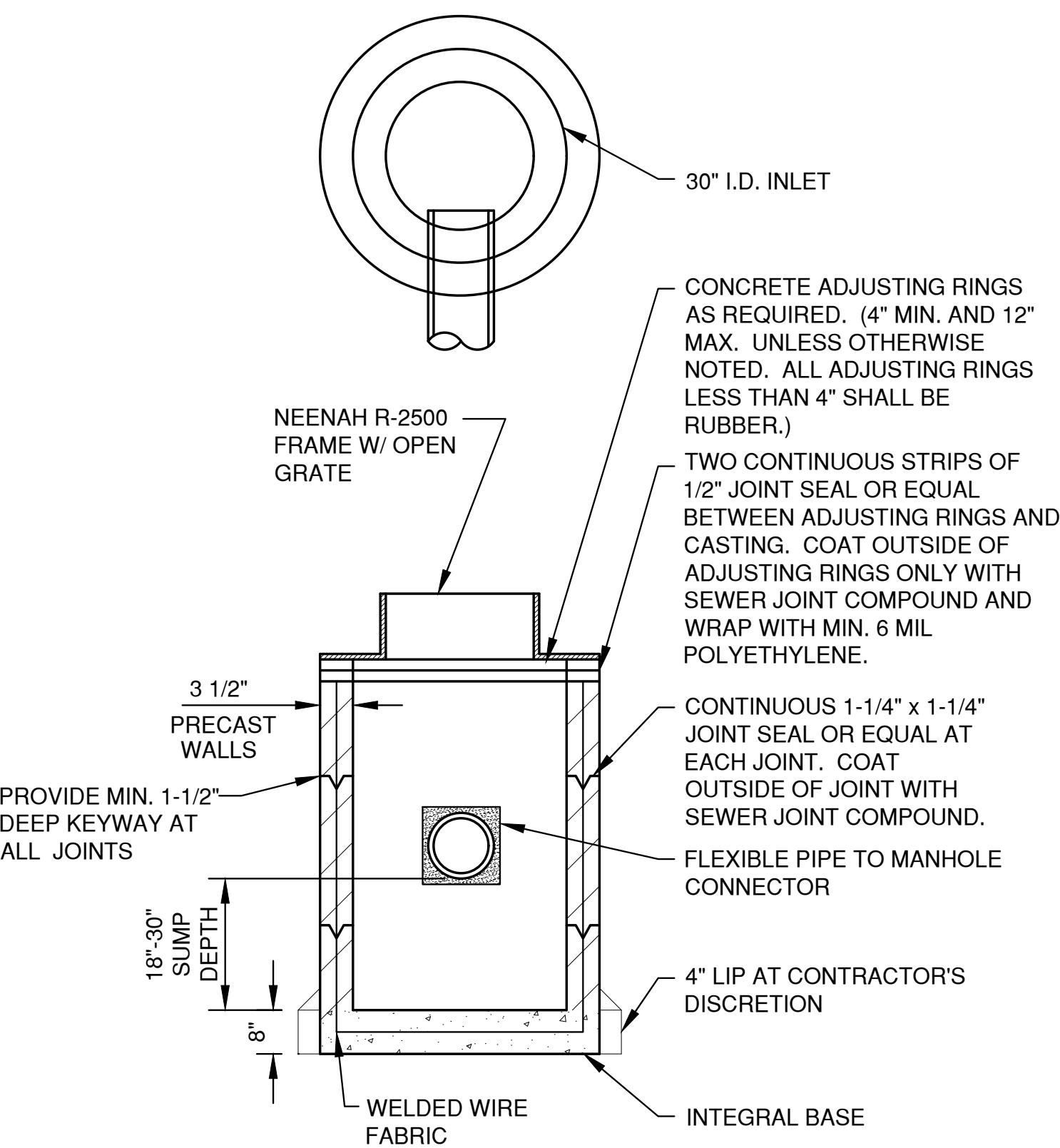
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**PALMER-BOWLUS FLUME DETAIL (1 OF 2)** DETAIL: SAN - 2A

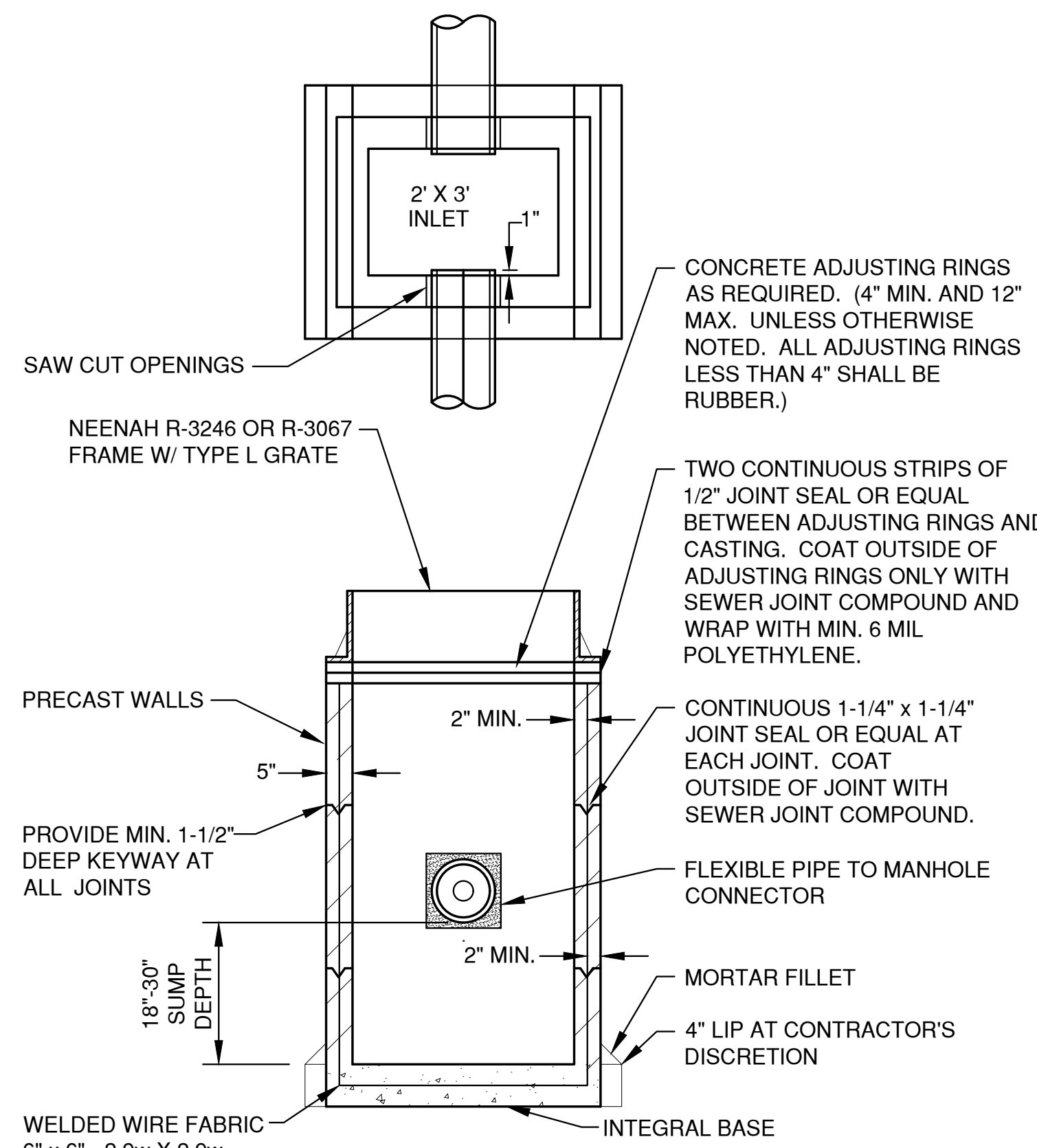
CREATED: 11-21-12 APPROVED BY: MATT FINEOUR

REVISED: 11-18-15

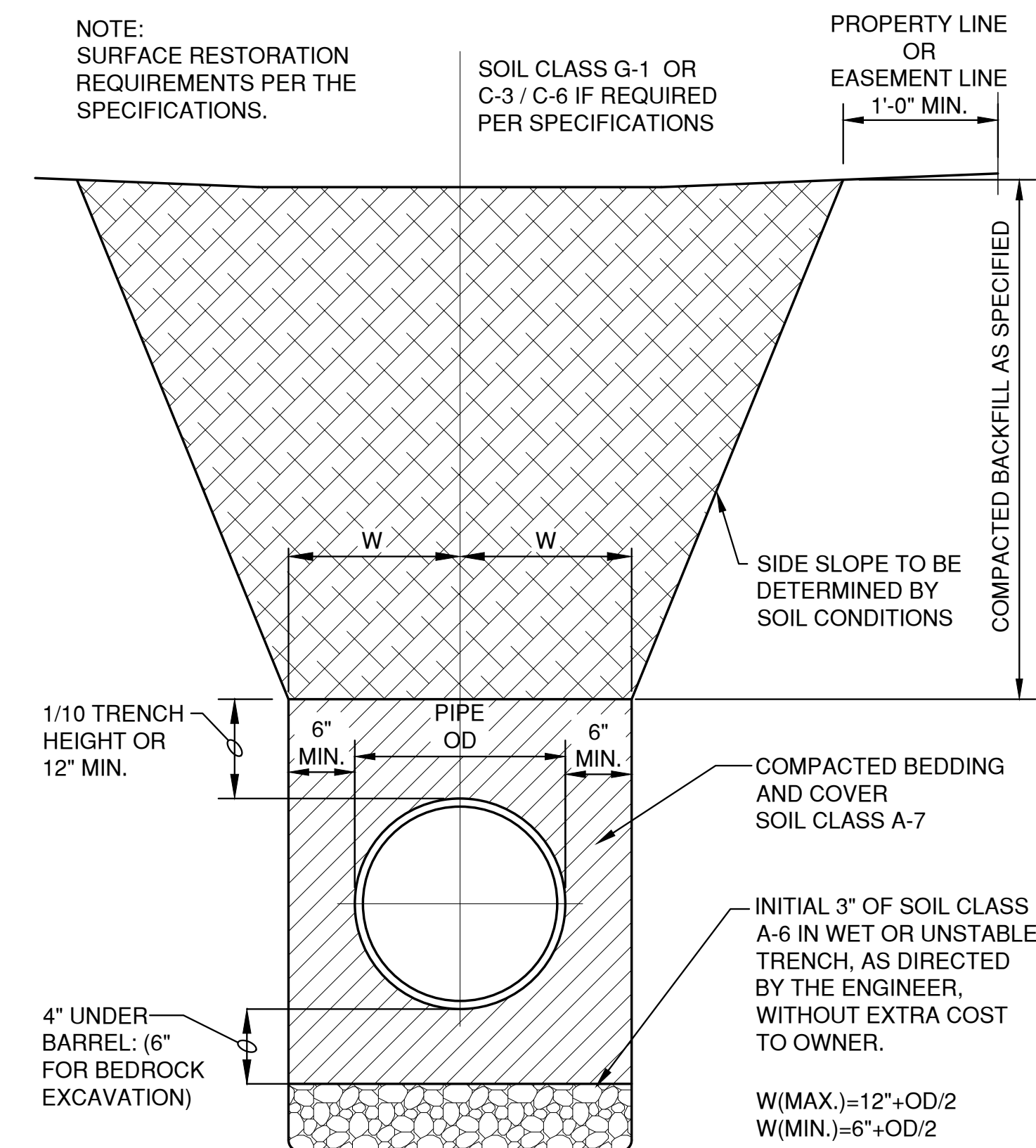
NOTE:  
 1. FLUME SHALL BE SET LEVEL INSIDE THE MANHOLE FOR PROPER TESTING PROCEDURES.  
 2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.



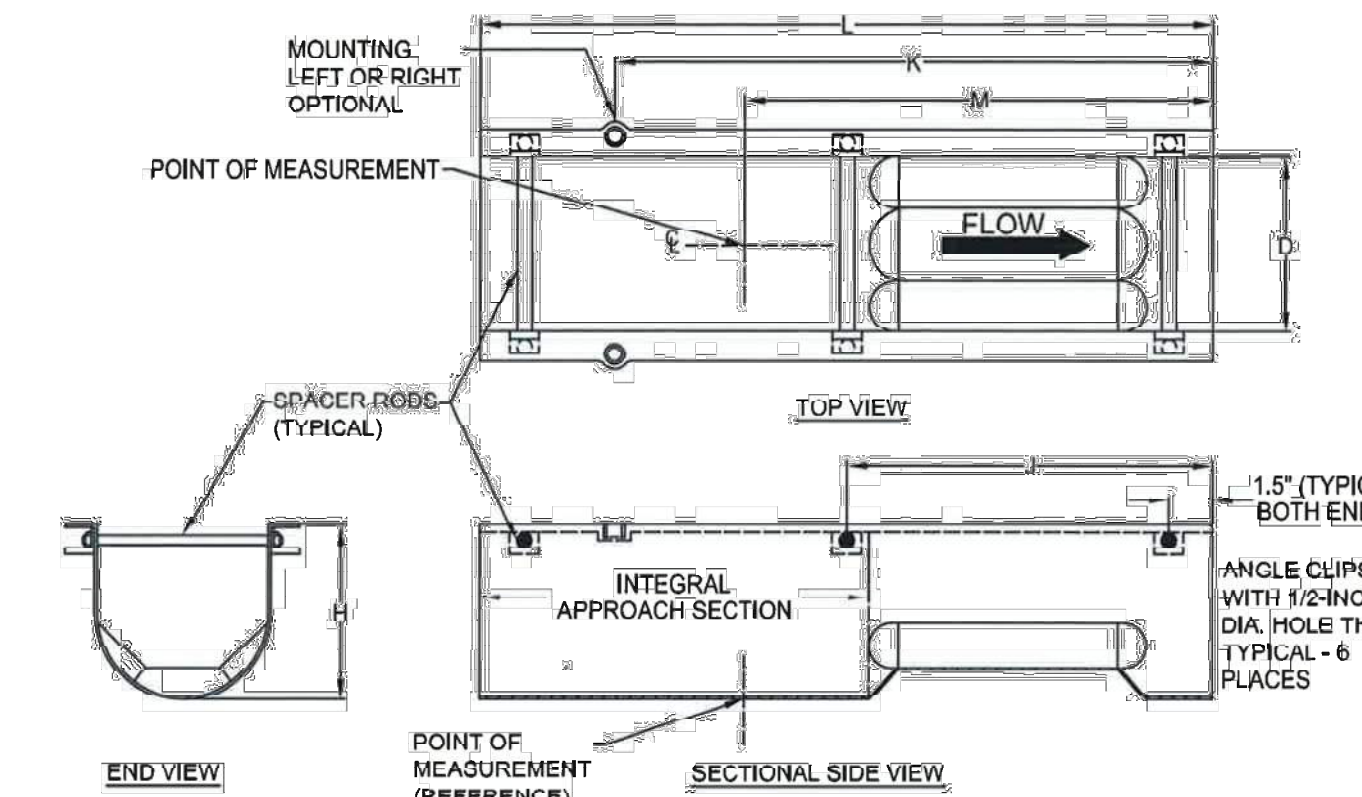
**TYPE 'A' STORM INLET**



**TYPE 'B' STORM INLET**



**HDPE /PVC SEWER & WATERMAIN & FORCEMAIN  
BEDDING & TRENCH SECTION**



DIMENSIONS TABLE

PIPE SIZE	D	H	M	K	J	L
4	4	6	11	15 7/16	8 1/2	17
6	6	8	16	20 7/16	12 1/2	25
8	8	10	21	25 7/16	16 1/2	33
10	10	12	26	30 7/16	20 1/2	41
12	12	14	31	35 7/16	24 1/2	49
15	15	17	36 1/2	42 15/16	30 1/2	61
18	18	20	46	50 7/16	36 1/2	73
21	21	23	53 1/2	57 15/16	42 1/2	85
24	24	26	61	65 7/16	48 1/2	97
27	27	29	68 1/2	72 15/16	54 1/2	109
30	30	32	76	80 7/16	60 1/2	121

SCALE: NTS

**PALMER-BOWLUS FLUME DETAIL (2 OF 2)** DETAIL: SAN - 2B

CREATED: 11-21-12 APPROVED BY: MATT FINEOUR

REVISED: 11-16-15

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	04/04/2016	AJB	BID SET	4	06/06/2016	AJB	CONSTRUCTION SET	CHECKED
2	05/23/2016	AJB	SITE PLAN REVIEW COMMENTS					JGS
3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
								AJB

SKYLINE TOWERS  
A DEVELOPMENT BY LEXINGTON HOMES  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN

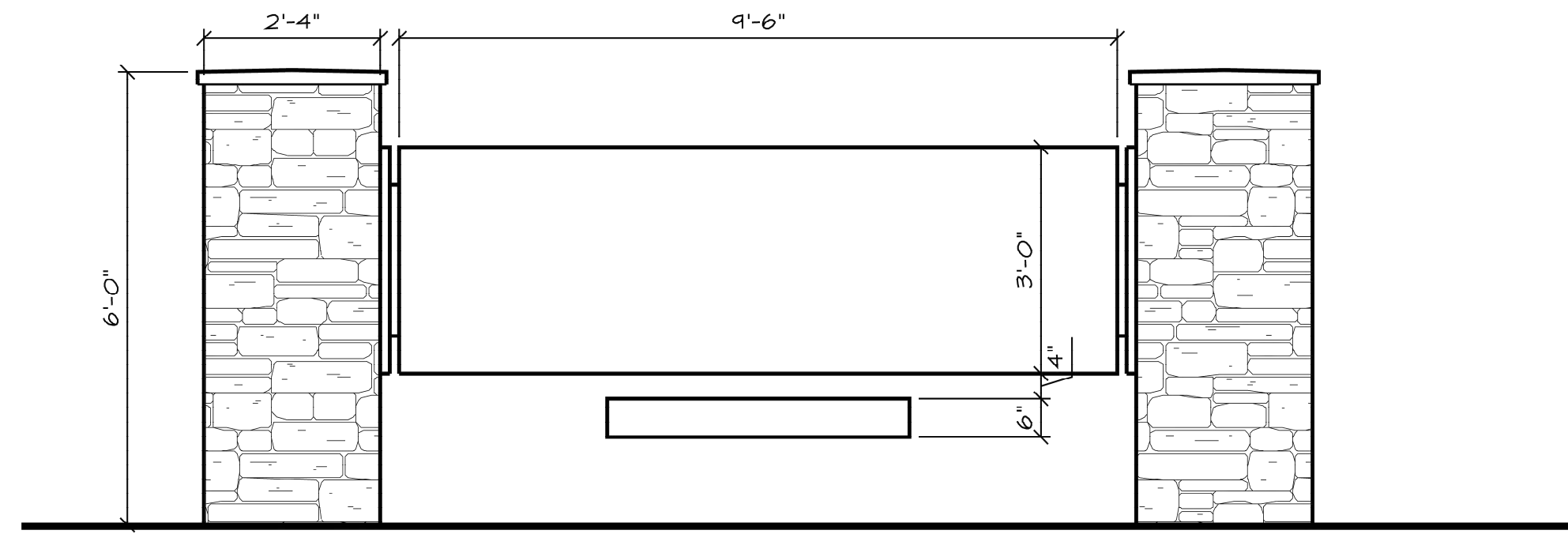
MISCELLANEOUS DETAILS

DATE	03/2016
FILE	DETAILS
JOB NO.	4329079

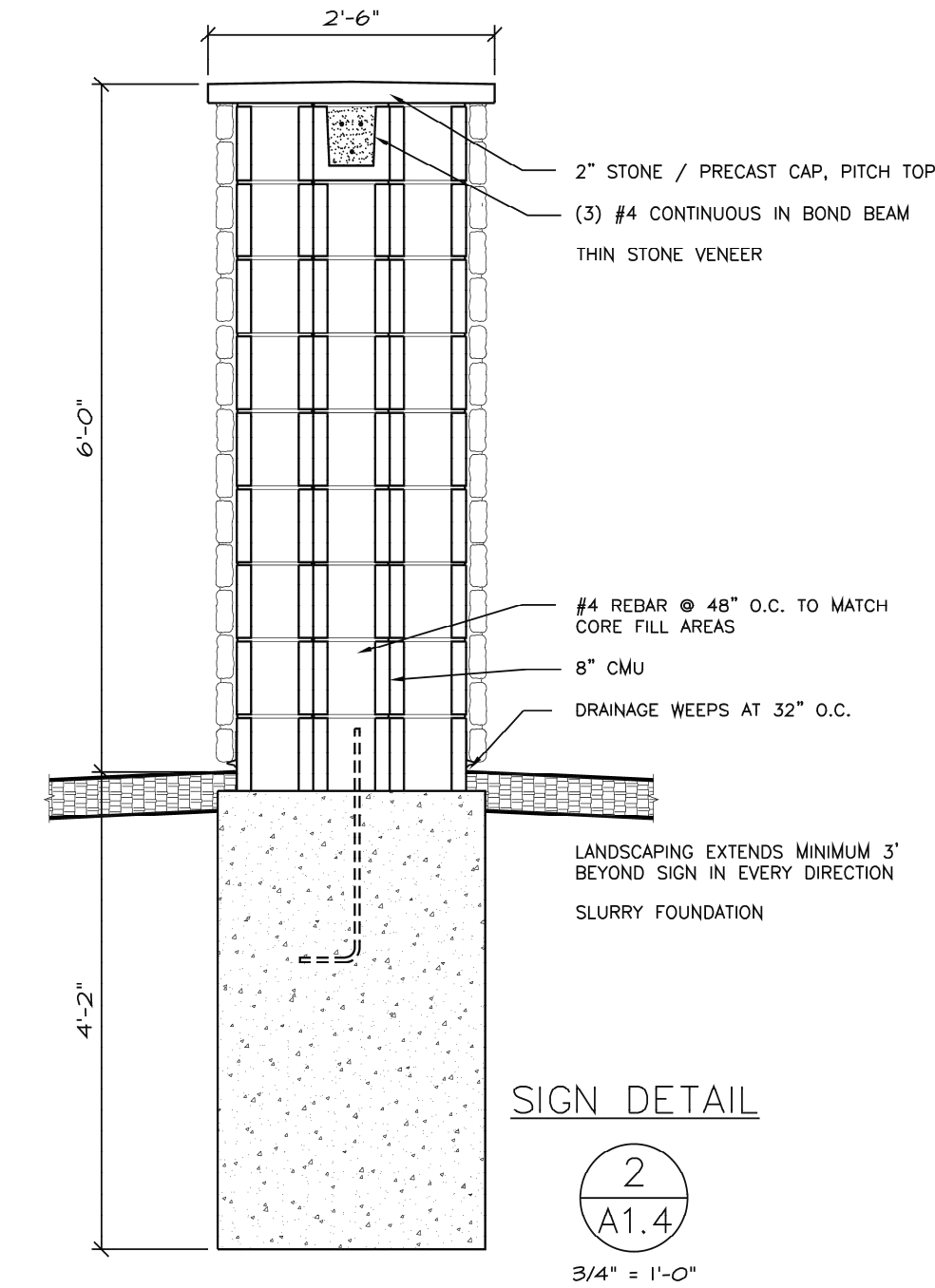
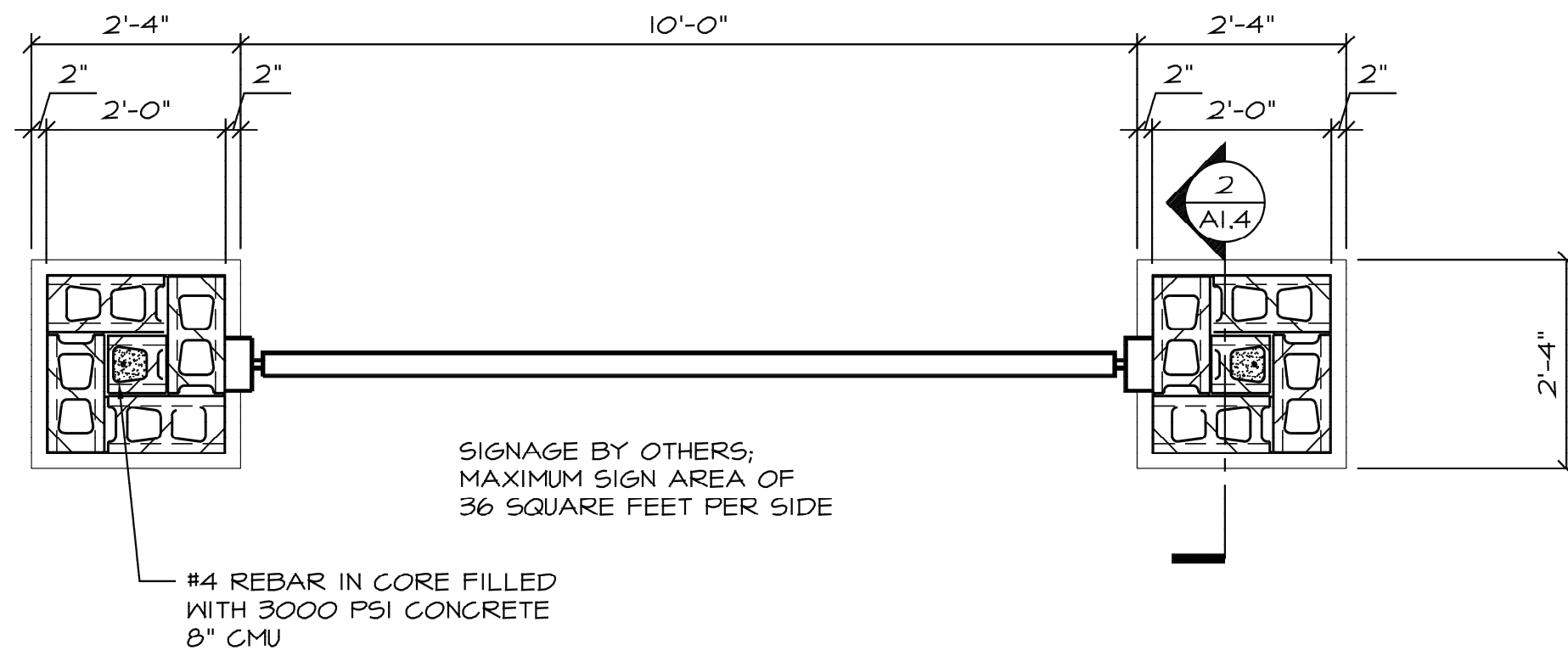
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SHEET NO. 6

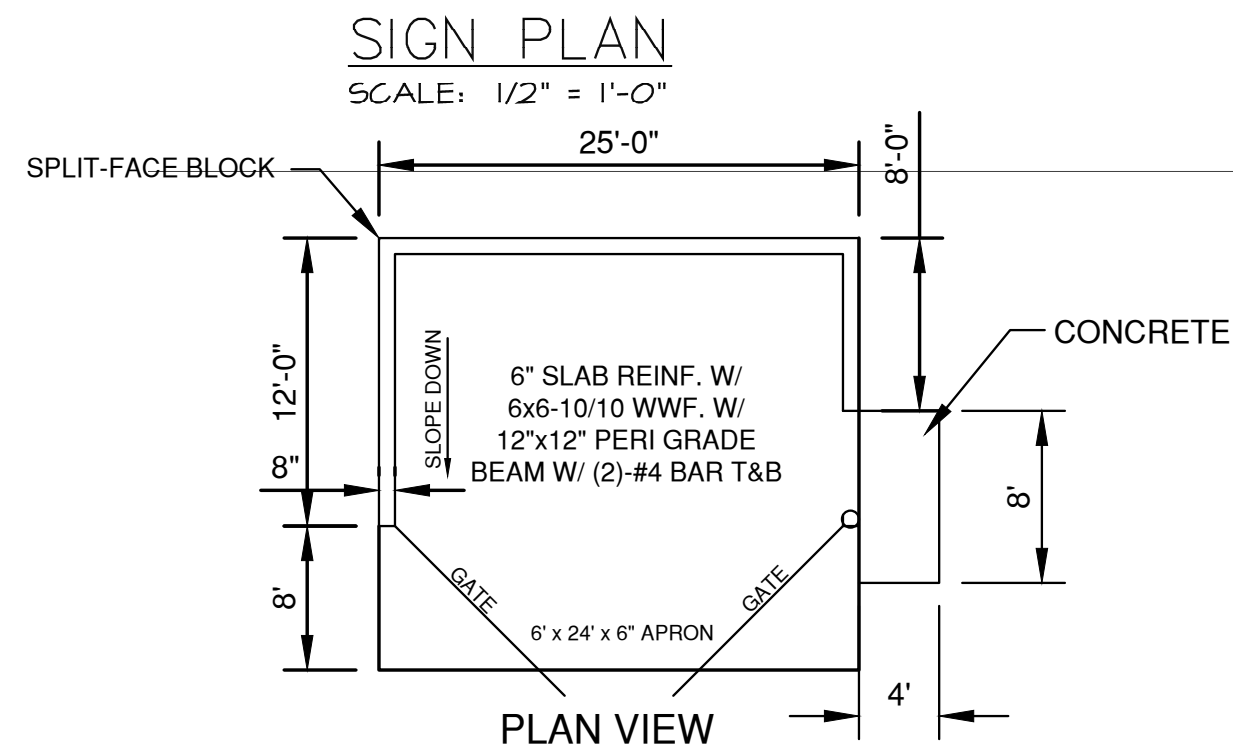




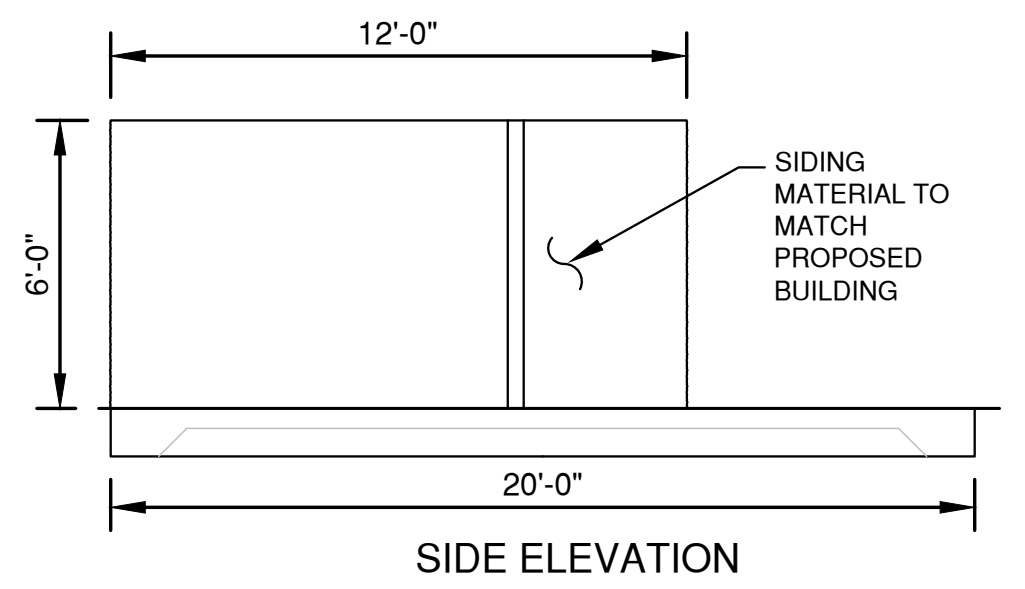
SIGN ELEVATION  
SCALE: 1/2" = 1'-0"



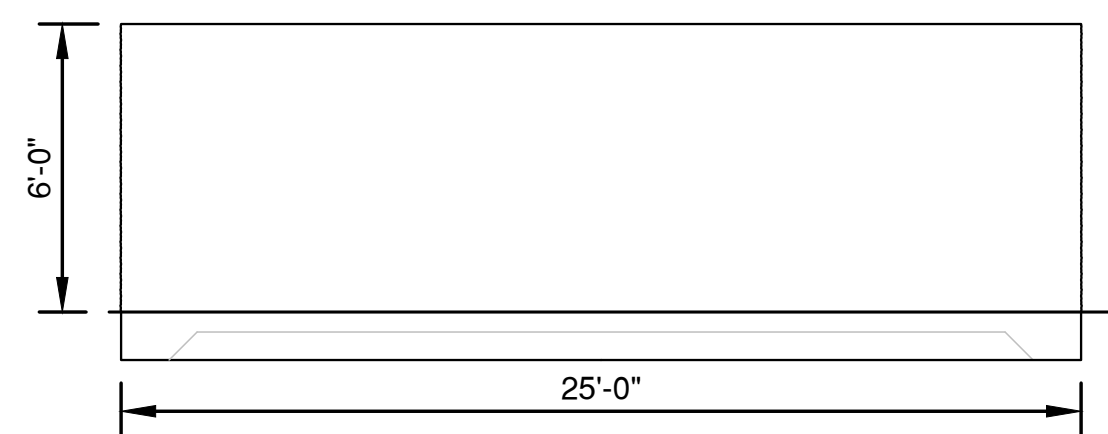
SIGN DETAIL  
2  
A1.4  
3/4" = 1'-0"



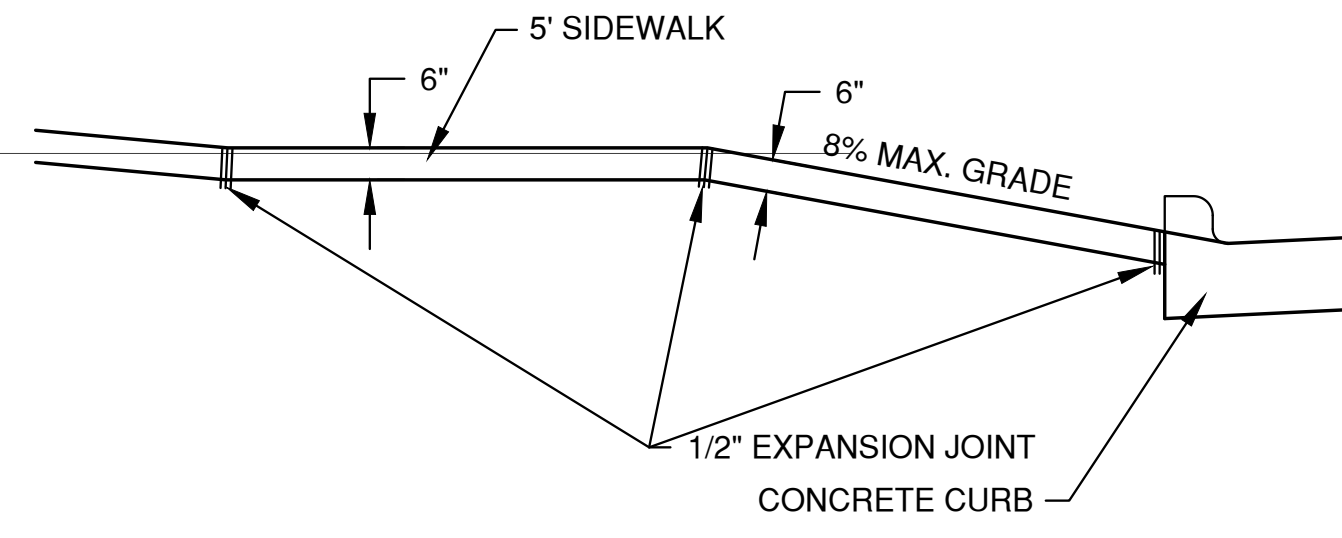
PLAN VIEW  
SCALE: 1/2" = 1'-0"



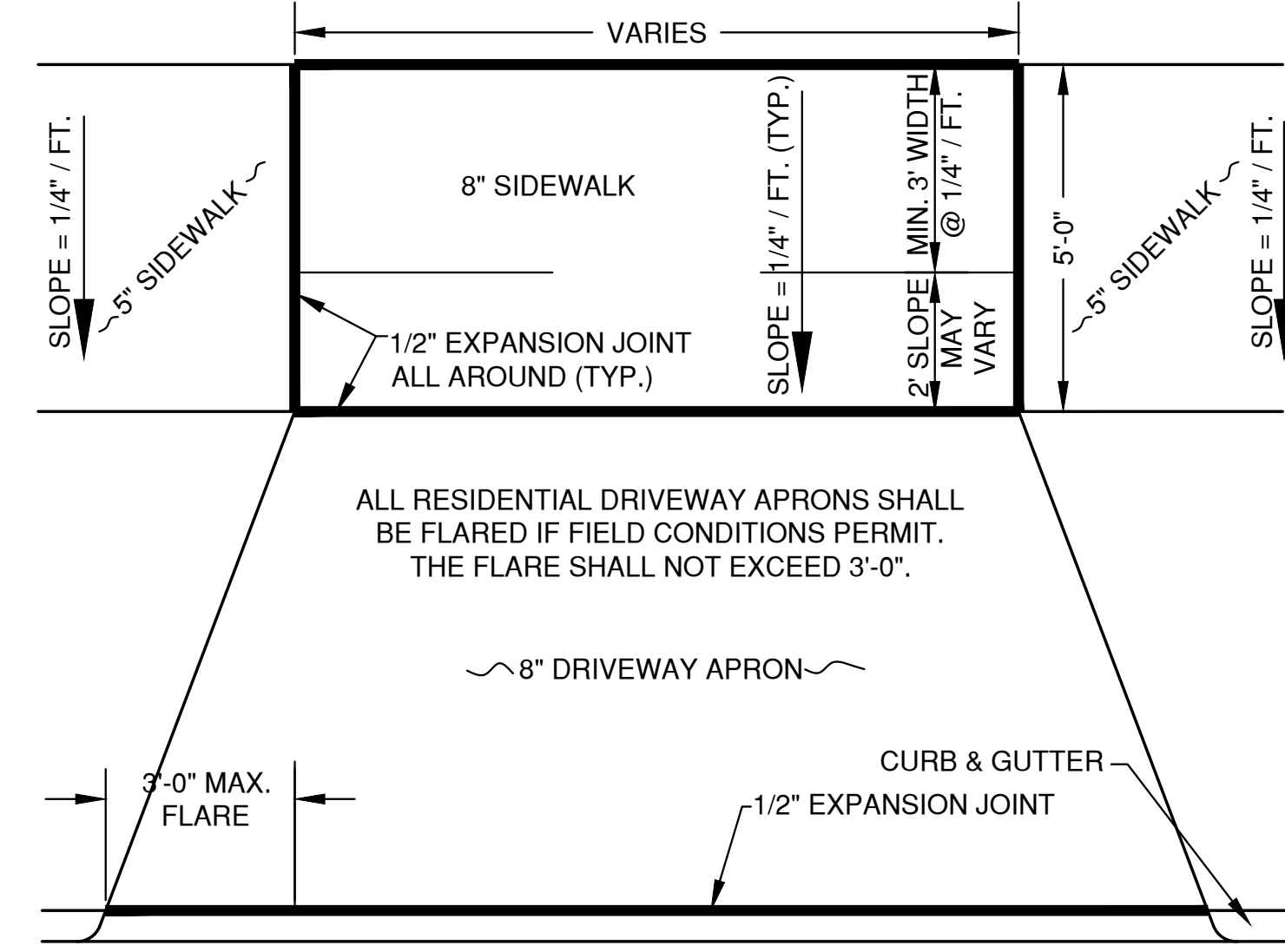
SIDE ELEVATION



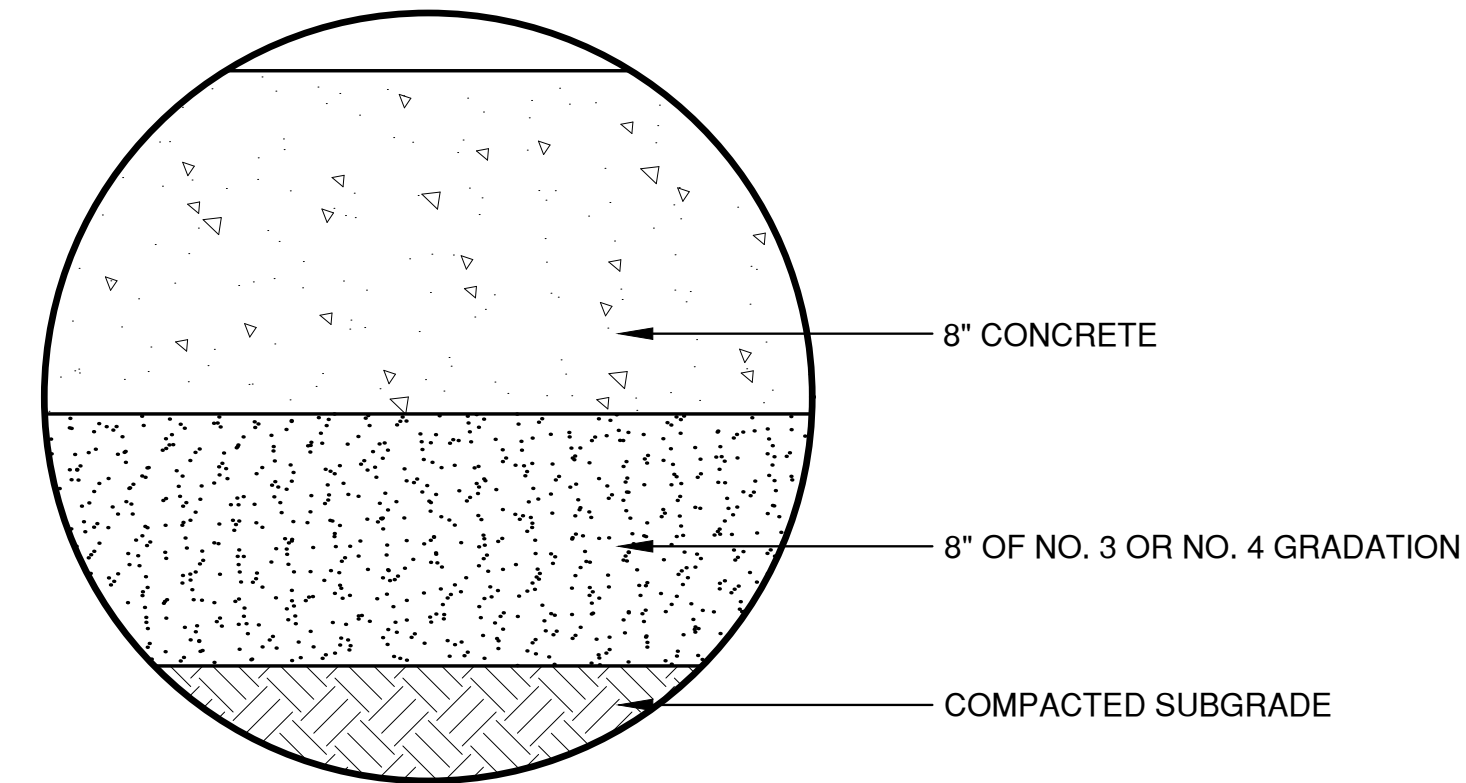
DUMPSTER DETAIL



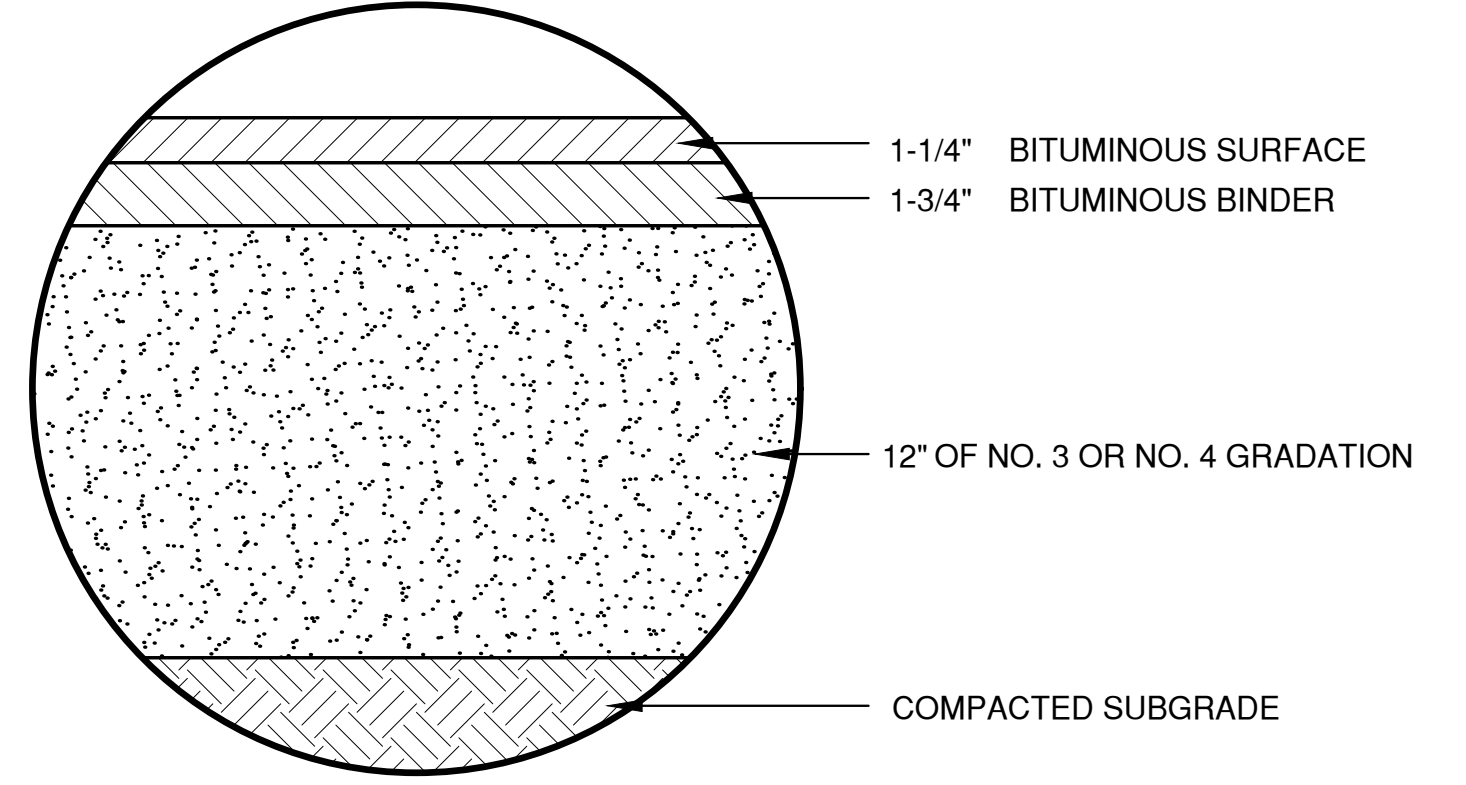
1/2" EXPANSION MATERIAL WILL BE PLACED ON EACH SIDE OF THE DRIVE ABUTTING THE SIDEWALK. SIDEWALK AND DRIVEWAY APRON SHALL BE CONSTRUCTED SEPARATELY UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.



DRIVEWAY APRON DETAIL



CONCRETE PAVEMENT DETAIL



ASPHALT PAVEMENT DETAIL

File: PL\A\2016\1230\A1.4\DETAILS.dwg  
 Plot Date: Jun 26, 2016 9:25:00am  
 LAYOUT: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	04/04/2016	AJB	BID SET	4	06/06/2016	AJB	CONSTRUCTION SET	LLP
2	05/23/2016	AJB	SITE PLAN REVIEW COMMENTS					CHECKED
3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					JGS
								DESIGNED
								AJB

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KENOSHA COUNTY, WISCONSIN

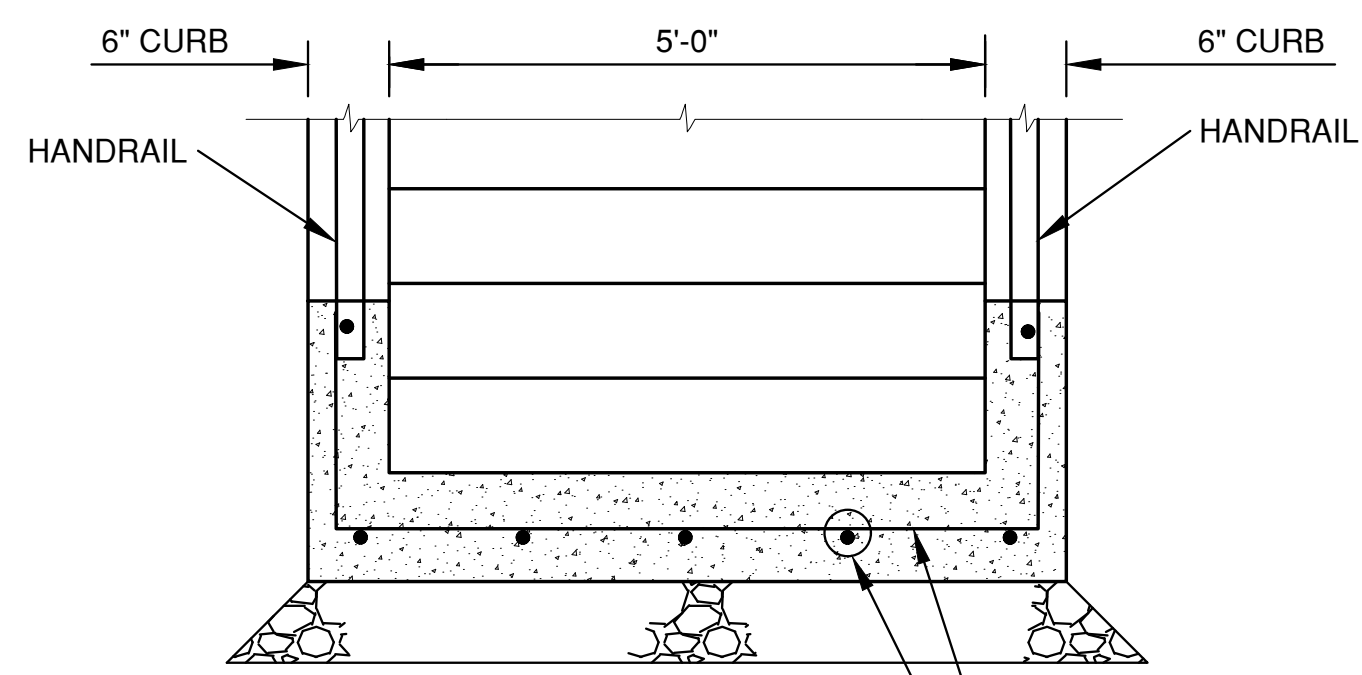
MISCELLANEOUS DETAILS

DATE	03/2016
FILE	DETAILS
JOB NO.	4329079



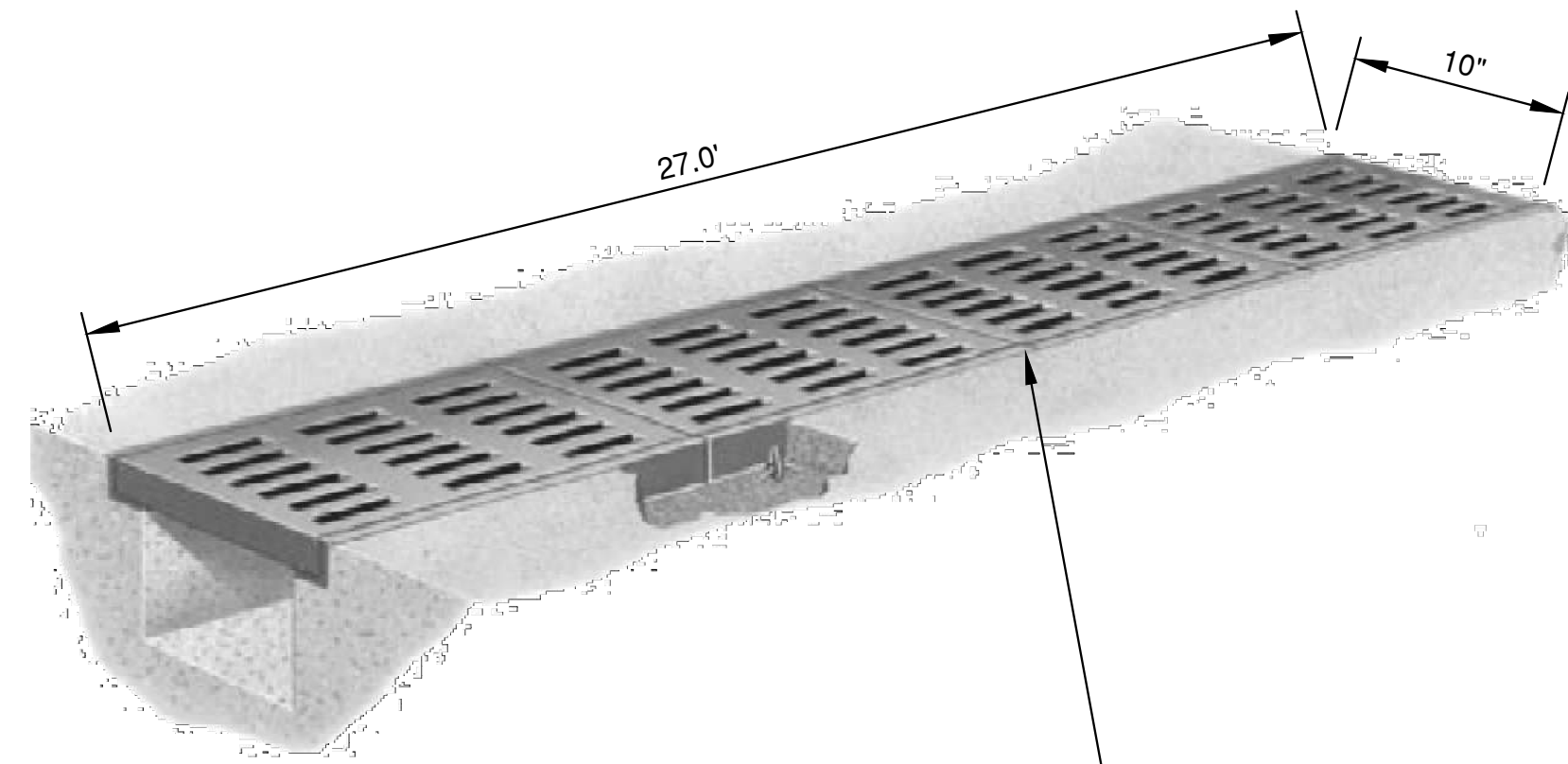
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SECTION 2/14

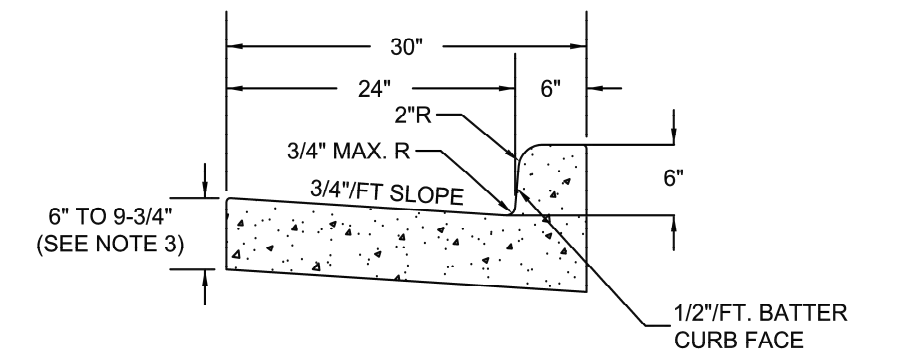
SCALE: 1" = 1'-0"



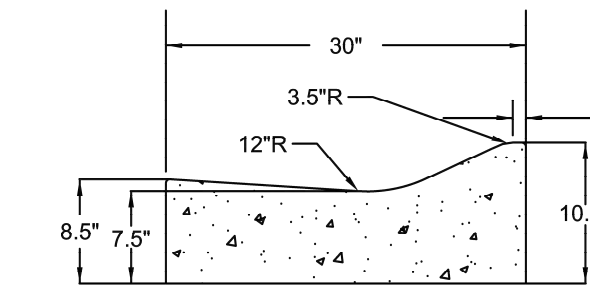
NEENAH R-4990-C CASTING, INSTALL PER MANUFACTURER SPECIFICATIONS

TRENCH DRAIN DETAIL

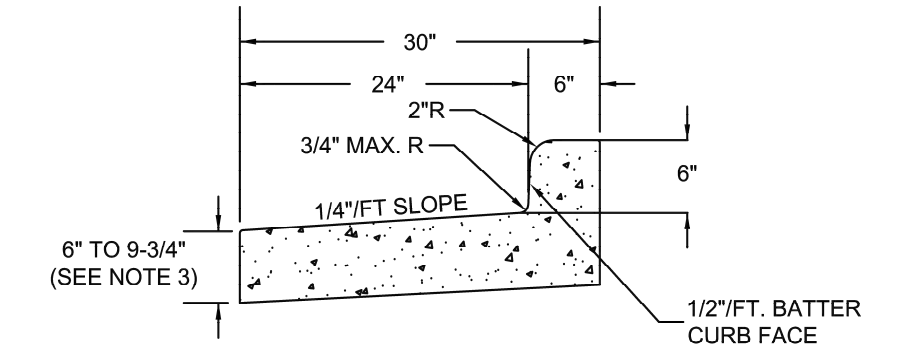
- NOTE:
1. DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
  2. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO. 4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
  3. WHERE ADJACENT PAVEMENT SECTION CONTAINS CONCRETE THE GUTTER THICKNESS SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.



30" VERTICAL FACE CURB AND GUTTER



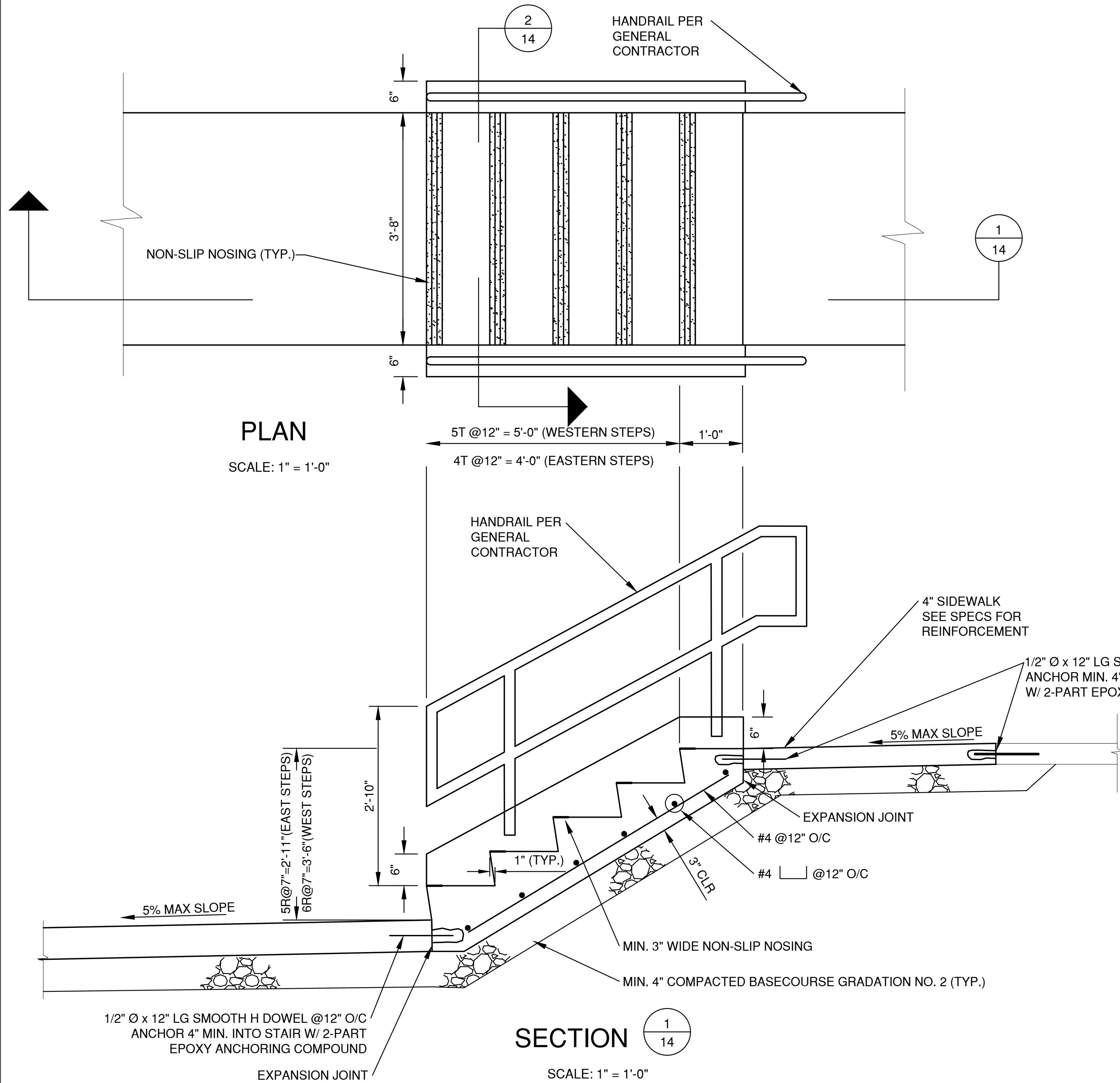
30" MOUNTABLE CURB AND GUTTER



30" VERTICAL FACE CURB AND GUTTER (REVERSE SLOPE GUTTER)

SCALE: NTS

	<b>STANDARD CURB &amp; GUTTER DETAILS</b>		DETAIL: RD - 9
	CREATED: 2-7-14	APPROVED BY: MATT FINEOUR	
	REVISED: 12-1-15		



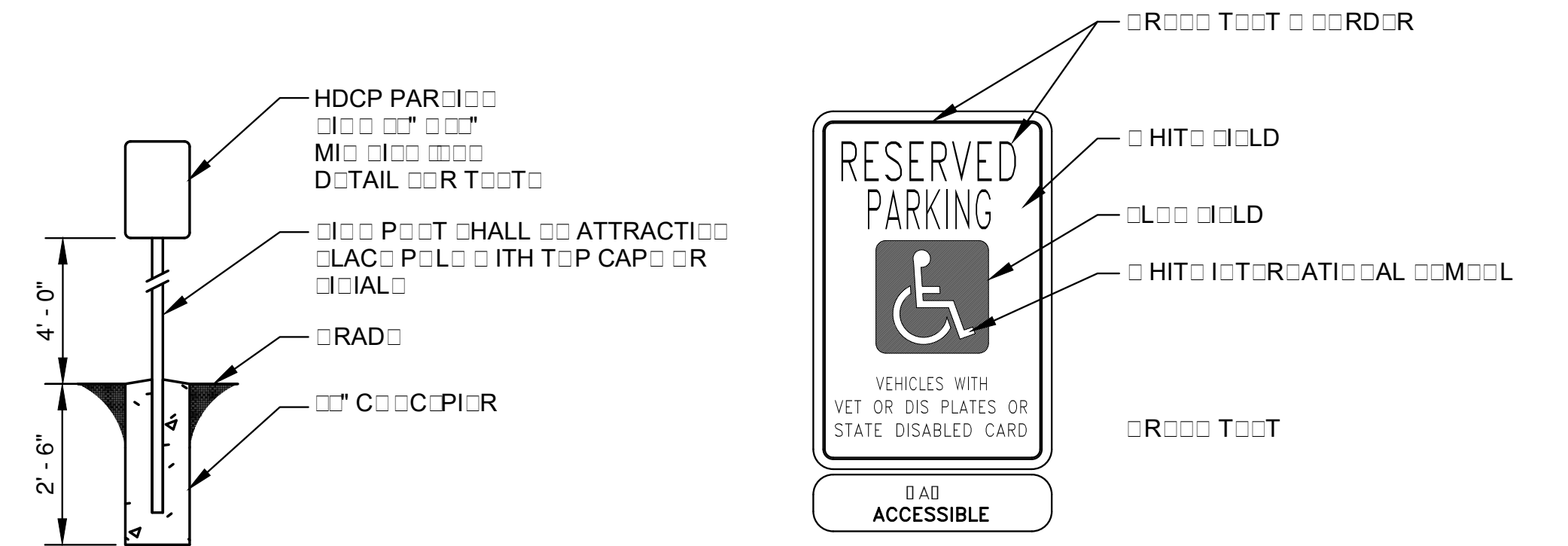
PLAN

SCALE: 1" = 1'-0"

SECTION 1/14

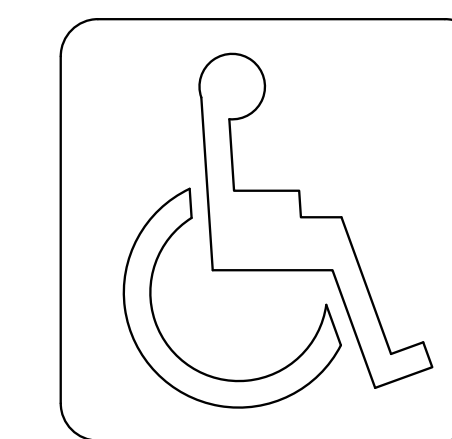
SCALE: 1" = 1'-0"

CONCRETE STEP DETAILS



SIGN POST DETAIL

PARKING SIGN DETAIL



INTERNATIONAL SYMBOL OF ACCESSIBILITY

IT CHALL TH ROP QUALITO TH OR TO  
 TALL HR CH HR CARRI CR  
 PAR C C C RMIT T C C C  
 ADMITRATI C D T R A C C

ACCESSIBLE PARKING SIGN DETAIL

File: P:\A\2016\1230\12302016.dwg  
 Plot Date: Jan 18, 2016 2:23:28pm  
 LAYOUT: DETAILS.dwg

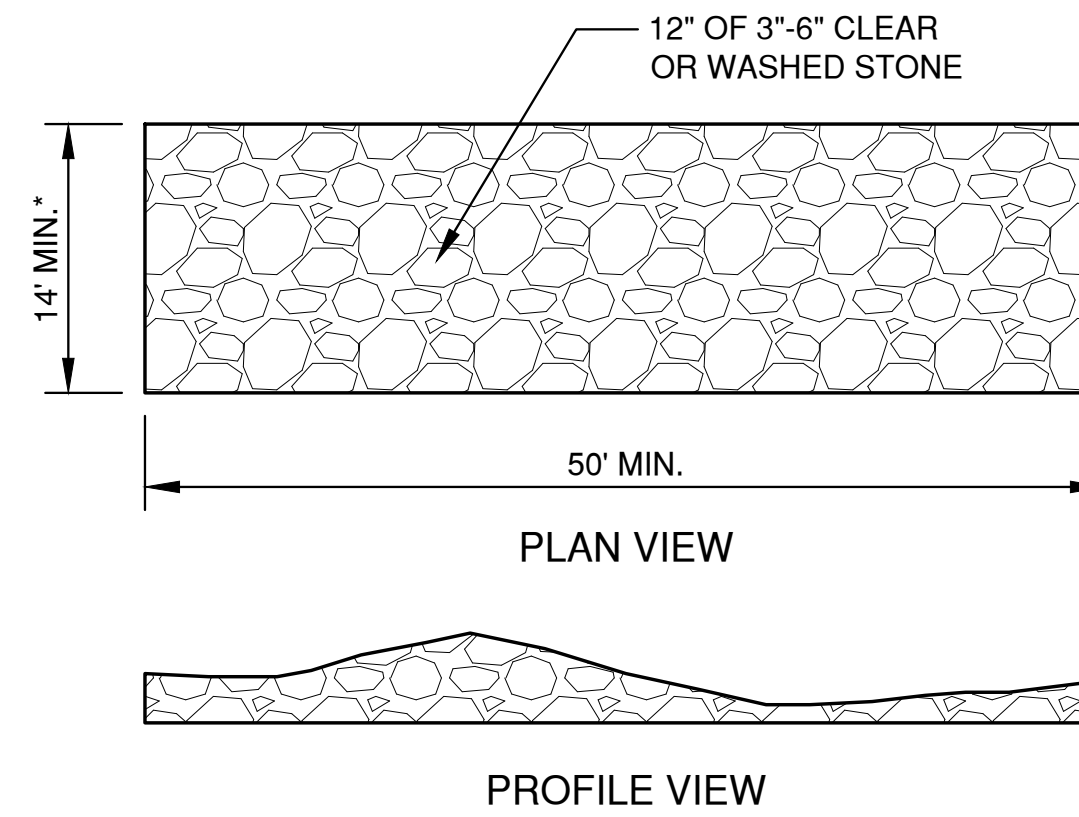
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	04/04/2016	AJB	BID SET	4	06/06/2016	AJB	CONSTRUCTION SET	CHECKED
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 KENOSHA COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

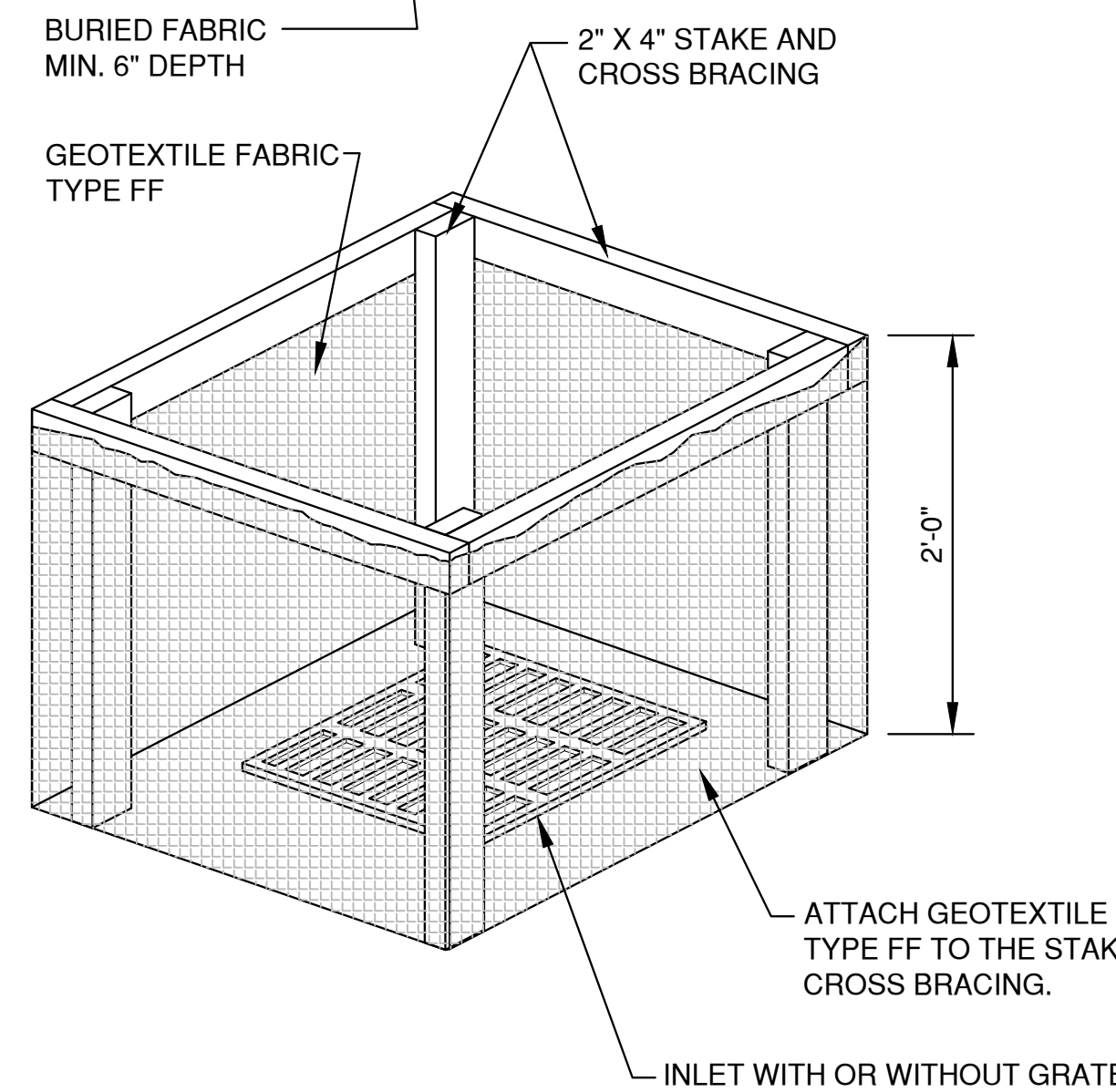
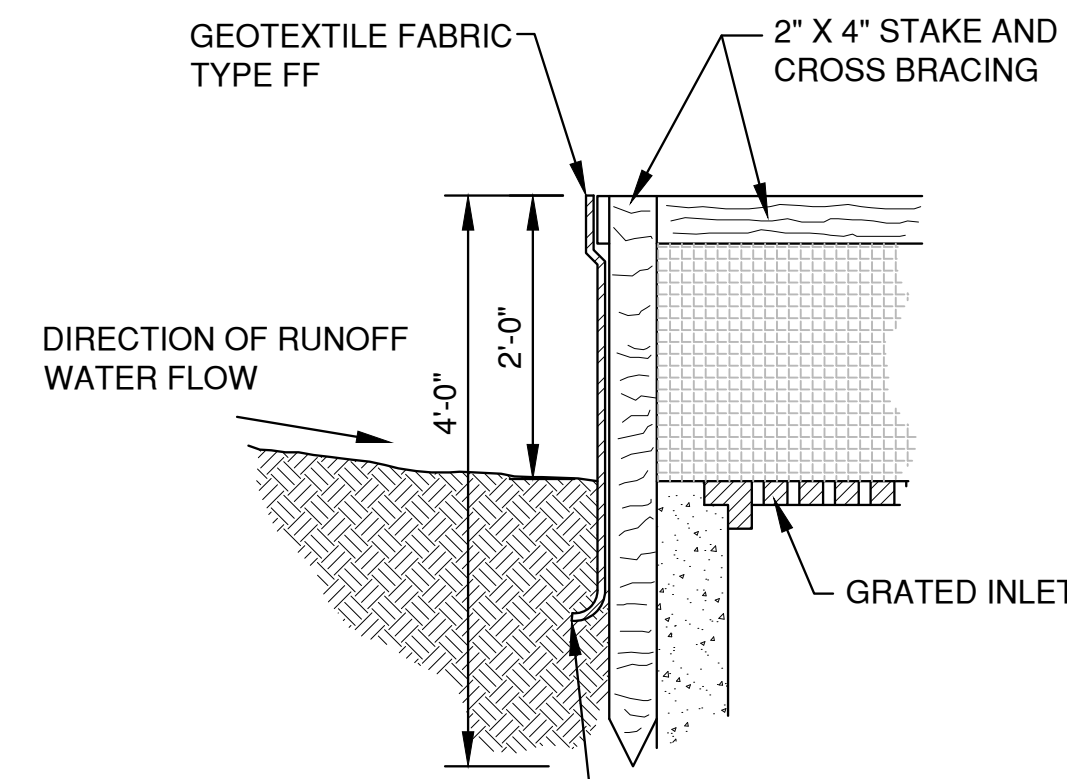
DATE	03/2016
FILE	DETAILS
JOB NO.	4329079

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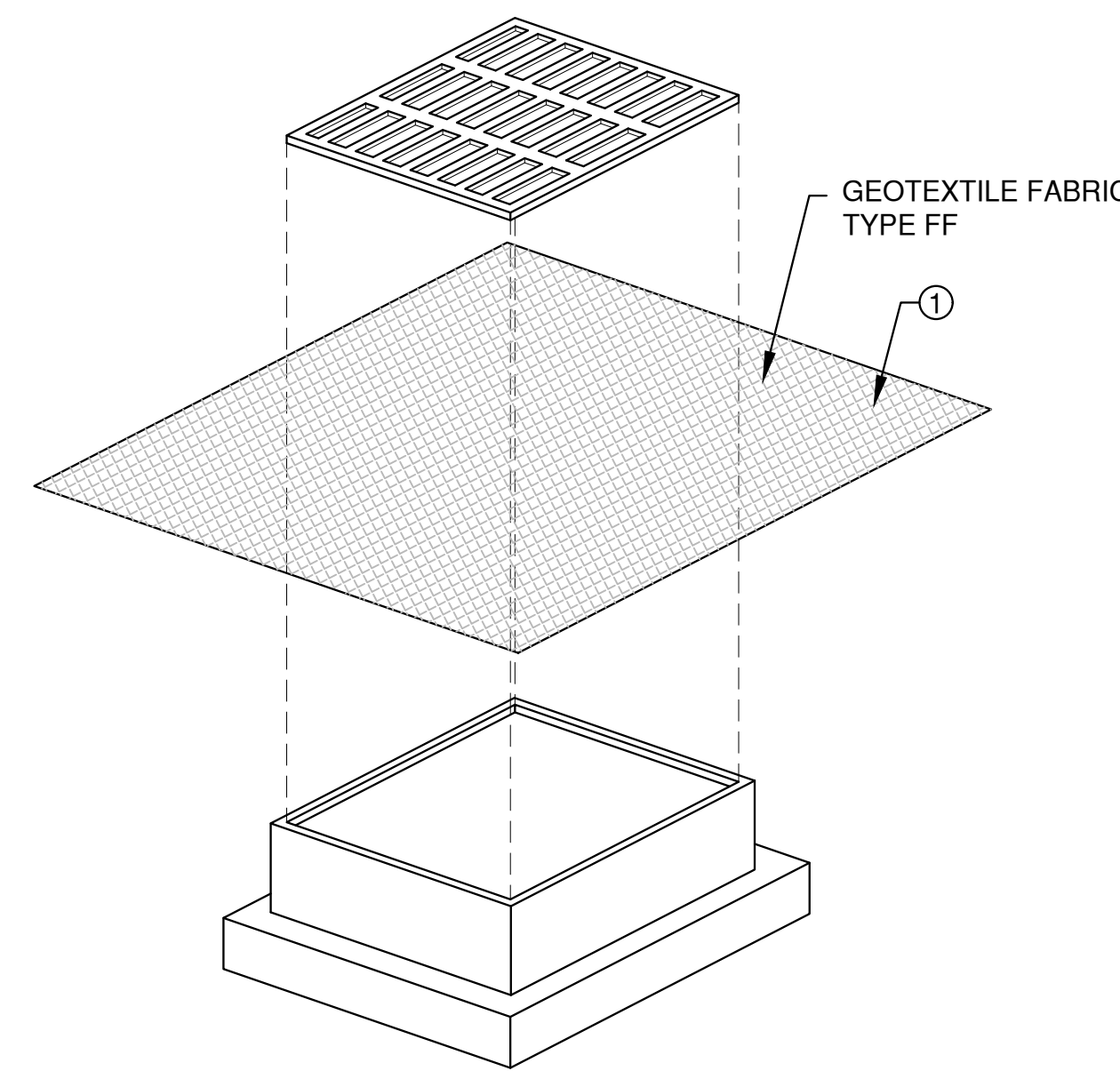


\*14' MIN. OR FULL WIDTH OF THE EGRESS POINT.  
REFERENCE WDNR TECHNICAL STANDARD 1057.

**TRACKING PAD DETAIL**  
(IF APPLICABLE)

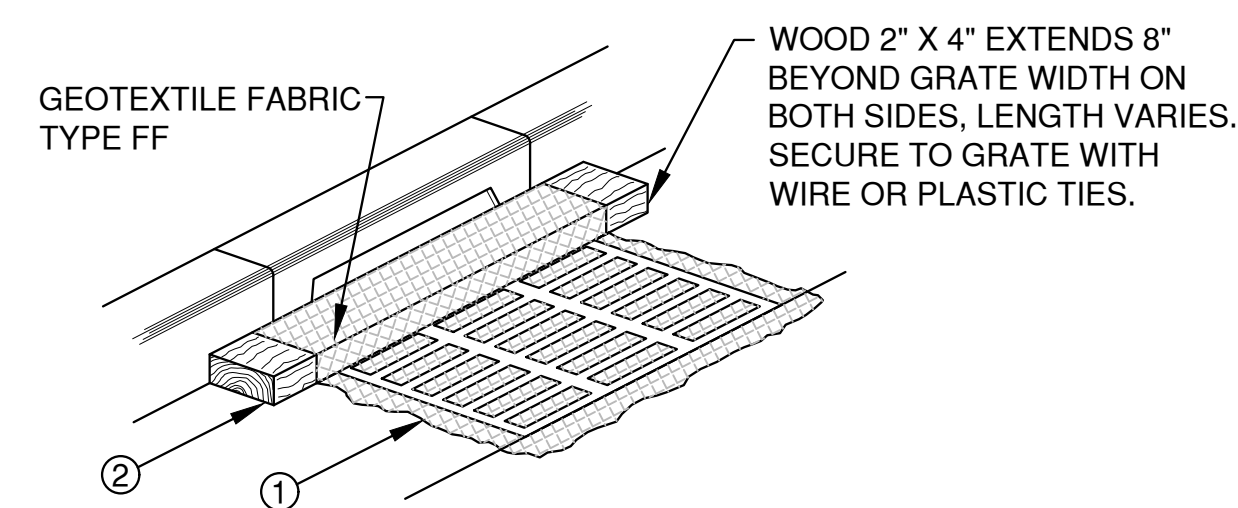


**INLET PROTECTION, TYPE A**



**INLET PROTECTION, TYPE B**  
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



**INLET PROTECTION, TYPE C**  
(WITH CURB BOX)

**INLET PROTECTION NOTES:**

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- ③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4".

**INSTALLATION NOTES:**  
TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

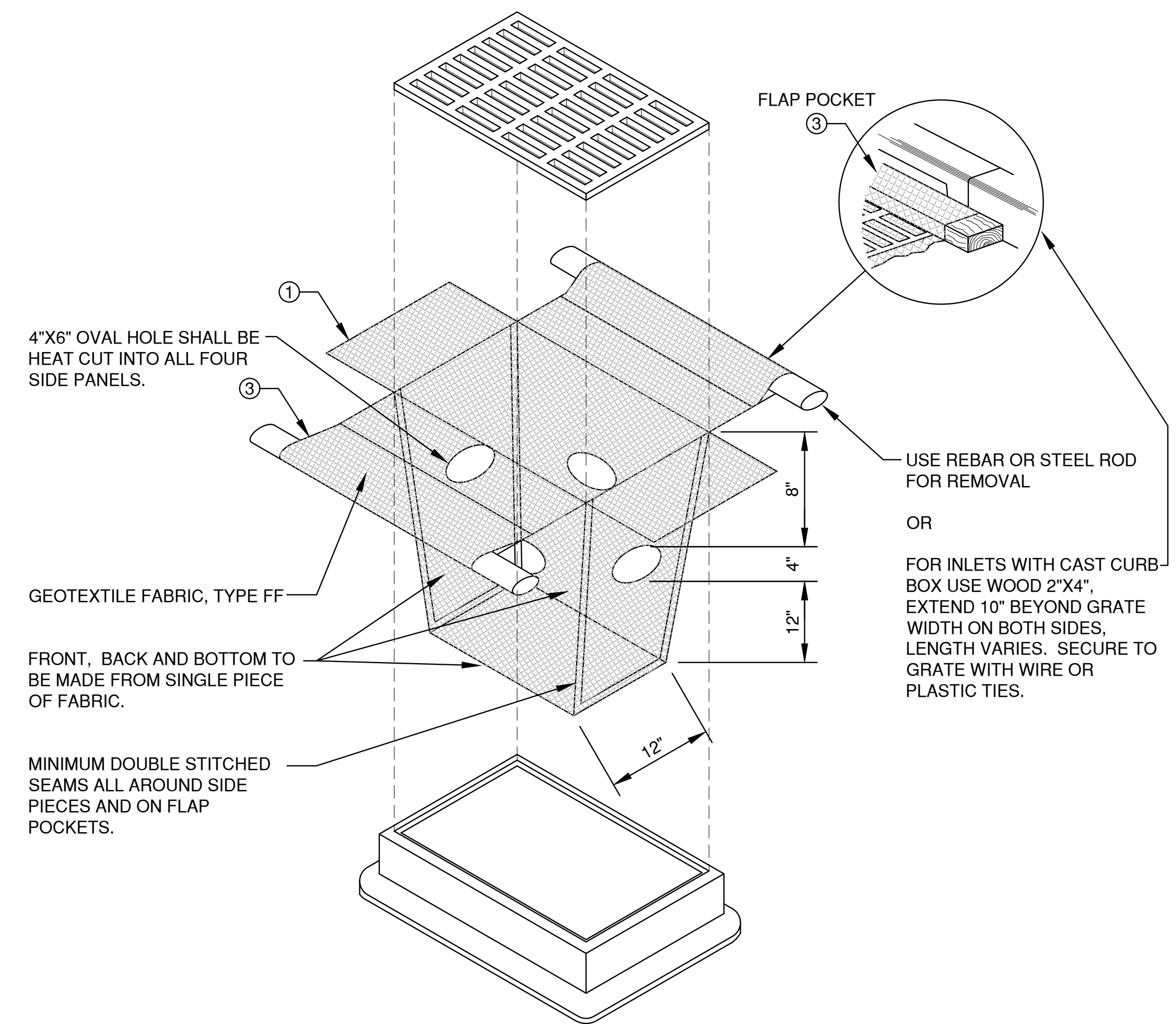
DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



**INLET PROTECTION, TYPE D**

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT CURB BOX AS PER NOTE "2")

FILE: P:\A\2016\1329\13292016\464\EROSION CONTROL.dwg  
PROJ: 1329 - JUN 2016 - 2:34pm  
LAYOUT: INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	04/04/2016	AJB	BID SET	4	06/06/2016	AJB	CONSTRUCTION SET	CHECKED
2	05/23/2016	AJB	SITE PLAN COMMENT REVISIONS					JGS
3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
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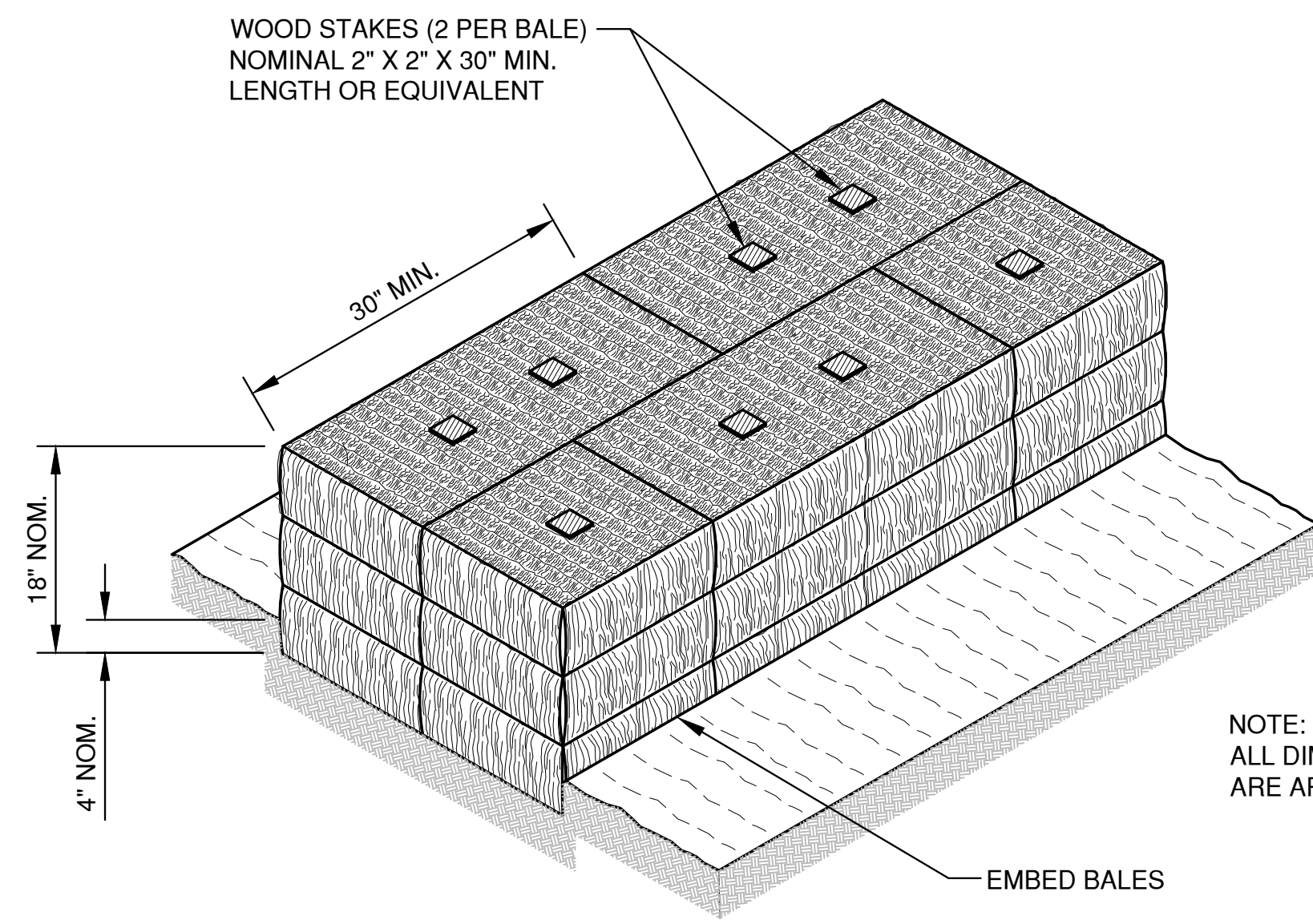
SKYLINE TOWERS  
A DEVELOPMENT BY LEXINGTON HOMES  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL  
INLET PROTECTION AND  
MISCELLANEOUS DETAILS

DATE	03/2016
FILE	EROSION CONTROL
JOB NO.	4329079

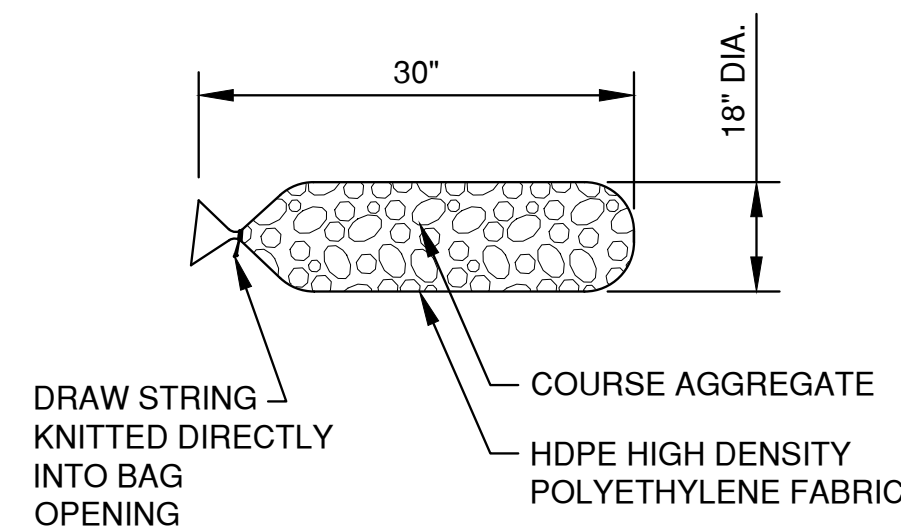


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SECTION A-A

NOTE:  
ALL DIMENSIONS  
ARE APPROXIMATE



FILTER BAG DETAIL

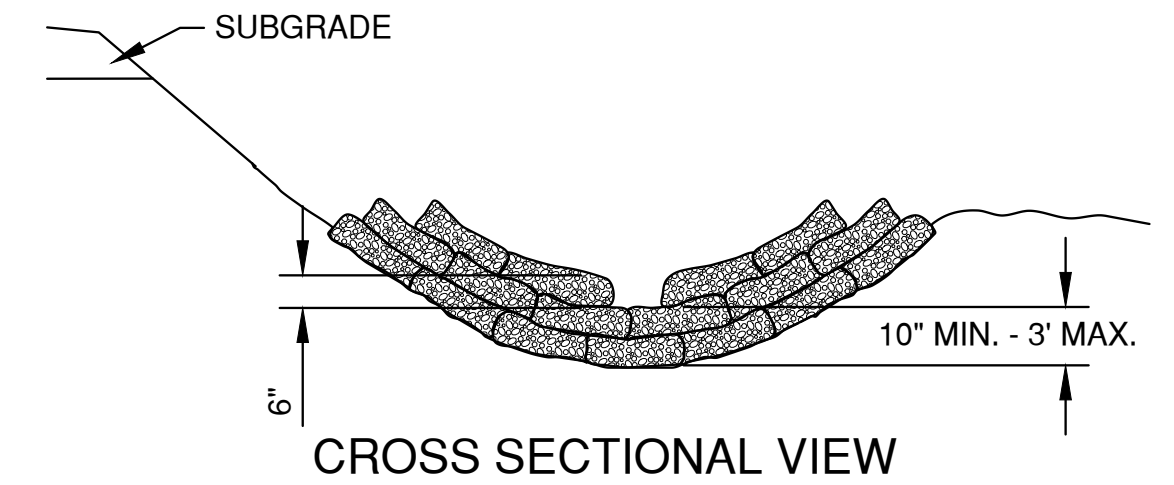
COURSE AGGREGATE INFORMATION

SIEVE SIZE	SIZE NO.	AASHTO No. 67 (1)
2 INCH (50 mm)	-	-
1 1/2 INCH (37.5mm)	-	-
1 INCH (25.0 mm)	100	-
3/4 INCH (19.0mm)	90-100	-
3/8 INCH (9.5mm)	20-55	-
No. 4 (4.75mm)	0-10	-
No. 8 (2.36mm)	0-5	-

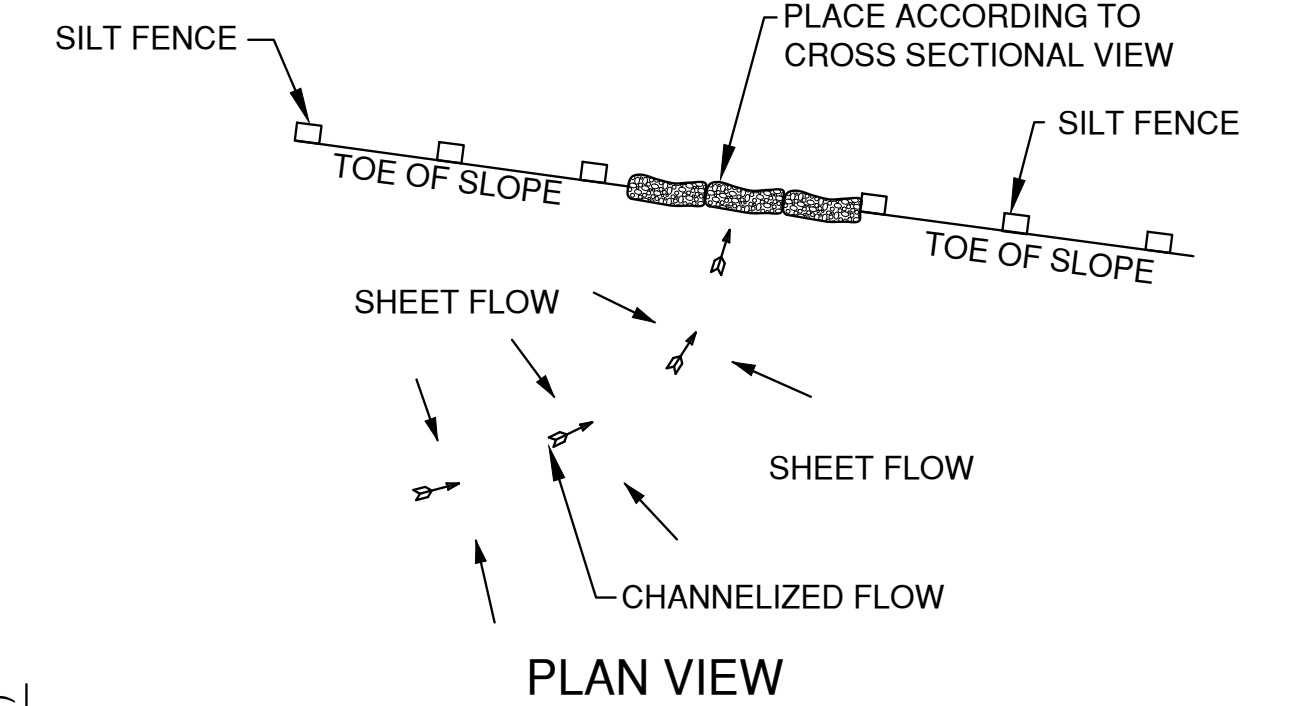
(1) SIZE No. ACCORDING TO AASHTO M 43

NOTES:

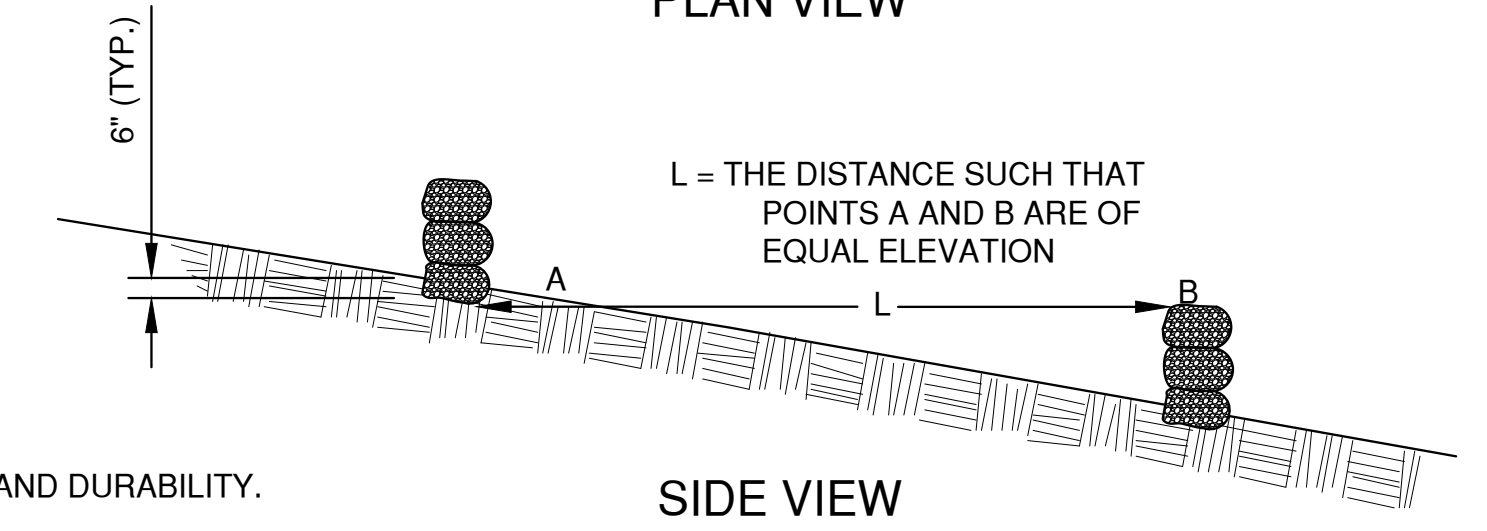
- 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:  
 HDPE HIGH DENSITY POLYETHYLENE  
 HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.  
 80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"  
 ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
- USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS



CROSS SECTIONAL VIEW

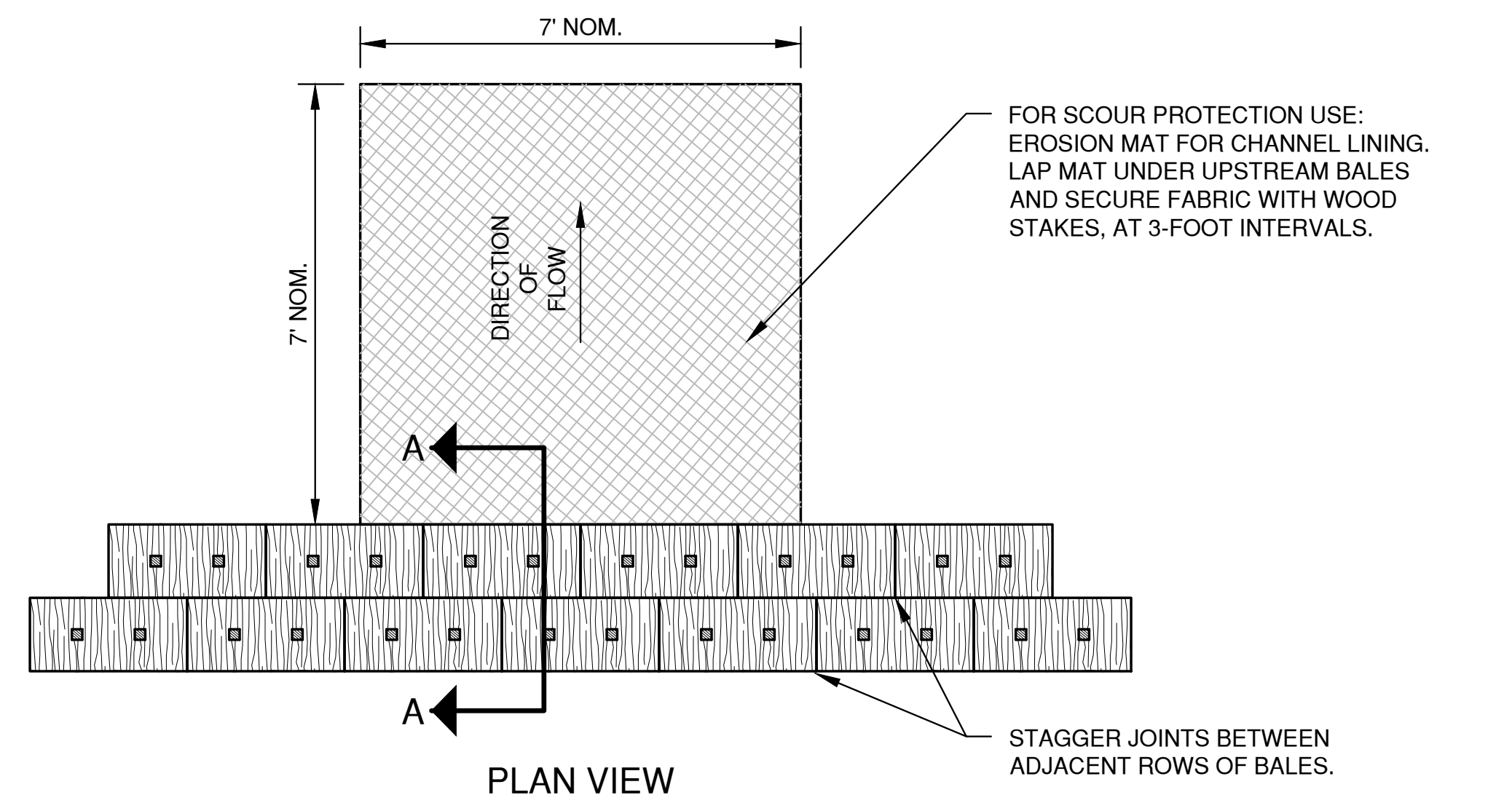


PLAN VIEW



SIDE VIEW

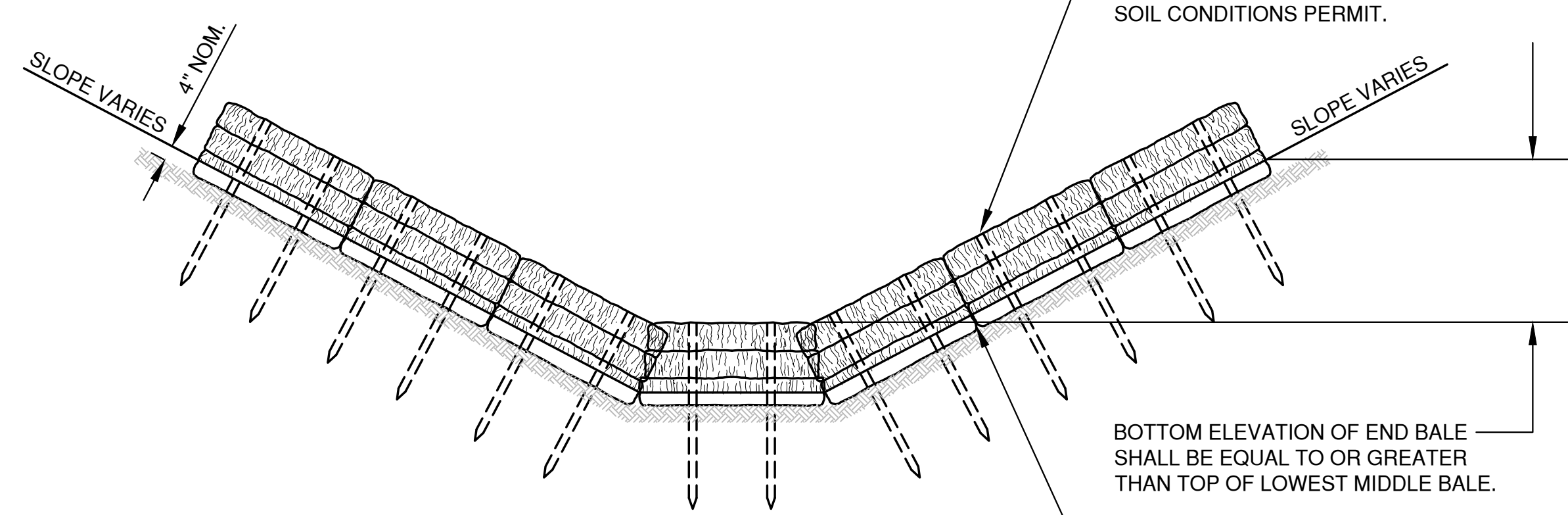
DITCH CHECK DETAIL



PLAN VIEW

FOR SCOUR PROTECTION USE:  
EROSION MAT FOR CHANNEL LINING.  
LAP MAT UNDER UPSTREAM BALES  
AND SECURE FABRIC WITH WOOD  
STAKES, AT 3-FOOT INTERVALS.

STAGGER JOINTS BETWEEN  
ADJACENT ROWS OF BALES.  
STAKES DRIVEN FLUSH WHEN  
SOIL CONDITIONS PERMIT.



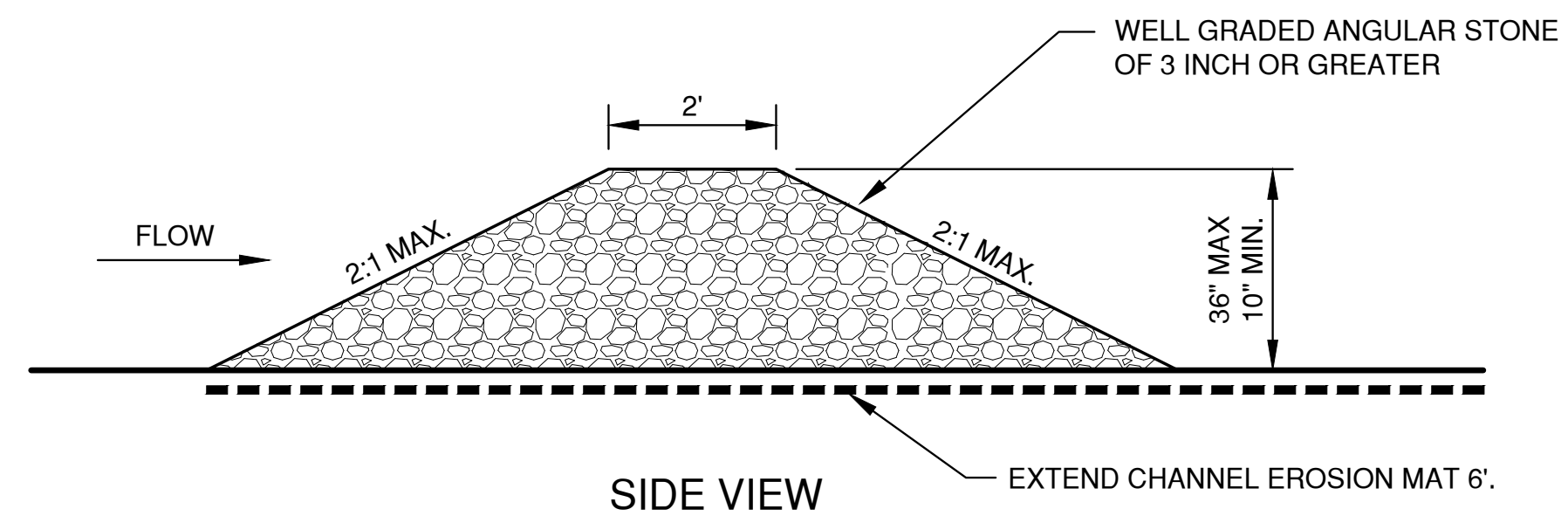
FRONT ELEVATION

BOTTOM ELEVATION OF END BALE  
SHALL BE EQUAL TO OR GREATER  
THAN TOP OF LOWEST MIDDLE BALE.

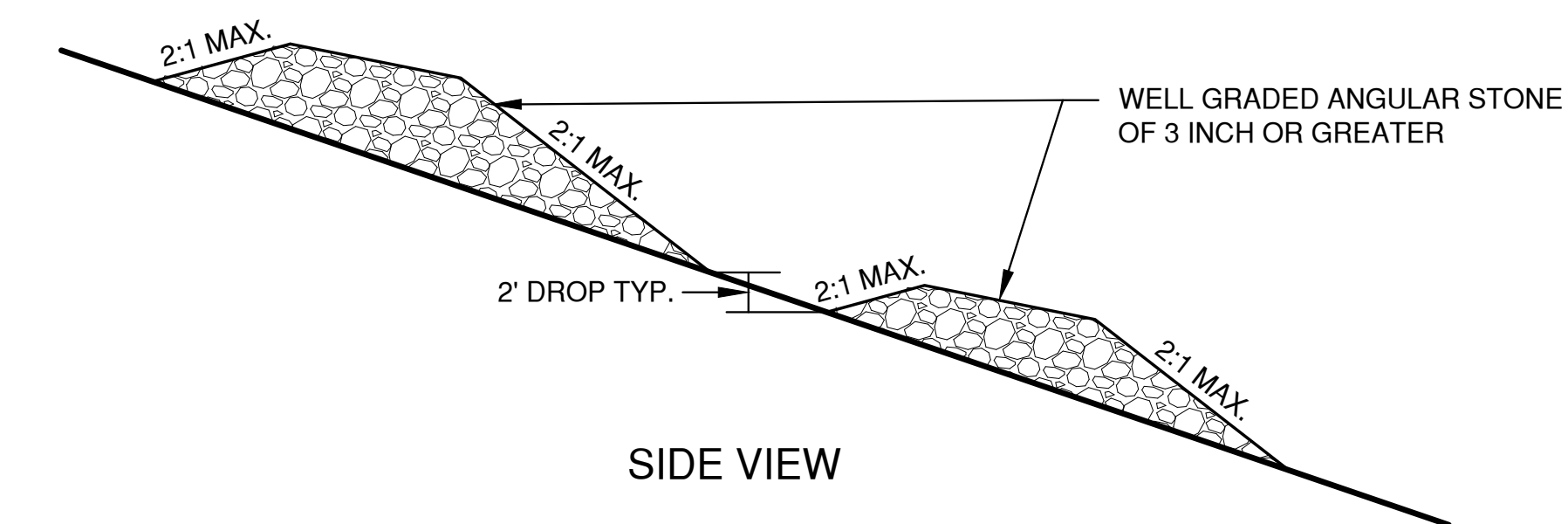
STAGGER JOINTS WITH DOUBLE ROW.

TEMPORARY DITCH CHECK USING EROSION BALES  
TYPE A

ROCK FILLED EROSION CONTROL BAGS  
TYPE B



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE  
TYPE C

FILE: P:\A\1001\1250\1250209\464\EROSION CONTROL.dwg  
PROJ: 1250 - Jan 18, 2016 - 2:30pm  
LAYOUT: DITCH CHECKS  
DRAWN: AJB

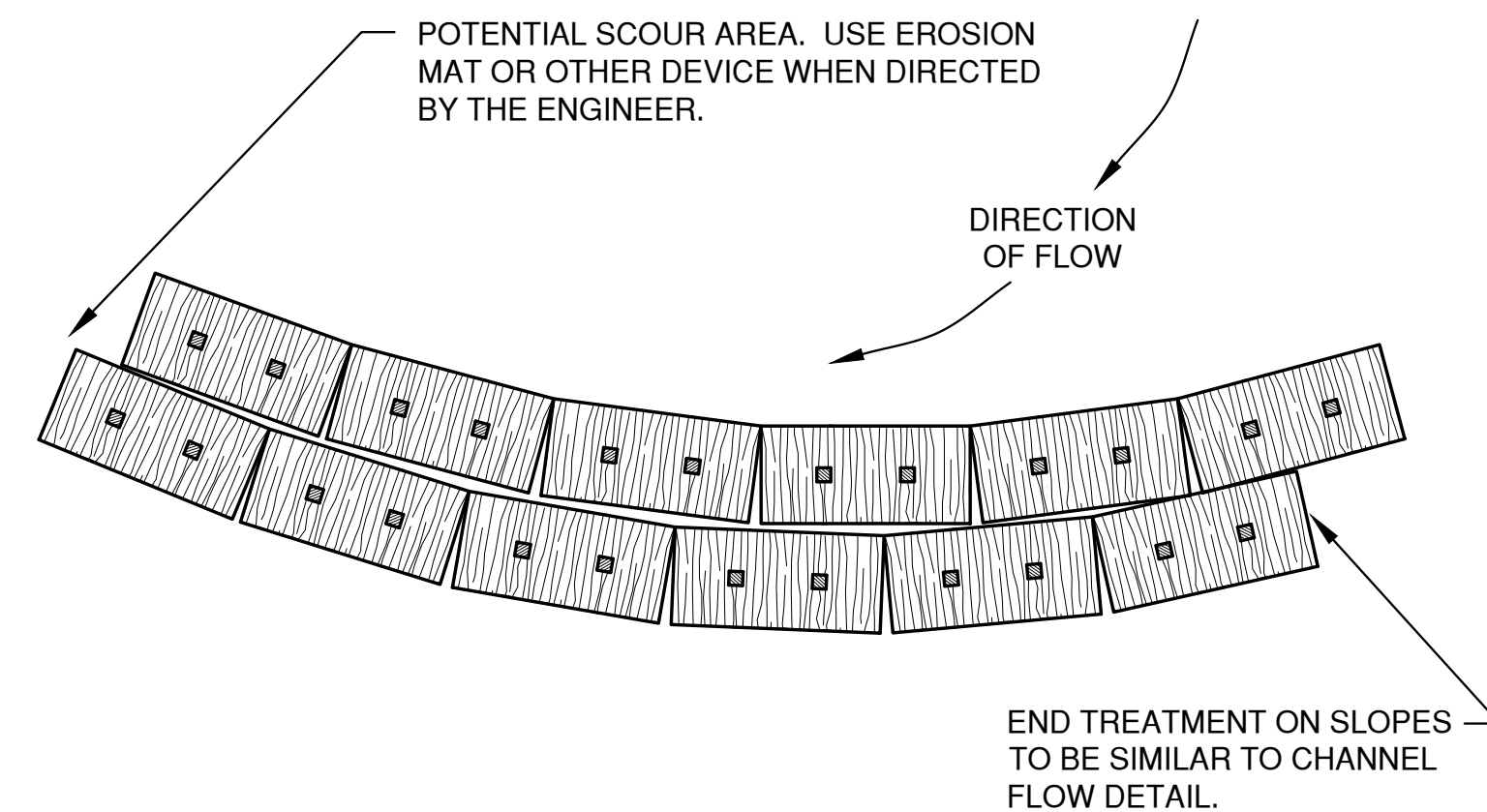
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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SKYLINE TOWERS  
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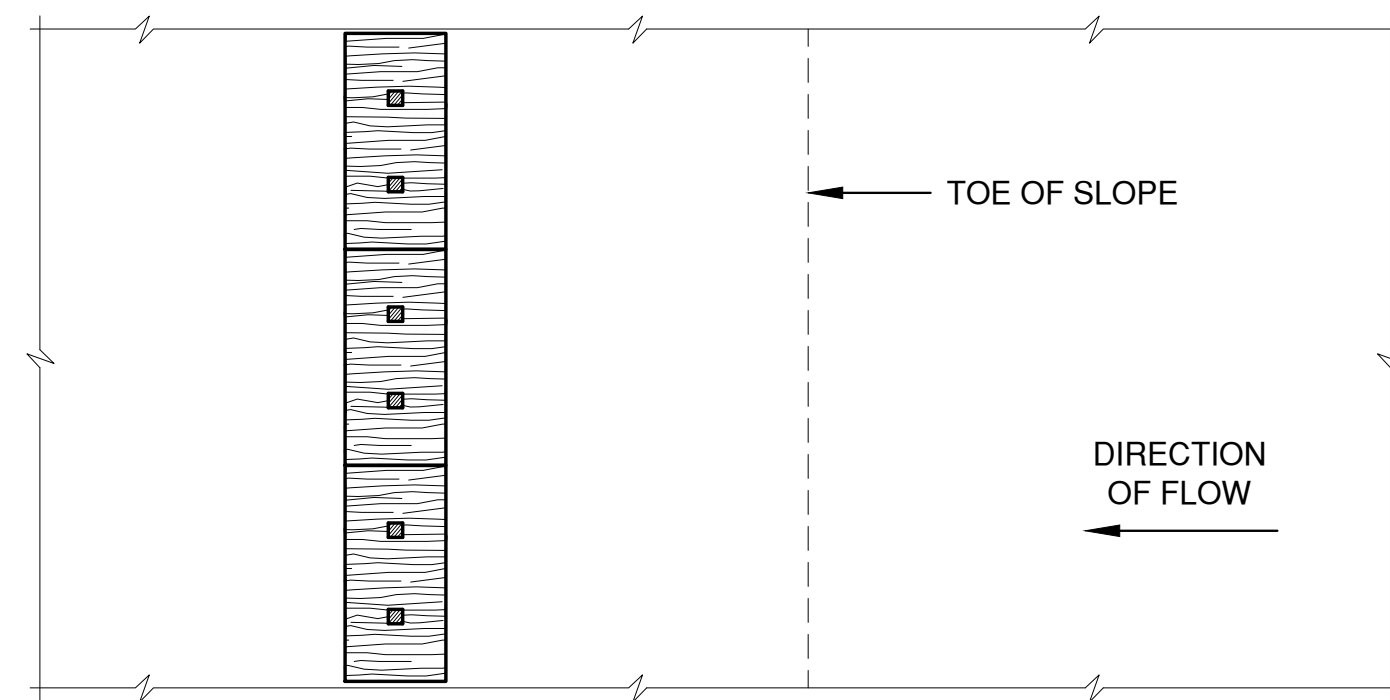
EROSION CONTROL  
DITCH CHECK DETAILS

DATE	03/2016
FILE	EROSION CONTROL
JOB NO.	4329079

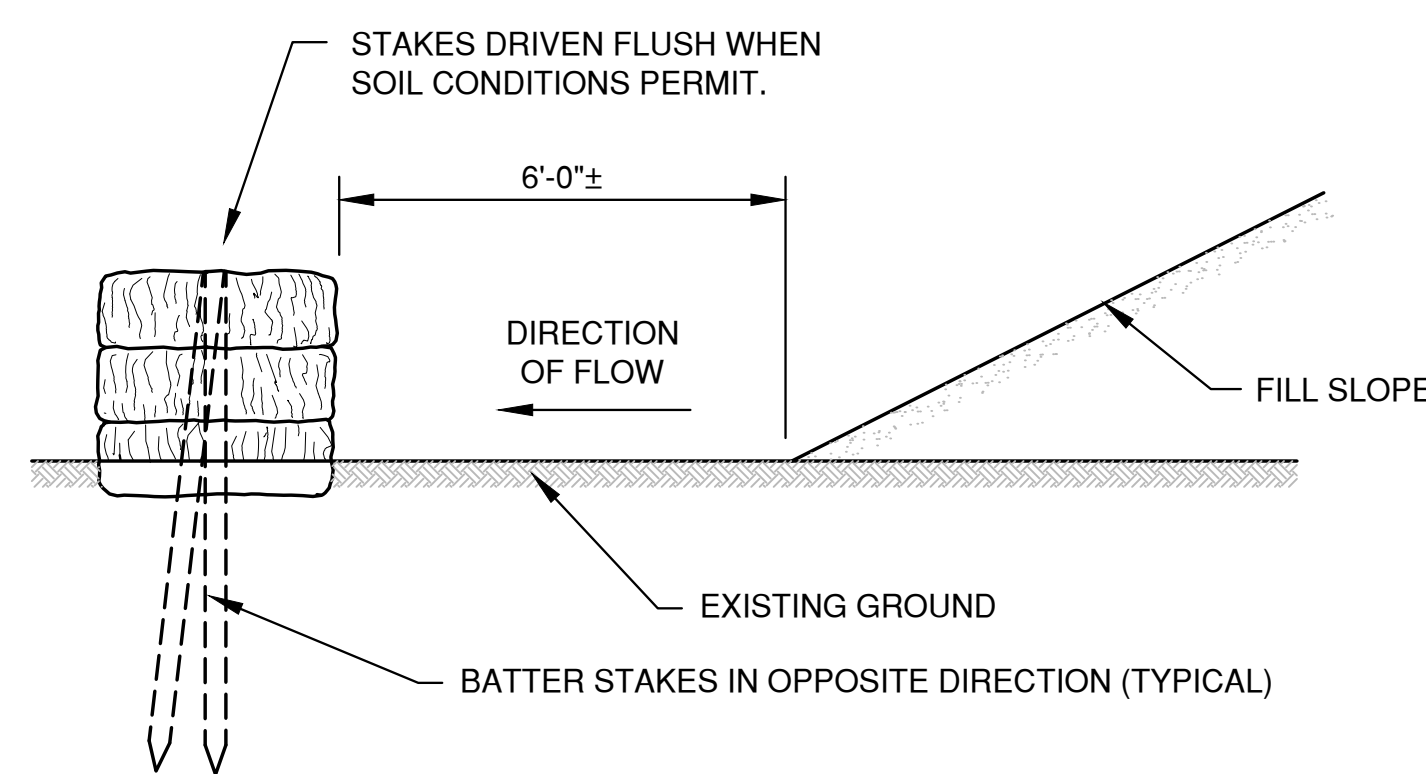
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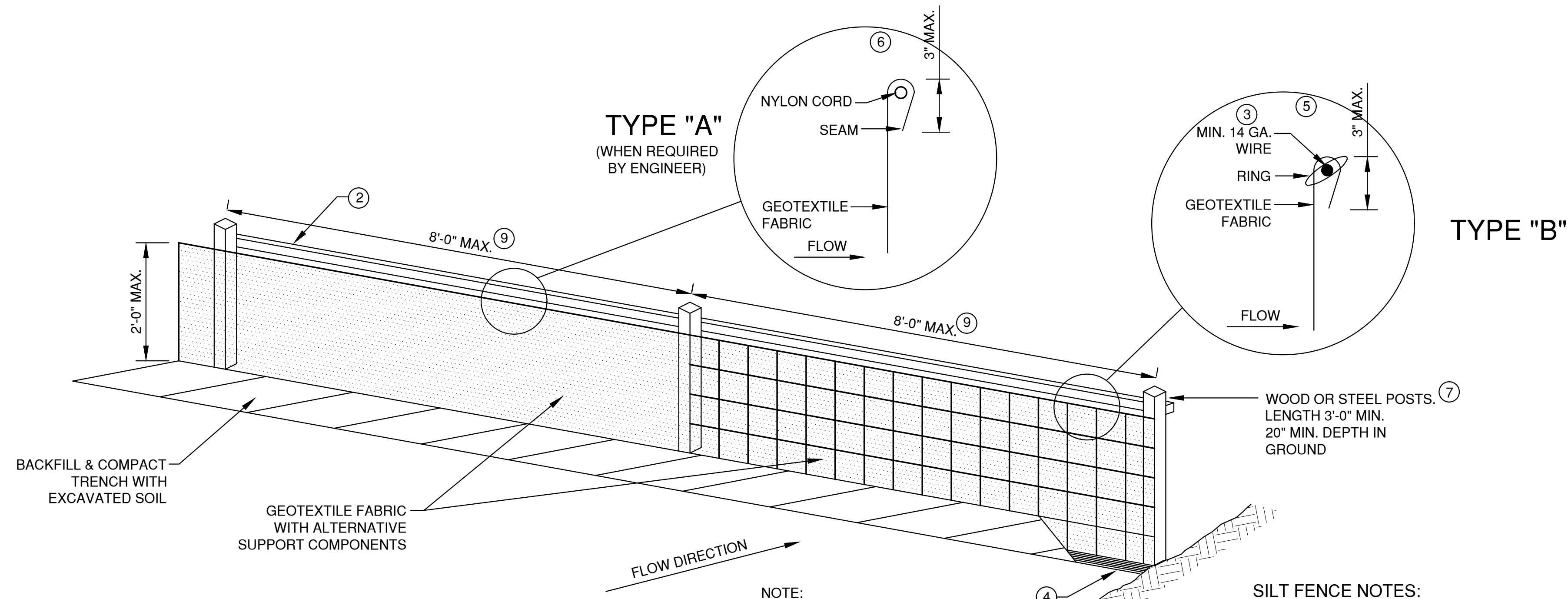
**PLAN VIEW**  
(WHEN ALTERING THE DIRECTION OF FLOW)



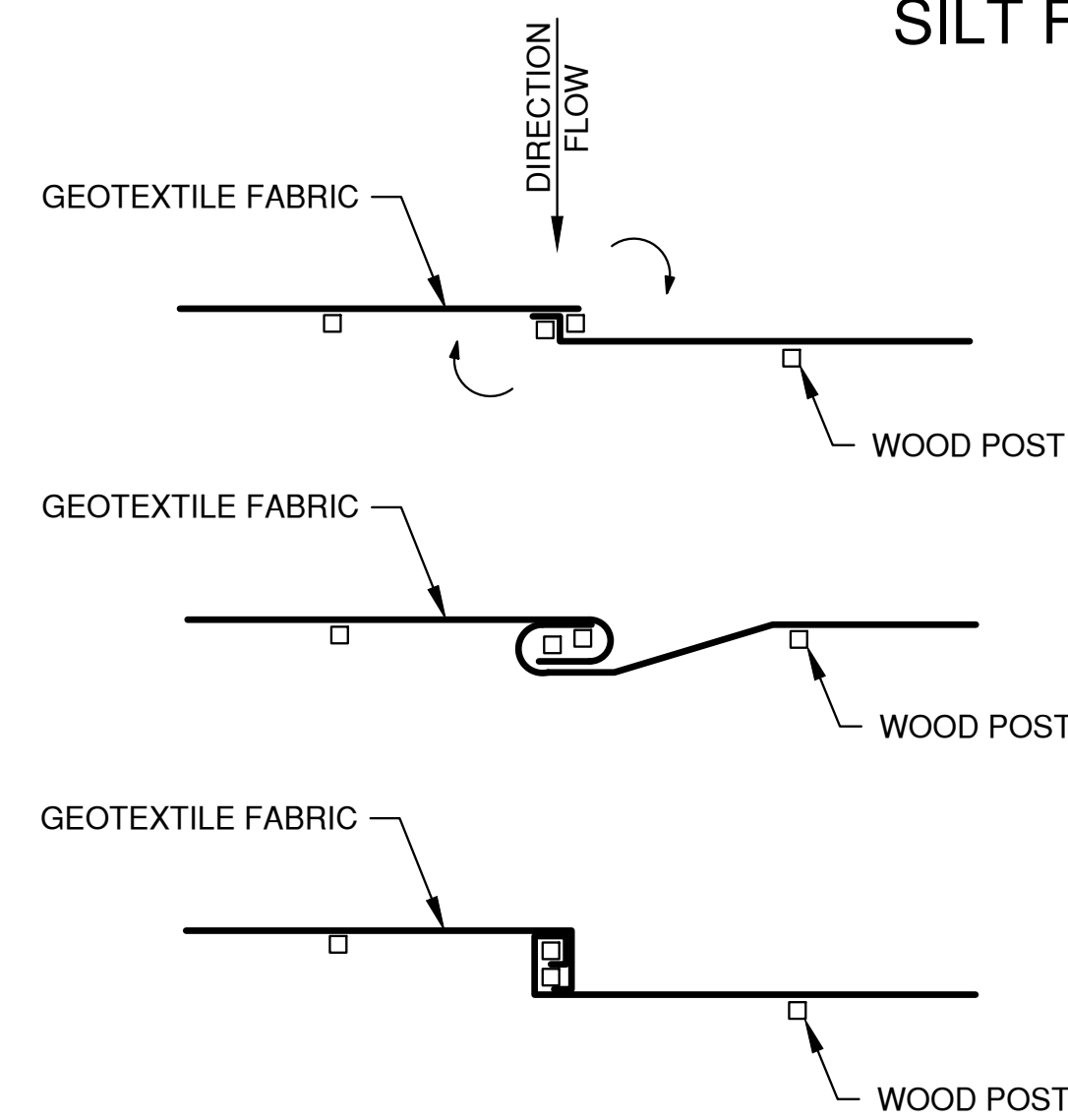
**PLAN VIEW**



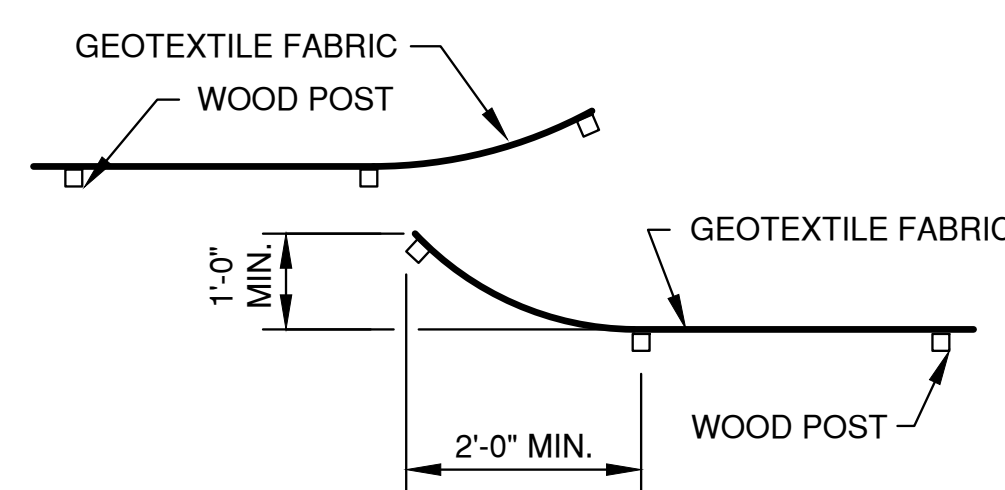
**FRONT ELEVATION**  
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE  
**EROSION BALES FOR SHEET FLOW**



**SILT FENCE DETAIL**

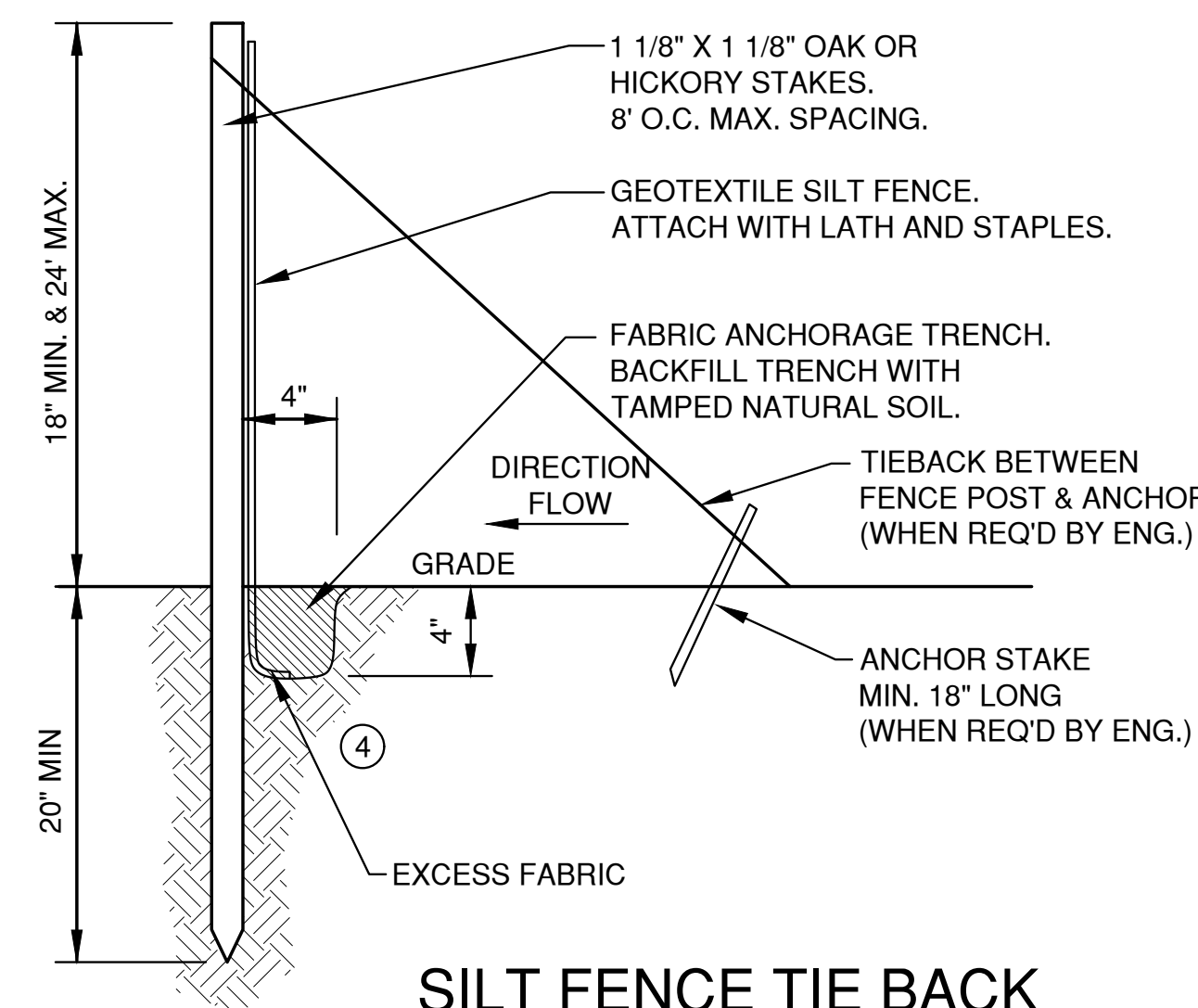


**TWIST METHOD** ⑧



**HOOK METHOD** ⑧

**JOINING TWO LENGTHS OF SILT FENCE**



**SILT FENCE TIE BACK**

**SILT FENCE NOTES:**

- ① EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD.
- ② CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- ③ MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
- ④ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ⑤ WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
- ⑥ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- ⑦ STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- ⑧ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
- ⑨ THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

**EROSION CONTROL SHEET FLOW NOTES:**

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDING OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE DNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS, LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE PER WEEK AND BEFORE ALL IMMINENT RAINS.
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5 INCH OR MORE.

SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	04/04/2016	AJB	BID SET	4	06/06/2016	AJB	CONSTRUCTION SET	CHECKED
2	05/23/2016	AJB	SITE PLAN COMMENT REVISIONS					JGS
3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
								AJB

SKYLINE TOWERS  
A DEVELOPMENT BY LEXINGTON HOMES  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL  
SHEET FLOW DETAILS

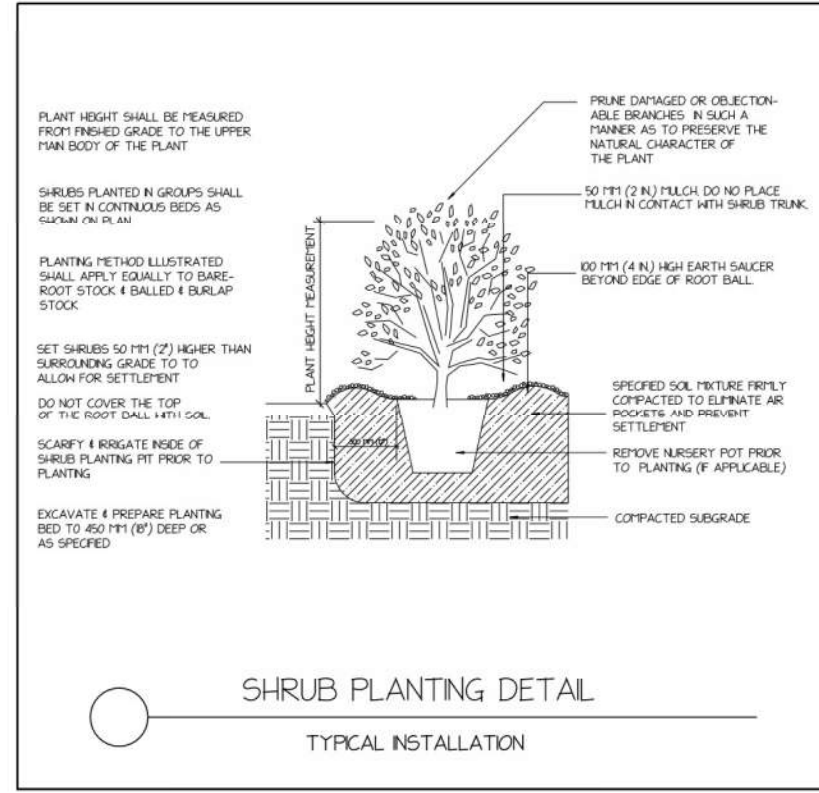
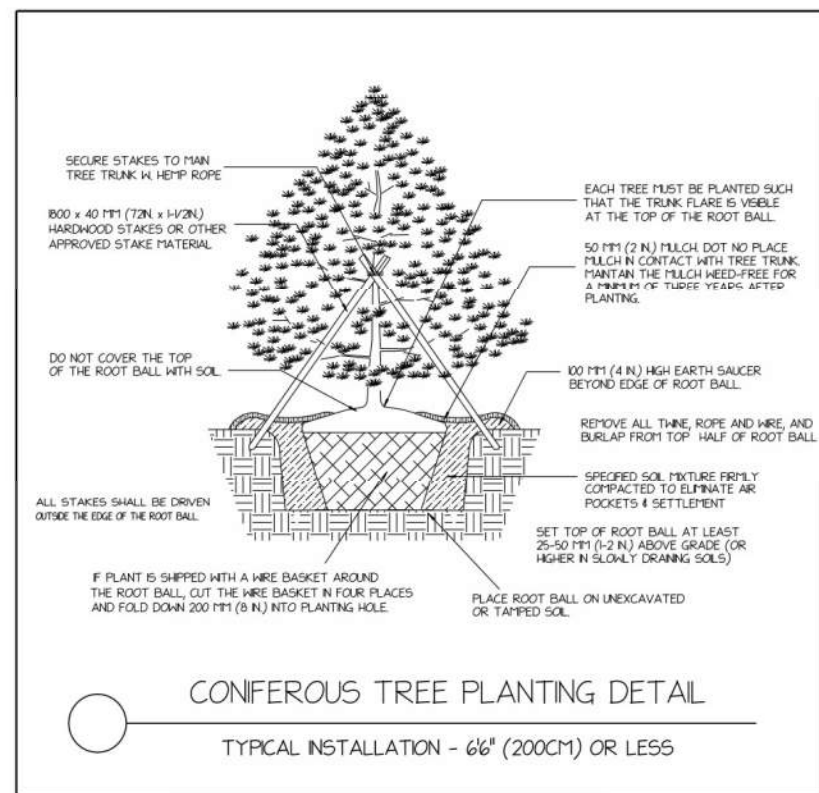
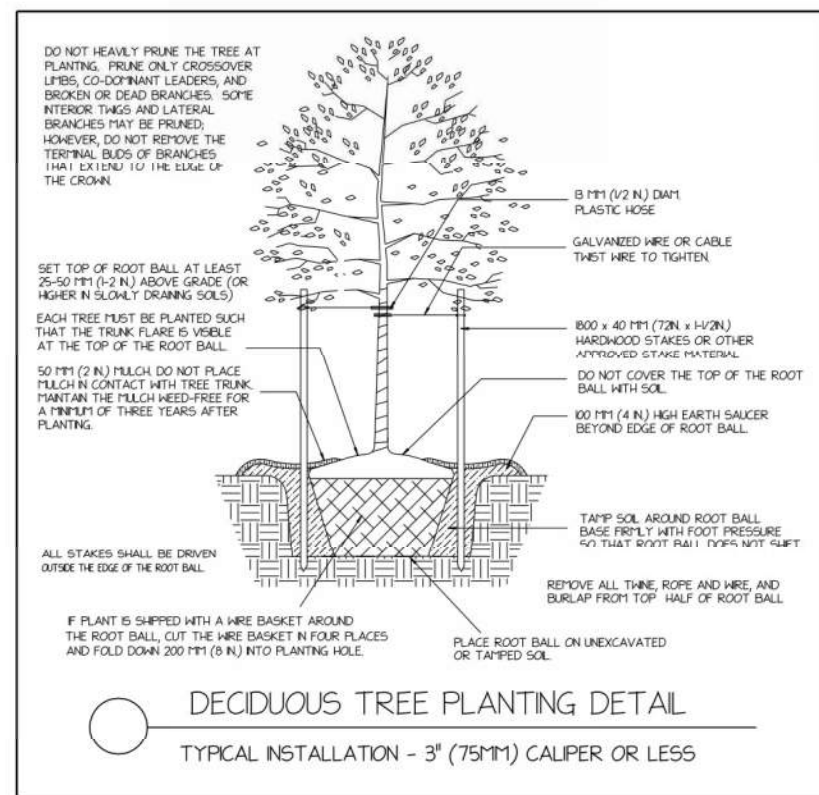
DATE	03/2016
FILE	EROSION CONTROL
JOB NO.	4229079



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SHEET NO.  
**12**

Key	Qty	Botanical Name	Common Name	Size/Condition	Planting Size	Mature Size
<b>Trees</b>						
AFS	10	Acer x Freemanii 'Siema'	Maple, Freeman, Siema Glen	3' Cal.	14-17 H	50' H, 30' W
F55	5	Ficus x Spring Snow	Spring Snow Flowering Crabapple	2 1/2' Cal.	12-15 H	25' H, 22' W
S1	6	Syringa reticulata Ivory Silk	Japanese Tree, Ivory Silk, Lilac	3' Cal.	14-17 H	25' H, 20' W
<b>Conifers</b>						
P11	3	Picea abies Nidiformis	Birdenot Spruce	5 Gal.	12-18" H - 12-18" W	4' H, 6" W
P12	8	Picea glauca densata	Black Hills Spruce	8" H	8' H, 5' W	45' H, 20' W
T10	9	Taxus x media Densiflora	Densiflora Spreading Yew	7 Gal.	24" H, 24" W	4' H, 5' W
T11	8	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	5 Gal.	1' H, 1' W	20" H, 24" W
T12	4	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	6" H	6" H, 2" W	20" H, 6" W
<b>Shrubs</b>						
H12	12	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	5 Gal.	18-24" H, 18" W	4' H, 4' W
H13	3	Hydrangea paniculata 'Rerhy'	Vanilla Strawberry Hydrangea	5 Gal.	18-24" H, 18" W	5' H, 5' W
P13	12	Physocarpus opulifolius	Copperino Ninebark	7 Gal.	24-32" H, 18-24" W	6' H, 6' W
S13	22	Spiraea japonica Goldmound	Goldmound Spiraea	3 Gal.	12-18" H, 12-18" W	2' H, 3' W
V13	23	Viburnum dentatum 'Christina'	Blue Viburnum	5 Gal.	24-32" H, 18-24" W	6' H, 4' W
H11	7	Heigela Florida 'Minuet'	'Minuet' Heigela	2 Gal.	1' H, 1' W	2' H, 3' W
<b>Ornamental Grasses</b>						
C13	23	Calamagrostis acutiflora Karl Foerster	Grass, Feather Reed	2 Gal.	2' H, 1' W	6' H, 3' W
<b>Perennials and Annuals</b>						
H11	25	Hemerocallis 'Paradise Pal'	Paradise Pal Daylily	2 Gal.	6-8" H, 6-8" W	2' H, 2' W
S11	14	Sedum 'Matrona'	Sedum, Matrona	2 Gal.	1' H, 1' W	2' H, 3' W
S11	8	Salvia 'May Night'	Salvia, May Night	2 Gal.	8-10" H, 8-10" W	18-20" H, 24" W



**NOTES**

- All turf areas to be fine graded and all debris to be removed prior to turf installation. All turf areas to be sodded.
- Planting beds around building and dumpster enclosure to be installed with weed barrier and mulched with 15" Mississippi Stone at 3" of depth. The sign planting bed will be mulched with brown dyed mulch at 3.5" of depth.
- Planting beds will be edged with Ace of Diamond Black Plastic Commercial grade edging or similar.
- All trees to be staked and will have a 3" diameter mulch ring installed at the base of the tree. Mulch will be brown dyed.
- Plant material will adhere to the 'American Standard for Nursery Stock' set by the American Horticulture Industry Association.
- Landscaping and exterior turf will be sprinkled.
- All street trees including their maintenance (trimming, weeding, replacing, mulch, staking) and replacement is the responsibility of the owner.

3	6-2-16	Added trees to south side of building. Additional landscape notes.
2	5-25-16	Added contour lines, utilities and walkways.
1	5-23-16	Added plant material to east side of property.

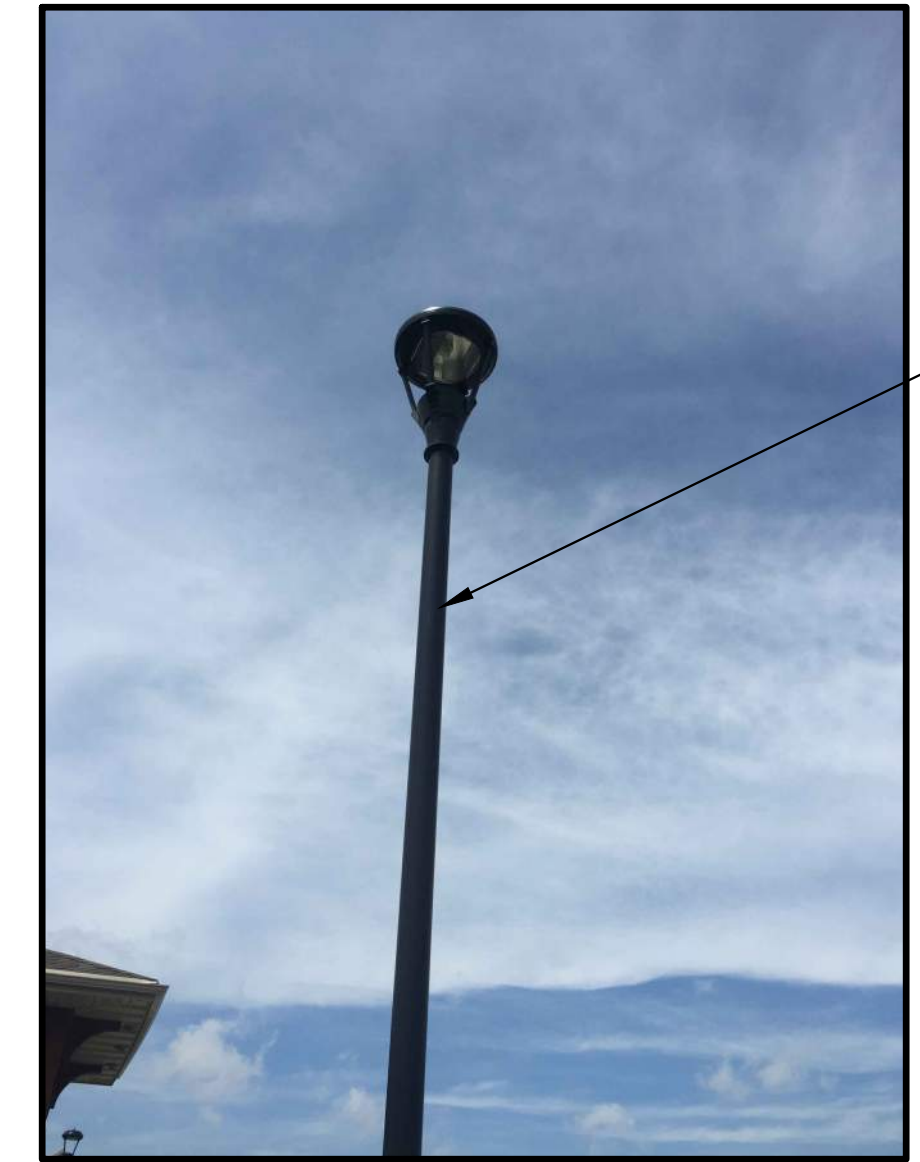


2750 Little Rapids Rd.  
De Pere, WI 54115  
920.983.8432

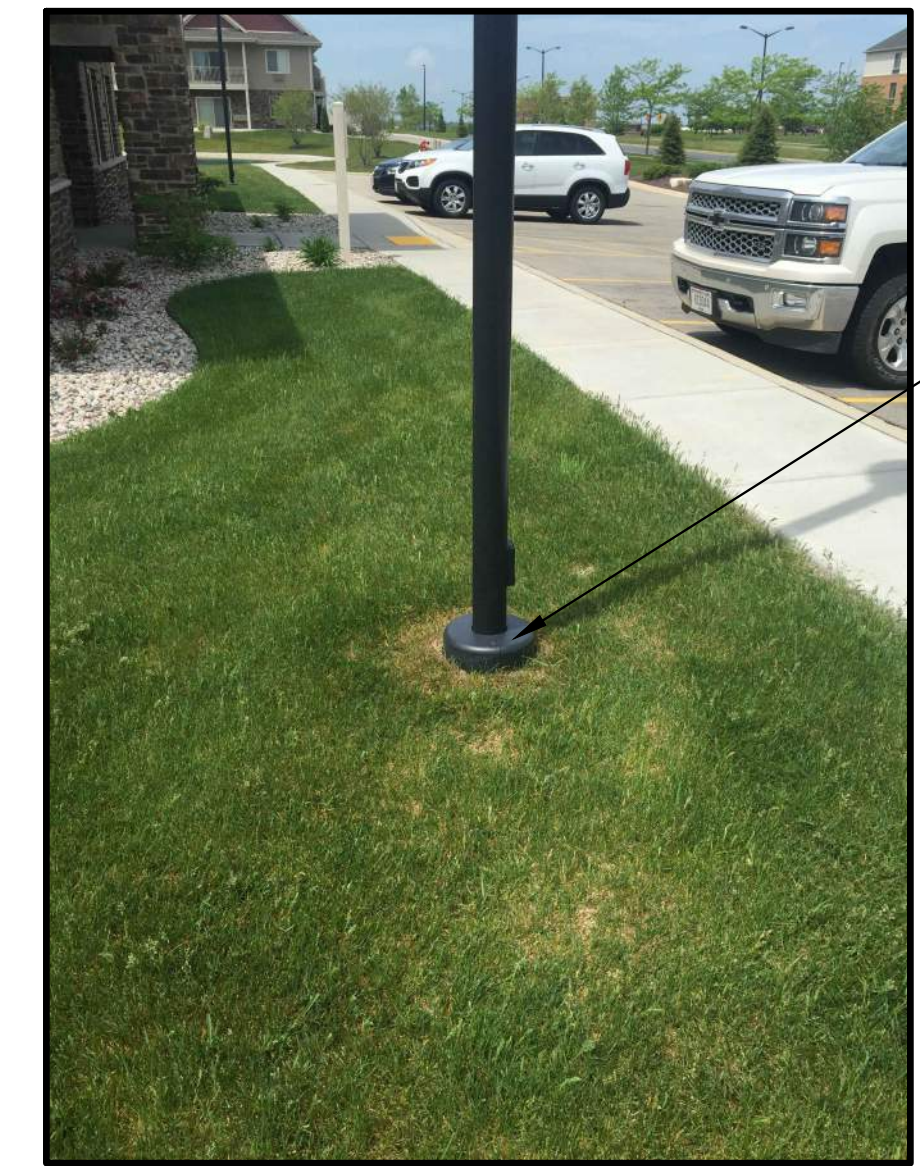
Lexington Homes  
Skyline Towers  
  
Pleasant Prairie, WI

SCALE:	1" = 30'	PROJECT NO.:	
DRAWN BY:	RM	SHEET NO.:	
CHECKED BY:	MM		
DATE:	6-2-16		
DATE OF PRINT:			

Powered by DynSCAPE



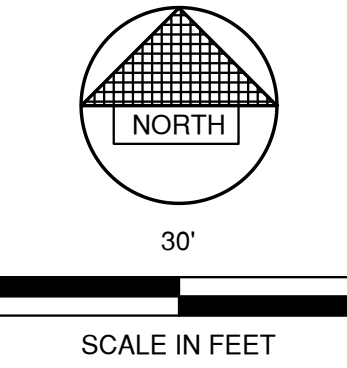
16' LIGHT POLE



CONCRETE BASE W/ DECORATIVE COVER

LIGHT POLE DETAILS

Pleasant Prairie (AB040716) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
OA	▲	LSI INDUSTRIES, Lexington LED (1) "A" XLXM3-PT-3-LED-HO-NW-UE	(1)	8700	16" RSA Pole Conc Pour	1.00	4
OD	●	LSI INDUSTRIES, LED downlite (1) "D" 206V-I-LED-1-100-SP10	(1) 17992	1500		1.00	3
OW	■	LSI INDUSTRIES, SWS14 (1) "W" SWS-2-LED-CW-UE	(1)	1361		1.00	5



File: P:\A\2016\1230\1230270.dwg Lighting - RAL.dwg  
Plot Date: Jun 28, 2016 9:23:07am

LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	04/04/2016	AJB	BID SET	4	06/06/2016	AJB	CONSTRUCTION SET	CHECKED
2	04/20/2016	AJB	SITE PLAN SUBMITTAL					JGS
3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
								AJB

**SKYLINE TOWERS**  
 A DEVELOPMENT BY LEXINGTON HOMES  
 VILLAGE OF PLEASANT PRAIRIE  
 KENOSHA COUNTY, WISCONSIN

LIGHTING PLAN

DATE	03/2016
FILE	LIGHTING PLAN
JOB NO.	4329079

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SHEET NO.  
**E1**

# Proposed New 60 unit Apartment Homes With Lower Level Parking

EXHIBIT 2

# LEXINGTON HOMES

## INDEX TO DRAWINGS

T1.1	TITLE SHEET
T1.2	UL LISTINGS AND REFERENCE MATERIAL
T2.1	LIFE SAFETY PLANS
T2.2	LIFE SAFETY PLANS
G1	SITE PLAN
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
A1.4	COURTYARD ELEVATIONS AND SIGN
A2	PLAN NOTES AND SCHEDULES
A2.0.1	UNDERGROUND PARKING PLAN
A2.1.1	COMPOSITE FIRST FLOOR PLAN
A2.1.2	PARTIAL FIRST FLOOR PLAN
A2.1.3	PARTIAL FIRST FLOOR PLAN
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A2.2.2	PARTIAL SECOND FLOOR PLAN
A2.2.3	PARTIAL SECOND FLOOR PLAN
A2.3.1	COMPOSITE THIRD FLOOR PLAN
A2.3.2	PARTIAL THIRD FLOOR PLAN
A2.3.3	PARTIAL THIRD FLOOR PLAN
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A2.4.2	LOFT FLOOR PLAN
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A2.5.2	UPPER ROOF PLAN
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A3.2	BUILDING SECTION AND DETAILS
A3.3	BUILDING SECTIONS AND DETAILS
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A4.2	DETAILS
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S2.3	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.4	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.5	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.6	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.7	STRUCTURAL - PARTIAL THIRD FLOOR FRAMING
S2.8	STRUCTURAL - PARTIAL THIRD FLOOR FRAMING
S2.9	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.10	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.11	STRUCTURAL - PARTIAL ROOF FRAMING
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S3.1	STRUCTURAL - BUILDING SECTIONS
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S5.1	STRUCTURAL - SHEAR WALLS
S5.2	STRUCTURAL - SHEAR WALLS

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL, FIRST FLOOR THROUGH FOURTH FLOOR - 9-2 STORAGE LOWER LEVEL
4	PARKING GARAGES	406.2	ENCLOSED PARKING GARAGE, NOT HEATED, VENTILATED, NON-SEPARATED OCCUPANCIES, 508.3
5	ALLOWABLE AREA SPRINKLER INCREASE BUILDING AREA MODIFICATIONS	503 504.2 506.2 506.3	TYPE VA, 3 STORIES AND 12,000 S.F. PER FLOOR, 50' HEIGHT FOR R-2 UP TO 60' HEIGHT AND 4 STORIES 50'-2" ACTUAL AREA INCREASE DUE TO FRONTAGES USED (30' SIDES) (30' FRONT AND BACK) AND SPRINKLER INCREASE = 45,000 S.F. PER FLOOR ALLOWABLE - 26,810 ACTUAL MAX. S.F.
	SEPARATED OCCUPANCY	508.3 509.4	PARKING GARAGE 1 HOUR SEPARATION WITH AUTOMATIC SPRINKLER SYSTEM ALLOWABLE FLOORS MEASURED FROM ABOVE THE PARKING GARAGE
6	CONSTRUCTION TYPE	601	VA WOOD FRAME PROTECTED, 1 HOUR RATING AT ALL BEARING WALLS, PRIMARY STRUCTURAL FRAME, FLOOR CONSTRUCTION AND ATTIC CEILING. SEE 105 FOR EXTERIOR WALLS, IN THE PARKING GARAGE EXPOSED WOOD CONSTRUCTION ALLOWED, NO RATING IS REQUIRED IN NON-BEARING INTERIOR PARTITIONS
	SEPARATION DISTANCE	602	ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES
7	RATED CONSTRUCTION	704.2 & 704.3	COLUMN AND BEAM PROTECTION OF PRIMARY STRUCTURAL FRAME, INDIVIDUAL ENCASEMENT WHEN SUPPORTING OVER TWO FLOORS OR ONE FLOOR AND ROOF LOAD.
	FIRE BARRIERS	705.5 706.5	FIRE RESISTANCE RATING OF EXTERIOR WALLS RATED FOR EXPOSURE FROM INSIDE FIRE WALL, HORIZONTAL CONTINUITY INCLUDES EXHAUST DUCTS, DO NOT PLACE DUCT WITHIN 4'-0" OF A FIRE SEPARATION WALL. VERTICAL CONTINUITY INCLUDES RIDGE VENTS, DO NOT PLACE DUCT WITHIN 4'-0" OF A FIRE SEPARATION WALL.
	SHAFT ENCLOSURES	707 708.1 708.4 708.12	FIRE BARRIERS REQUIRED AT EXIT ENCLOSURE, SEE 1022 SHAFT ENCLOSURES CONNECTING FOUR OR MORE STORIES SHALL BE 2 HOUR RATED ELEVATOR HOISTWAY SHALL BE CONSTRUCTED AS A SHAFT ENCLOSURE ENCLOSURE AT THE TOP REQUIRED IF SHAFT DOES NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING
	ELEVATORS AND HOISTWAYS	708.14 708.14.1 708.14.1.1	ELEVATOR LOBBY REQUIRED, CAN NOT CONNECT MORE THAN 3 STORIES, RATED FIRE PARTITION WALLS NO AREA OF REFUGE REQUIRED - PER SECTION 1007
	FIRE PARTITIONS CONTINUITY	709	1/2 HOUR FIRE PARTITION AT CORRIDORS (NON-BEARING WALL) (1018.1)
	HORIZONTAL ASSEMBLY	712	1 HOUR ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING
	FIRE DOOR RATINGS	715.4	FIRE DOORS AT ELEVATOR LOBBY 20 MINUTE REQUIRED AND SMOKE AND DRAFT CONTROL. FIRE DOORS AT EXIT ENCLOSURES 40 MINUTE REQUIRED AT CORRIDOR WALLS TO DWELLING UNIT - 1/3 HOUR REQ. AT EXTERIOR WALLS NOT WITHIN OPENING PROTECTIVE DISTANCE ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY. FIRE STOP ANNULAR SPACE AROUND THE FAN BOX. STAY WITHIN DWELLING UNIT AND DO NOT PLACE DUCT WITHIN 4'-0" OF A FIRE SEPARATION WALL.
	DRAFTSTOPPING	717.3.2 (1) 717.4.2 (2)	DRAFTSTOPPING IN FLOOR CEILING SYSTEM NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM DRAFTSTOPPING IN ATTIC NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
8	INTERIOR FINISHES	803.9	CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED)
9	FIRE PROTECTION	903.2.8 & 903.2.10 903.3.1.1	NFPA 13 IN PARKING AREA, 1 HOUR SEPARATION REQUIRED NFPA 13 SPRINKLER SYSTEM REQ. FOR ALL RESIDENTIAL FLOORS INCLUDING BALCONIES AND DECKS
	FIRE ALARM	907.2.9.1	MANUAL FIRE ALARM SYSTEM FOR ANY BUILDING WITH MORE THAN 16 UNITS OR EXCEPTION 2
	SMOKE DETECTION	907.1.1.2	INTERCONNECTED SMOKE DETECTORS / ALARMS REQ. / VISIBLE ALARM CAPABILITY
10	MEANS OF EGRESS	1004.1.1 1005	OCCUPANT LOAD = 200 S.F. GROSS RESIDENTIAL AND 300 S.F. GROSS ACCESSORY STORAGE EGRESS WIDTH OF 2 AND 3 TOTAL LOWER STAIR WIDTH FACTOR = 26" DIVIDED BY TWO STAIRS (EACH 58") TOTAL UPPER STAIR WIDTH FACTOR = 76" DIVIDED BY TWO STAIRS (EACH 58") OTHER EGRESS COMPONENT WIDTH FACTOR LOWER = 17.2" DIVIDED BY TWO = 8.6" OTHER EGRESS COMPONENT WIDTH FACTOR FIRST FLOOR = 27" DIVIDED BY THREE = 9" OTHER EGRESS COMPONENT WIDTH FACTOR SECOND FLOOR = 51" DIVIDED BY TWO = 25.5" MEANS OF EGRESS ILLUMINATION REQ. IN CORRIDOR AND EXIT ENCLOSURE AREA OF REFUGE (STAIRS) EXCEPTION #2: CLEAR WIDTH OF 48" IS NOT REQUIRED WITH AUTOMATIC SPRINKLERS EXCEPTION #3: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS
	EGRESS ILLUMINATION STAIRWAYS	1006 1007.3	INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AREA OF REFUGE (ELEVATOR) EXCEPTION #2: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2
	ELEVATORS	1007.4	FLOOR ELEVATION, EXCEPTION 5. EXTERIOR PATIOS, TYPE B DWELLING - IMPERVIOUS SURFACE NOT MORE THAN 4" BELOW INTERIOR FLOOR THRESHOLDS: 3/4" FOR SLIDING DOORS OR 1/2" FOR OTHER DOORS
	COMMON PATH OF TRAVEL	1014.3 1016.1	125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF ANY UNIT (SPRINKLERED) TRAVEL OF 250' ON UNENCLOSED EXIT ACCESS INCLUDES DISTANCE DOWN THE STAIRS. 250' DISTANCE NOT EXCEEDED TO EITHER EXIT ENCLOSURE OR EXIT.
	CORRIDOR FIRE RESISTANCE RATING	1018.1 1018.4 1021 1022	RATING REQ. WITH 13 SPRINKLER SYSTEM = 1/2 HOUR, 44" MINIMUM WIDTH OR PER ABOVE. DEAD END 50' WITH SPRINKLER SYSTEM NUMBER OF EXITS; 2 PER FLOOR REQUIRED EXIT ENCLOSURE TWO HOUR RATED WHEN CONNECTING FOUR OR MORE STORIES
11	ACCESSIBILITY	1104	ACCESSIBLE ROUTE TO ALL FRONT DOORS, ALL FIRST, SECOND AND THIRD FLOOR 3/0 UNIT DOORS AND PATIO DOORS ACCESSIBLE
	PARKING SPACES DWELLING UNITS	1106.2 1107.6.2.1.1	GROUP R-2, 2% BUT NOT LESS THAN 1 OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS. TWO TYPE "A" UNITS ARE IN EACH OF THE 60 UNIT BUILDINGS
	ACCESSIBLE UNITS	1107.6.2.1.2 1107.7.2	ALL UNITS WITH ELEVATOR SERVICE ARE TYPE "B" ACCESSIBLE. IN MULTISTORY UNITS; THE FIRST FLOOR IS TYPE "B" ACCESSIBLE.
12	INTERIOR ENVIRONMENT	1203 1207.2 1207.3	NATURAL VENTILATION = 4% OF FLOOR SPACE INCLUDING ADJOINING SPACES NATURAL LIGHT = 8% AIR-BORNE SOUND - WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) STRUCTURE-BORNE SOUND. FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN INSULATION IMPACT CLASS (IIC) OF NOT LESS THAN 50 (45 IF FIELD TESTED)
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE VB CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

LEGEND			
SYMBOL	ITEM	SYMBOL	ITEM
	WALL TYPE - REFER TO WALL TYPES		PLAN NOTE
	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
			SCHEDULED NOTE LIKE WALL HEIGHT OR ROOF TRUSS HEEL HEIGHT
	SMOKE DETECTOR		
	BATH FAN		
	VINYL WINDOW		
	FLOOR COVERING TRANSITION LINE		

National Electrical Code			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT (PANELS). THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICHEVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

### GENERAL NOTES;

- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND SPRINKLER DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
- ALL FRAMING IS 24" O.C. AND ALL EXTERIOR WALLS HAVE 16" O.C. STUDS.
- WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

### SPRINKLER FIRE SUPPRESSION NOTES;

- TREY CEILINGS UNDER 100 CUBIC FEET AND LESS THAN 12" DEEP DO NOT REQUIRE COVERAGE.
- 4'-0" EAVE ALLOWABLE WITH 13 SPRINKLER COVERAGE, 2' EAVE IF 13R COVERAGE.
- FIRE ACCESS PER CHAPTER 13.
- INSULATION BLOWN FULL IN MANY FLOOR AND ROOF CAVITIES, NO CONCEALED SPACE.
- 

### 60 UNIT BUILDING AREA DATA

FLOOR	SQUARE FOOTAGE WITHIN DWELLING UNITS	SQUARE FOOTAGE NON-DWELLING UNITS	TOTAL SQUARE FOOTAGE PER FLOOR
0	0	25,804	25,804
1	23,155	3,655	26,810
2	23,446	3,364	26,810
3	14,359	2,537	16,896
LOFT	7,133	0	7,133
TOTALS	68,093	35,360	103,453

### SKYLINE TOWERS

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U.L. Design No. L528 Unrestrained Assembly Rating - 1 Hour

(1) FLOOR SYSTEM 2. MIN. 3/4" GYPSUM CONCRETE OVER, 23/32 IN. THICK T&G WOOD STRUCTURAL PANELS W/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES W/ JOINTS STAGGERED, SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND 6d NAILS SPACED 12 IN. O.C. ALONG EACH TRUSS.  
 (2) PARALLEL CHORD TRUSSES 24 IN. O.C. MAX.  
 (3) FURRING CHANNELS - 3/8" DEEP BY 2 1/8" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT SUPPORTING INSULATION)  
 (3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES. USE NO. 8 x 1 1/2" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICTION FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED.  
 (4) PROPRIETARY TYPE "X" GYPSUM - 5/8" THICK, 4 FT. WIDE SHEETS INSTALLED W/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS W/ 1 IN. LONG WALLBOARD SCREWS SPACED 12 IN. O.C. END JOINTS SECURED TO BOTH CHANNELS.  
 (5) FINISHING SYSTEM - JOINT COMPOUND APPLIED IN TWO COATS TO SCREW HEADS, SEAMS WITH PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.  
 (6) OPTIONAL INSULATION SYSTEM USED. IF BIB INSULATION USED, MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.

GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD 1 HOUR FIRE

(1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING (2) FLOORING SYSTEM - 23/32 IN. THICK T&G WOOD STRUCTURAL PANELS W/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES W/ JOINTS STAGGERED, SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND 6d RING SHANK NAILS. NAILS SPACED 12 IN. O.C. ALONG EACH TRUSS. (3) 18" DEEP PARALLEL CHORD TRUSSES 24 IN. O.C. MAX. (4) BIB INSULATION (5) RESILIENT CHANNELS - SPACED 16 IN. O.C. PERPENDICULAR TO TRUSSES, (NO INSULATION LOAD). CHANNELS SECURED TO EACH TRUSS W/ TYPE S, 1 1/4 IN. LONG STEEL SCREW (6) PROPRIETARY TYPE "X" GYPSUM - 5/8" THICK, 4 FT. WIDE SHEETS INSTALLED W/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS W/ 1 IN. LONG WALLBOARD SCREWS SPACED 8 IN. O.C.

IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES)						1 HR FIRE (ASSEMBLY) 66 MIN. FINISH RATING
			3 HOUR	2 HOUR	1 HOUR	3 HOUR	2 HOUR	1 HOUR	
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 6d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C. MAX. WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 1/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"	

IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)				1 HOUR FIRE
			4 HR	3 HR	2 HR	1 HR	
14. WOOD STUDS - INTERIOR PARTITION WITH GYM WALLBOARD EACH SIDE	14-1.3 1m	2" x 4" WOOD STUDS 24" ON CENTER, MAX. WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS 12" O.C. JOINTS TAPED AND MIDDLED. EXTERIOR COVERED WITH 3/8" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R19 FIBERGLASS INSULATION.	---	---	---	4 3/4"	

UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL 1 HOUR FIRE

MATERIAL	CONSTRUCTION	1 HOUR FIRE
BEARING WALL RATING - WOOD STUD WALL AND GYPSUM BOARD	1. 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2. 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. W/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN. DIA. HEAD 3. JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED W. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED W/ JOINT COMPOUND. 4. SHEATHING (OPTIONAL)- SEPTUM MAY BE SHEATHED W/ MIN. 7/16 IN. THICK APA RATED SHEATHING WOOD STRUCTURAL PANELS OR MIN. 1/2 IN. THICK MINERAL AND FIBER BOARD 5. BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.	

IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)				1 HOUR FIRE
			4 HR	3 HR	2 HR	1 HR	
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 704.5	16-1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH 3/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS 12" O.C. JOINTS TAPED AND MIDDLED. EXTERIOR COVERED WITH 3/8" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R19 FIBERGLASS INSULATION.	---	---	---	6 1/2"	

UL DESIGN NO. U301 BEARING WALL RATING 2 HOUR FIRE 66 MIN. FINISH

MATERIAL	CONSTRUCTION	2 HOUR FIRE 66 MIN. FINISH
WOOD STUD AND GYPSUM BOARD INTERIOR PARTITION	1. 2x4 WOOD STUDS @ 16 IN. O.C. FIRESTOPPED 2. NAILHEADS- (NOT SHOWN) EXPOSED OR COVERED W/ JOINT COMPOUND 3. JOINTS- EXPOSED OR COVERED W/ FIBER TAPE AND JOINT COMPOUND 4. NAILS- (NOT SHOWN) 6d CEMENT COATED NAILS; 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAMETER, 1/4 IN. DIAMETER HEADS AND 6d CEMENT COATED NAILS; 2-3/8 IN. LONG, 0.113 IN. SHANK DIAMETER, 9/32 IN. DIAMETER HEADS 5. GYPSUM WALLBOARD- TWO LAYERS OF 5/8" THICK TYPE "X" WALLBOARD, APPLIED EITHER HORIZONTALLY OR VERTICALLY. BASE LAYER ATTACHED TO STUDS WITH THE 1-7/8 IN. NAILS, SPACED 6 IN. O.C. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH THE 2-3/8 IN. NAILS, SPACED 8 IN. O.C. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. JOINTS OF EACH BASE LAYER OFFSET WITH JOINT OF BASE LAYER ON OPPOSITE SIDE.	

GA FILE NO. 5724 2 HOUR FIRE FLOOR CEILING SYSTEM

FLOOR OR ROOF CONSTRUCTION	CEILING CONSTRUCTION	2 HOUR FIRE 66 MIN. FINISH
2x10 WOOD JOISTS SPACED A MAXIMUM 16" O.C. 15/32" PLYWOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST WITH 6d NAILS. 15/32" PLYWOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED WITH JOINTS STAGGERED WITH 6d NAILS.	BASE LAYER: 5/8" PROPRIETARY TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST WITH 6d NAILS @ 12" O.C. RESILIENT CHANNELS - SPACED 24 IN. O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH JOIST WITH ONE 6d NAIL IN EACH JOIST FACE LAYER: 5/8" PROPRIETARY TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS WITH 1" TYPE S DRYWALL SCREW 12" O.C. DOUBLE CHANNEL APPLIED AND FACE LAYER END JOINTS.	

UL DESIGN NO. X528 1 HOUR FIRE

COLUMN MINIMUM SIZE	CONSTRUCTION	1 HOUR FIRE
T54 x 4 x 0.108 T98 x 8 x 0.25		1. ANY 1/2" OR 3/4" GYPSUM WITH UL FIRE RESISTANCE MARKINGS, APPLIED VERTICALLY WITHOUT HORIZONTAL JOINTS ONE HOUR / ONE LAYER HELD IN PLACE WITH PAPER MASKING TAPE.

IBC 720.1.2 & 720.1(1) ITEM NUMBER 1-1.5 MIN. PROTECTION OF PRIMARY STRUCTURAL STEEL COLUMNS 1 HOUR FIRE

Unit Masonry Protection

1" MINIMUM THICKNESS FOR 8x8 CONCRETE BLOCKS  
2"x8"x8" NOMINAL BLOCKS SHOWN  
WALL TIES PER 720.1.2

UL DESIGN NO. U366 SEPARATION WALL CONSTRUCTION 2 HOUR FIRE

SECTION A-A

SEPARATION WALL: (Max Height - 44 ft)  
1. FLOOR, INTERMEDIATE OR TOP WALL - 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MS6 GALV. STEEL, SECURED WITH SUITABLE FASTENERS SPACED 24" O.C.  
2. STEEL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MS6 GALV. STEEL HAVING "H"-SHAPED FLANGED SPACED 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1 3/8".  
3. GYPSUM BOARD - TWO LAYERS OF 1" THICK GYPSUM WALLBOARD LINER PANELS, SUPPLIED IN NOM 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H"-SHAPED STUDS.  
PROTECTED WALL: (Bearing or Nonbearing Wall)  
4. WOOD STUDS & GYPSUM BOARD - 2" x 4" STUD WALL AT 24" O.C. WITH A MIN. OF 3/4" SEPARATION BETWEEN WOOD FRAMING AND FIRE SEPARATION WALL.  
5. MIN. 1/2" GYPSUM ON INTERIOR SIDE OF WALL.  
6. ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.063" THICK, 2" WIDE AND 2 1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS AND WITH TYPE W SCREWS 1 1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP.

ASTM E119-00a 1 HOUR FIRE

CONTEGO INTUMESCENT FIRE RETARDANT Intertek Testing Services

BEAM SIZES	AVG. COATING THICKNESS (MILS)
W10 x 49	66
W12 x 120	58

INTUMESCENT FIRE RETARDANT OPTION FOR PLACES THAT THE GYPSUM BOX OUT BECOMES IMPRACTICAL.

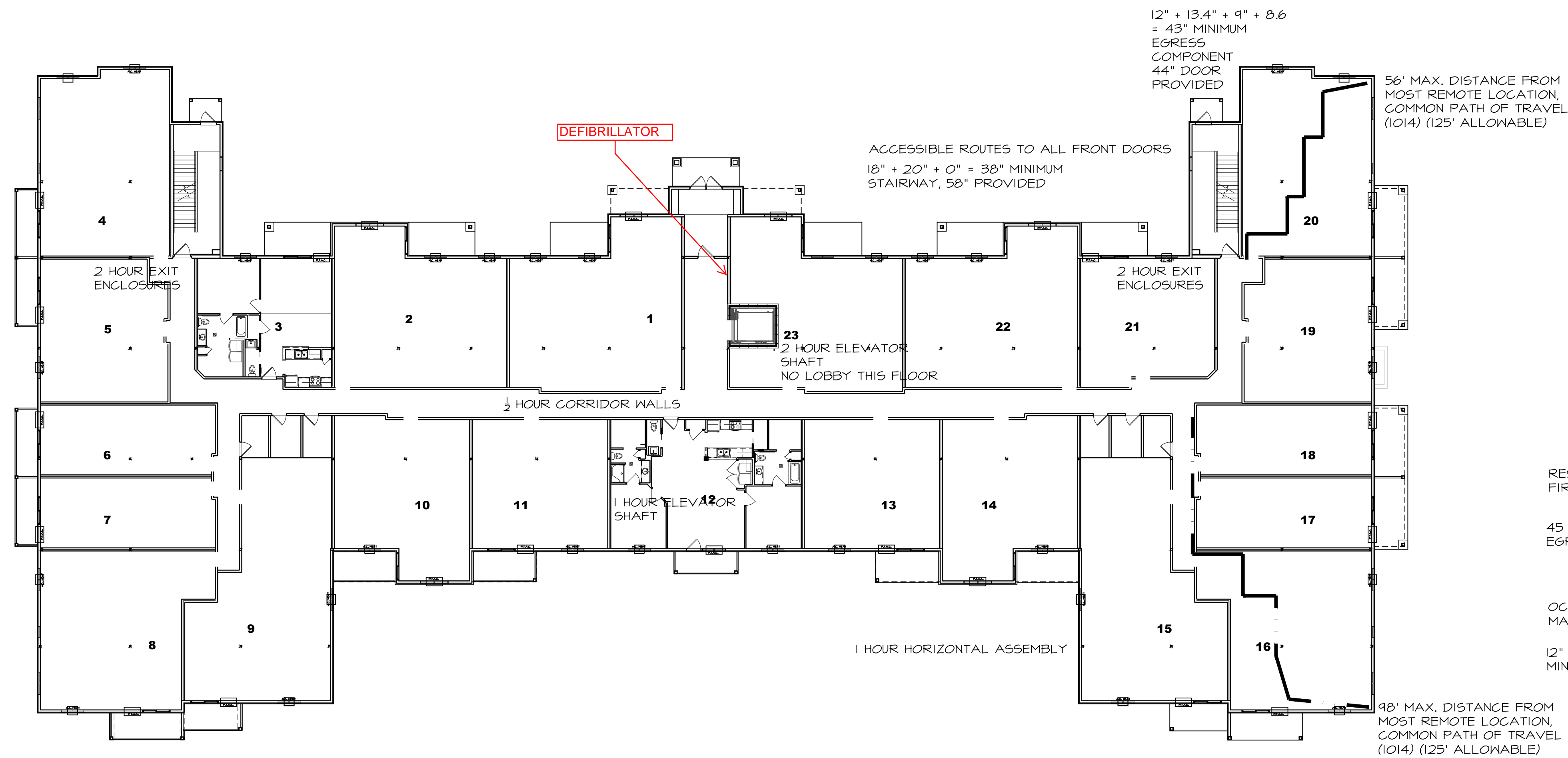
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FIRST FLOOR PLAN  
NOT TO SCALE:

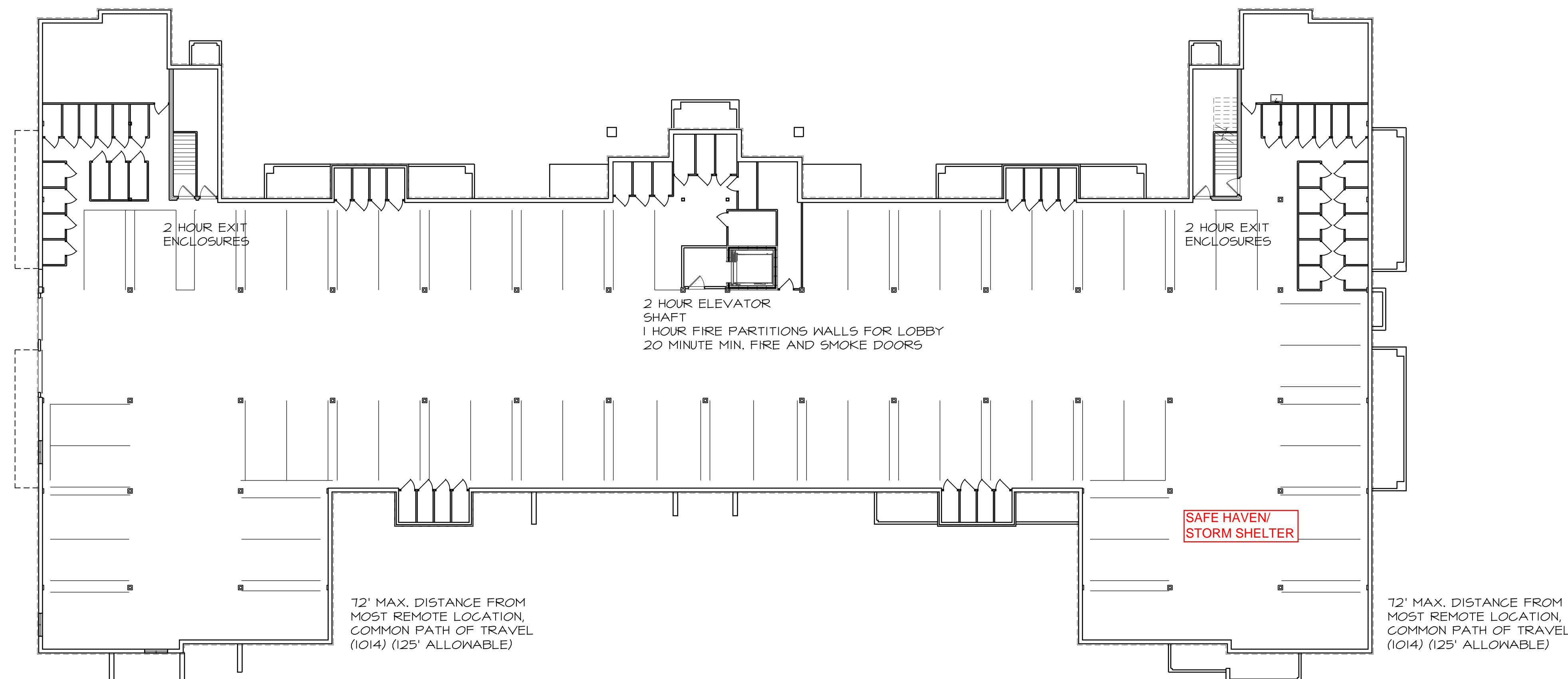
RESIDENTIAL = ONE PERSON / 200 S.F. GROSS \*  
FIRST FLOOR 26,810 S.F. / 200 = 134 PEOPLE / 3 EXITS = 45 PEOPLE

45 PEOPLE \* .2 = 9" MINIMUM EGRESS COMPONENT  
45 PEOPLE \* 0 = NO PEOPLE GO TO STAIRWAY

OCCUPANT LOADS PER (1004.1.1)  
MAX. CONVERGENCE PER EXIT

12' + 13.4' + 9' + 8.6 = 43" MINIMUM EGRESS COMPONENT  
18' + 20' = 38" MINIMUM STAIRWAY

# SAFETY PLANS



PARKING PLAN  
NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)  
98 PEOPLE PARKING LEVEL

ACCESSORY = ONE PERSON / 300 S.F. GROSS \*  
25,804 S.F. / 300 = 86 PEOPLE / 2 EXITS = 43 PEOPLE

43 PEOPLE \* .2 = 8.6" MINIMUM EGRESS COMPONENT  
43 PEOPLE \* .3 = 13" MINIMUM STAIRWAY

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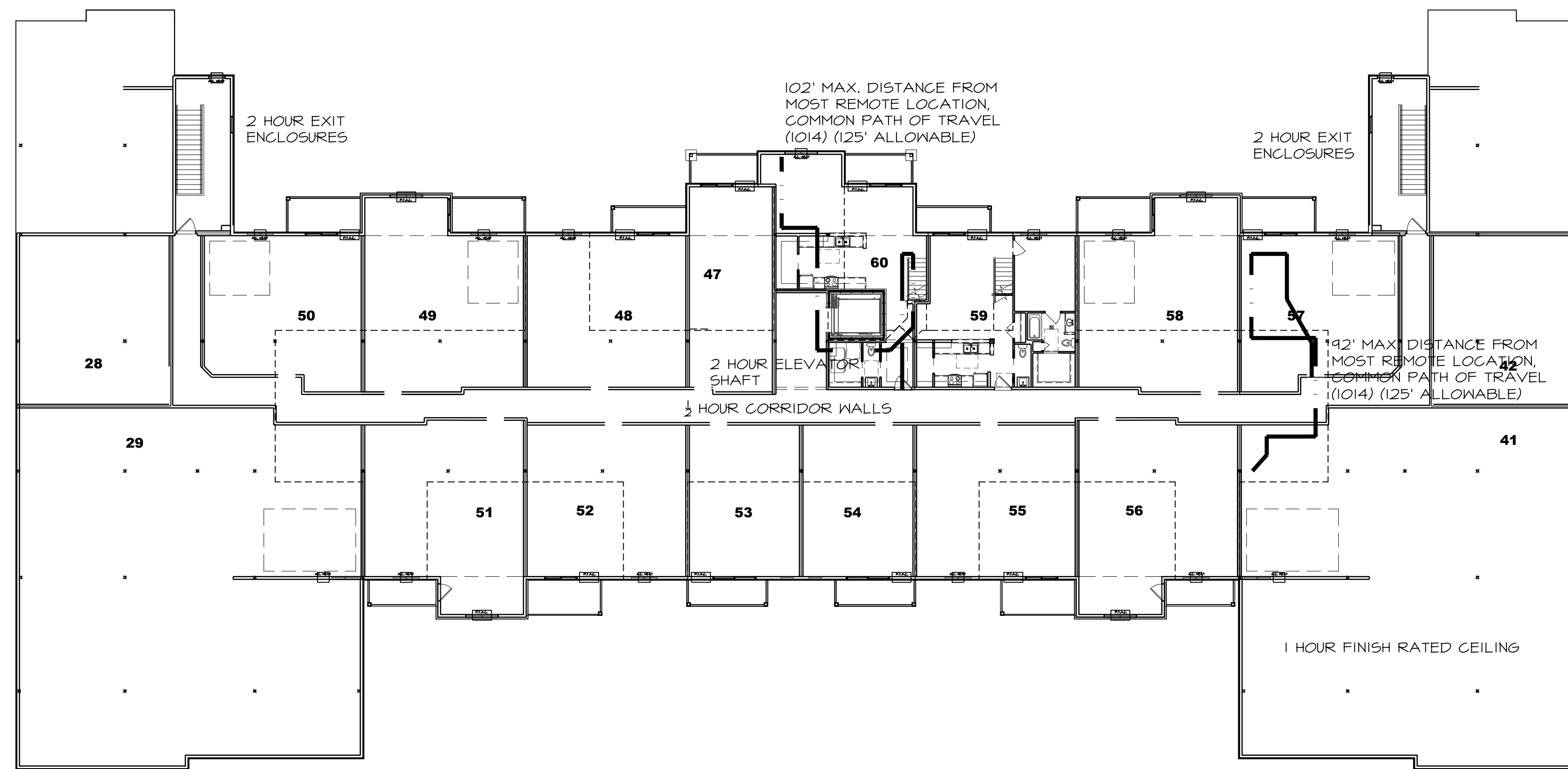
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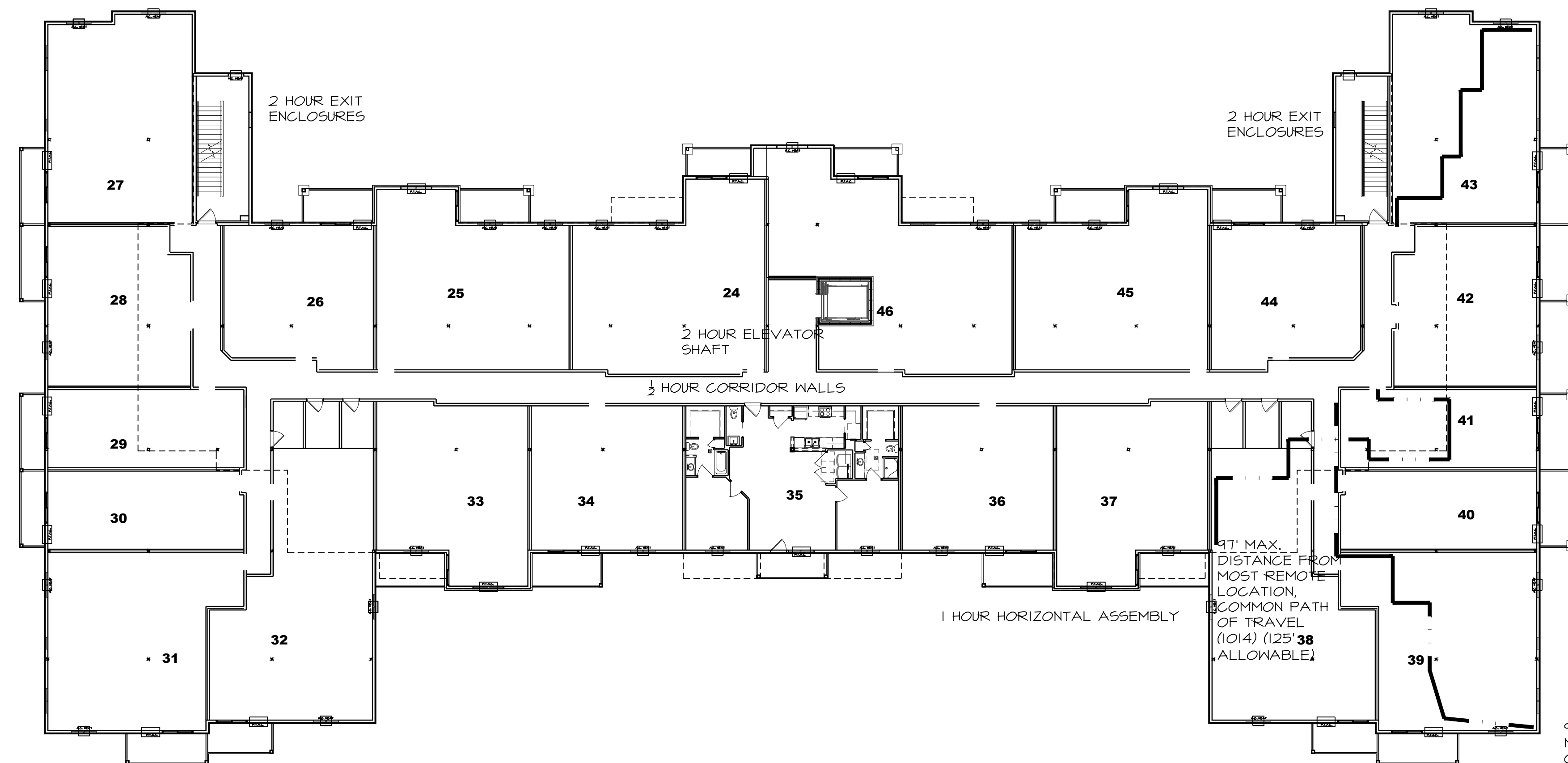
# SAFETY PLANS



**THIRD FLOOR PLAN**  
NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)  
120 PEOPLE TOTAL FROM BOTH THIRD AND LOFT FLOORS  
RESIDENTIAL = ONE PERSON / 200 S.F. GROSS \*  
23,433 S.F. / 200 = 120 PEOPLE / 2 EXITS = 60 PEOPLE

60 PEOPLE \* .2 = 12" MINIMUM EGRESS COMPONENT  
60 PEOPLE \* .3 = 18" MINIMUM STAIRWAY

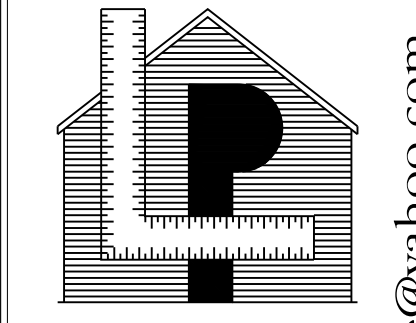


**SECOND FLOOR PLAN**  
NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)  
134 PEOPLE TOTAL FROM SECOND FLOOR  
RESIDENTIAL = ONE PERSON / 200 S.F. GROSS \*  
26,810 S.F. / 200 = 134 PEOPLE / 2 EXITS = 67 PEOPLE

67 PEOPLE \* .2 = 13.5" MINIMUM EGRESS COMPONENT  
67 PEOPLE \* .3 = 20" MINIMUM STAIRWAY

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**Proposed New 60 Unit Leased Residences  
with Lower Level Parking**

Presented by;

**LEXINGTON HOMES  
Skyline Towers**

DETAIL OF  
FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



81st STREET

FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



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BACK ELEVATION

SCALE: 3/32" = 1'-0"

97th COURT



DETAIL OF BACK ELEVATION  
SCALE: 3/16" = 1'-0"

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96th AVENUE

GARAGE ENTRANCE ELEVATION  
SCALE: 3/16" = 1'-0"



VERIFY STEP DOWN OF FOUNDATION WALLS TO INSURE FROST PROTECTION BASED ON FINISHED GRADE

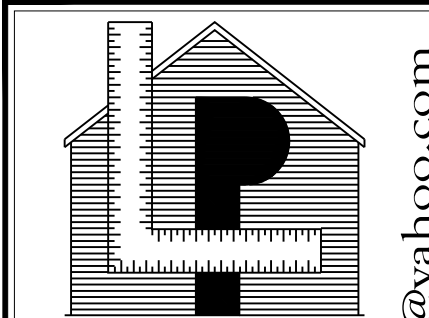
VERIFY STEP DOWN OF FOUNDATION WALLS TO INSURE FROST PROTECTION BASED ON FINISHED GRADE

94th AVENUE  
STREET ELEVATION  
SCALE: 3/16" = 1'-0"



6x6 POST IN FRONT OF 5'-10" LONG BY 7'-0" TALL PRIVACY WALL

SKYLINE TOWERS



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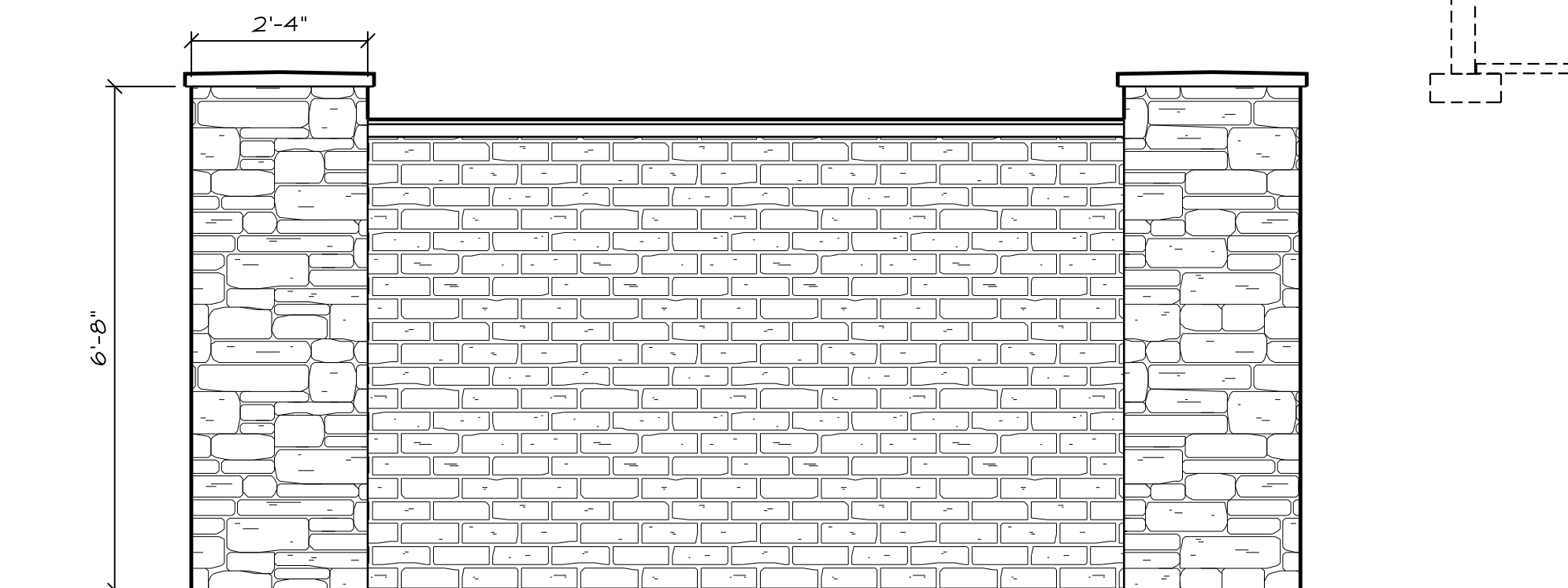
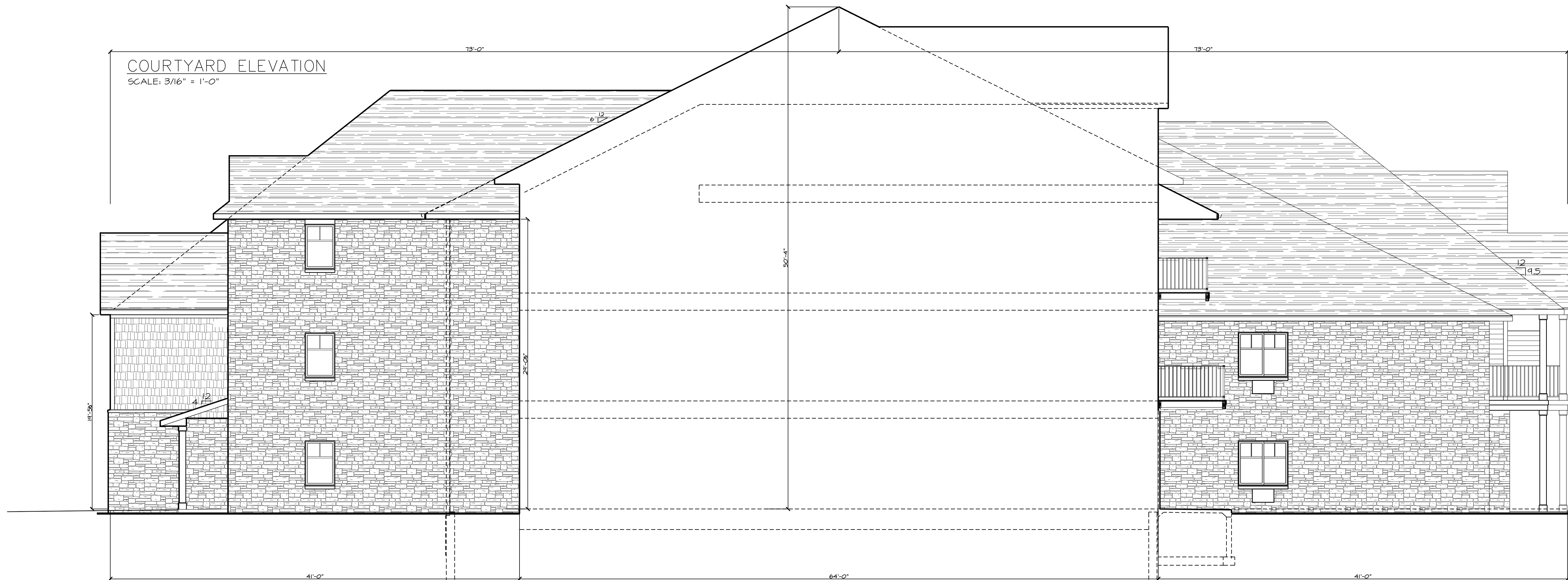
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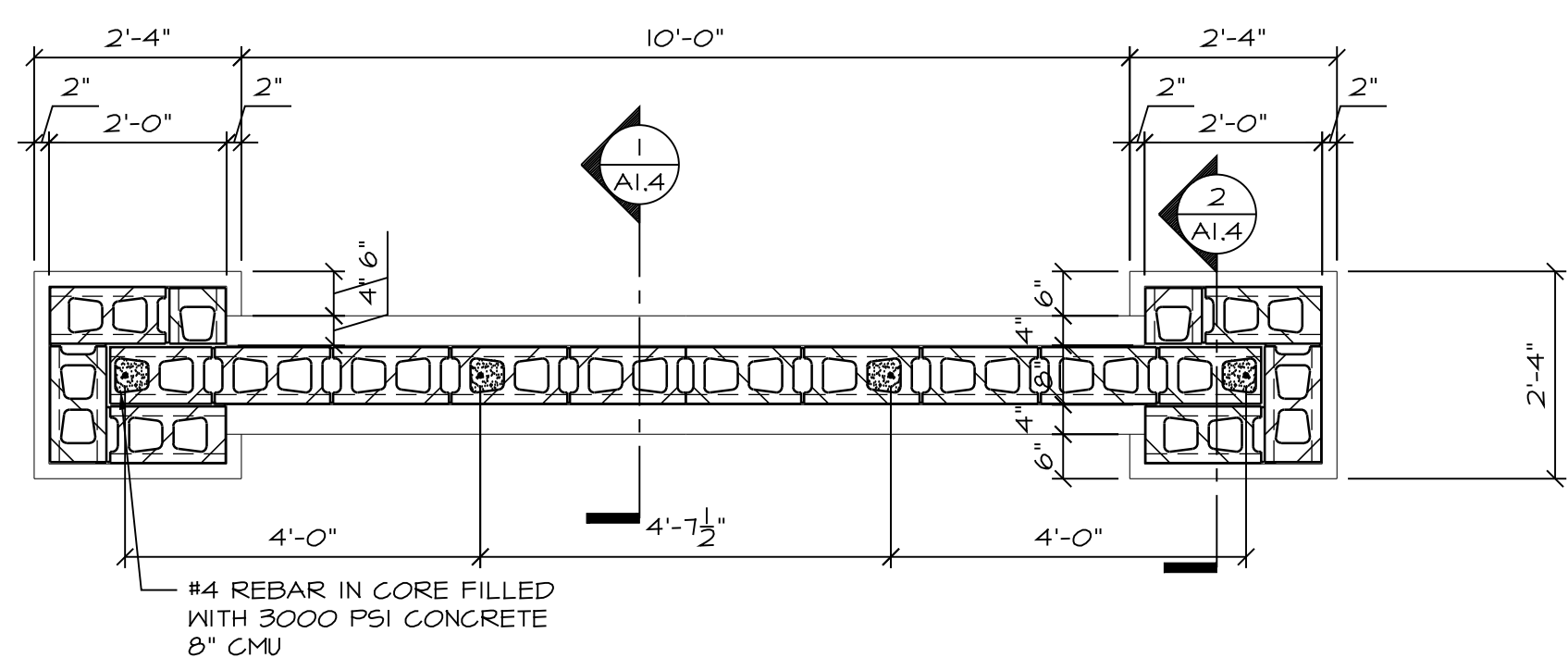
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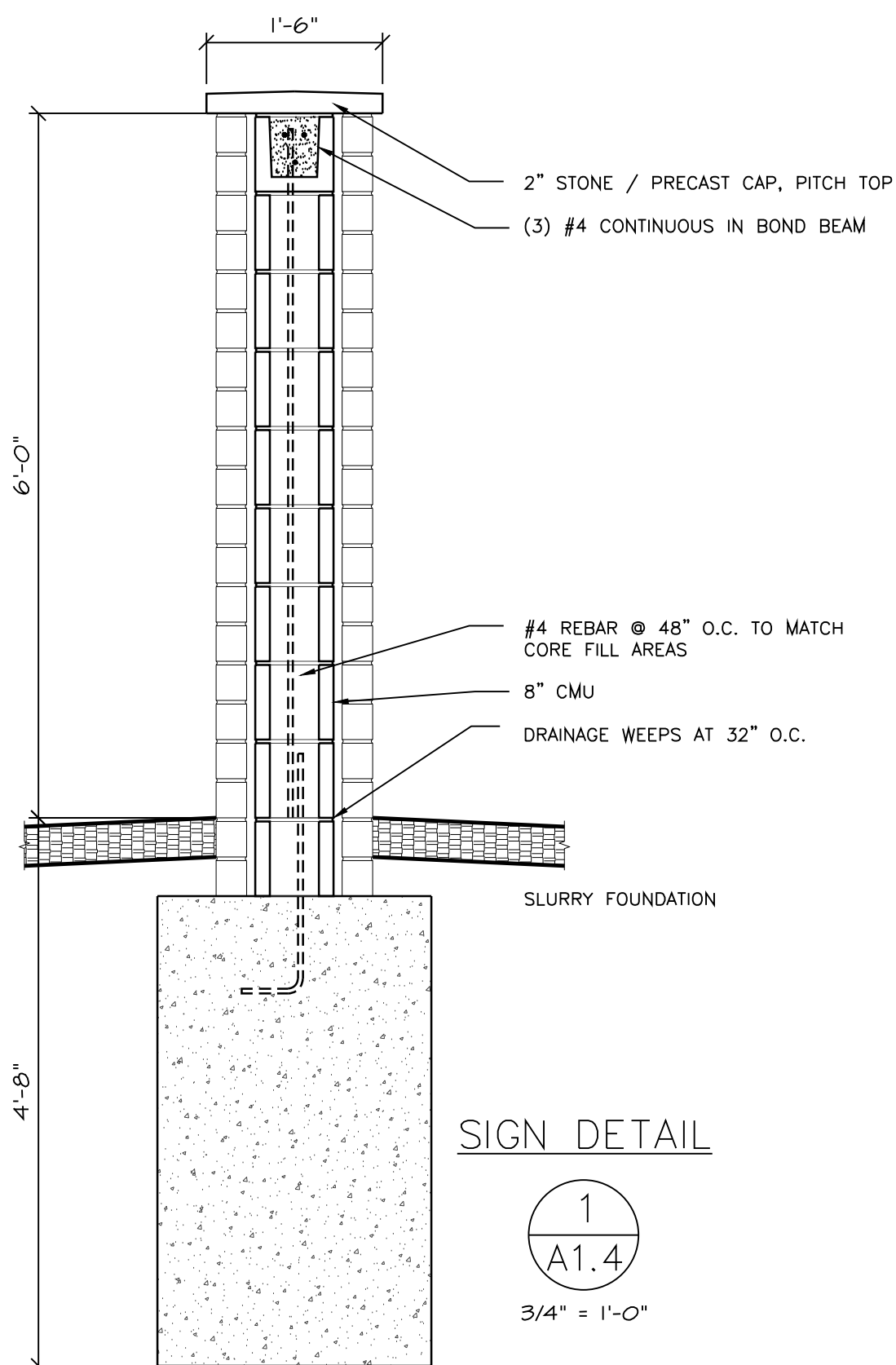
**COURTYARD ELEVATION**  
SCALE: 3/16" = 1'-0"



**SIGN ELEVATION**  
SCALE: 1/2" = 1'-0"

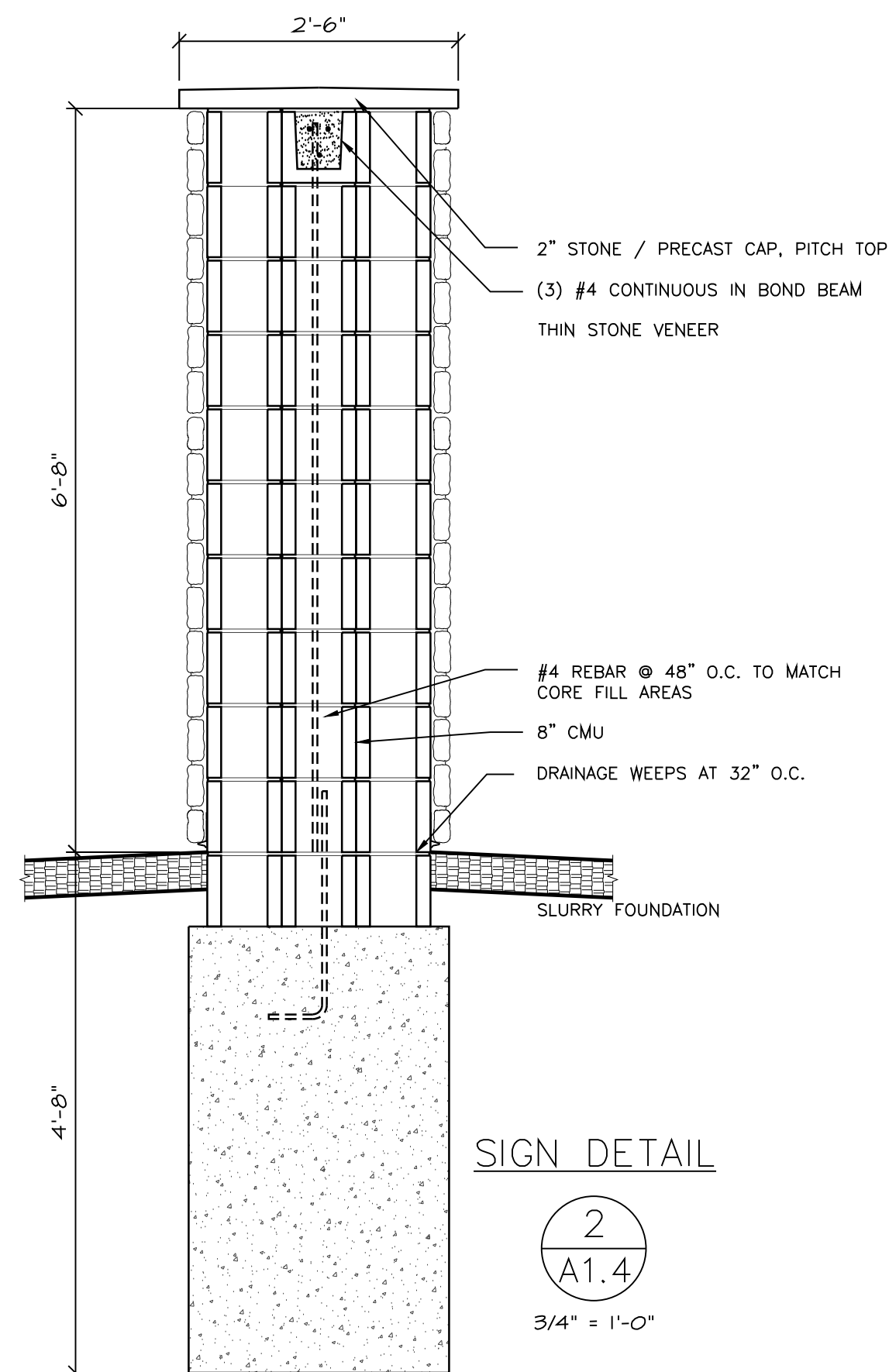


**SIGN PLAN**  
SCALE: 1/2" = 1'-0"



**SIGN DETAIL**

1  
A1.4  
3/4" = 1'-0"



**SIGN DETAIL**

2  
A1.4  
3/4" = 1'-0"

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DWELLING UNIT PLAN NOTES

- 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
1 HOUR FINISH RATED CEILING.
1 HOUR RATED WALL ASSEMBLY.
1 HOUR RATED WALL ASSEMBLY.
1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
1 HOUR RATED COLUMN COVERS.
1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
2 HOUR RATED WALL ASSEMBLY
2 HOUR CAP SYSTEM.
2 HOUR SHAFT WALL ASSEMBLY
STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
2x6 INTERIOR WALL
SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET, FLOOR COVERING TRANSITION LINE.
2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
ACOUSTIC CEILING DROPPED TO 8" A.F.F.
6" WIDE GYPSUM SOFFIT DROPPED TO 8" A.F.F.
ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
9' FLAT CEILING, FLOOR ABOVE
TREY DROPPED 8" AND FRAMED INTO ROOM 12', 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11" MINIMUM WIDTH.
TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
FURRED WALL
SOUND INSULATED WALL
BEAM IN SPACE, WRAP IN GYPSUM AND PAINT
STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
2 WAY COMMUNICATION, I00T8

TYPICAL DWELLING MATERIAL NOTES

- ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASING OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 102.6)
ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3 UNLESS OTHERWISE NOTED.
ALL LOFT FLOOR DOORS ARE 3 UNLESS OTHERWISE NOTED.
ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
ALL LINEN CLOSETS 20" DEEP MAX.
ALL TUBS ARE 60x32". ALL SHOWERS ARE 48x36".
PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

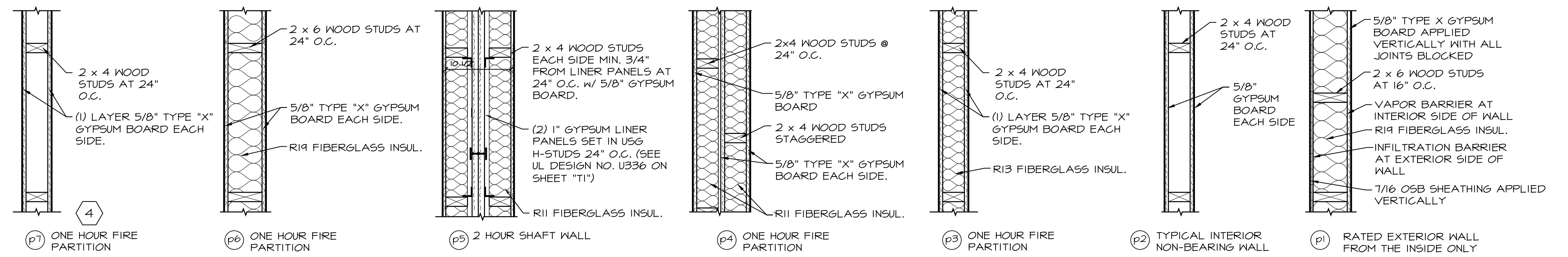
WOOD HEADER SCHEDULE

Table with columns: MARK, SIZE, QUANTITY, TYPE, JAMB STUDS, KING STUDS, REMARKS. Rows include H1 through H8 with various wood header specifications.

ARCHITECTURAL PLAN NOTES: F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM, C = CONTINUOUS HEADER, SEE FRAMING DETAILS ON SHEET A/4.3

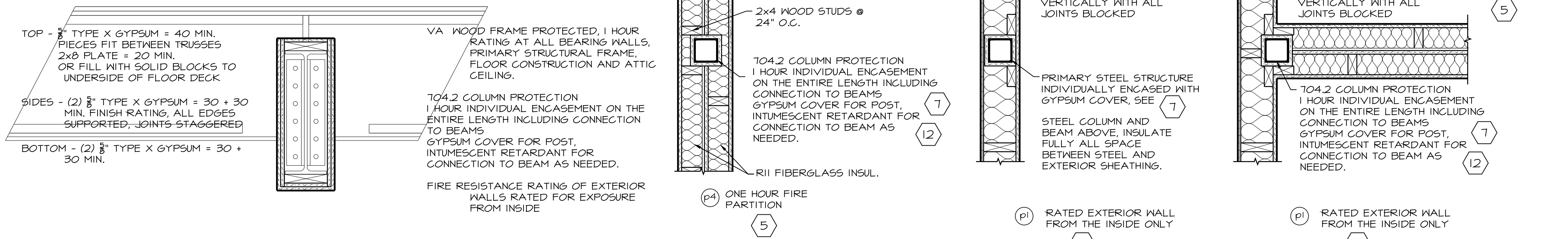
TYPICAL FIRE RATED STRUCTURES NOTES

- ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED. U.O.N.
NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. 15-1 CHANNEL ON CEILING WHERE SEPARATING A DWELLING ABOVE. U.O.N.
SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. 15-1 CHANNEL ON CEILING WHERE SEPARATING A DWELLING ABOVE. U.O.N.
THIRD FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. 15-1 CHANNEL ON CEILING WHERE SEPARATING A DWELLING ABOVE. U.O.N.
LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
STAIR AND ELEVATOR SHAFTS ARE TWO HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT TWO HOUR CAP.
ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.



PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



POST AND BEAM ENCLOSURES

SCALE: 1 1/2" = 1'-0"

FIRST FLOOR OPENING SCHEDULE

Table with columns: WINDOW STYLE, 81st. STREET, GARAGE ENTRANCE SIDE, 94th. STREET, 97th. COURT, COURTYARD ELEVATIONS, WINDOW S.F., TOTAL THIS FLOOR, TOTAL S.F. THIS FLOOR. Includes rows for various window and door styles and a total row.

SECOND FLOOR OPENING SCHEDULE

Table with columns: WINDOW STYLE, 81st. STREET, GARAGE ENTRANCE SIDE, 94th. STREET, 97th. COURT, COURTYARD ELEVATIONS, WINDOW S.F., TOTAL THIS FLOOR, TOTAL S.F. THIS FLOOR. Includes rows for various window and door styles and a total row.

THIRD FLOOR OPENING SCHEDULE

Table with columns: WINDOW STYLE, 81st. STREET, GARAGE ENTRANCE SIDE, 94th. STREET, 97th. COURT, COURTYARD ELEVATIONS, WINDOW S.F., TOTAL THIS FLOOR, TOTAL S.F. THIS FLOOR. Includes rows for various window and door styles and a total row.

LOFT FLOOR OPENING SCHEDULE

Table with columns: WINDOW STYLE, 81st. STREET, GARAGE ENTRANCE SIDE, 94th. STREET, 97th. COURT, COURTYARD ELEVATIONS, WINDOW S.F., TOTAL THIS FLOOR, TOTAL S.F. THIS FLOOR. Includes rows for various window and door styles and a total row.

SKYLINE TOWERS

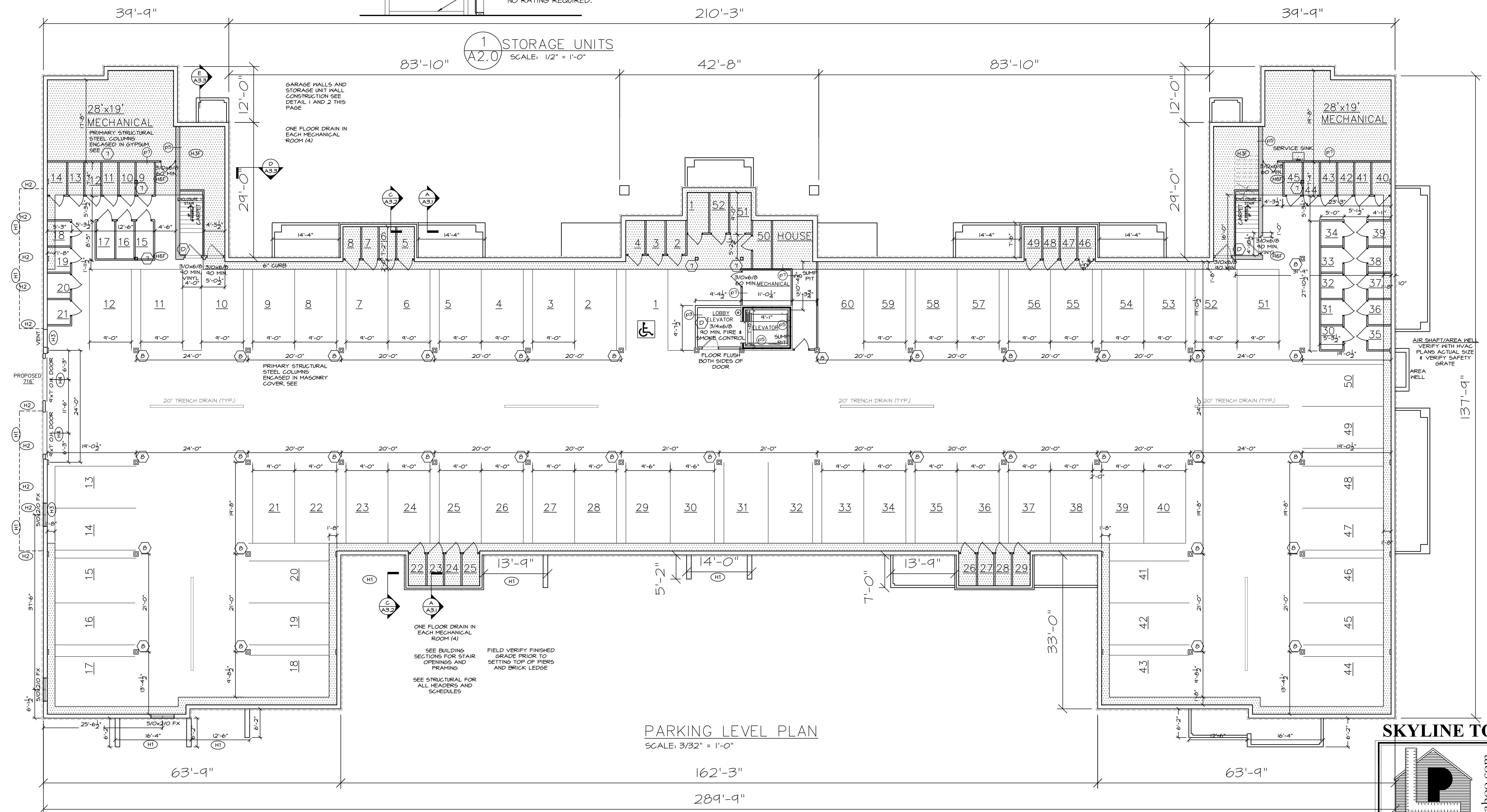
Project information block including LaPlant Architecture, LLC logo, address (Office: 926 Willard Drive, Green Bay, Wisconsin), contact information, and a revision table with date 5/11/2016 and sheet number A2.

FIRE RATED FLOOR SYSTEM, BUILD TO UNDERSIDE OF GYPSUM CEILING

FOR SECURITY, 2x3 VINYL-COVERED CHICKEN WIRE FROM SHEATHING TO CEILING

WOOD FRAME WALLS WITH OSB SHEATHING ONE SIDE, GAP OSB OFF FLOOR 1". NO RATING REQUIRED FOR WALLS.

ALL DOORS ARE 3/0x6/0, UNDERCUT DOOR 2" FOR AIR MOVEMENT. NO RATING REQUIRED.



PARKING LEVEL PLAN  
SCALE: 3/32" = 1'-0"

SKYLINE TOWERS

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REVISION	DATE
1	5/11/2016

DATE: 4/28/2016

PROJECT NO. 461482

SHEET

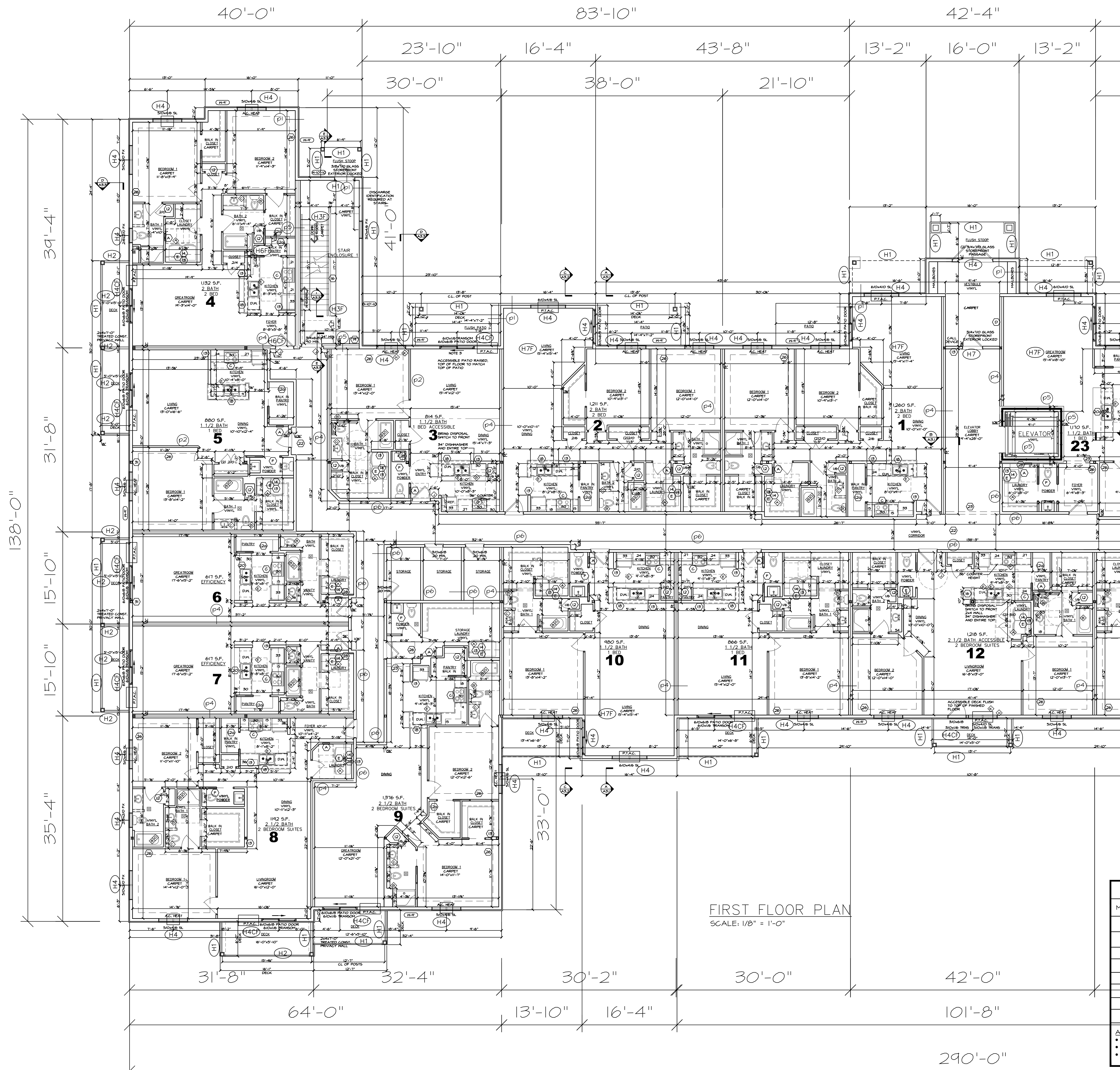
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FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- ### DWELLING UNIT PLAN NOTES
- 1 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
  - 2 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
  - 3 1 HOUR FINISH RATED CEILING.
  - 4 1 HOUR RATED WALL ASSEMBLY.
  - 5 1 HOUR RATED WALL ASSEMBLY.
  - 6 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
  - 7 1 HOUR RATED COLUMN COVERS.
  - 8 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
  - 9 2 HOUR RATED WALL ASSEMBLY
  - 10 2 HOUR CAP SYSTEM.
  - 11 2 HOUR SHAFT WALL ASSEMBLY
  - 12 STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
  - 13 STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
  - 14 2X6 INTERIOR WALL
  - 15 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
  - 16 FLOOR COVERING TRANSITION LINE.
  - 17 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 18 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 19 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
  - 20 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.31, CONFIRM WITH FIRE DEPARTMENT.
  - 21 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
  - 22 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
  - 23 SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
  - 24 ACOUSTIC CEILING DROPPED TO 8' A.F.F.
  - 25 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
  - 26 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
  - 27 9' FLAT CEILING, FLOOR ABOVE
  - 28 TREY DROPPED 8" AND FRAMED INTO ROOM 12, 9' CEILING MINIMUM. CEILING FOR ALL BEDROOMS WITH 11" MINIMUM WIDTH.
  - 29 TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
  - 30 FURRED WALL
  - 31 SOUND INSULATED WALL
  - 32 BEAM IN SPACE, WRAP IN GYPSUM AND PAINT
  - 33 STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
  - 34 EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

- ### DWELLING ELECTRICAL / MECHANICAL NOTES
- A ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
  - B PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
  - C MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
  - D SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
  - E LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
  - F PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
  - G 2 WAY COMMUNICATION, 1007.8

- ### TYPICAL DWELLING MATERIAL NOTES
1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASING OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
  2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
  3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3/0 UNLESS OTHERWISE NOTED.
  4. ALL LOFT FLOOR DOORS ARE 3/0 UNLESS OTHERWISE NOTED.
  5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINKS. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
  6. ALL LINEN CLOSETS 20" DEEP MAX.
  7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
  8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
  9. SFS 3621200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
  10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

### SKYLINE TOWERS

WOOD HEADER SCHEDULE						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 1/2	2	LVL	2	2	
H6	5 1/2 X 11 1/2	1	GLULAM	2	2	
H7	5 1/2 X 14	1	GLULAM	2	2	
H8	6 3/4 X 18	1	GLULAM	COLUMN BRACKET		

- ### ARCHITECTURAL PLAN NOTES:
- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
  - C = CONTINUOUS HEADER
  - SEE FRAMING DETAILS ON SHEET A/4.3

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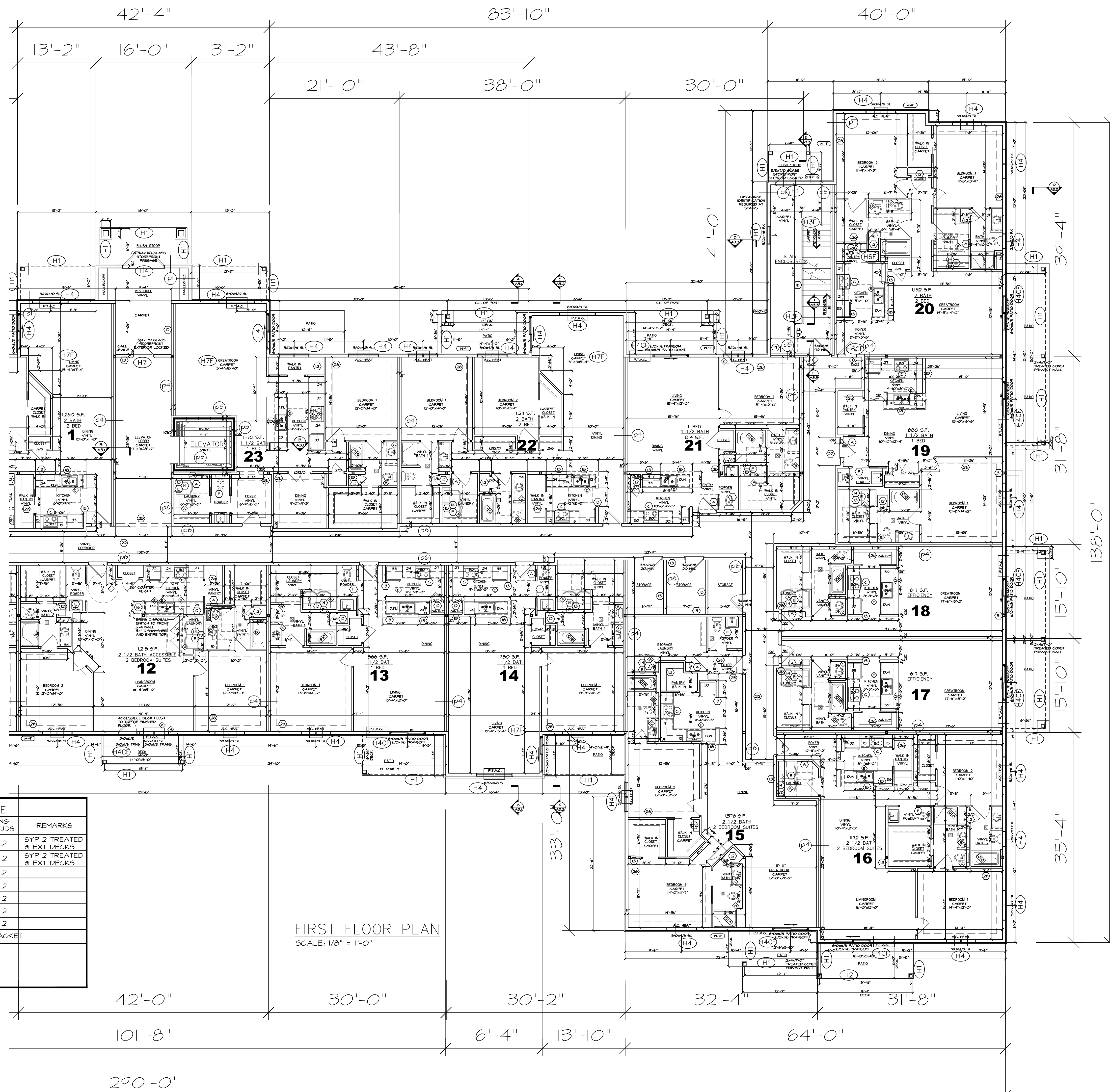
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DATE  
4/28/2016

PROJECT NO.  
461482

SHEET  
**A**  
**2.1.2**



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

WOOD HEADER SCHEDULE						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 1/2	2	LVL	2	2	
H6	5 1/2 X 11 1/2	1	GLULAM	2	2	
H7	5 1/2 X 14	1	GLULAM	2	2	
H8	6 3/4 X 18	1	GLULAM			COLUMN BRACKET

ARCHITECTURAL PLAN NOTES:  
 • F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM  
 • C = CONTINUOUS HEADER  
 • SEE FRAMING DETAILS ON SHEET A/4.3

- DWELLING UNIT PLAN NOTES**
- 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
  - 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
  - 1 HOUR FINISH RATED CEILING.
  - 1 HOUR RATED WALL ASSEMBLY.
  - 1 HOUR RATED WALL ASSEMBLY.
  - 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
  - 1 HOUR RATED COLUMN COVERS.
  - 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
  - 2 HOUR RATED WALL ASSEMBLY
  - 2 HOUR CAP SYSTEM.
  - 2 HOUR SHAFT WALL ASSEMBLY
  - STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
  - STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
  - 2X6 INTERIOR WALL
  - SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"X30" CABINET. FLOOR COVERING TRANSITION LINE.
  - 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
  - 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES. IBC 905.3.1, CONFORM WITH FIRE DEPARTMENT.
  - 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
  - SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
  - ACOUSTIC CEILING DROPPED TO 8" A.F.F.
  - 6" WIDE GYPSUM SOFFIT DROPPED TO 8" A.F.F.
  - ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
  - 9' FLAT CEILING, FLOOR ABOVE
  - TREY DROPPED 8" AND FRAMED INTO ROOM 12". 9' CEILING MINIMUM. CEILING FOR ALL BEDROOMS WITH 11" MINIMUM WIDTH.
  - TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
  - FURRED WALL
  - SOUND INSULATED WALL
  - BEAM IN SPACE, WRAP IN GYPSUM AND PAINT
  - STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE. EXTERIOR SURFACE SHEATHED WITH OSB

- DWELLING ELECTRICAL / MECHANICAL NOTES**
- ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR
  - PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING
  - MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
  - SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
  - LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL. FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
  - PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
  - 2 WAY COMMUNICATION, 100T.8

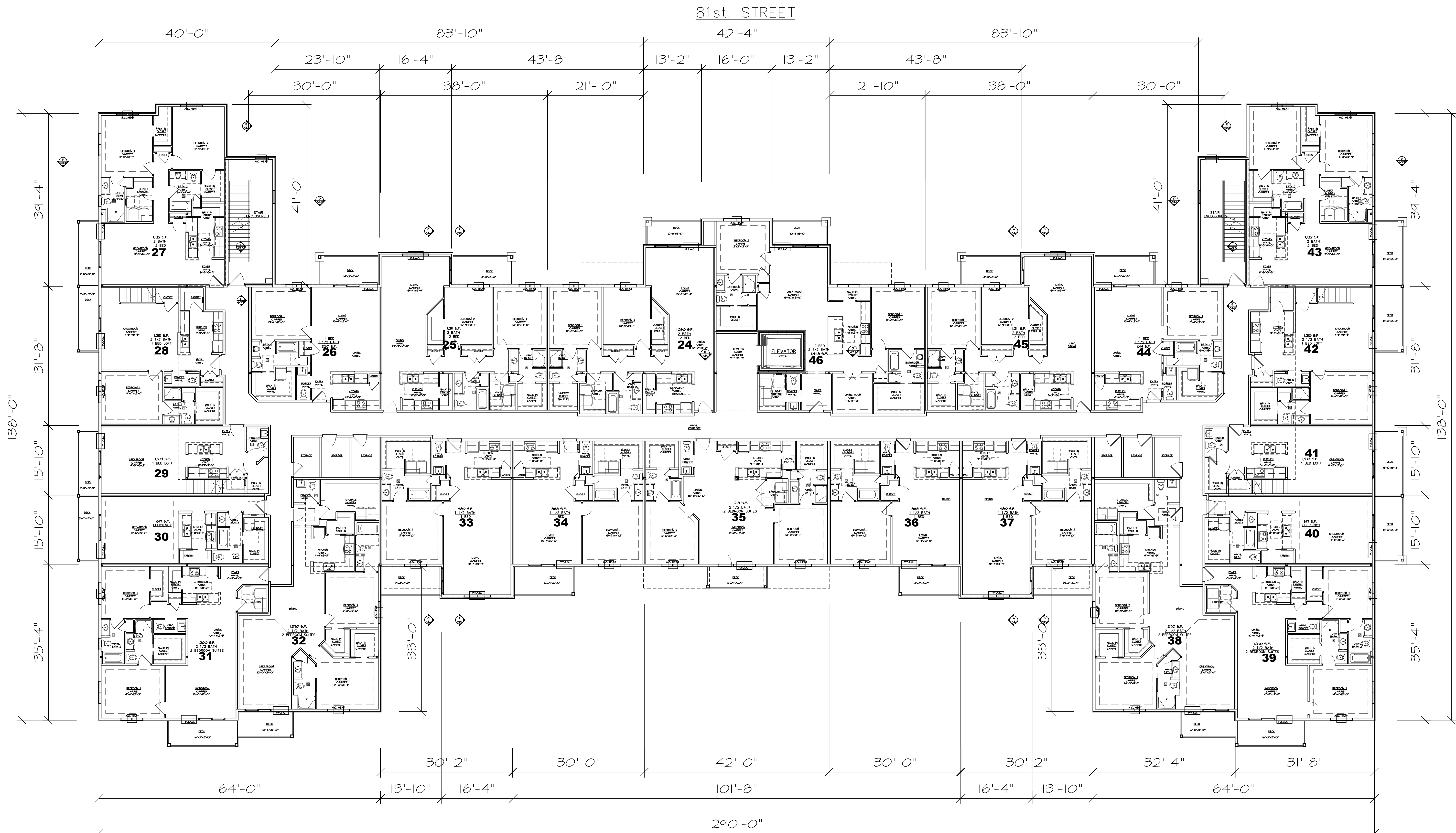
- TYPICAL DWELLING MATERIAL NOTES**
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  - ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
  - ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3/8 UNLESS OTHERWISE NOTED.
  - ALL LOFT FLOOR DOORS ARE 3/8 UNLESS OTHERWISE NOTED.
  - ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
  - ALL LINEN CLOSETS 20" DEEP MAX.
  - ALL TUBS ARE 60x32". ALL SHOWERS ARE 48x36".
  - PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING. NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD
  - SP5 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
  - SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

**SKYLINE TOWERS**

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DATE: 4/28/2016  
 PROJECT NO: 461482  
 SHEET: **A**  
**2.1.3**



**TYPICAL FIRE RATED STRUCTURES NOTES**

- ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
- ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED. U.O.N.
- NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
- FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
- SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
- THIRD FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
- LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
- STAIR AND ELEVATOR SHAFTS ARE TWO HOUR RATED GYPSUM SHAFT MALL SYSTEM ENDING AT TWO HOUR CAP.
- ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
- IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

UNIT COUNT	
UNIT STYLE	NUMBER OF UNITS PER FLOOR
LUXURY 2 BEDROOM 2 1/2 BATH	3
2 BEDROOM 2 1/2 BATH	3
2 BEDROOM 2 BATH	5
1 BEDROOM & LOFT 2 1/2 BATH	4
1 BEDROOM 1 1/2 BATH	6
EFFICIENCY	2

**SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"  
97th. COURT

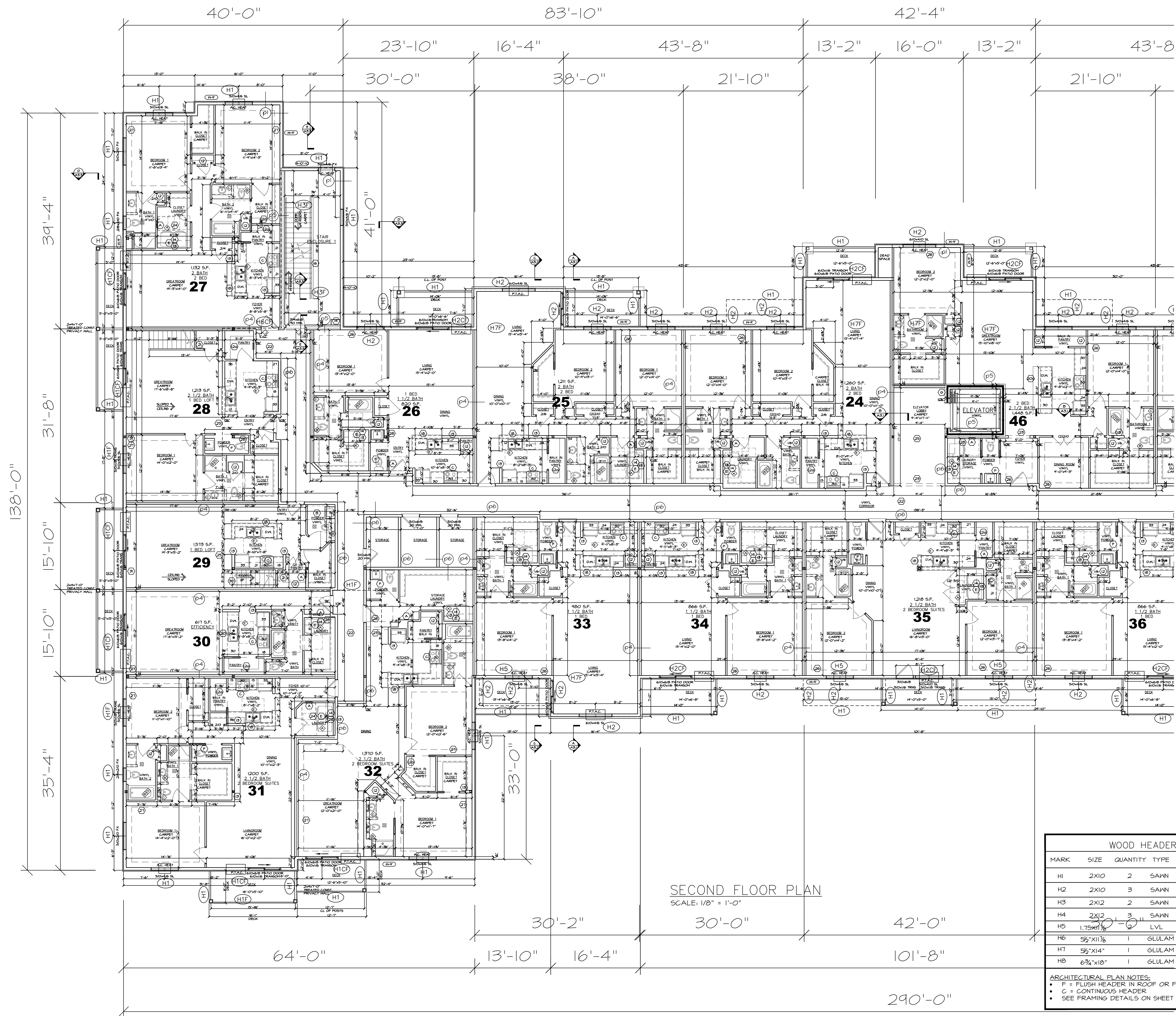
**SKYLINE TOWERS**

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PROJECT NO. 461462  
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SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- ### DWELLING UNIT PLAN NOTES
- 1 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
  - 2 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
  - 3 1 HOUR FINISH RATED CEILING.
  - 4 1 HOUR RATED WALL ASSEMBLY.
  - 5 1 HOUR RATED FLOOR ASSEMBLY.
  - 6 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
  - 7 1 HOUR RATED COLUMN COVERS.
  - 8 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
  - 9 2 HOUR RATED WALL ASSEMBLY
  - 10 2 HOUR CAP SYSTEM.
  - 11 2 HOUR SHAFT WALL ASSEMBLY
  - 12 STACK OF (4) 12" DEEP SHELVES, START AT 42" A.F.F. THEN 14" O.C.
  - 13 STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
  - 14 2X6 INTERIOR WALL
  - 15 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
  - 16 FLOOR COVERING TRANSITION LINE.
  - 17 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 18 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 19 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
  - 20 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES. IBC 905.31, CONFIRM WITH FIRE DEPARTMENT.
  - 21 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
  - 22 SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
  - 23 ACOUSTIC CEILING DROPPED TO 8' A.F.F.
  - 24 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
  - 25 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
  - 26 9' FLAT CEILING, FLOOR ABOVE
  - 27 TREY DROPPED 8" AND FRAMED INTO ROOM 12". 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11" MINIMUM WIDTH.
  - 28 TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
  - 29 FURRED WALL
  - 30 SOUND INSULATED WALL
  - 31 BEAM IN SPACE, WRAP IN GYPSUM AND PAINT
  - 32 STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
  - 33 EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

- ### DWELLING ELECTRICAL / MECHANICAL NOTES
- A ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
  - B PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
  - C MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
  - D SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
  - E LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
  - F PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
  - G 2 WAY COMMUNICATION, 1007.8

- ### TYPICAL DWELLING MATERIAL NOTES
1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
  2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
  3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3 UNLESS OTHERWISE NOTED
  4. ALL LOFT FLOOR DOORS ARE 3 UNLESS OTHERWISE NOTED.
  5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
  6. ALL LINEN CLOSETS 20" DEEP MAX.
  7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
  8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING. NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
  9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
  10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

### SKYLINE TOWERS

#### WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75x11 1/2	2	LVL	2	2	
H6	5 1/2 x 11 1/2	1	GLULAM	2	2	
H7	5 1/2 x 14	1	GLULAM	2	2	
H8	6 3/4 x 18	1	GLULAM	COLUMN BRACKET		

- ### ARCHITECTURAL PLAN NOTES:
- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
  - C = CONTINUOUS HEADER
  - SEE FRAMING DETAILS ON SHEET A/4.3

REVISION DATE

1	5/11/2016
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DATE  
4/28/2016

PROJECT NO.  
461482

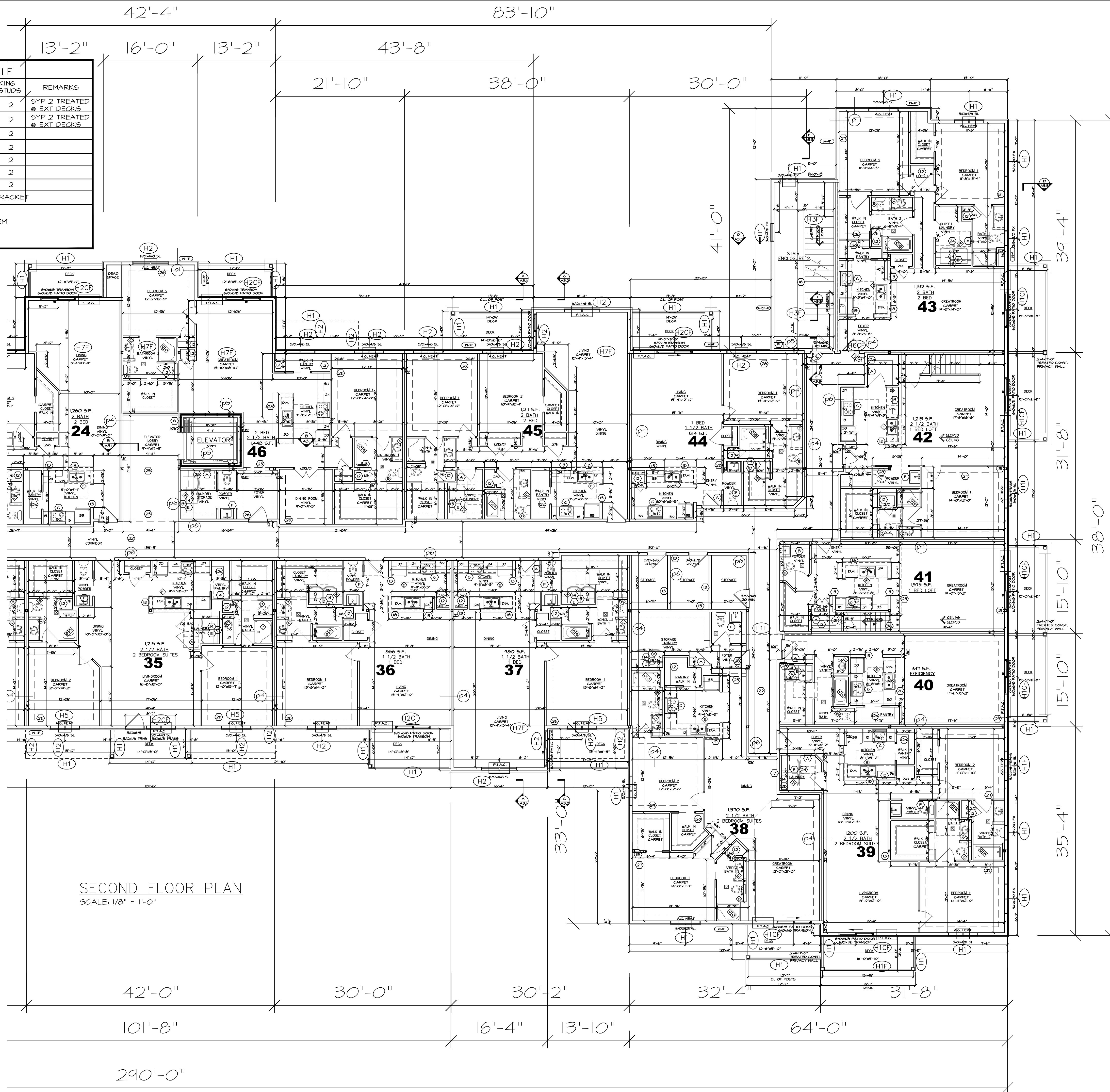
SHEET  
**A**

**2.2.2**

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WOOD HEADER SCHEDULE						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11½	2	LVL	2	2	
H6	5½"X11½	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM			COLUMN BRACKET

ARCHITECTURAL PLAN NOTES:  
 F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM  
 C = CONTINUOUS HEADER  
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- ### DWELLING UNIT PLAN NOTES
- 1 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
  - 2 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
  - 3 1 HOUR FINISH RATED CEILING.
  - 4 1 HOUR RATED WALL ASSEMBLY.
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  - 6 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
  - 7 1 HOUR RATED COLUMN COVERS.
  - 8 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
  - 9 2 HOUR RATED WALL ASSEMBLY
  - 10 2 HOUR CAP SYSTEM.
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  - 21 SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
  - 22 ACOUSTIC CEILING DROPPED TO 8" A.F.F.
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  - 24 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A.4.2
  - 25 9' FLAT CEILING, FLOOR ABOVE
  - 26 TREY DROPPED 8" AND FRAMED INTO ROOM 12". 9' CEILING MINIMUM. CEILING FOR ALL BEDROOMS WITH 11" MINIMUM WIDTH.
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  - 29 SOUND INSULATED WALL
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  - C MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
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  - E LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
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  2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
  3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 8' UNLESS OTHERWISE NOTED.
  4. ALL LOFT FLOOR DOORS ARE 8' UNLESS OTHERWISE NOTED.
  5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDLED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
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  7. ALL TUBS ARE 60x32". ALL SHOWERS ARE 48x36".
  8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
  9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
  10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

### SKYLINE TOWERS

REVISION DATE

1	5/11/2016
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DATE  
4/28/2016

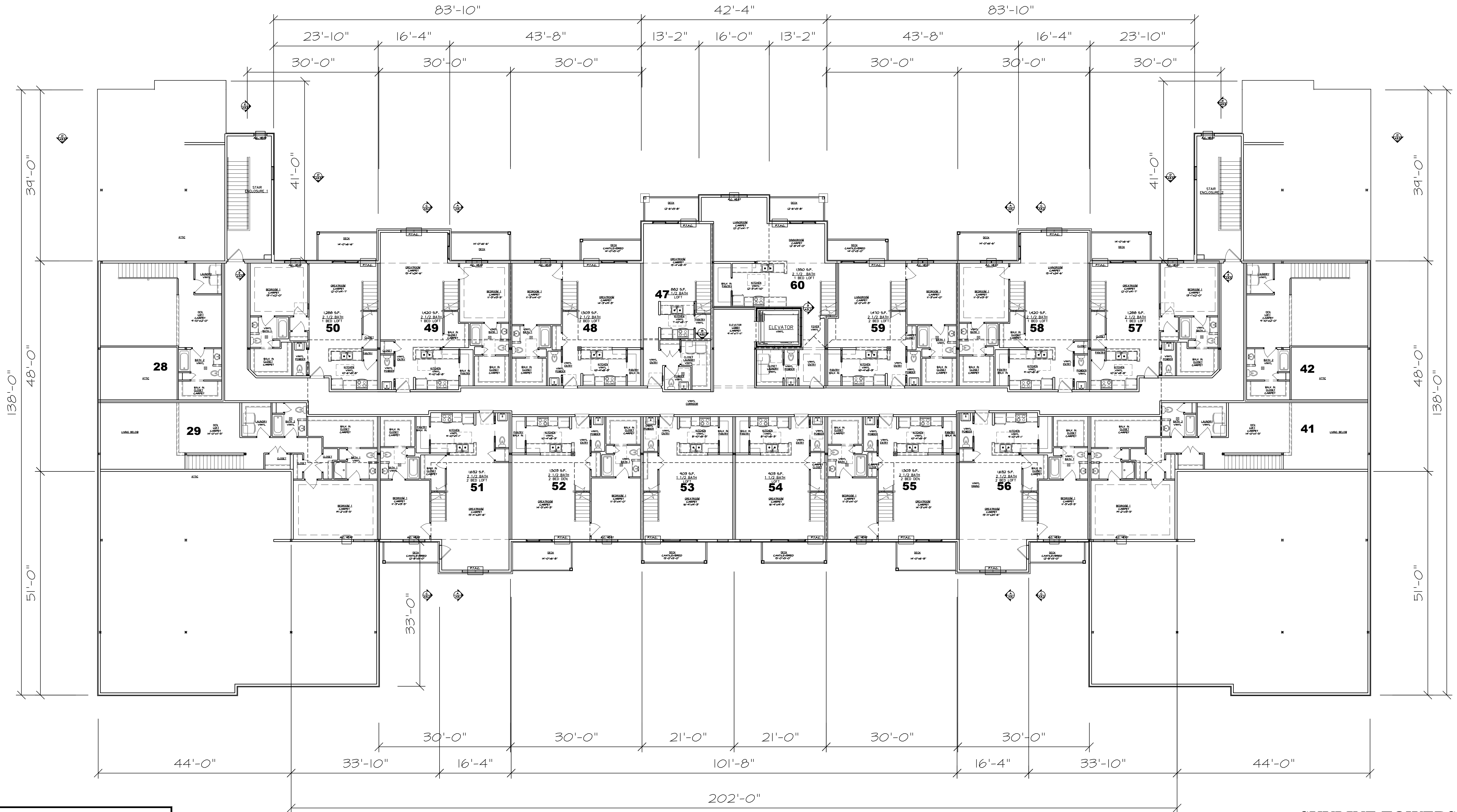
PROJECT NO.  
461482

SHEET  
**A**

**2.2.3**

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81st. STREET



TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C., UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C., UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED, U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED, RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED, 1B-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE, U.O.N.
6. THIRD FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED, 1B-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE, U.O.N.
7. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED, RESILIENT CHANNEL FOR CEILING, U.O.N.
8. STAIR AND ELEVATOR SHAFTS ARE TWO HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT TWO HOUR CAP.
9. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
10. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

UNIT COUNT	
UNIT STYLE	NUMBER OF UNITS PER FLOOR
2 BEDROOM 4 LOFT	6
2 1/2 BATH 1 BEDROOM 4 LOFT	5
1 1/2 BATH LOFT	3

THIRD FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
97th. COURT

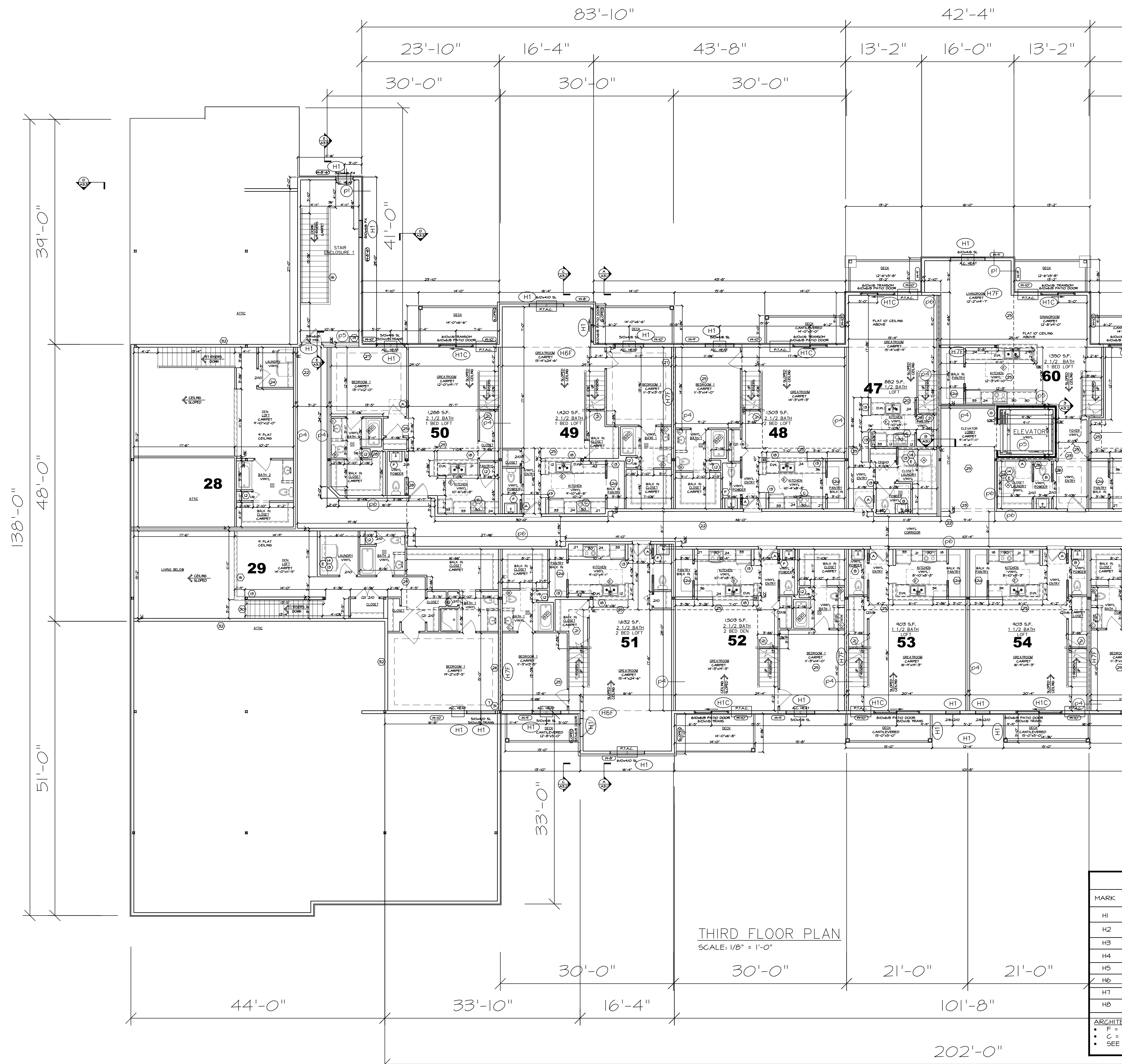
SKYLINE TOWERS

LaPlant Architecture, LLC  
laplantarchitecture@yahoo.com

REVISION	DATE
1	5/11/2016

DATE: 4/28/2016  
PROJECT NO. 461462  
SHEET **A**  
**2.3.1**

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THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- ### DWELLING UNIT PLAN NOTES
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  - 3 1 HOUR FINISH RATED CEILING.
  - 4 1 HOUR RATED WALL ASSEMBLY.
  - 5 1 HOUR RATED WALL ASSEMBLY.
  - 6 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
  - 7 1 HOUR RATED COLUMN COVERS.
  - 8 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
  - 9 2 HOUR RATED WALL ASSEMBLY
  - 10 2 HOUR GAP SYSTEM.
  - 11 2 HOUR SHAFT WALL ASSEMBLY
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  - 20 1"9"x10" ENCLOSED STANDPIPE. 12"x24" CABINET FRONT AT VALVES. IBC 905.3.1. CONFIRM WITH FIRE DEPARTMENT.
  - 21 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
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### WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
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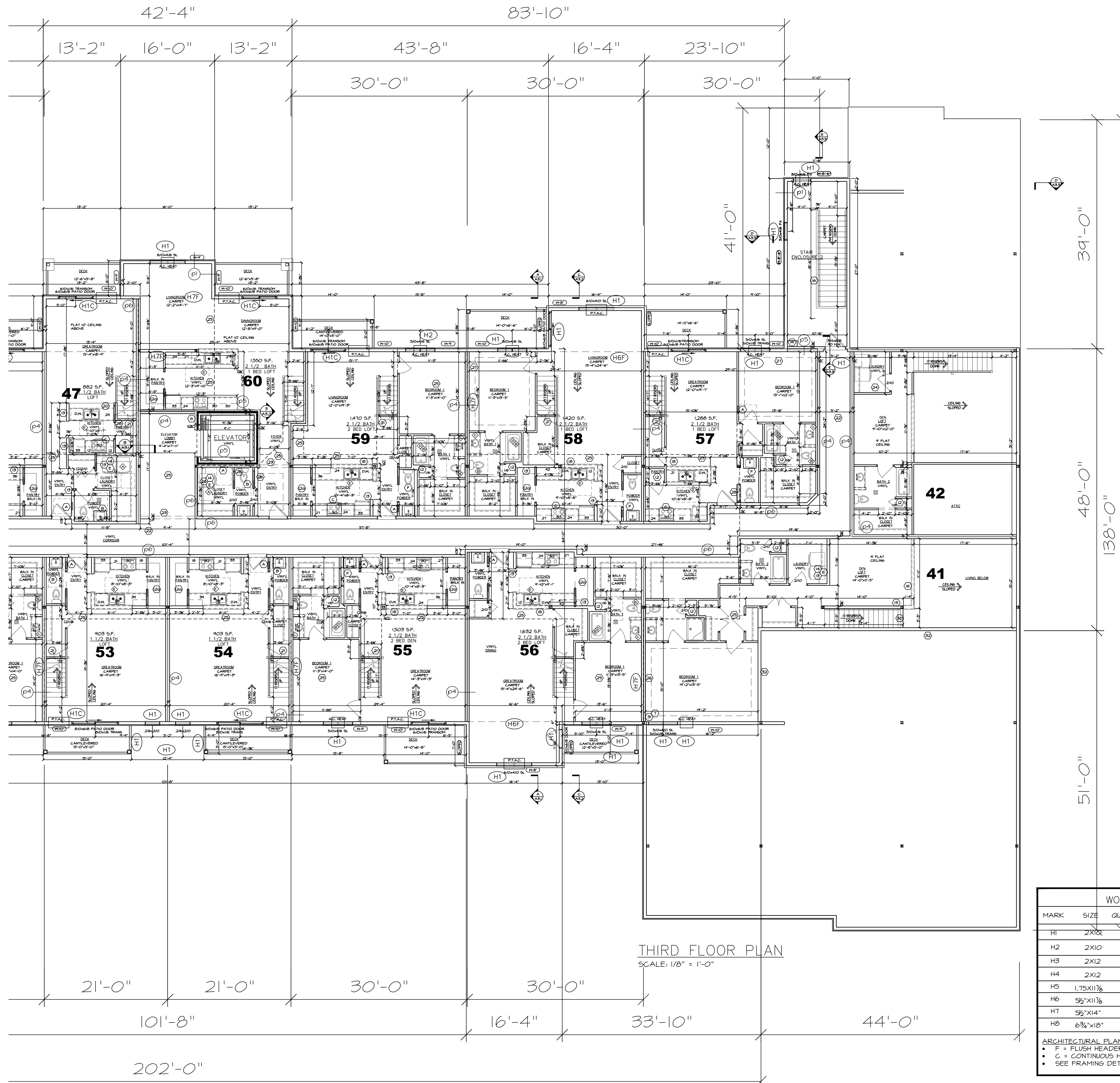
PROJECT NO. 461482

SHEET **A**

**2.3.2**

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  - 25 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
  - 26 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
  - 27 9" FLAT CEILING, FLOOR ABOVE
  - 28 TREY DROPPED 8" AND FRAMED INTO ROOM 12". 9" CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 1" MINIMUM WIDTH.
  - 29 TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
  - 30 FURRED WALL
  - 31 SOUND INSULATED WALL
  - 32 BEAM IN SPACE, WRAP IN GYPSUM AND PAINT
  - 33 STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
  - 34 EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

- ### DWELLING ELECTRICAL / MECHANICAL NOTES
- A ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
  - B PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
  - C MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
  - D SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
  - E LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
  - F PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
  - G 2 WAY COMMUNICATION, 1007.8

- ### TYPICAL DWELLING MATERIAL NOTES
1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
  2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
  3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3 UNLESS OTHERWISE NOTED.
  4. ALL FLOOR DOORS ARE 3 UNLESS OTHERWISE NOTED.
  5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
  6. ALL LINEN CLOSETS 20" DEEP MAX.
  7. ALL TUBS ARE 60x32". ALL SHOWERS ARE 48x36"
  8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING. NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
  9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
  10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

### SKYLINE TOWERS

#### WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 3/8	2	LVL	2	2	
H6	5 1/2 X 11 3/8	1	GLULAM	2	2	
H7	5 1/2 X 14	1	GLULAM	2	2	
H8	6 3/4 X 18	1	GLULAM	COLUMN BRACKET		

**ARCHITECTURAL PLAN NOTES:**

- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SEE FRAMING DETAILS ON SHEET A/4.3

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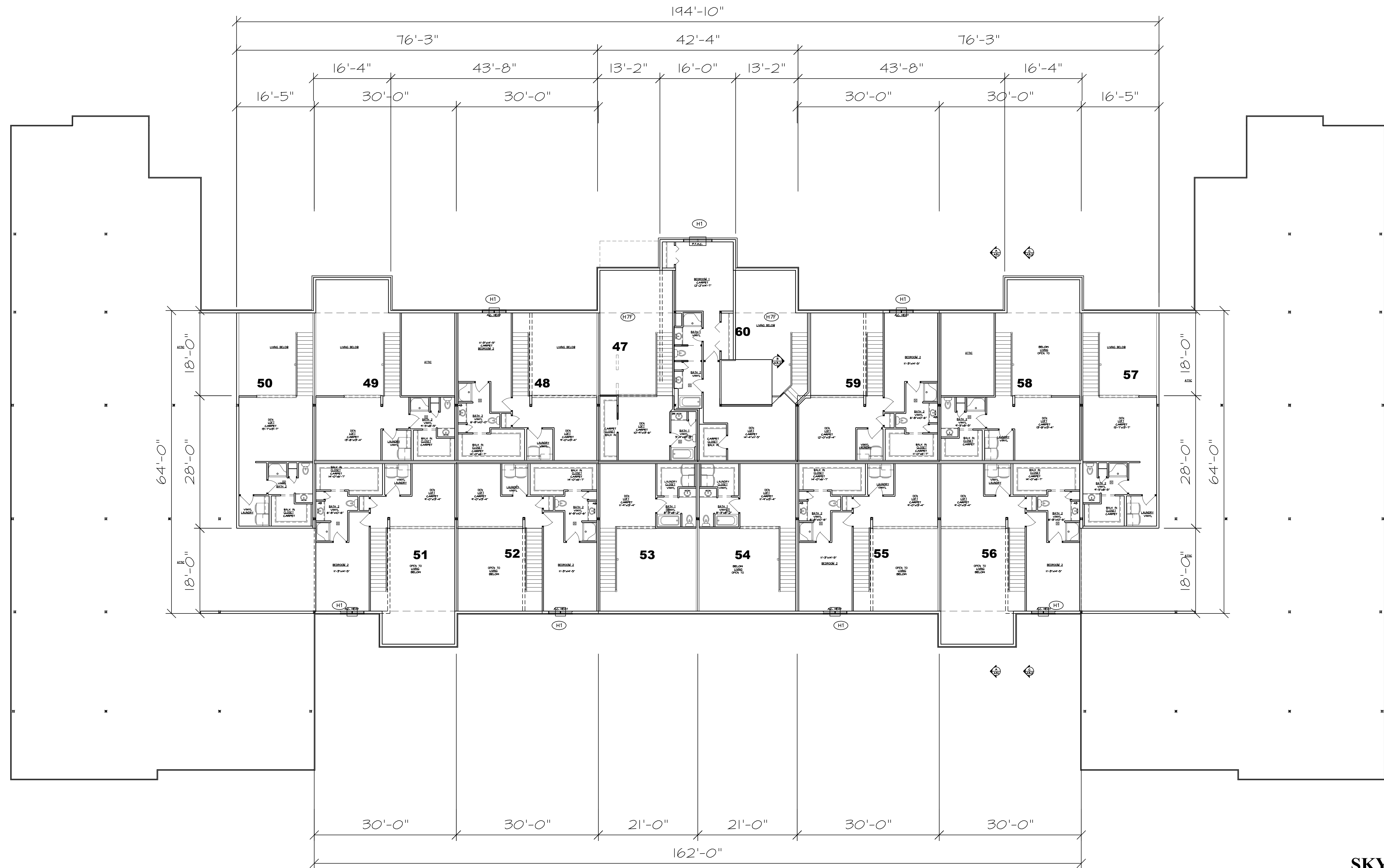
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**A**  
**2.3.3**

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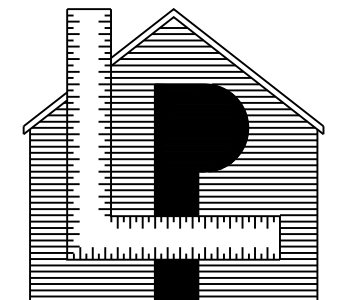
THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

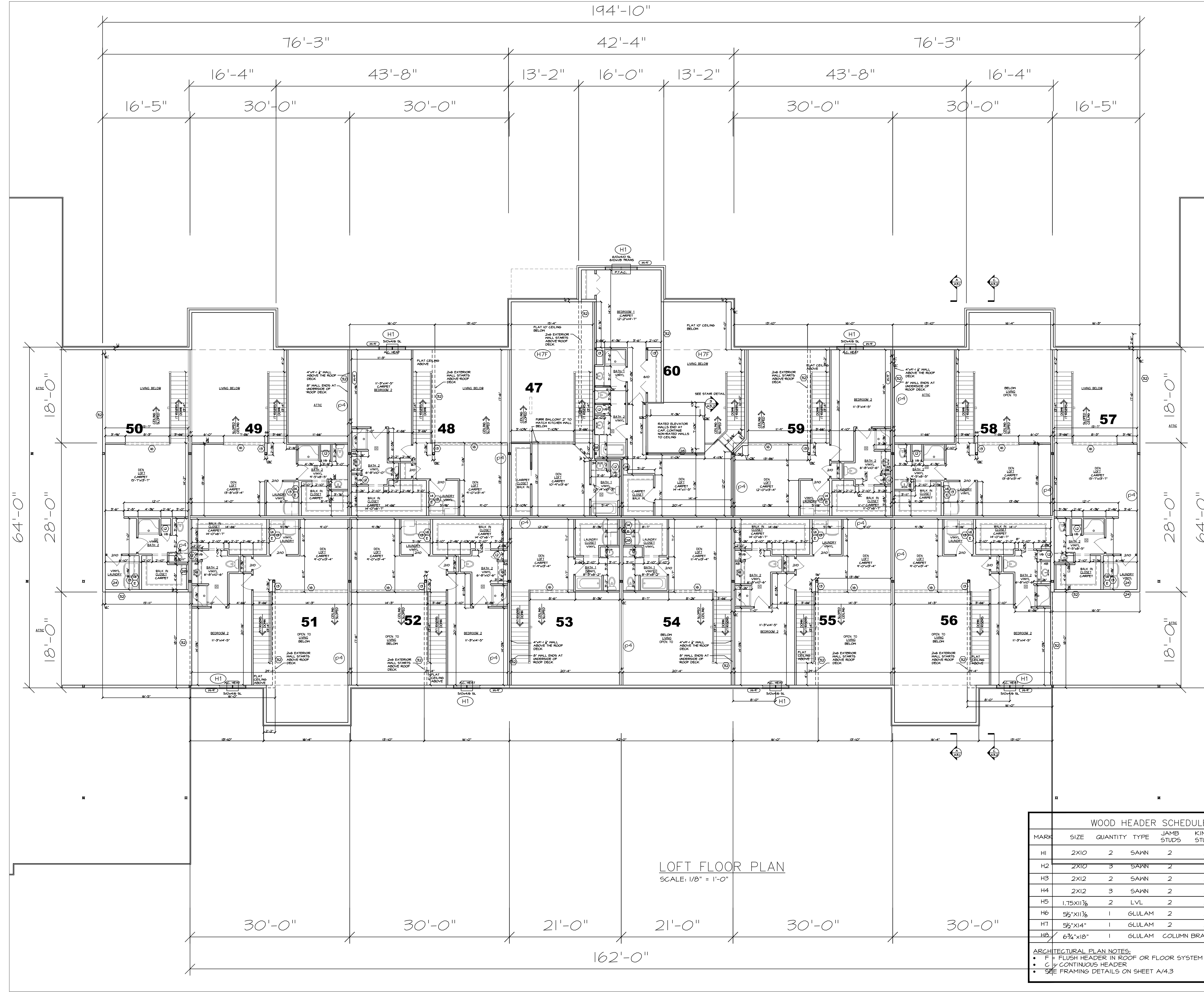
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LOFT FLOOR PLAN  
 SCALE: 3/32" = 1'-0"  
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**SKYLINE TOWERS**

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LOFT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- DWELLING UNIT PLAN NOTES**
- 1 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
  - 2 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
  - 3 1 HOUR FINISH RATED CEILING.
  - 4 1 HOUR RATED WALL ASSEMBLY.
  - 5 1 HOUR RATED WALL ASSEMBLY.
  - 6 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
  - 7 1 HOUR RATED COLUMN COVERS.
  - 8 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
  - 9 2 HOUR RATED WALL ASSEMBLY
  - 10 2 HOUR CAP SYSTEM.
  - 11 2 HOUR SHAFT WALL ASSEMBLY
  - 12 STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
  - 13 STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
  - 14 2x6 INTERIOR WALL
  - 15 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET. FLOOR COVERING TRANSITION LINE.
  - 16 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 17 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
  - 18 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
  - 19 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES. IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
  - 20 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
  - 21 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
  - 22 ACOUSTIC CEILING DROPPED TO 8' A.F.F.
  - 23 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
  - 24 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
  - 25 9' FLAT CEILINGS, FLOOR ABOVE
  - 26 TREY DROPPED 8" AND FRAMED INTO ROOM 12. 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11" MINIMUM WIDTH.
  - 27 TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
  - 28 FURRED WALL
  - 29 SOUND INSULATED WALL
  - 30 BEAM IN SPACE, WRAP IN GYPSUM AND PAINT
  - 31 STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHINGS.
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  2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
  3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3/4 UNLESS OTHERWISE NOTED.
  4. ALL LOFT FLOOR DOORS ARE 3/4 UNLESS OTHERWISE NOTED.
  5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
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  8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE 5/8" TO STUD.
  9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
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**WOOD HEADER SCHEDULE**

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H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
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H8	6 3/4 X 18	1	GLULAM	COLUMN BRACKET		

**ARCHITECTURAL PLAN NOTES:**

- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SEE FRAMING DETAILS ON SHEET A/4.3

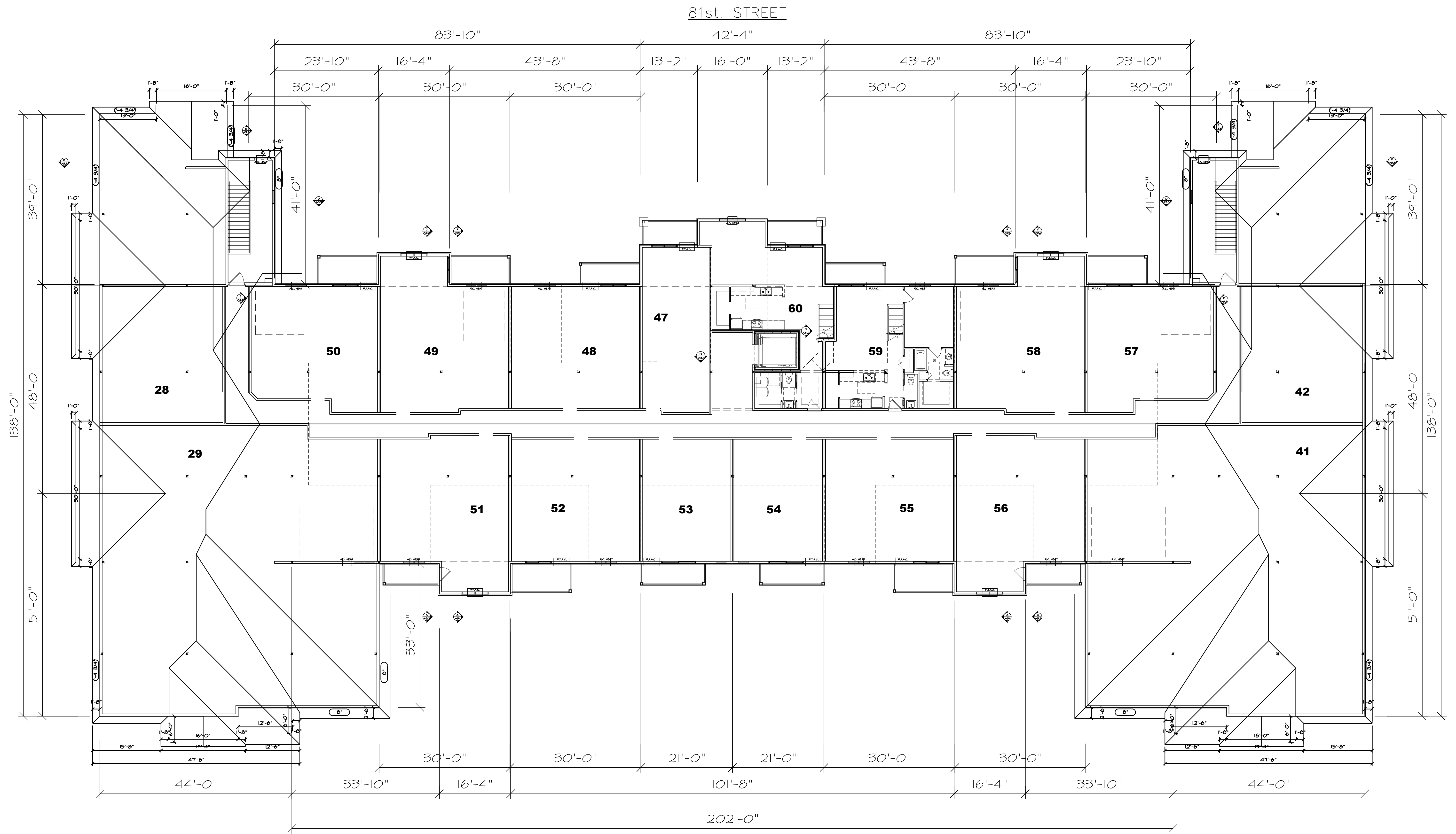
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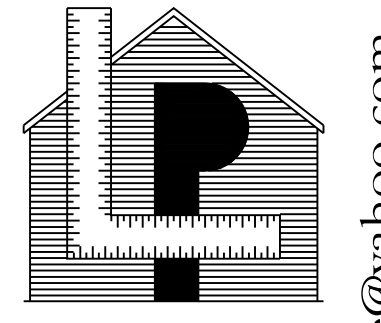
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PROJECT NO. 461482  
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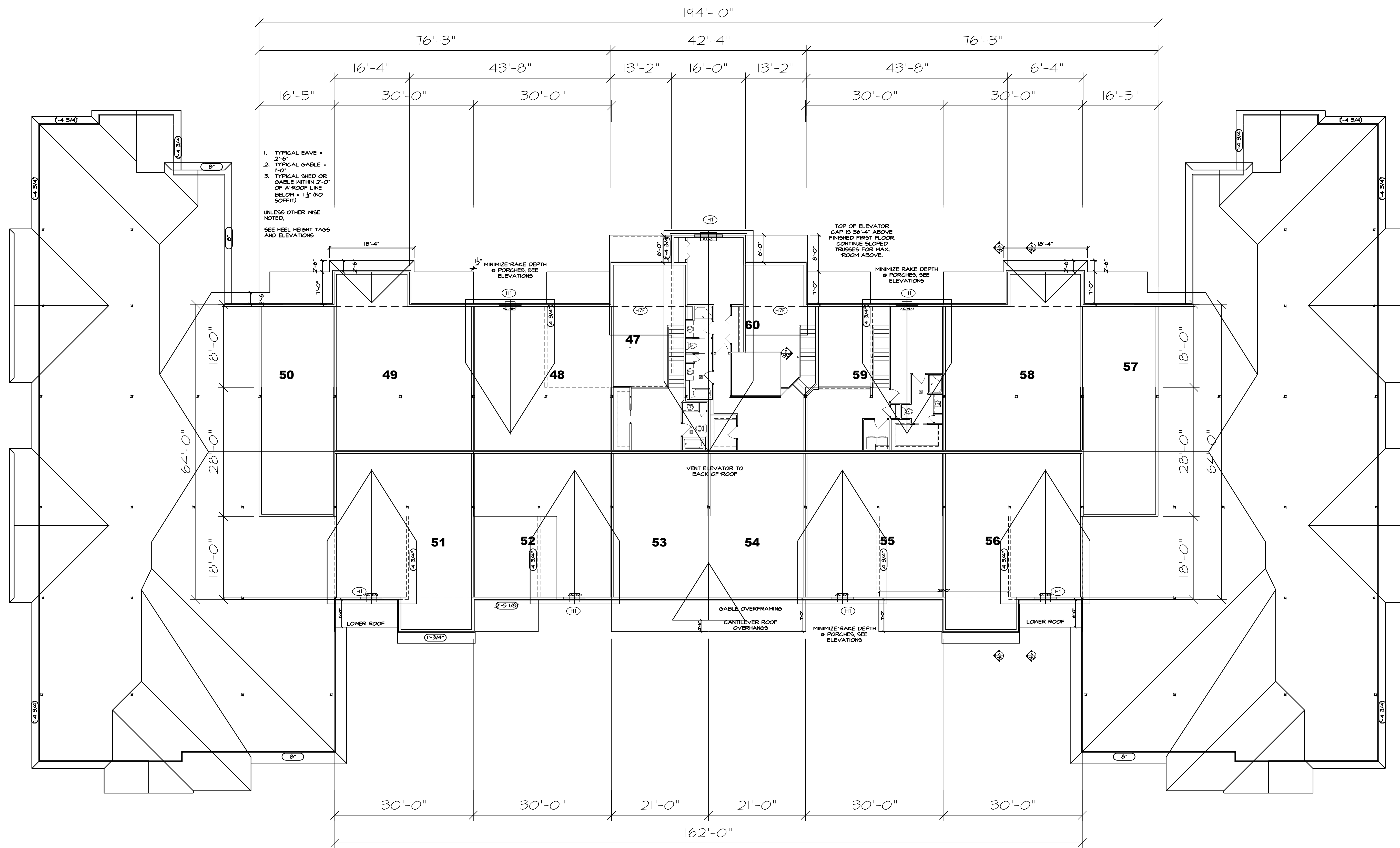
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LOWER ROOF PLAN  
 SCALE: 3/32" = 1'-0"  
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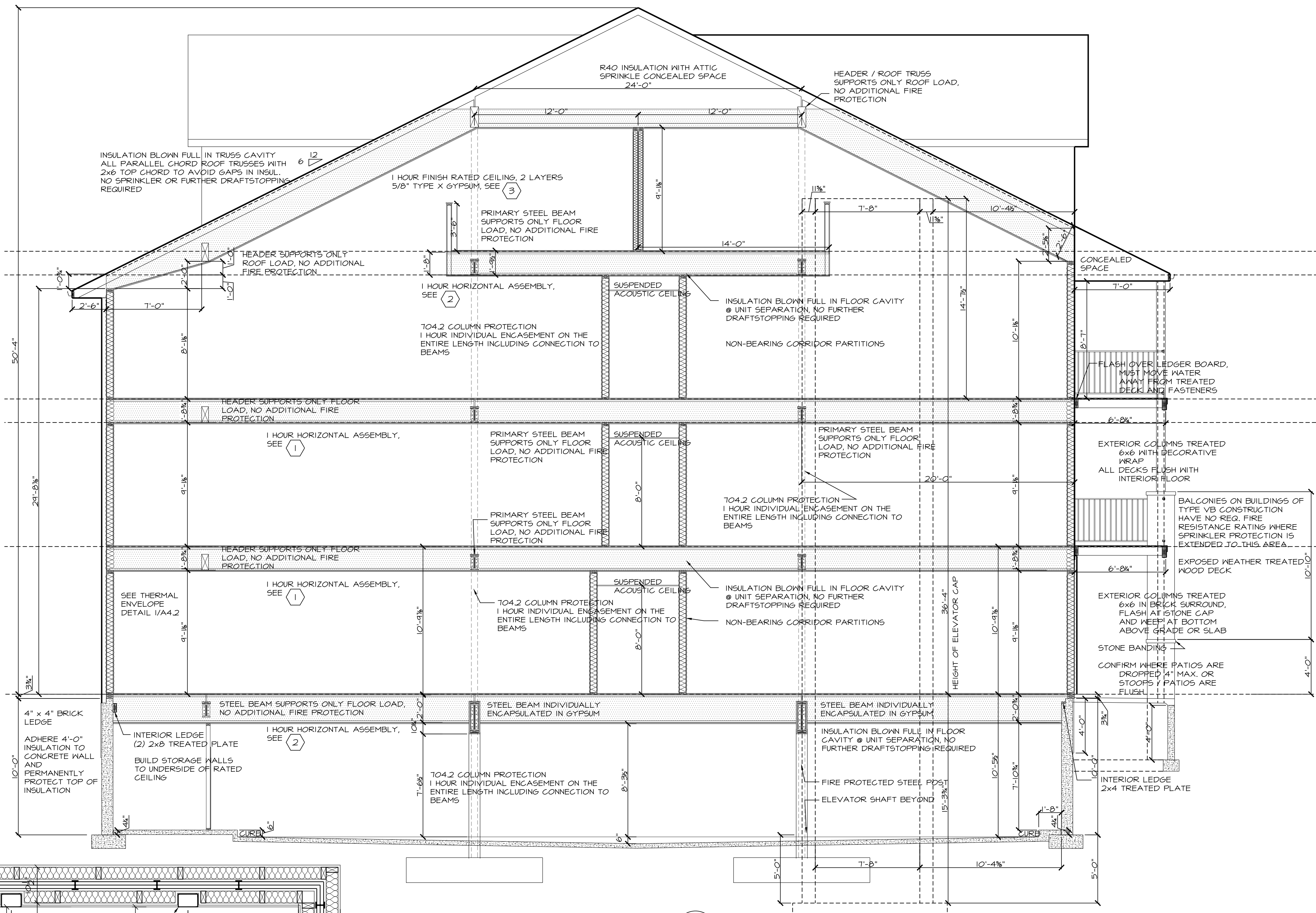
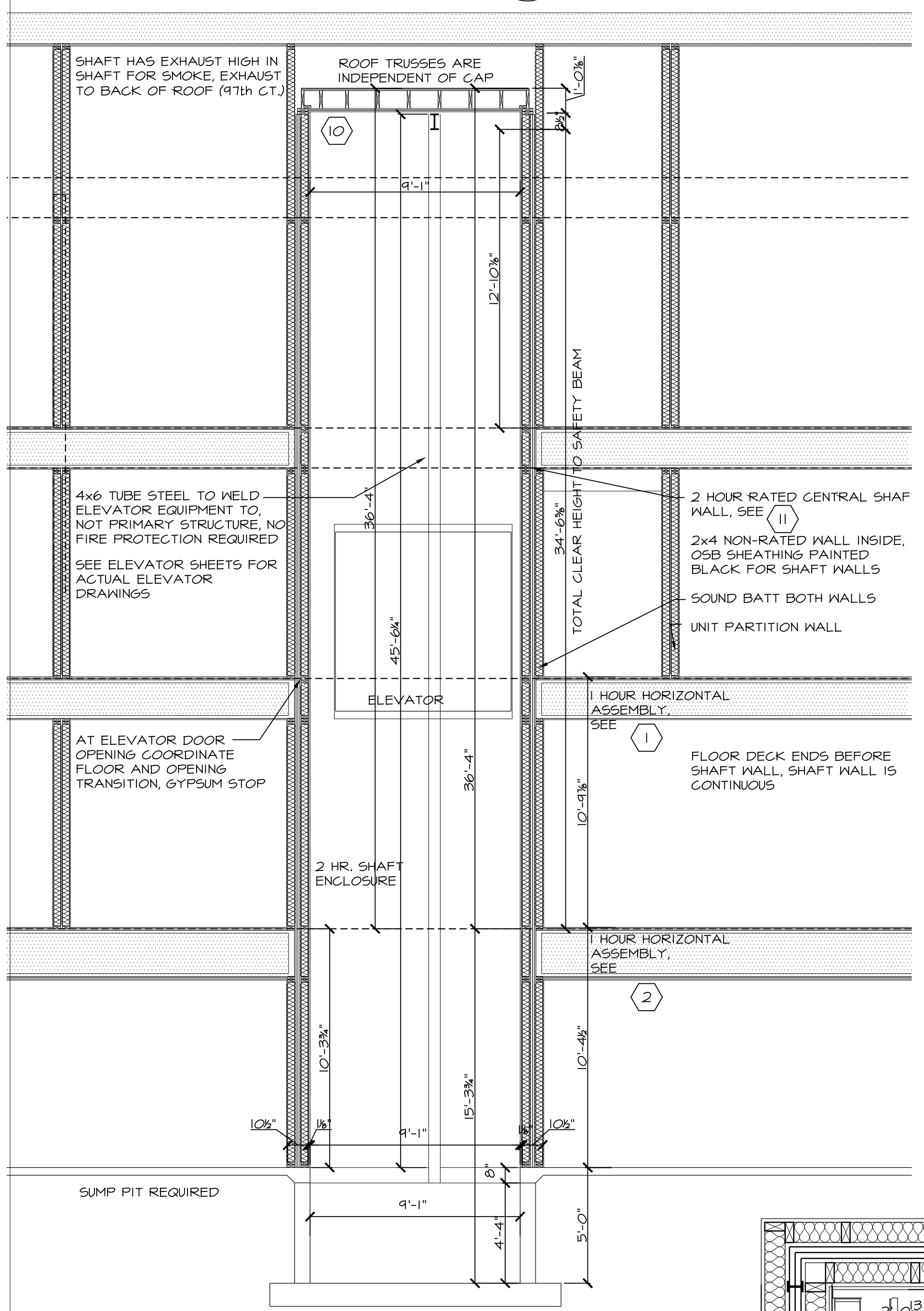


UPPER ROOF PLAN  
SCALE: 3/32" = 1'-0"

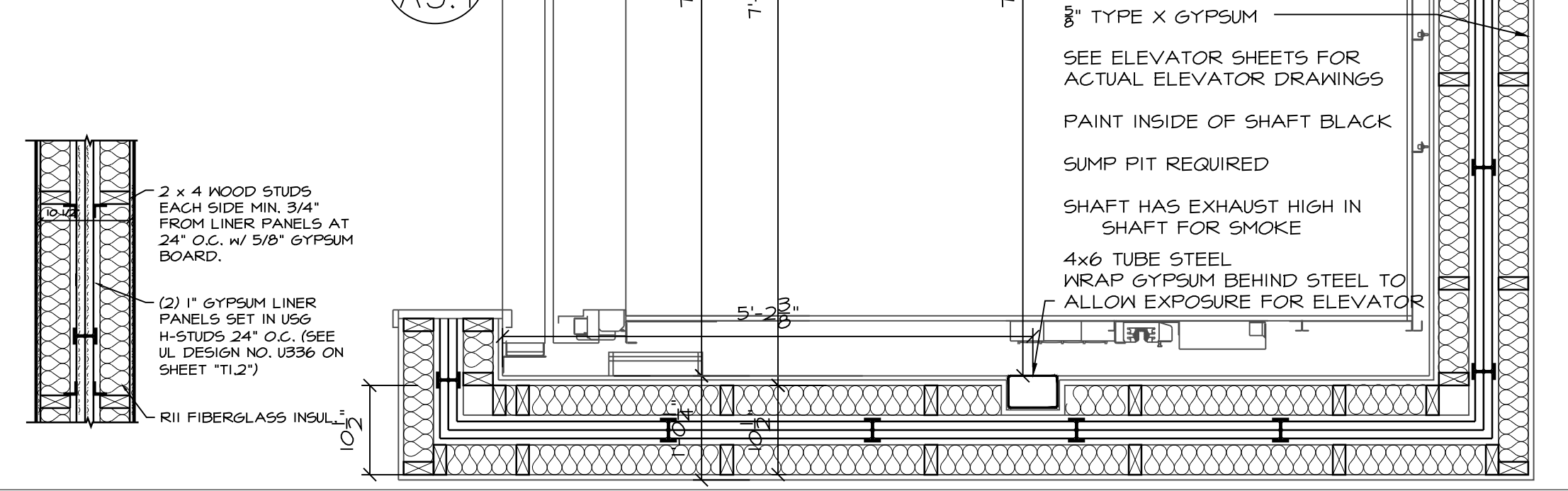
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ELEVATOR SECTION B  
SCALE: 1/4" = 1'-0" A3.1



ELEVATOR PLAN B  
SCALE: 3/4" = 1'-0" A3.1



BUILDING SECTION A  
SCALE: 1/4" = 1'-0" A3.1

- TYPICAL FIRE RATED STRUCTURES NOTES**
1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
  2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED, U.O.N.
  3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
  4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
  5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE, U.O.N.
  6. THIRD FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE, U.O.N.
  7. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING, U.O.N.
  8. STAIR AND ELEVATOR SHAFTS ARE TWO HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT TWO HOUR CAP.
  9. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
  10. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

SKYLINE TOWERS

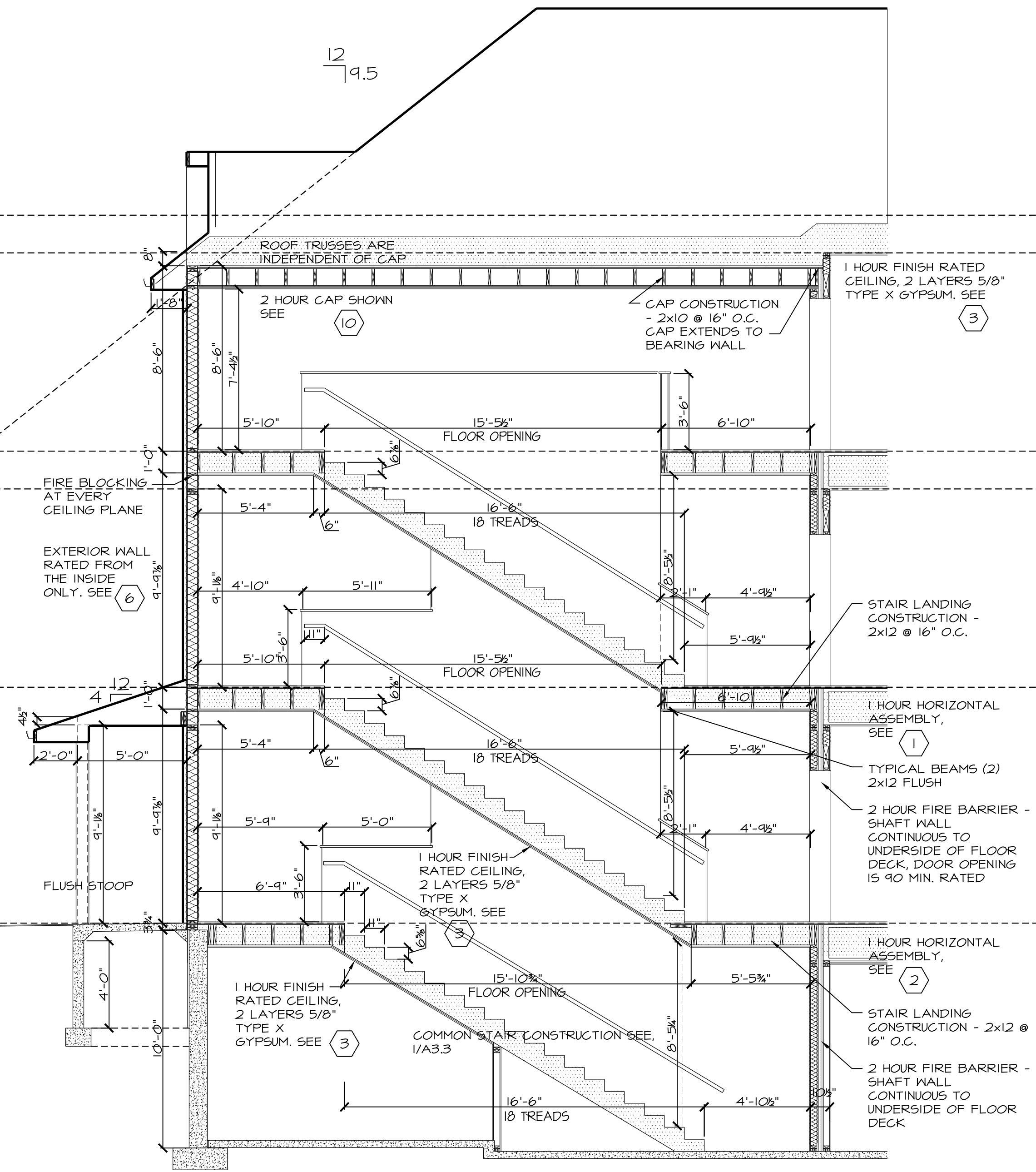
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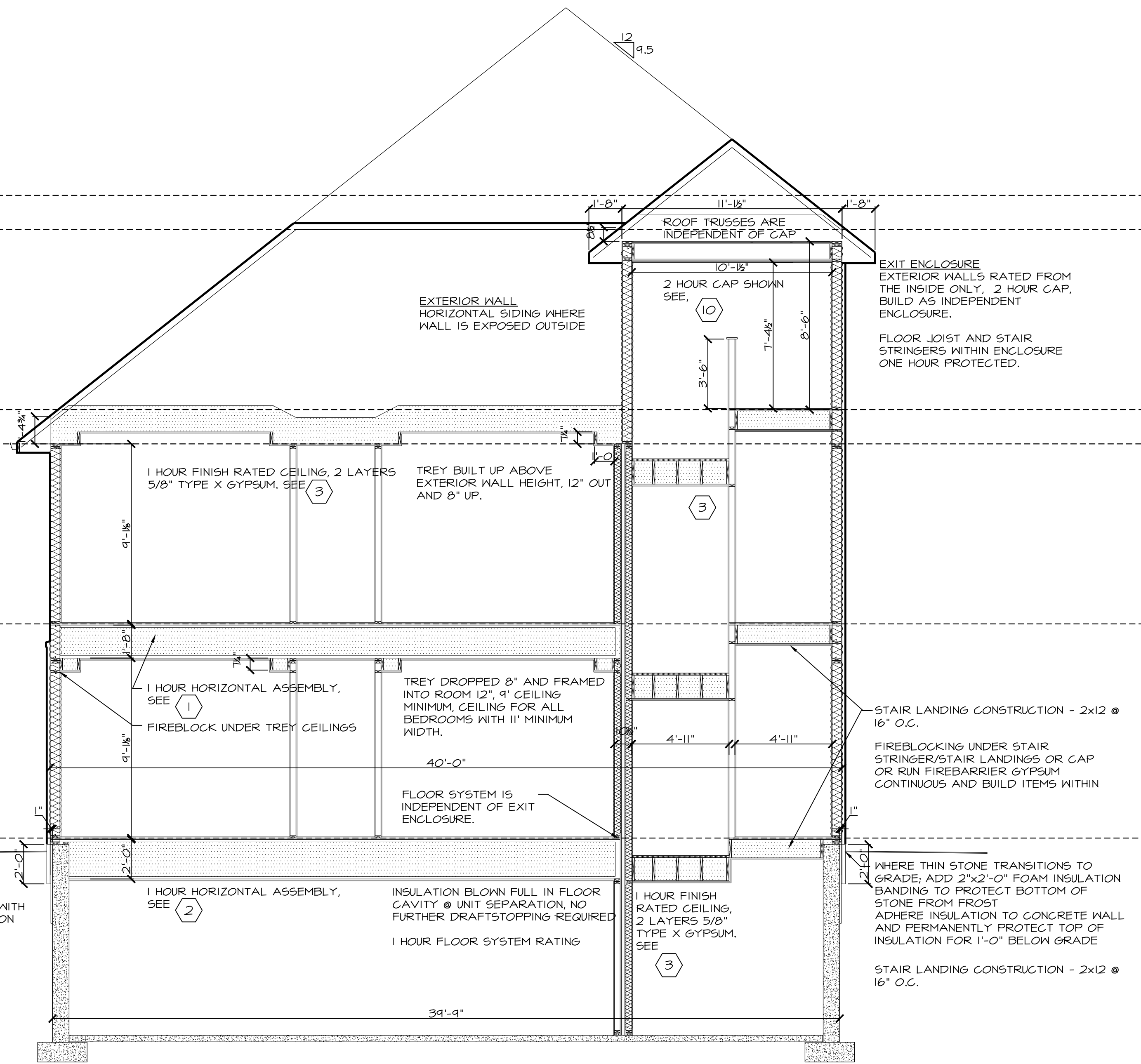
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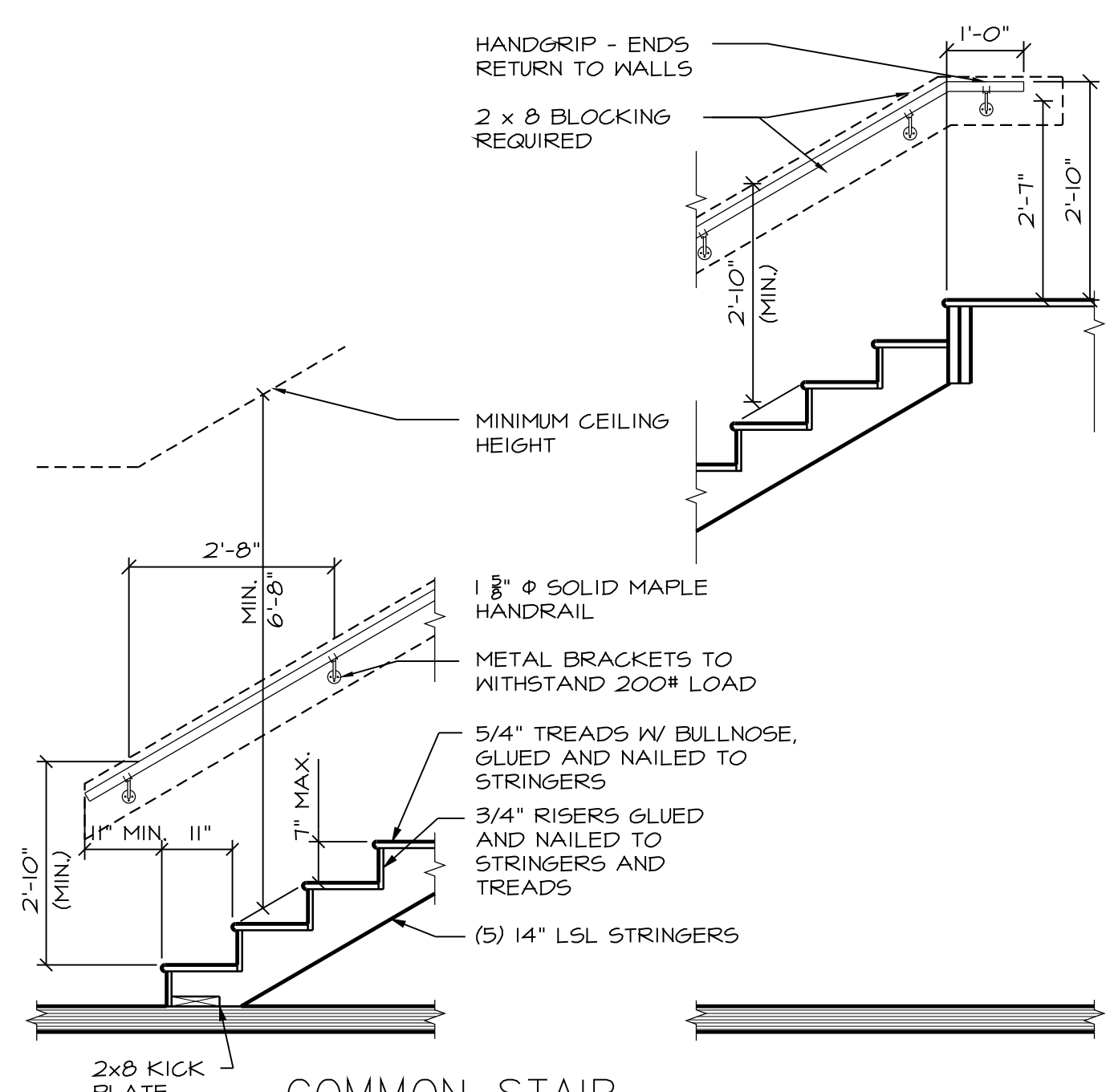




BUILDING SECTION E  
SCALE: 1/4" = 1'-0" A3.3



BUILDING SECTION D  
SCALE: 1/4" = 1'-0" A3.3



COMMON STAIR TYPICAL DETAIL  
SCALE: 1/2" = 1'-0" A3.3

GENERAL NOTES - COMMON STAIRS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 0 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" DIFFERENCE BETWEEN THE SMALLEST AND LARGEST RISE OR BETWEEN THE SMALLEST AND LARGEST TREAD. STEPS SHALL HAVE A RISE OF NOT MORE THAN 7 INCHES. STEPS SHALL NOT HAVE A TREAD LESS THAN 11 INCHES.
3. HANDRAIL DETAILS - THE TOP OF A HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE THE NOSING OF THE TREADS ON STAIRWAYS. HALF-WALLS IN NONDwELLING UNIT PORTIONS OF BUILDING SHALL EXTEND AT LEAST 42 INCHES ABOVE THE FINISHED FLOOR.
4. HAND GRIP DIMENSIONS - HANDRAILS ARE TO HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM TO 2 INCHES. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR TO RESIST 50 POUNDS PER LINEAR FOOT APPLIED TO THE TOP.
7. TYPICAL STAIR CONSTRUCTION - (4) 14" LSL STRINGERS, 1 x 8 RISERS, AND 5/4 BULL NOSE TREADS.
8. EXTENSIONS - HANDRAILS SHALL RETURN BACK TO THE WALL. RAILS ARE TO EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

SKYLINE TOWERS

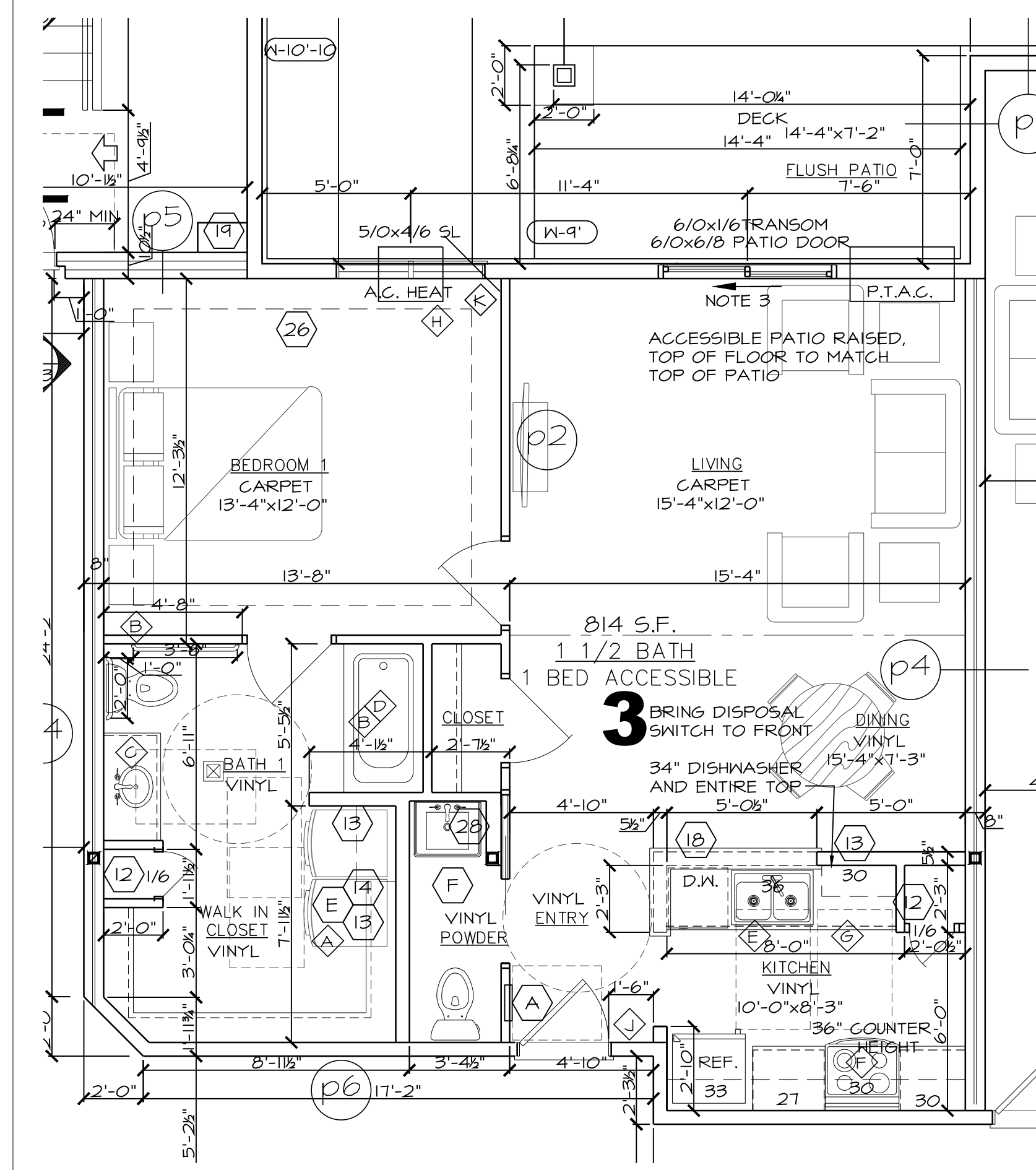
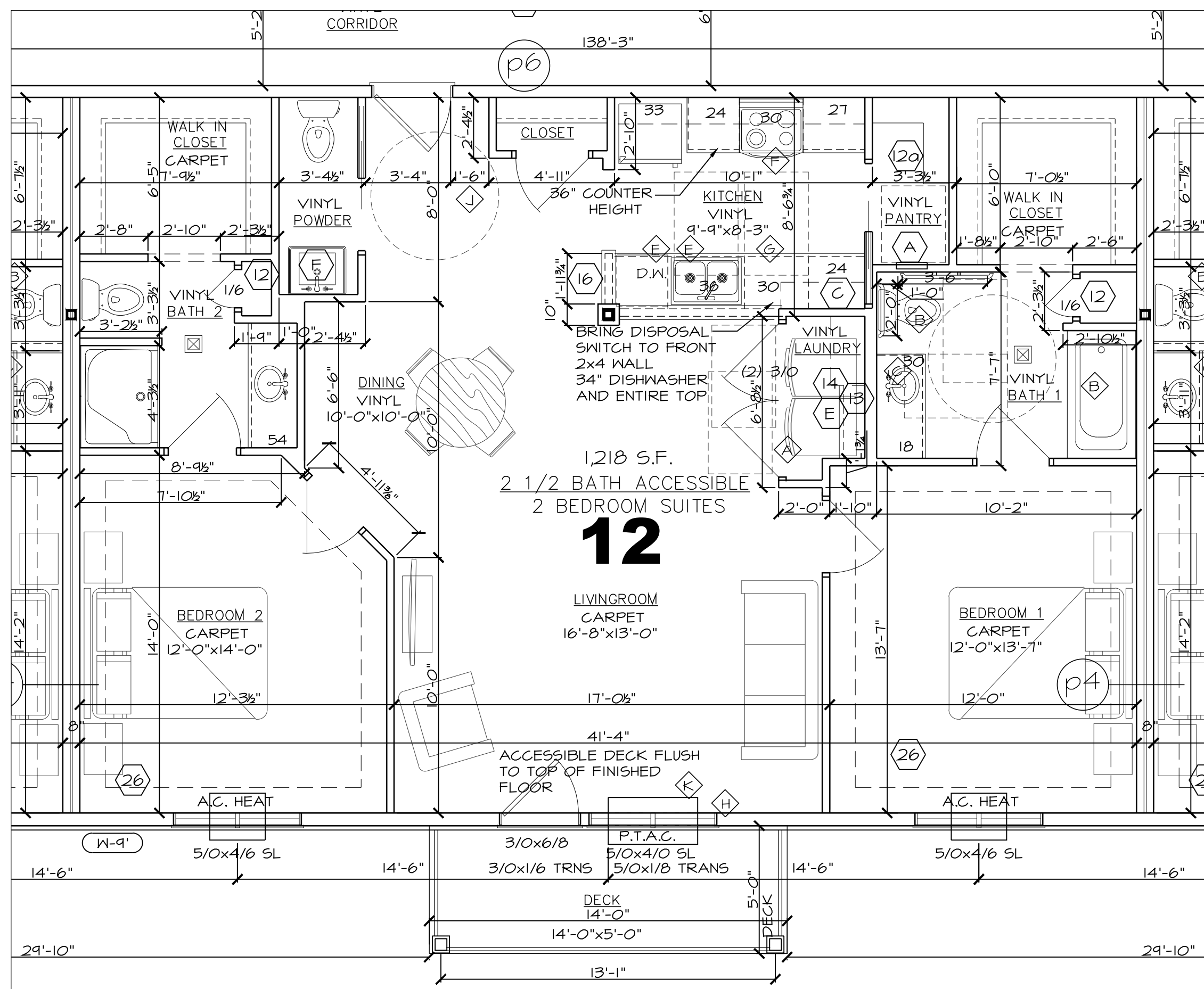
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**R-2, TYPE "A" AND "B" UNIT NOTES:**

**GENERAL NOTES (SEE SHEET A3.1 FOR MOUNTING HEIGHTS)**

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANSI A117.1-2003; SECTION 1003 TYPE "B" UNITS SHALL COMPLY WITH ICC/ANSI A117.1-2003; SECTION 1004

- ICC/IBC-2009; SEC 107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS OR IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.
- ICC/IBC-2009; SEC 107.7.1.1.1 - TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS. FIRST FLOOR IS ACCESSIBLE AND ALL DOORS WITH LOW PROFILE THRESHOLD.
- ICC/ANSI A117.1-2003; SEC. 1003.5.1 - PRIMARY ENTRANCE AND PASSAGE DOORS AND DOORWAYS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. TYPE "A" UNITS SHALL ALSO HAVE ADA COMPLIANT LEVER HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES. TYPE "B" - MANEUVERING CLEARANCES ARE ONLY REQUIRED ON THE OUTSIDE (CORRIDOR SIDE) OF THE PRIMARY ENTRANCE. EXCEPTION- IN BOTH "A" AND "B" UNITS - EXTERIOR SLIDING PATIO DOORS ARE TO HAVE A CLEAR OPENING OF 34" NOMINALLY, A 3/4" MAX. THRESHOLD IS ALLOWED PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

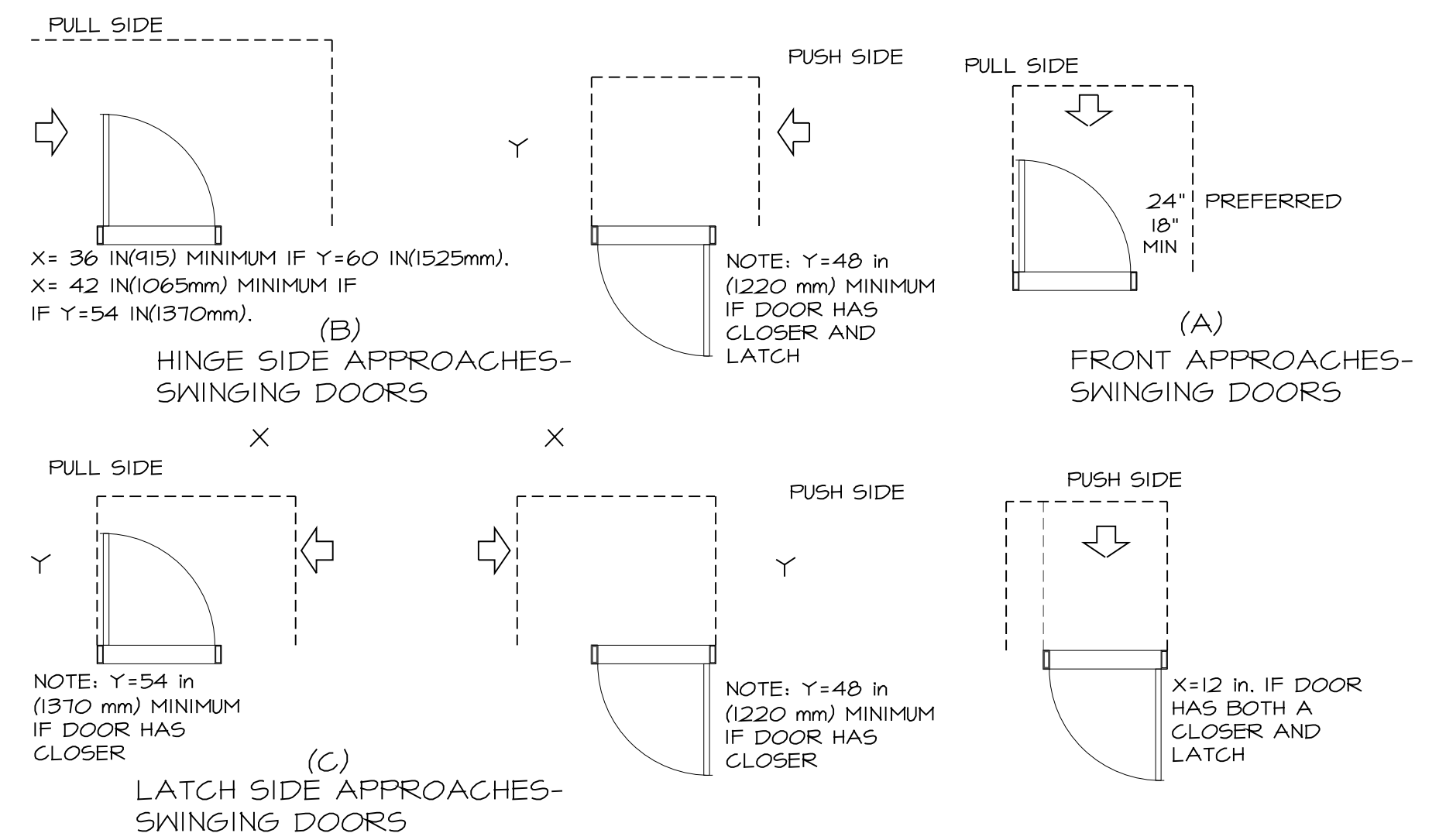
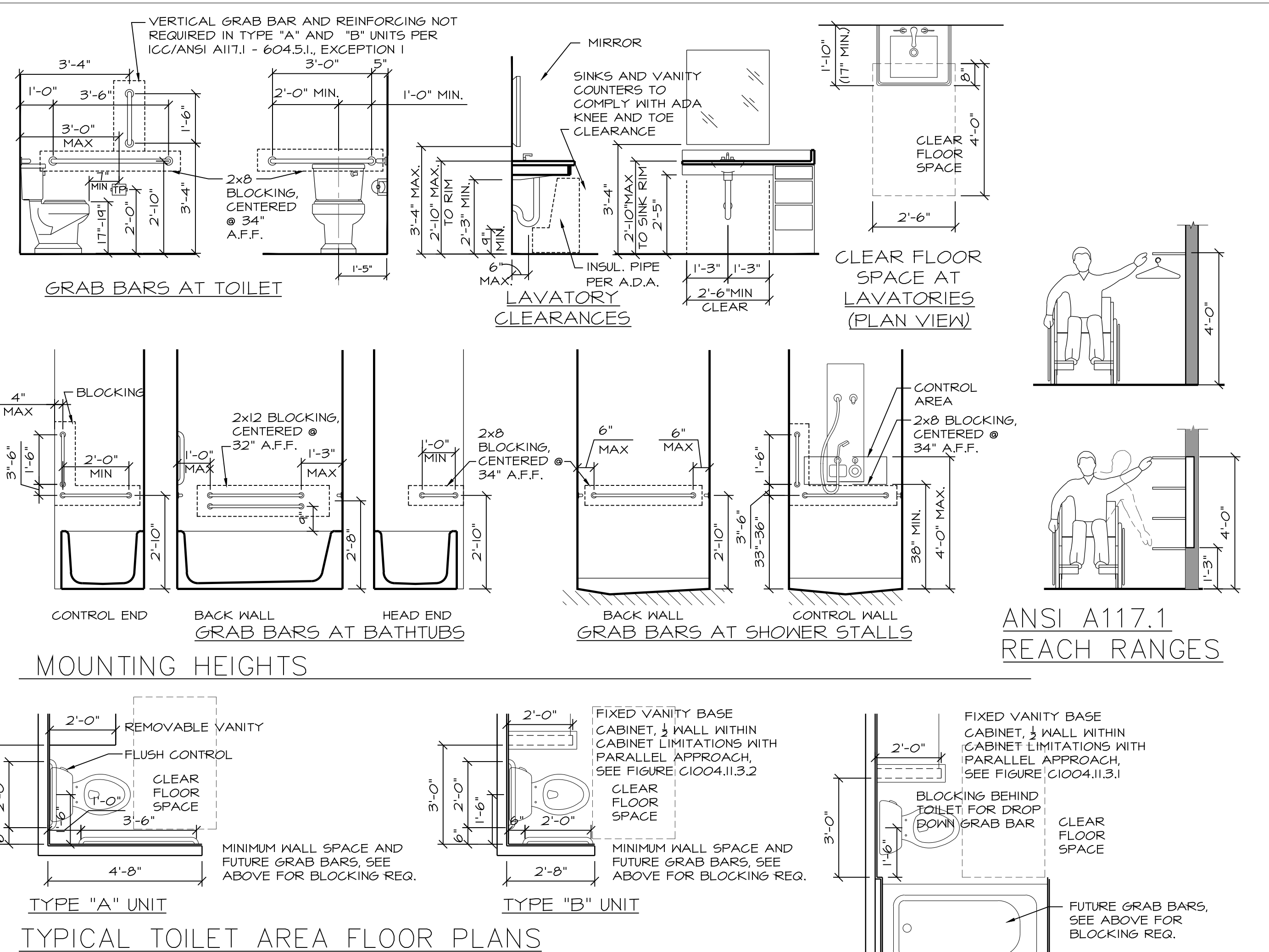
ICC/ANSI A117.1-2003; SEC. 404 - TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F., MAX.

62.101 PROVIDE LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES AT REQUEST OF TENANT.

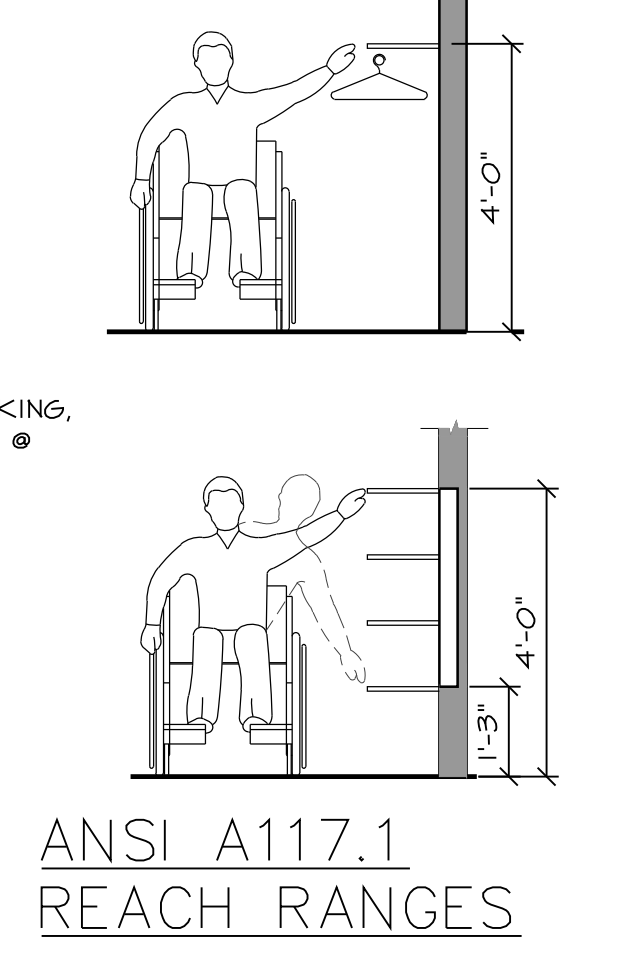
- ICC/ANSI A117.1-2003; SEC. 1003.9 & 1004.4 - OPERABLE PARTS, SUCH AS FAUCETS, BATHUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F., MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS AND CIRCUIT BREAKERS IN TYPE "A" UNITS SHALL ALSO COMPLY.
- ICC/ANSI A117.1-2003; SEC 1003.11 AND 1004.11 - WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15'-14" A.F.F. - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROL ON THE OPEN SIDE OF THE TOILET FOR TYPE "A" UNIT.
- ICC/ANSI A117.1-2003; SEC. 1003.11.4 - SHOWERS, IF IN TYPE "A" UNIT - ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 608, INCLUDING CLEAR FLOOR SPACE AND CONTROLS. EXCEPTION 3- SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.
- ICC/ANSI A117.1-2003; SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.

**PLAN NOTES**

- ICC/ANSI A117.1-2003; SEC. 1002.10, SEC. 1003.1 AND SEC. 1004.1 - WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH SEC. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. TYPE "A" UNITS- IF W/D IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRED. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.
- ICC/ANSI A117.1-2003; SEC 1003.11.4 AND SEC 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS- REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED.) EXCEPTION: CABINETS SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED: (A) THE CABINETS SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS. (C) THE WALLS BEHIND AND SURROUNDING CABINETS ARE FINISHED.
- ICC/ANSI A117.1-2003; SEC 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.
- ICC/ANSI A117.1-2003; SEC 1003.11.8 - BATHUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE. A CLEAR FLOOR SPACE- 30" x LENGTH OF THE CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATHUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.1.
- ICC/ANSI A117.1-2003; SEC 1003.12.4 - A 30" x 48" CLEAR SPACE SHALL BE PROVIDED AT THE KITCHEN SINK, CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH IN TYPE "A" UNITS AND PARALLEL APPROACH IN TYPE "B" UNITS. EXCEPTION: CABINETS SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED: (A) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS (C) THE WALLS BEHIND AND SURROUNDING CABINETS ARE FINISHED.
- ICC/ANSI A117.1-2003; SEC 1003.12.4 - (UNIT TYPE "A") A KITCHEN SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. EXPOSED PIPES MUST BE INSULATED.
- ICC/ANSI A117.1-2003; SEC 1003.12.6 - (UNIT TYPE "A") ALL APPLIANCES SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 1003.9 AND BE WITHIN THE REACH RANGES AND SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH. DISHWASHER SHALL HAVE A CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER DOOR. REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. A.F.F.
- ICC/ANSI A117.1-2003; SEC 1002.12.3 - (UNIT TYPE "A") A KITCHEN 30" WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.
- 1003.12.3.1 - WORK AREA 30" x 48" CLEAR FLOOR SPACE - FORWARD APPROACH EXCEPTION: CABINETS SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED: (A) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS (C) THE WALLS BEHIND AND SURROUNDING CABINETS ARE FINISHED
- ICC/ANSI A117.1-2003; SEC. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. SEE NOTE #3.
- CRITICAL ACCESSIBLE DIMENSION
- AIR CONDITIONERS WITHIN REACH RANGE OR TO HAVE REMOTE CONTROL.



**MANEUVERING CLEARANCES AT DOORS**  
NOT TO SCALE



**ANSI A117.1 REACH RANGES**

**SKYLINE TOWERS**

laplantarchitecture@yahoo.com

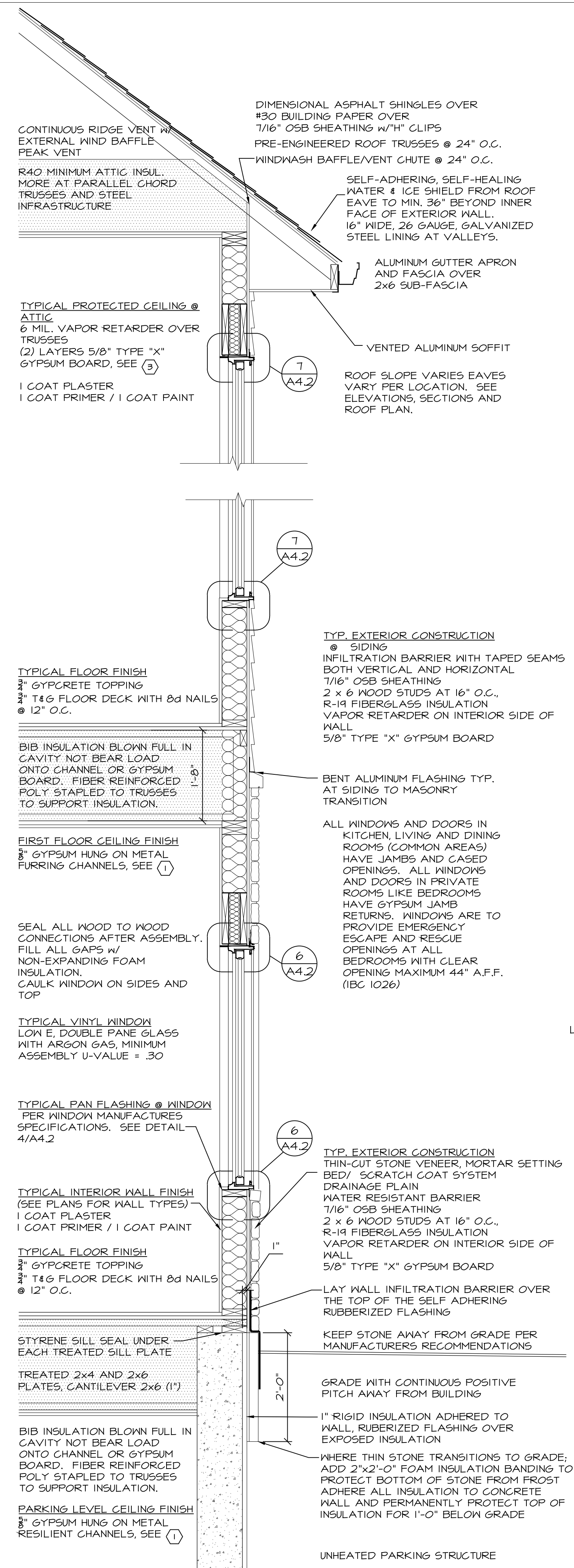
**LaPlant Architecture, LLC**

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GREEN BAY, WISCONSIN  
MAILING: 1592 RUSTIC WAY  
GREEN BAY, WISCONSIN 54313  
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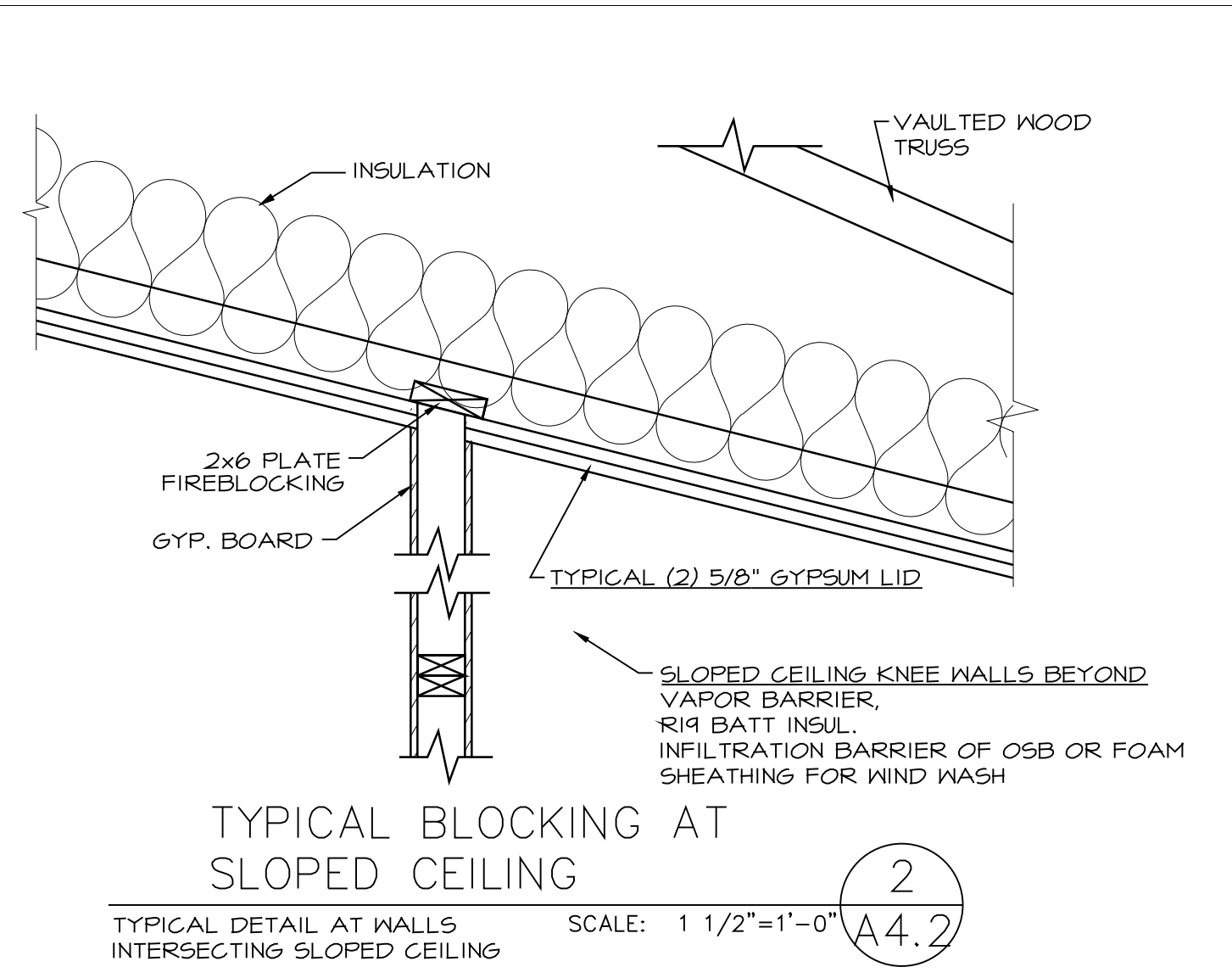
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1	6/11/2016

DATE: 4/28/2016  
PROJECT NO. 461482  
SHEET **A**  
**4.1**

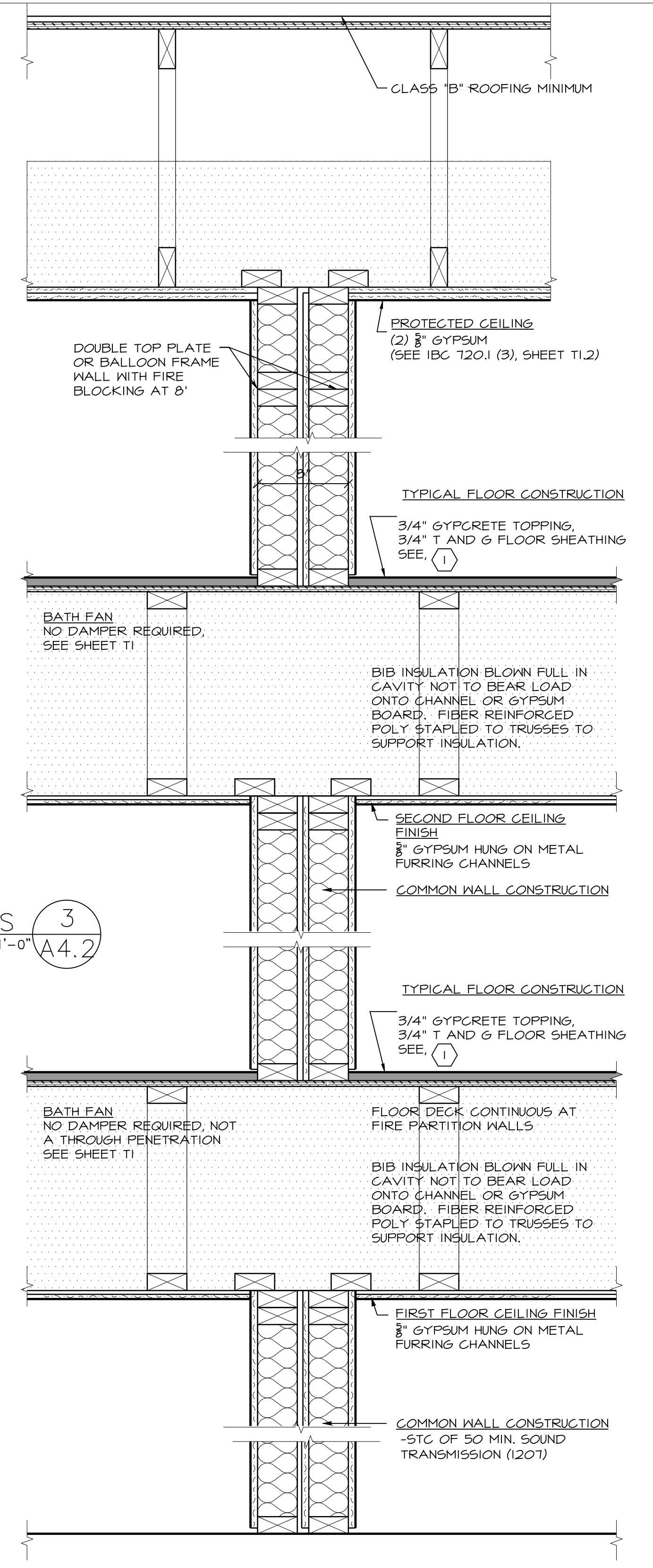
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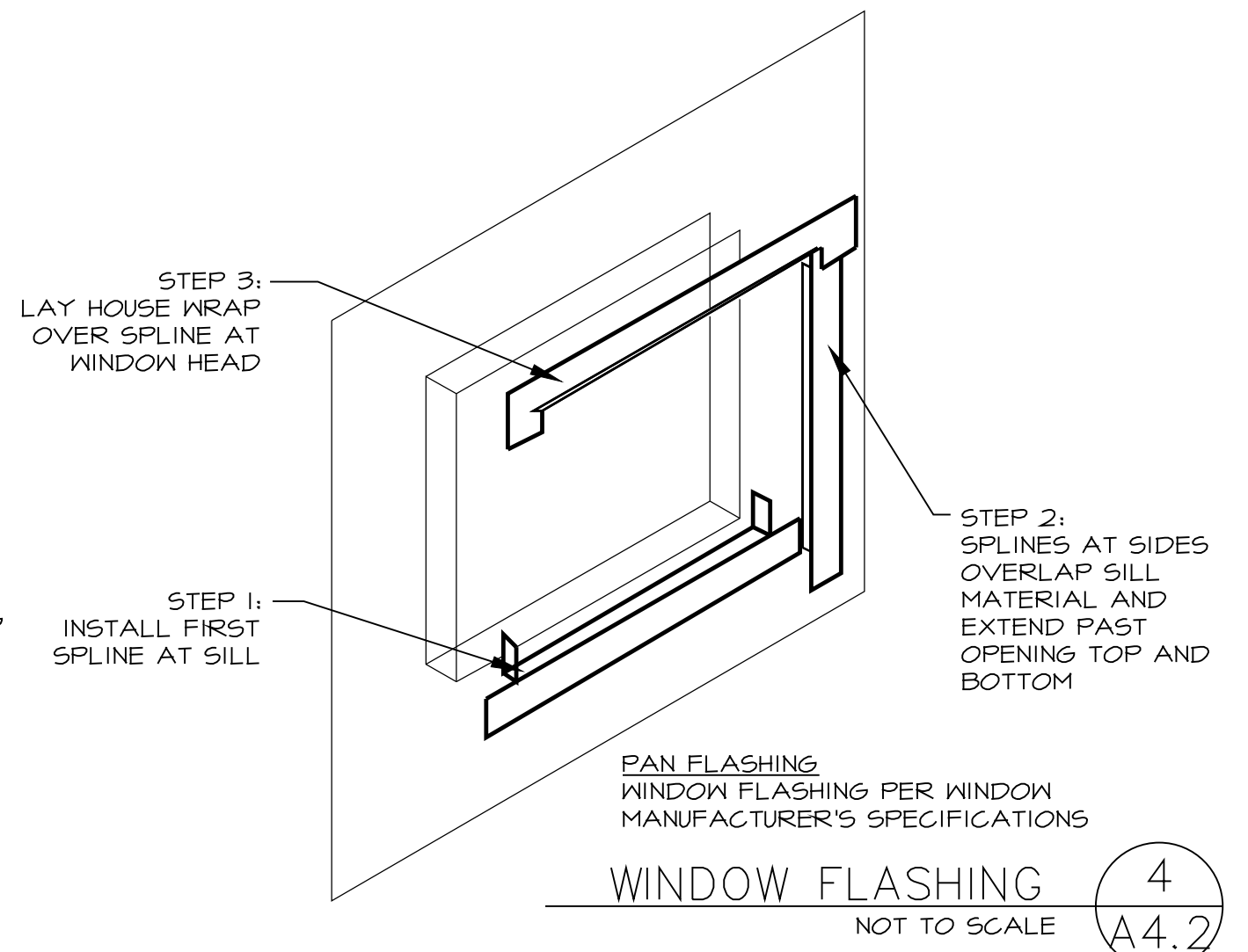
**THERMAL ENVELOPE**  
SCALE: 3/4" = 1'-0"  
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A4.2



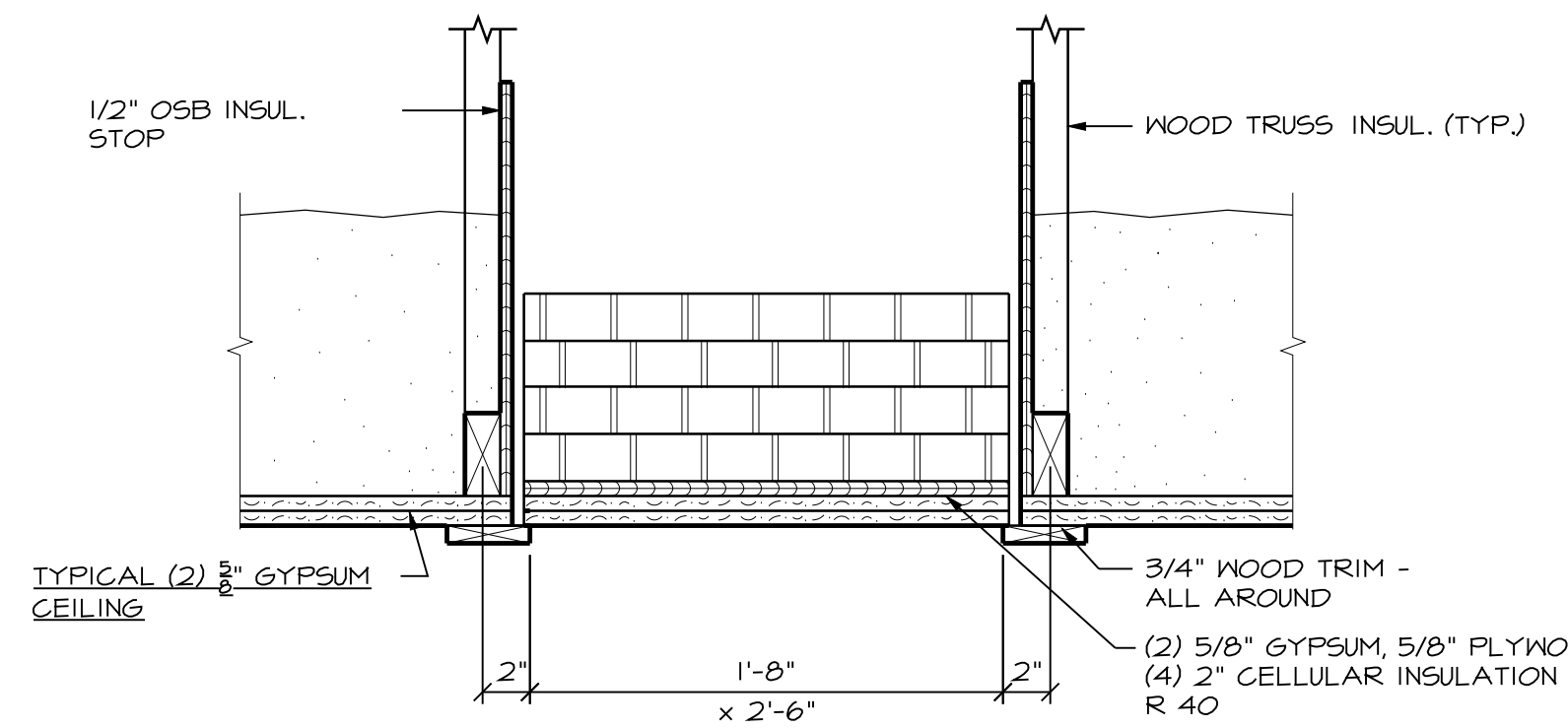
**TYPICAL BLOCKING AT SLOPED CEILING**  
TYPICAL DETAIL AT WALLS INTERSECTING SLOPED CEILING  
SCALE: 1 1/2" = 1'-0"  
**2**  
A4.2



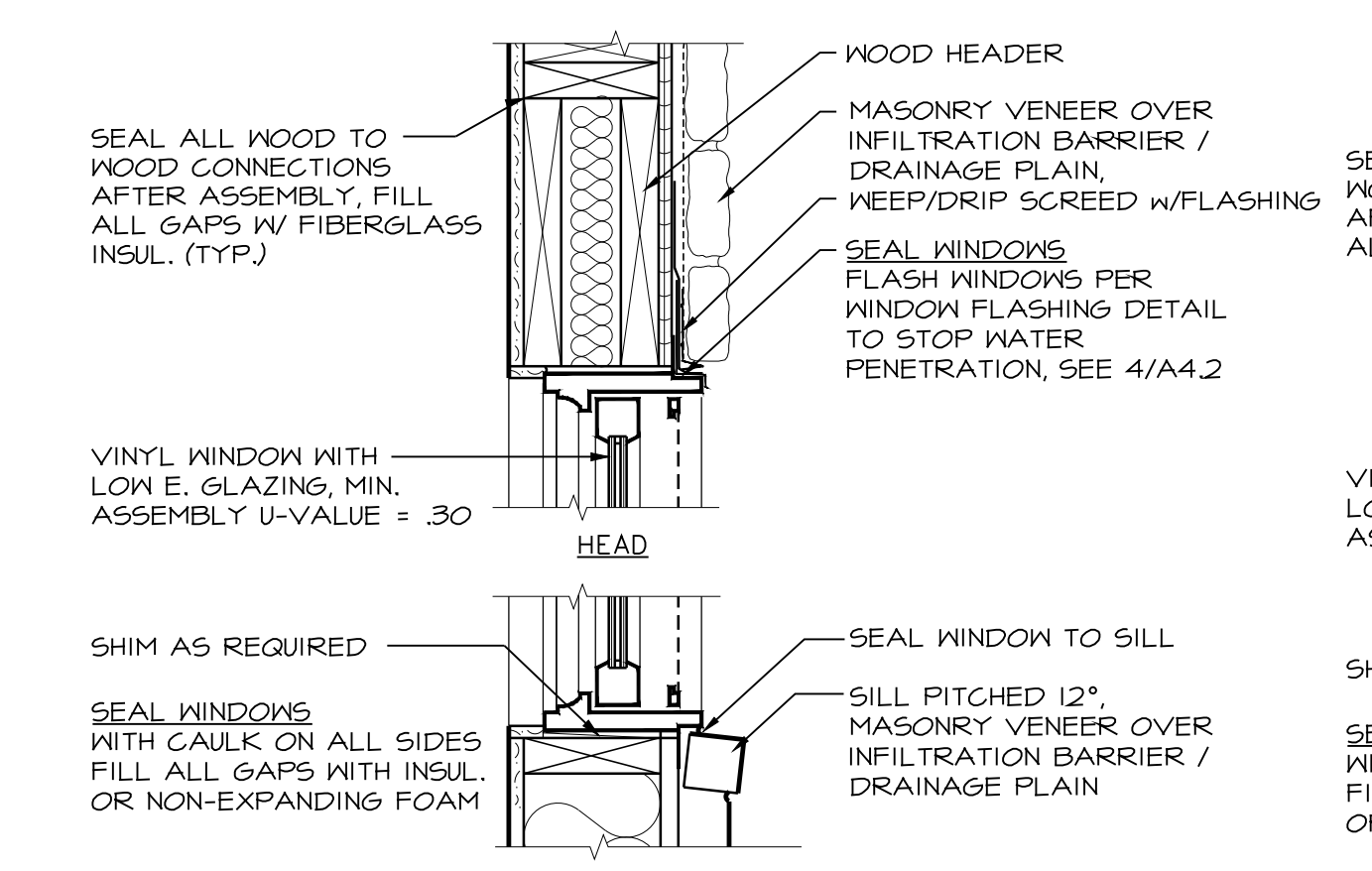
**DWELLING PARTY WALLS**  
1 HOUR FIRE PARTITION  
SCALE: 1 1/2" = 1'-0"  
**3**  
A4.2



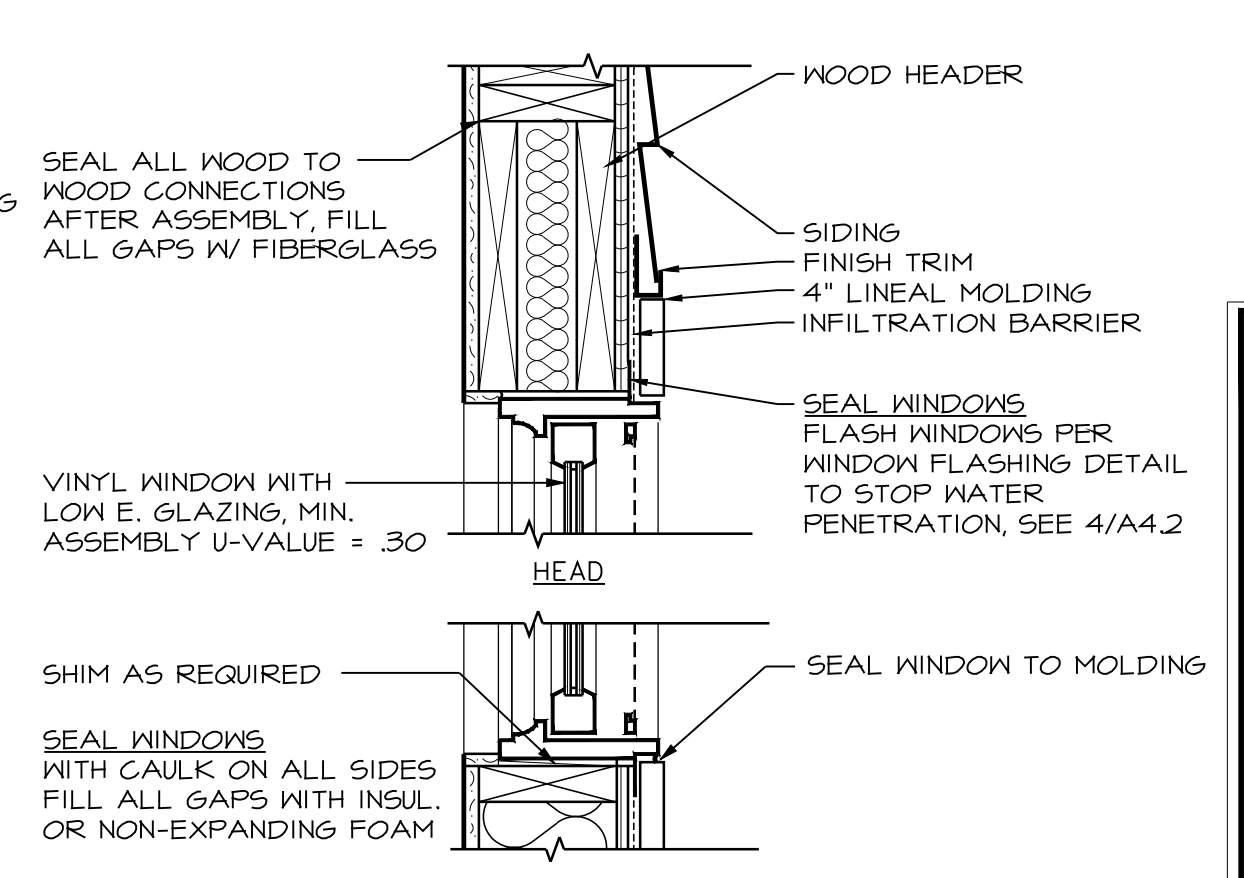
**WINDOW FLASHING**  
NOT TO SCALE  
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A4.2



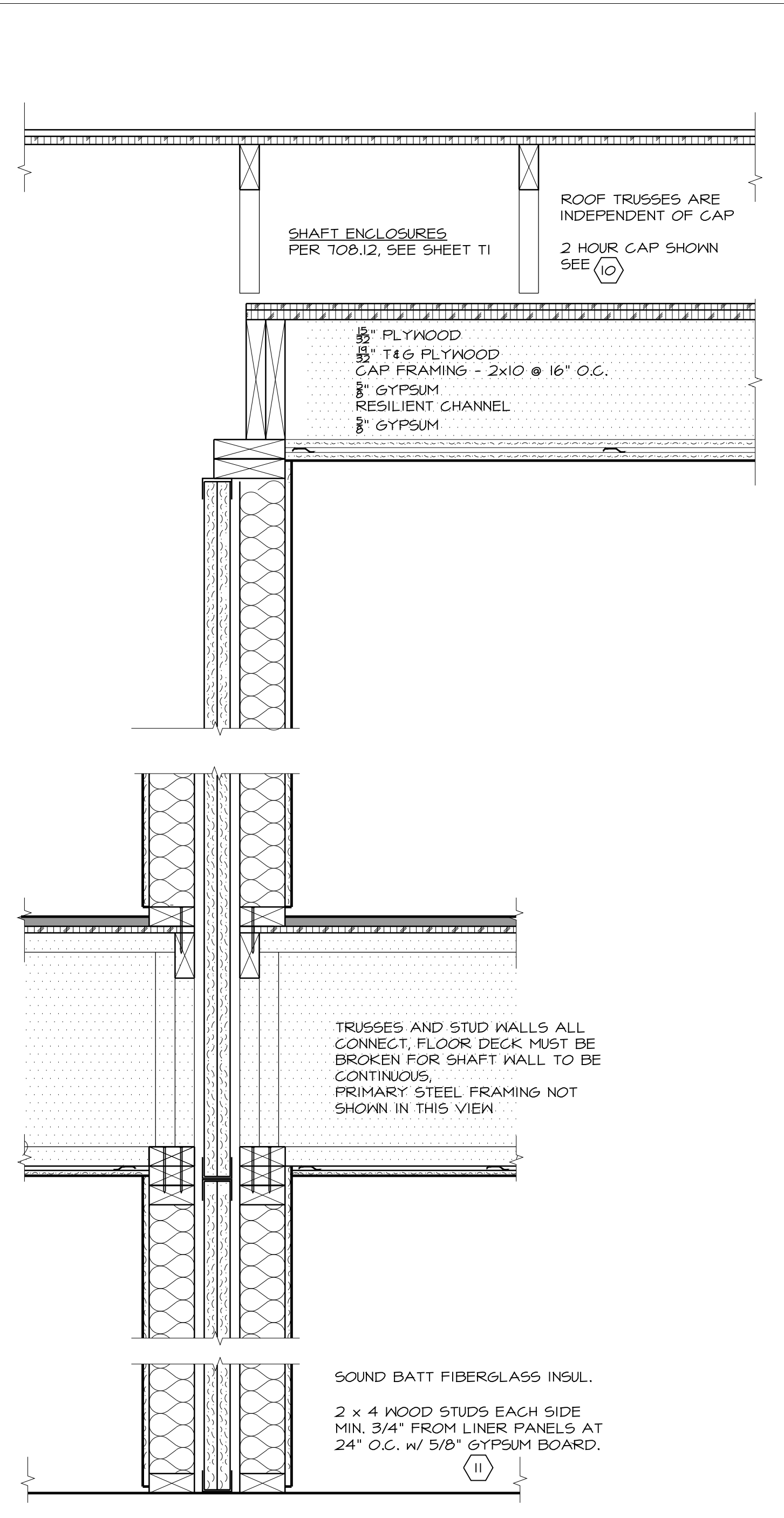
**ATTIC SCUTTLE PANEL**  
SCALE: 1 1/2" = 1'-0"  
**5**  
A4.2



**SLIDE-BY WINDOW**  
SCALE: 1 1/2" = 1'-0"  
**6**  
A4.2



**SLIDE-BY WINDOW**  
SCALE: 1 1/2" = 1'-0"  
**7**  
A4.2



**FIRE RATED ASSEMBLY**  
2 HOUR SHAFT WALL  
**8**  
A4.2  
SCALE: 1 1/2" = 1'-0"

**SKYLINE TOWERS**

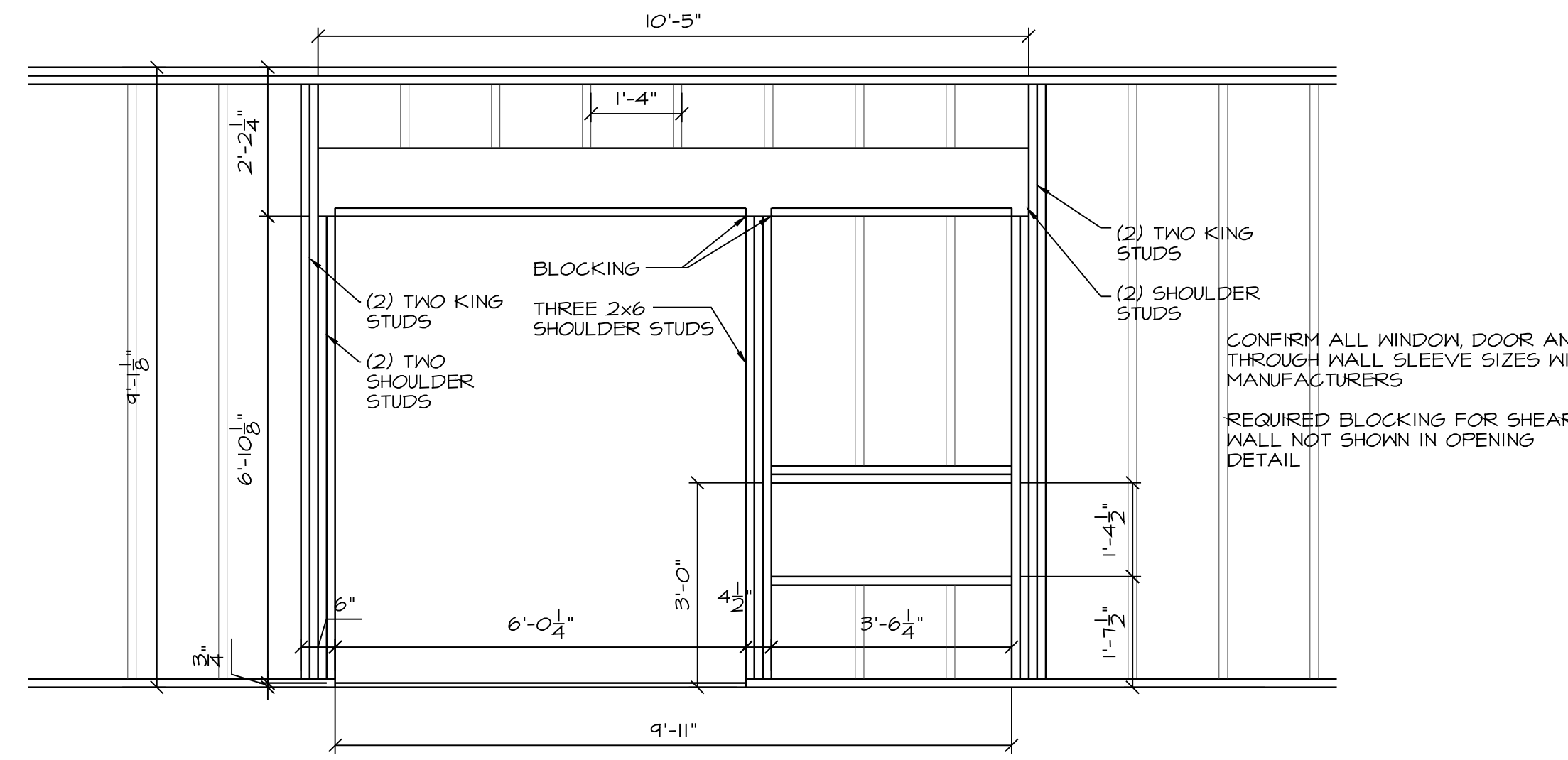
**LaPlant Architecture, LLC**

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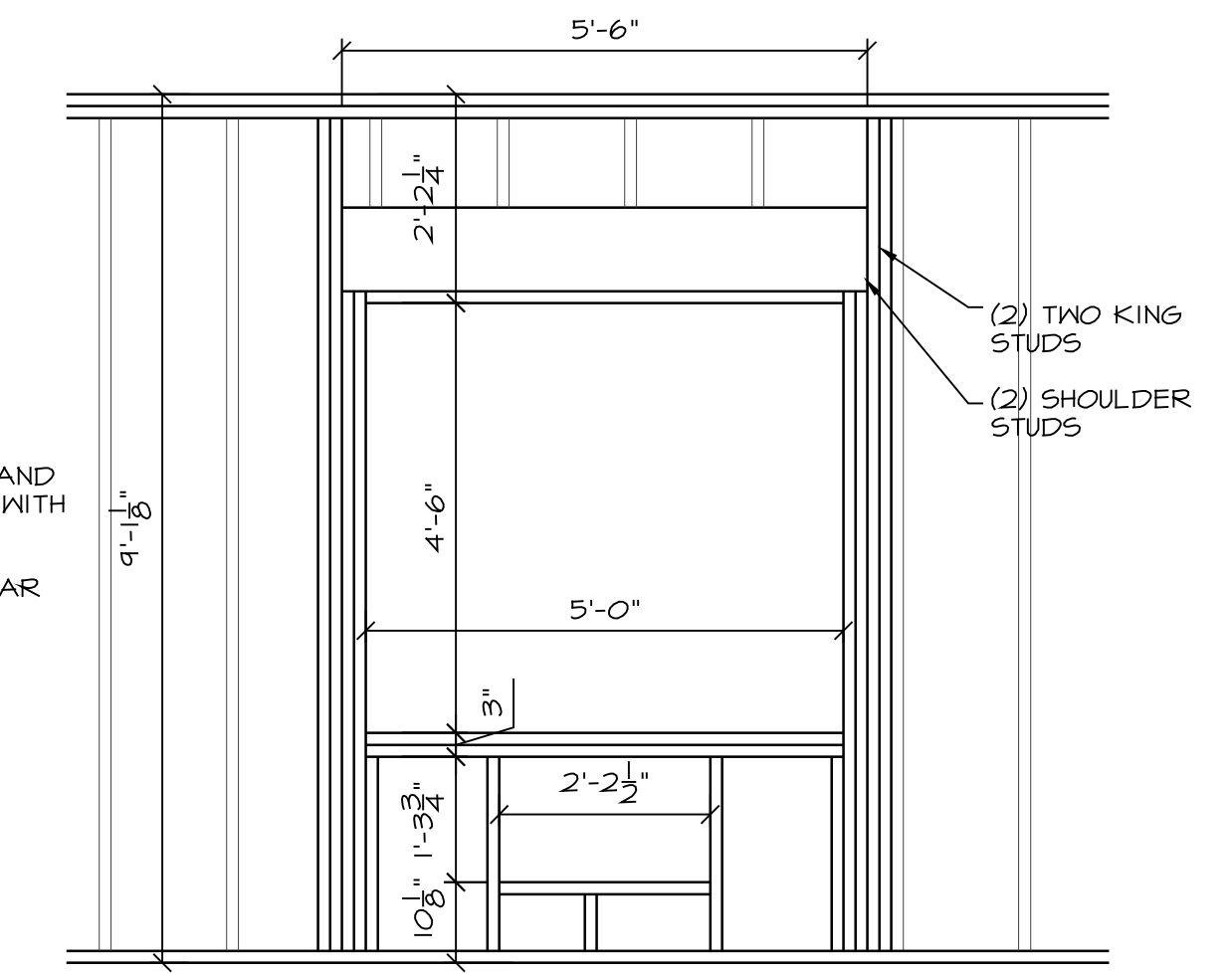
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DATE: 4/28/2016  
PROJECT NO. 461482  
SHEET **A 4.2**

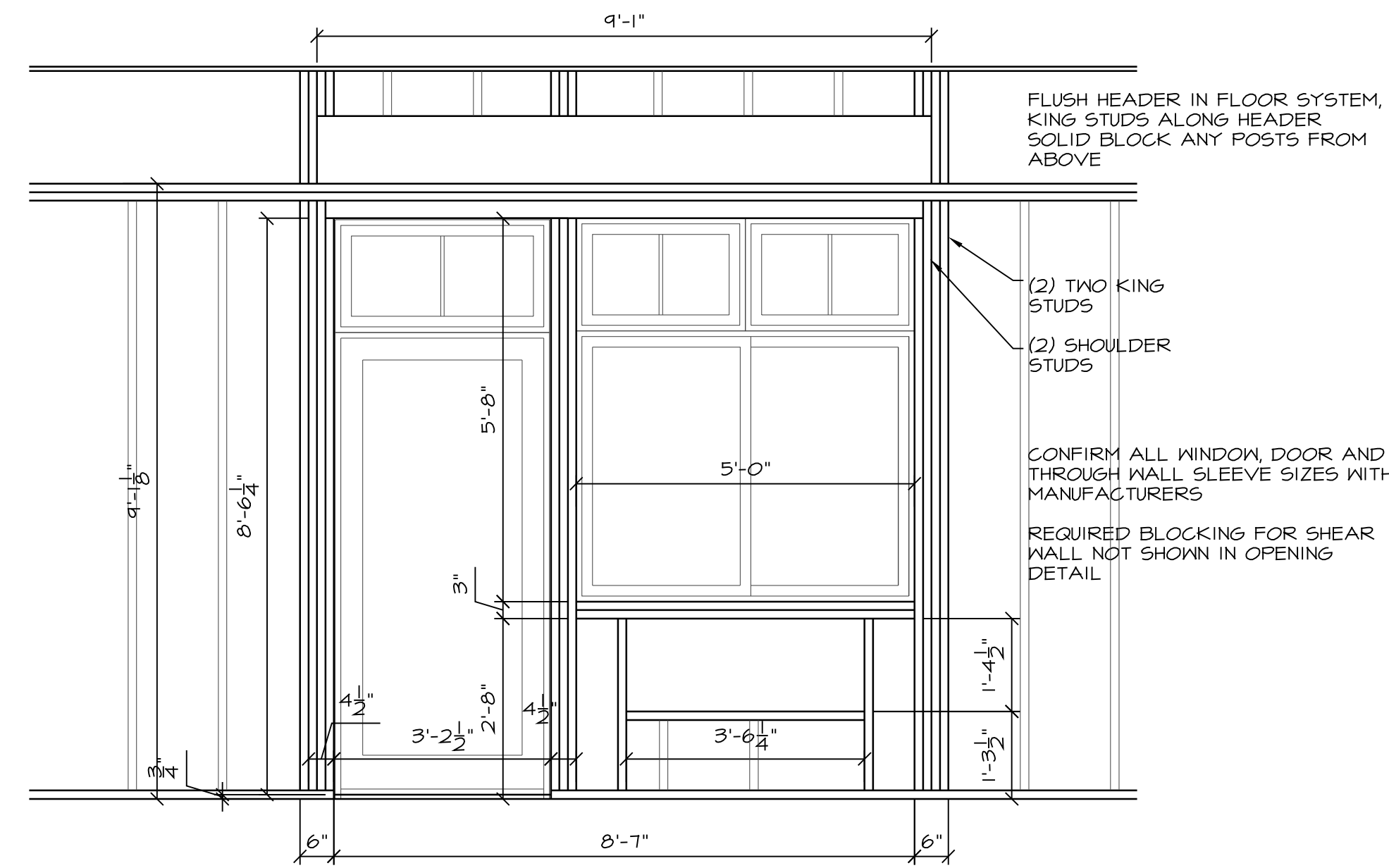
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1 CONTINUOUS HEADER—  
 PATIO DOOR AND P.T.A.C. UNIT  
 A4.3 SCALE: 1/2" = 1'-0"

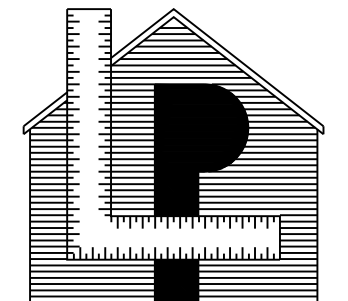


2 HEADER—  
 WINDOW AND AIR CONDITIONER  
 A4.3 SCALE: 1/2" = 1'-0"



3 CONTINUOUS HEADER—  
 SWING DOOR, P.T.A.C. UNIT, TRANSOM  
 A4.3 SCALE: 1/2" = 1'-0"

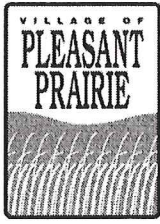
**SKYLINE TOWERS**

 <b>LaPlant</b> Architecture, LLC OFFICE: 926 WILLARD DRIVE GREEN BAY, WISCONSIN MAILING: 1592 RUSTIC WAY GREEN BAY, WISCONSIN 54313 Telephone: (920) 737-9769 EMAIL: <a href="mailto:laplantarchitecture@yahoo.com">laplantarchitecture@yahoo.com</a> © LaPlant Architecture LLC 2016	REVISION 1  DATE 4/28/2016 PROJECT NO. 461462 SHEET <b>A</b> <b>4.3</b>
	DATE 5/11/2016

**SKYLINE TOWERS  
PLEASANT PRAIRIE, WI**

ITEM	MANUFACTURER	COLOR
<b>EXTERIOR</b>		
Cultured Stone	Dutch Quality	Sienna Weather Ledge
Brick	Boral	Natchez Trace Heritage - Kings
Roofing	GAF	Weatherwood
Deck Railing & Spindles	Elite Fence Products	Beige
Windows	JeldWen	Almond
Garage Door	American Overhead Door	Almond
Aluminum Entrances	TBD	Sandstone
Siding - Lap Siding	HardiPlank - Cedarmill	Khaki Brown
Shakes - Shingle Siding	Hardie Shingle - Straight Edge	Rich Espresso
Trim, Corners, Band Boards, Lineals	Hardie Board	Navajo Beige
Deck Posts, Caps	Hardie Board	Navajo Beige
Soffits & Fascia, Aluminum	Rollex	Stone
Gutters & Downspouts	Rollex	Stone
Dumpster Enclosure	Concrete Block	Paint to match Khaki Brown
Dumpster Vinyl Gate	n/a	Color to match Khaki Brown
Architectural Grilles	Amana	Match #1120956
<b>INTERIOR</b>		
Interior Trim/Doors	Sherwin Williams	Creamy #7012
Cabinets	TBD	Dark Roast
Countertops - Kitchen	Granite	Ornamental
Countertops - Bathrooms	Granite	Ornamental
Carpet - Units	Engineered - Touchown II E115	#1825
Carpet - Hallway & Stairs including Unit Stairs	Bigelow, Essentials Collection	Artfully Done #7838
Vinyl Plank	Mannington, Adura	ALP 601
Interior Wall Paint	Sherwin Williams	Kilim Beige #6106
Window Treatments	Sherwin Williams	Alabaster
Appliances	Whirlpool	Black
Laundry	Whirlpool	White
Ceramic Tile Base (Bathrooms)	HJ Martin & Son	Manitoba Walnut
Elevator Interior	Otis Elevator	Antique Walnut
Elevator Doors	Otis Elevator	Painted - Mushroom EN-4
Acoustical Tile Ceiling Panels	USG Eclipse	TBD
Acoustical Tile Ceiling Grid	USG DX/DXL	TBD





RECEIVED

JUN 13 2016

Filed 20 Published 20
Public Hearing 20
Fee Paid 20 Approved 20
PLEASANT PRAIRIE Notices Mailed 20 Denied 20

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

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

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

It is petitioned that the following described property be rezoned from the present R1P4D

District(s) to District(s). The property petitioned

to be rezoned is located at: 9511 81st Street and is legally described

as follows: See Attached CSM #2458 - Document 1420259

Tax Parcel Number(s): 91-4-122-084-0413

The proposed use for this property is: 60-Unit M/F Bldg.

To Allow Deck encroachment into 35' setback - to a 30' setback. Posts to be brick-decks are not cantilevered

Petitioner's interest in the requested rezoning:
Compatibility with adjacent land uses:

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

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

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

PROPERTY OWNER:

Print Name: Skyline Towers LLC

Signature: [Handwritten Signature]

Address: 1308 No. Kings Ct Green Bay, WI 54313

(City) (State) (Zip)

Phone: 920-662-1630

Fax: 920-662-8204

Email: M.Christensen@lexingtonneighborhoods.com

Date: 06-10-16

OWNER'S AGENT:

Print Name: Carl Ambrosius

Signature: [Handwritten Signature]

Address: 1300 No. Kings Ct Green Bay, WI 54313

(City) (State) (Zip)

Phone: 920-655-1961

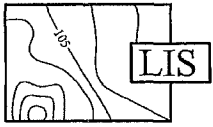
Fax: N/A

Email: Cambrosius@lexingtonneighborhoods.com

Date: 06-10-16

Doc# 1420259

# CERTIFIED SURVEY MAP NO. 2458



BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

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ENGINEERS, SURVEYORS & CONSULTANTS

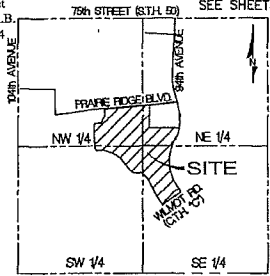
9722 WATERTOWN PLANK ROAD  
BUILDING S-5  
WAUWATOSA, WI 53226  
T 414-302-9515 F 414-302-9516  
www.lisinc.net  
Drawn By: M.A.B.  
Date: 09/17/04

- INDICATES IRON PIPE FOUND
- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 30 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

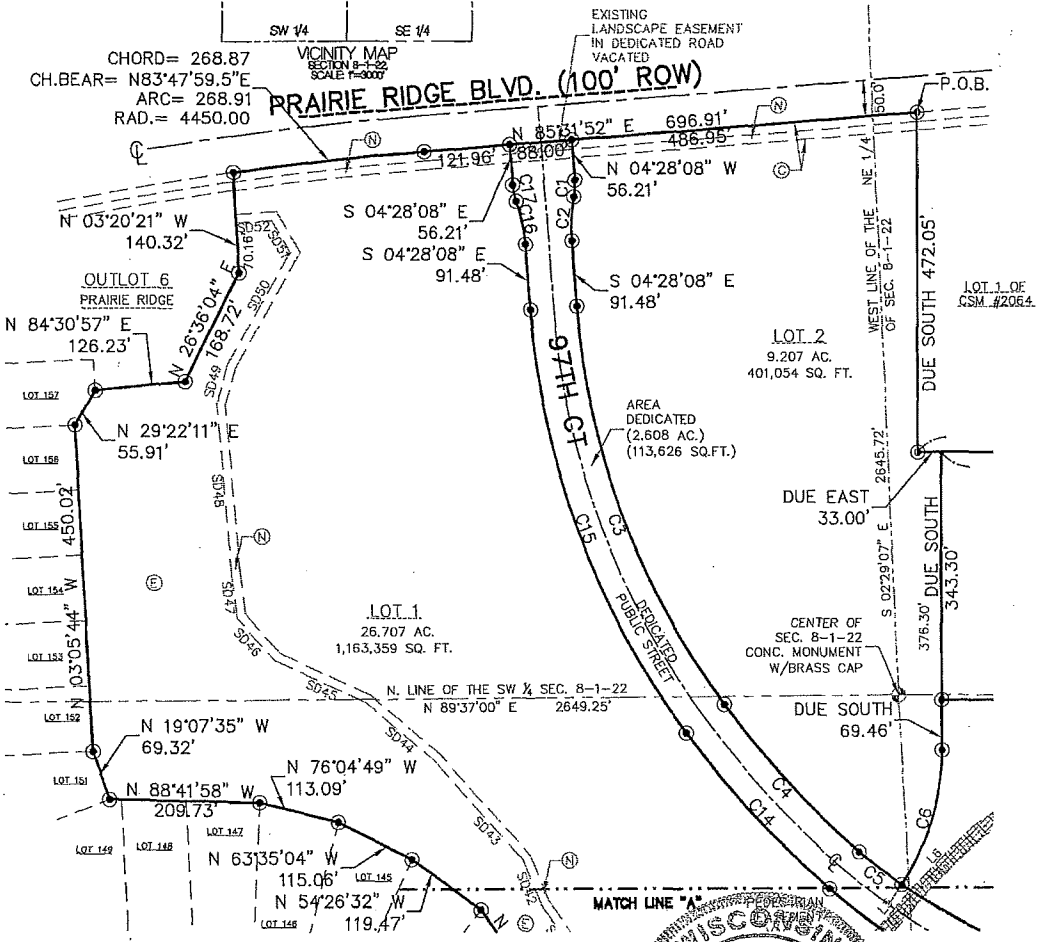
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 8-1-22, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

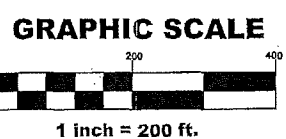
SEE SHEETS 4-6 FOR NEW EASEMENTS.



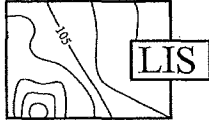
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CH.BEAR= N83°47'59.5"E  
ARC= 268.91  
RAD.= 4450.00



SEE PAGE 7 OF 15 FOR EASEMENT NOTES



# CERTIFIED SURVEY MAP NO. 2458



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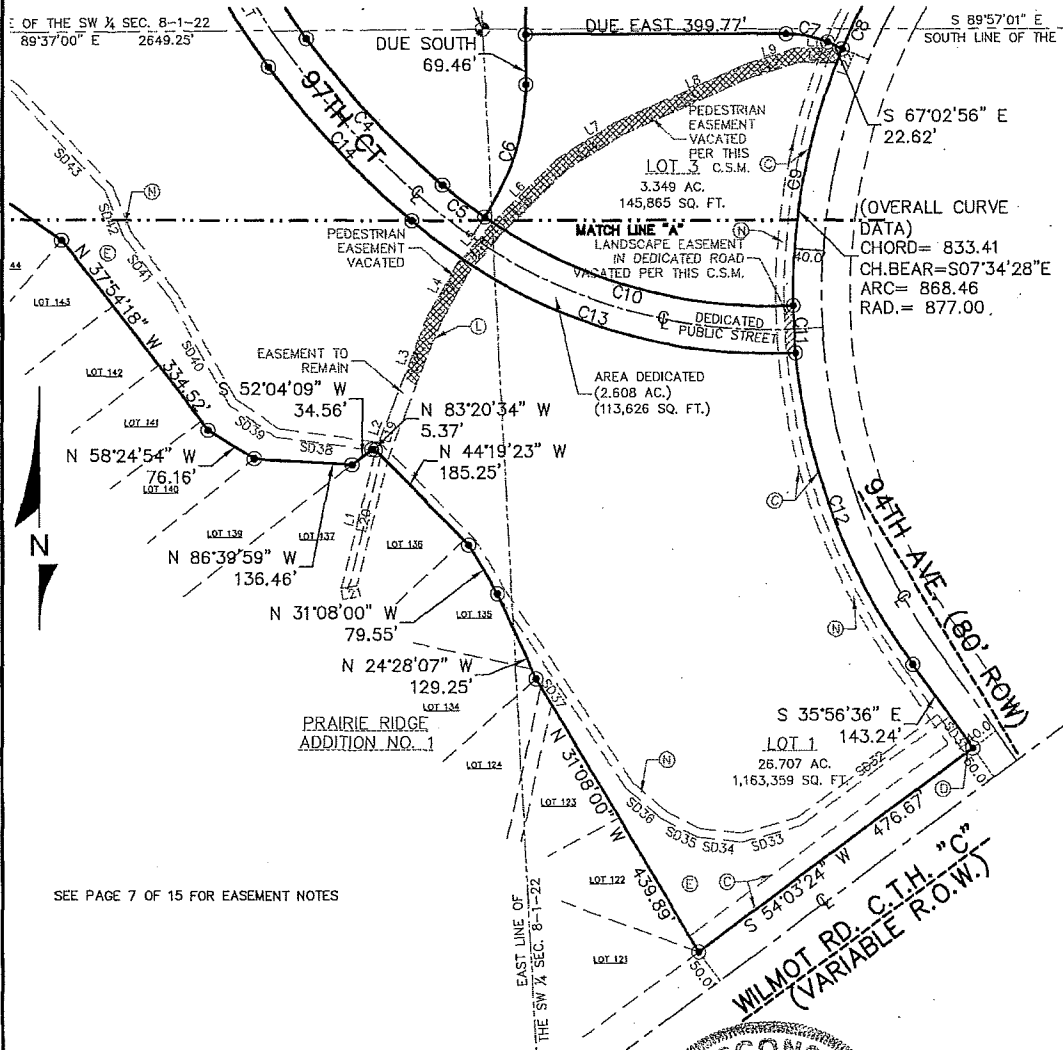
BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 30 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 8-1-22, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

SEE SHEETS 4-6 FOR NEW EASEMENTS.



SEE PAGE 7 OF 15 FOR EASEMENT NOTES

### GRAPHIC SCALE



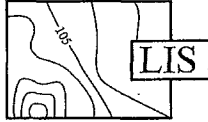
1 inch = 200 ft.

THIS INSTRUMENT DRAFTED BY MARK L. WERTZ





# CERTIFIED SURVEY MAP NO. 2458



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BUILDING S-5  
WAUWATOSA, WI 53226  
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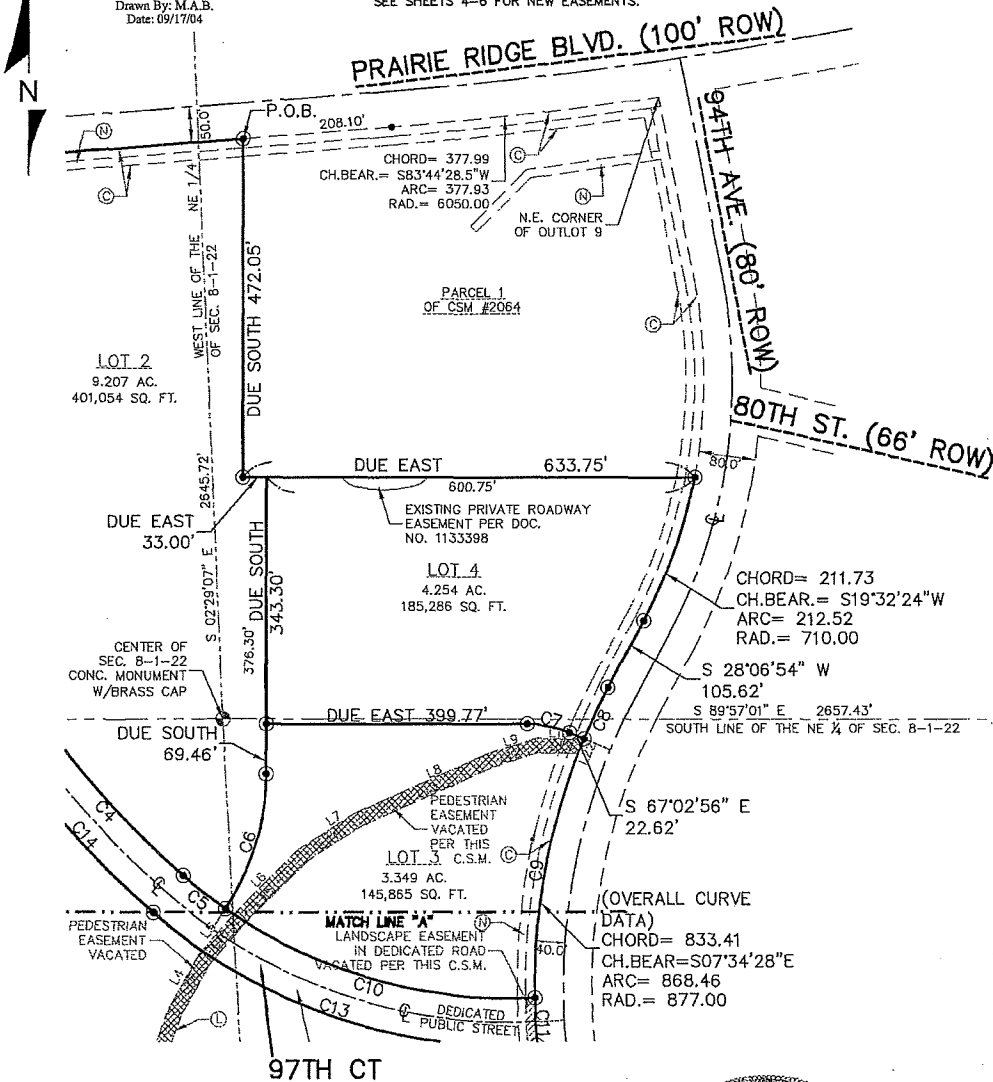
BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

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SEE PAGE 7 OF 15 FOR EASEMENT NOTES

## GRAPHIC SCALE



1 inch = 200 ft.

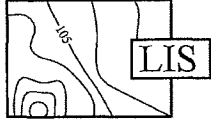


01-12-05

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PAGE 3 OF 15

# CERTIFIED SURVEY MAP NO. 2458



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ENGINEERS, SURVEYORS & CONSULTANTS

9722 WATERTOWN PLANK ROAD  
BUILDING S-5  
WAUWATOSA, WI 53226  
T 414-302-9515 F 414-302-9516  
www.lisinc.net  
Drawn By: M.A.B.  
Date: 09/17/04

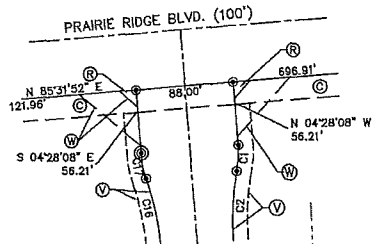
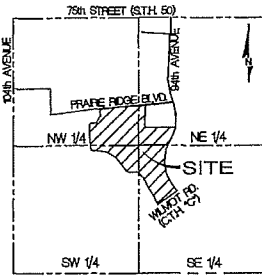
BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- INDICATES IRON PIPE FOUND
- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 30 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

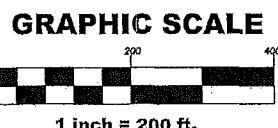
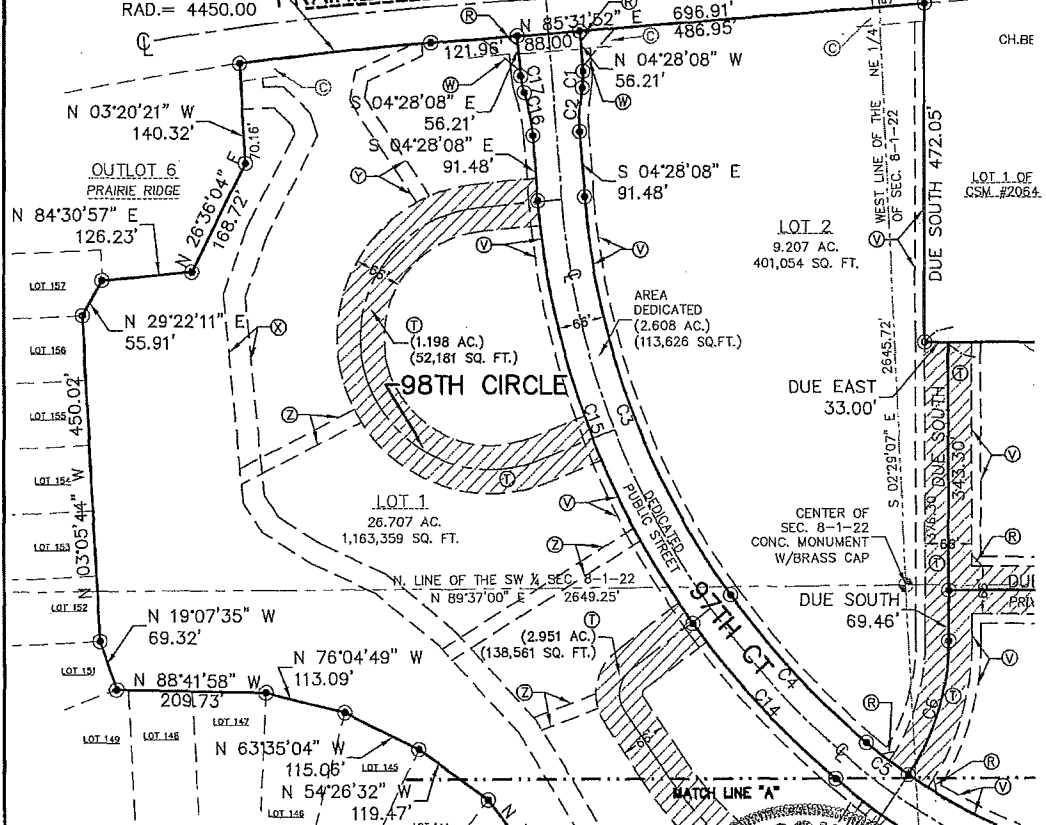
ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 8-1-22, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

## NEW EASEMENTS



CHORD= 268.87  
CH.BEAR= N83°47'59.5\"/>

## PRAIRIE RIDGE BLVD. (100' ROW)

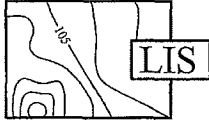


SEE PAGE 7 OF 15 FOR EASEMENT NOTES



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# CERTIFIED SURVEY MAP NO. 2458



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Date: 09/17/04

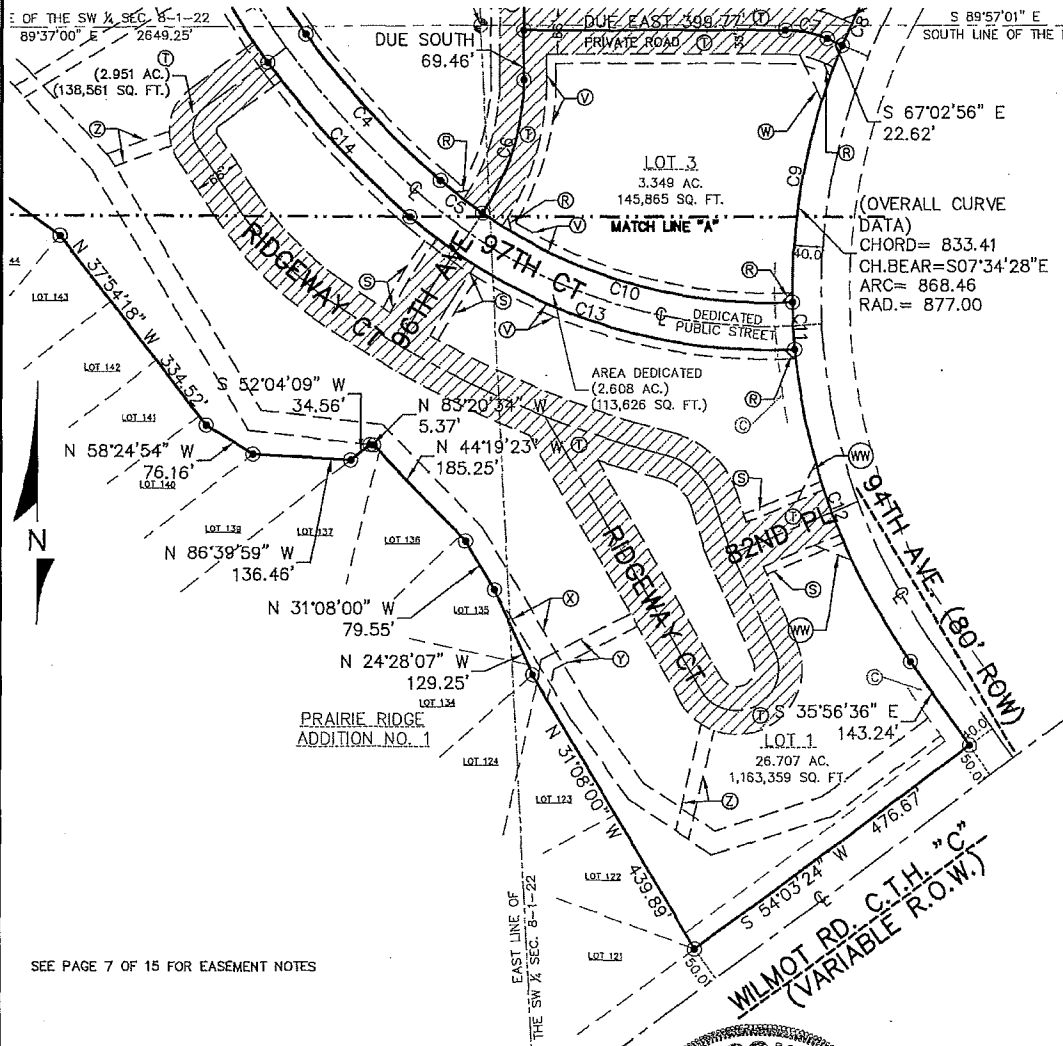
BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- INDICATES IRON PIPE FOUND
- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 30 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

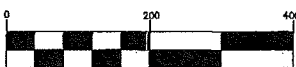
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 8-1-22, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

## NEW EASEMENTS



### GRAPHIC SCALE



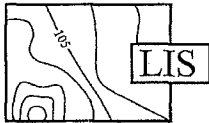
1 inch = 200 ft.

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PAGE 5 OF 15

# CERTIFIED SURVEY MAP NO. 2458



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ENGINEERS, SURVEYORS & CONSULTANTS

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WAUWATOSA, WI 53226  
T 414-302-9515 F 414-302-9516  
www.lisinc.net  
Drawn By: M.A.B.  
Date: 09/17/04

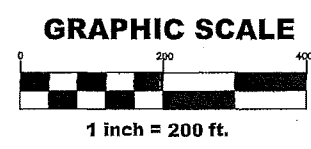
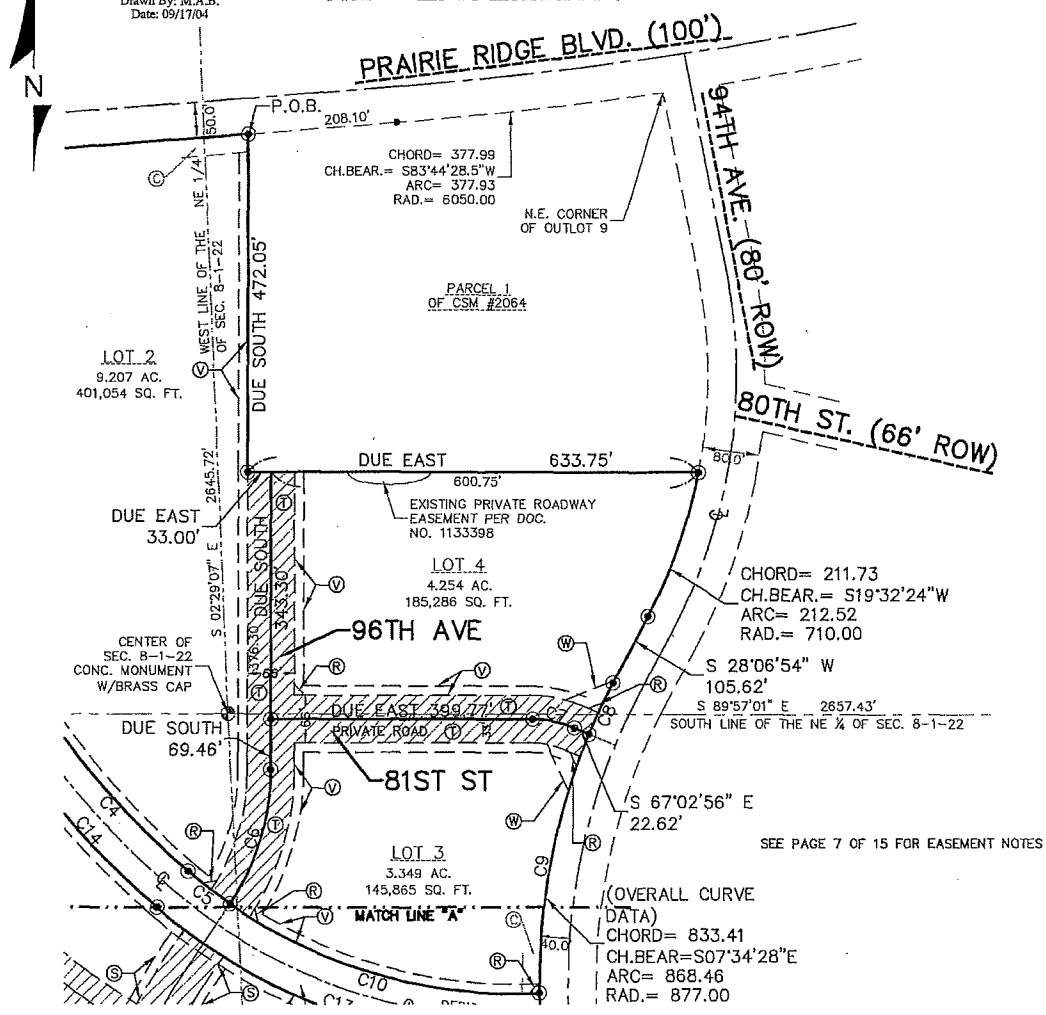
BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

- INDICATES IRON PIPE FOUND
- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 30 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 8-1-22, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

## NEW EASEMENTS



# CERTIFIED SURVEY MAP NO. 2458

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**NOTES: EXISTING EASEMENTS**

- Ⓒ 25' DED. PLANTING & LANDSCAPE ESMT. & RESTRICTED PLANTING, LANDSCAPE & VEHICLE NON-ACCESS AREA (SUBJECT TO A RESTRICTED COVENANT W/LAND).
- Ⓓ 15'X15' V.T.E.=DED. VISION TRIANGLE ESMT. PER VILLAGE ORDINANCE (ILLUST. #2, SEC. 12.13-1).
- Ⓔ DED. STORMWATER DETENTION ESMT. & RESTRICTED STORMWATER DETENTION AREA (SUBJECT TO A RESTRICTED COVENANT RUNNING W/LAND)
- Ⓕ DED. PUBLIC PEDESTRIAN WALKWAY
- Ⓖ DED. UTILITY ESMT. AREAS TO W.E.P. CO., SBC & TIME WARNER CABLE.

**NOTES: NEW EASEMENTS DEDICATED PER THIS C.S.M.**

- Ⓖ 15'X15' V.T.E.= VISION TRIANGLE ESMT. PER VILLAGE ORDINANCE (ILLUST. #2, SEC. 12.13-1).
- Ⓕ 12' UTILITY EASEMENT AREAS DEDICATED TO WE ENERGIES, SBC & TIME WARNER CABLE.
- Ⓗ 66' DEDICATED PRIVATE ROADWAYS, SEWER, WATER AND STORM SEWER ACCESS AND MAINTENANCE EASEMENT AND GAS MAIN EASEMENT.
- Ⓖ 13' GAS MAIN AND UTILITY EASEMENT AREAS DEDICATED TO WE ENERGIES, SBC & TIME WARNER CABLE.
- Ⓖ 50'X50' DEDICATED MONUMENT SIGN, ACCESS, AND MAINTENANCE EASEMENT
- Ⓖ 40'X40' DEDICATED MONUMENT SIGN, ACCESS, AND MAINTENANCE EASEMENT
- Ⓖ 30' DEDICATED PLANTING & LANDSCAPE, ACCESS, AND MAINTENANCE EASEMENT
- Ⓖ 20' DEDICATED SANITARY SEWER, ACCESS, AND MAINTENANCE EASEMENT
- Ⓖ 20' DEDICATED STORM SEWER, ACCESS, AND MAINTENANCE EASEMENT

CURVE TABLE				
NO.	ARC	RADIUS	CHORD	CH. BEAR.
C1	23.33'	89.50'	23.27'	N 03°00'00" E
C2	61.53'	236.00'	61.35'	S 03°00'00" W
C3	596.12'	1069.00'	588.42'	S 20°26'38" E
C4	278.88'	1221.50'	278.28'	S 42°57'35" E
C5	74.08'	683.22'	74.05'	S 52°34'43" E
C6	196.57'	326.43'	193.61'	N 17°15'03" E
C7	60.09'	150.00'	59.68'	N 78°31'28" W
C8	79.05'	877.00'	79.02'	S 25°31'59" W
C9	366.39'	877.00'	363.73'	S 10°58'57" W
C10	459.50'	705.53'	451.42'	S 74°08'03" E
C11	66.02'	877.00'	66.00'	S 03°08'33" E
C12	469.06'	877.00'	463.49'	S 20°37'16" E
C13	583.87'	772.37'	570.06'	S 71°09'23" E
C14	293.95'	1287.50'	293.31'	S 42°57'35" E
C15	632.92'	1135.00'	624.75'	S 20°26'38" E
C16	61.53'	236.00'	61.35'	N 11°56'16" W
C17	23.33'	89.50'	23.27'	S 11°56'16" E



# CERTIFIED SURVEY MAP NO. 2458

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

## DEDICATIONS AND EASEMENTS PROVISIONS

1. THE FEE INTEREST IN THE AREAS SHOWN AS DEDICATED PUBLIC STREET ON THIS CERTIFIED SURVEY MAP (CSM) ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE SUBDIVIDER, VK ARBOR LLC (REFERRED TO AS "THE DEVELOPER") TO THE VILLAGE OF PLEASANT PRAIRIE, ITS SUCCESSORS AND ASSIGNS (THE "VILLAGE") FOR THE CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE OF PUBLIC STREET IMPROVEMENTS, USES AND PURPOSES, INCLUDING, WITHOUT LIMITATION, PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, STREET SIGNS AND LIGHTS, SANITARY SEWER SYSTEM IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, UTILITY AND COMMUNICATIONS FACILITIES, STREET TREES AND OTHER LANDSCAPING, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE ACTIVITIES. SUCH FEE INTEREST IS SUBJECT TO THE FOLLOWING: (1) A NONEXCLUSIVE EASEMENT COEXTENSIVE WITH THE AREA OF EACH SUCH DEDICATED PUBLIC STREET, HEREBY RETAINED BY THE DEVELOPER FOR THE CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF SUCH PUBLIC STREET IMPROVEMENTS PURSUANT TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE DEVELOPER AND THE VILLAGE DATED AS OF JANUARY 17, 2005 (SUBJECT TO THE RIGHTS OF THE VILLAGE TO PERFORM THE SAME FUNCTIONS) AND (2) A NONEXCLUSIVE EASEMENT HEREBY RESERVED BY THE OWNER(S) OF THE LOTS WHICH ARE ADJACENT TO EACH SUCH DEDICATED PUBLIC STREET FOR THE PLANTING AND MAINTENANCE OF GRASS, THE MAINTENANCE AND REPLANTING OF STREET TREES AND THE CLEARANCE, MAINTENANCE, REPAIR AND REPLACEMENT OF SIDEWALKS IN THE AREA BETWEEN THE ROADWAY AND THE LOTS, AND AS WILL NOT INTERFERE WITH THE PUBLIC IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE IN ACCORDANCE WITH VILLAGE-APPROVED PLANS, AND ALL RELATED INGRESS AND EGRESS (ALL SUBJECT TO THE RIGHTS OF THE VILLAGE TO PERFORM THE SAME PLANTING, REPLANTING, CONSTRUCTION, INSTALLATION, REPAIR, CLEARANCE, MAINTENANCE AND REPLACEMENT FUNCTIONS) AND IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE VILLAGE UNDER ITS FEE INTEREST IN THE DEDICATED PUBLIC STREETS AND THE RIGHTS OF THE DEVELOPER, OR THE OWNER(S), PURSUANT TO THE EASEMENTS RETAINED HEREIN, THE RIGHTS OF THE VILLAGE SHALL BE DEEMED TO BE SUPERIOR.

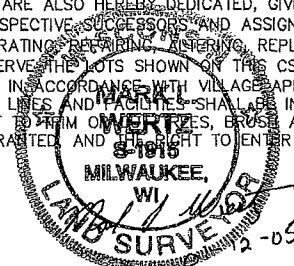
THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INITIAL CONSTRUCTION OR INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE OF THE PUBLIC STREET IMPROVEMENTS AND SHALL WARRANT THOSE IMPROVEMENTS INCLUDING, WITHOUT LIMITATION, PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, STREET SIGNS AND LIGHTS, SANITARY SEWER SYSTEM IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, UTILITY AND COMMUNICATION FACILITIES, STREET TREES AND FOR ALL RELATED INGRESS AND EGRESS REFERRED TO HEREIN, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE REFERENCED DEVELOPMENT AGREEMENT.

2. PERPETUAL EASEMENTS COEXTENSIVE WITH THE AREAS SHOWN AS 66' DEDICATED PRIVATE ROADWAYS (96TH AVENUE, 81ST STREET, 98TH CIRCLE, 82ND PLACE AND RIDGEWAY COURT), SEWER, WATER AND STORM SEWER ACCESS AND MAINTENANCE EASEMENTS AND GAS MAIN EASEMENTS ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR THE CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE OF PRIVATE STREET IMPROVEMENTS, USES AND PURPOSES, INCLUDING, WITHOUT LIMITATION, PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, STREET SIGNS AND LIGHTS, SANITARY SEWER SYSTEM IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, UTILITY AND COMMUNICATIONS FACILITIES, STREET TREES AND OTHER LANDSCAPING, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE ACTIVITIES. SUCH EASEMENTS ARE SUBJECT TO THE FOLLOWING: (1) A NONEXCLUSIVE EASEMENT COEXTENSIVE WITH THE AREA OF EACH SUCH PRIVATE STREET, HEREBY RETAINED BY THE DEVELOPER FOR THE CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF SUCH PRIVATE STREET IMPROVEMENTS PURSUANT TO THE DEVELOPMENT AGREEMENT AS OF JANUARY 17, 2005 (SUBJECT TO THE RIGHTS OF THE VILLAGE TO PERFORM THE SAME FUNCTIONS) AND (2) A NONEXCLUSIVE EASEMENT HEREBY RESERVED BY THE OWNER(S) OF THE LOTS WHICH ARE ADJACENT TO EACH SUCH DEDICATED PRIVATE STREET FOR THE PLANTING AND MAINTENANCE OF GRASS, THE MAINTENANCE AND REPLANTING OF STREET TREES AND THE CLEARANCE, MAINTENANCE, REPAIR AND REPLACEMENT OF SIDEWALKS, IF ANY, IN THE AREA BETWEEN THE ROADWAY AND THE LOTS, AND AS WILL NOT INTERFERE WITH THE PRIVATE IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE IN ACCORDANCE WITH VILLAGE-APPROVED PLANS, AND ALL RELATED INGRESS AND EGRESS (ALL SUBJECT TO THE RIGHTS OF THE VILLAGE TO PERFORM THE SAME PLANTING, REPLANTING, CONSTRUCTION, INSTALLATION, REPAIR, CLEARANCE, MAINTENANCE AND REPLACEMENT FUNCTIONS) AND IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE VILLAGE UNDER ITS INTEREST IN THE EASEMENTS AND THE RIGHTS OF THE DEVELOPER, OR THE OWNER(S), PURSUANT TO THE EASEMENTS RETAINED HEREIN, THE RIGHTS OF THE VILLAGE SHALL BE DEEMED TO BE SUPERIOR.

THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INITIAL CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE OF THE PRIVATE STREET IMPROVEMENTS AND SHALL WARRANT THOSE IMPROVEMENTS INCLUDING, WITHOUT LIMITATION, PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, STREET SIGNS AND LIGHTS, SANITARY SEWER SYSTEM IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, UTILITY AND COMMUNICATION FACILITIES, STREET TREES AND FOR ALL RELATED INGRESS AND EGRESS REFERRED TO HEREIN, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE REFERENCED DEVELOPMENT AGREEMENT.

IN ADDITION, PERPETUAL EASEMENTS COEXTENSIVE WITH THE AREAS SHOWN AS 66' DEDICATED PRIVATE ROADWAYS (96TH AVENUE, 81ST STREET, 98TH CIRCLE, 82ND PLACE AND RIDGEWAY COURT), SEWER, WATER AND STORM SEWER ACCESS AND MAINTENANCE EASEMENTS AND GAS MAIN EASEMENTS ARE ALSO HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO WE ENERGIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS ("WE ENERGIES"), FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, REPAIRING, ALTERING, REPLACING AND MAINTAINING GAS MAIN LINES AND OTHER RELATED FACILITIES TO SERVE THE LOTS SHOWN ON THIS CSM (AND ANY LOTS SUBSEQUENTLY DIVIDED WITH THE APPROVAL OF THE VILLAGE) IN ACCORDANCE WITH VILLAGE APPROVED PLANS AND FOR ANY RELATED INGRESS AND EGRESS. ALL SUCH GAS MAIN LINES AND FACILITIES SHALL BE INSTALLED UNDERGROUND. THESE EASEMENTS SPECIFICALLY INCLUDE THE RIGHT TO TRIM OR REMOVE BRANCHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE LAND HEREIN DIVIDED FOR SUCH LIMITED PURPOSES.

CONTINUED ON PAGE 9 OF 15



# CERTIFIED SURVEY MAP NO.

2458

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

THE DEDICATED GAS MAIN EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) THE CORRESPONDING UTILITY EASEMENTS DEDICATED HEREUNTO TO THE OTHER UTILITY AND COMMUNICATIONS GRANTEEES; (2) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS CSM WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; AND (3) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNERS OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF WE ENERGIES.

DEVELOPER SHALL RESTORE OR CAUSE TO BE RESTORED, ALL SUCH LAND, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO THE INSTALLATION OF SUCH GAS MAIN UTILITIES WITHIN THE EASEMENT AREAS AS DOES NOT INTERFERE WITH THE PURPOSE OF THE GAS MAIN EASEMENTS AND THE USE OF SUCH EASEMENTS BY WE ENERGIES, UNLESS A SEPARATE AGREEMENT IS ENTERED INTO WITH WE ENERGIES TO RESTORE SAID PROPERTY. AFTER SUCH INITIAL RESTORATION, THE OWNER(S) OF THE AFFECTED LOT(S) SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY WE ENERGIES. NO PRIVATE BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE EASEMENT AREAS WITHOUT THE PRIOR WRITTEN APPROVAL OF WE ENERGIES.

WE ENERGIES SHALL BE RESPONSIBLE FOR PROMPTLY RESTORING THE EASEMENT AREAS TO THEIR PREEXISTING CONDITION, AT ITS OWN COST, AFTER ANY USE OF SUCH AREAS. IN THE EVENT WE ENERGIES DOES NOT RESTORE THE EASEMENT AREAS TO VEGETATIVELY STABILIZED CONDITION, THE DEVELOPER SHALL BE ULTIMATELY RESPONSIBLE FOR THE COSTS OF SUCH RESTORATION AND MAY PURSUE ITS REMEDIES AGAINST WE ENERGIES. AFTER SUCH INITIAL RESTORATION, THE OWNER(S) OF THE AFFECTED LOT(S) SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY WE ENERGIES. UNDER NO CIRCUMSTANCES SHALL WE ENERGIES CONDUCT ANY OPEN CUTTING OF ROADWAYS AFTER THE CRUSHED AGGREGATE BASE COURSE IS INSTALLED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE. ANY SUCH UTILITY FACILITIES SHALL BE PROMPTLY RELOCATED, AT THE COST OF WE ENERGIES, UPON WRITTEN REQUEST OF THE VILLAGE, TO SERVE THE PUBLIC FUNCTIONS AND PURPOSES OF THE VILLAGE IN THE EASEMENT AREAS. IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF WE ENERGIES AND THE RIGHTS OF THE VILLAGE IN SUCH AREAS, THE RIGHTS OF THE VILLAGE SHALL BE DEEMED TO BE SUPERIOR.

NOTWITHSTANDING THE FOREGOING, THE GAS MAIN EASEMENTS GRANTED BY THE DEVELOPER TO WE ENERGIES SHALL BE LIMITED TO ONLY THE INITIAL 10 FEET LOCATED BEHIND THE CURB(S). THIS 10 FOOT EASEMENT SHALL ALSO INCLUDE THE RIGHT TO TRIM OR CUT DOWN TREES, BUSHES, BRANCHES, AND ROOTS AS REASONABLY REQUIRED SO AS TO NOT INTERFERE WITH WE ENERGIES USE OF SUCH 10 FOOT EASEMENT AREAS.

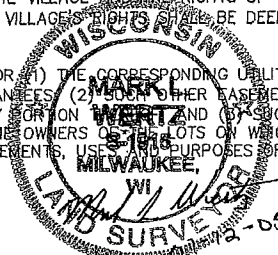
3. PERPETUAL EASEMENTS COEXTENSIVE WITH THE AREAS SHOWN AS 12' UTILITY EASEMENT AREAS TO WE ENERGIES, SBC AND TIME WARNER CABLE INC. ON THIS CSM ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER, (THE "UTILITY AND COMMUNICATIONS GRANTOR"), TO WE ENERGIES, SBC AND TIME WARNER CABLE INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE "UTILITY AND COMMUNICATIONS GRANTEEES"), 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) SHOWN ON THIS CSM AND FOR ANY RELATED INGRESS AND EGRESS. THESE EASEMENTS SHALL ALSO INCLUDE THE RIGHT TO TRIM OR CUT DOWN TREES, BUSHES, BRANCHES, AND ROOTS AS REASONABLY REQUIRED SO AS TO NOT INTERFERE WITH THE UTILITY AND COMMUNICATION GRANTEEES USE OF SUCH 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 EXISTING GROUND SURFACE WITHIN THE EASEMENT AREA SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES OF FINAL GRADE WITHOUT THE WRITTEN APPROVAL OF THE UTILITY AND COMMUNICATION GRANTEEES.

THE UTILITY AND COMMUNICATIONS GRANTOR SHALL RESTORE OR CAUSE TO BE RESTORED, ALL SUCH LAND, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO THE INSTALLATION OF 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 GRANTEEES, UNLESS A SEPARATE AGREEMENT IS ENTERED INTO WITH THE UTILITY AND COMMUNICATION GRANTEEES TO RESTORE SAID PROPERTY. AFTER SUCH INITIAL RESTORATION, THE OWNERS OF THE AFFECTED LOTS SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY THE UTILITY AND COMMUNICATION GRANTEEES. NO BUILDINGS, FENCES, OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THE UTILITY AND COMMUNICATIONS EASEMENT AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITY AND COMMUNICATION GRANTEEES.

THE VILLAGE GENERALLY ALLOWS THE UTILITY AND COMMUNICATION GRANTEEES, INCLUDING BUT NOT LIMITED TO ELECTRIC AND COMMUNICATIONS FACILITIES, TO BE INSTALLED IN PUBLIC STREET RIGHT-OF-WAYS WITH PRIOR WRITTEN APPROVAL FROM THE VILLAGE, SUBJECT TO THE REQUIREMENTS OF APPLICABLE VILLAGE ORDINANCES. FURTHER, EACH INDIVIDUAL PRIVATE UTILITY, ELECTRIC OR COMMUNICATIONS COMPANY SHALL BE RESPONSIBLE FOR PROMPTLY RESTORING THE PUBLIC STREET AREAS AND PUBLIC HIGHWAY AREAS TO THEIR PREEXISTING CONDITION, AT ITS OWN COST, AFTER ANY USE OF SUCH AREAS. IN THE EVENT THE PRIVATE COMPANIES DO NOT RESTORE THE EASEMENT AREAS TO VEGETATIVELY STABILIZED CONDITION, THE DEVELOPER SHALL BE ULTIMATELY RESPONSIBLE FOR THE COSTS OF SUCH RESTORATION AND MAY PURSUE ITS REMEDIES AGAINST THE RESPECTIVE UTILITY AND COMMUNICATION GRANTEE COMPANY(IES). AFTER SUCH INITIAL RESTORATION, THE OWNER(S) OF THE AFFECTED LOTS SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY THE UTILITY AND COMMUNICATION GRANTEEES. UNDER NO CIRCUMSTANCES SHALL ANY PRIVATE UTILITY, ELECTRIC OR COMMUNICATIONS COMPANY CONDUCT ANY OPEN CUTTING OF PUBLIC 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 AREAS. IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE VILLAGE AND THE RIGHTS OF THE UTILITY AND COMMUNICATION COMPANY(IES) IN SUCH PUBLIC STREET AREAS, THE VILLAGE'S RIGHTS SHALL BE DEEMED TO BE SUPERIOR.

THE DEDICATED UTILITY EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) THE CORRESPONDING UTILITY EASEMENTS DEDICATED HEREUNTO TO THE OTHER UTILITY AND COMMUNICATIONS GRANTEEES; (2) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS CSM WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; AND (3) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNERS OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE UTILITY AND COMMUNICATIONS GRANTEEES.

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# CERTIFIED SURVEY MAP NO. 2458

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

4. EASEMENTS COEXTENSIVE WITH THE AREAS SHOWN AS DEDICATED PUBLIC STREET ON THIS CSM ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE VILLAGE TO THE DEVELOPER FOR PAVEMENT AND CURB AND GUTTER IMPROVEMENTS, SIDEWALKS, SANITARY SEWER, WATER, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, STREET, TREES AND STREET LIGHTS, AND USES AND PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES UNTIL SUCH IMPROVEMENTS ARE INSPECTED BY, DEDICATED TO AND ACCEPTED BY THE VILLAGE. THESE EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR SUCH COEXTENSIVE EASEMENTS GRANTED HEREIN AND FOR SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNER(S) OF THE LOTS SHOWN ON THIS CSM, AS WILL NOT INTERFERE WITH THE USES AND PURPOSES OF THE VILLAGE, AND IS PERMITTED BY APPLICABLE VILLAGE ORDINANCES.

5. A PERPETUAL EASEMENT COEXTENSIVE WITH THE AREAS SHOWN ON THIS CSM AS A 30' DEDICATED PLANTING, LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT IS HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY DEVELOPER TO THE VILLAGE. OWNER(S) OF LOT 1 OR PORTIONS THEREOF, SHALL HAVE THE OBLIGATION (UPON CONSTRUCTION OF BUILDINGS ON THE AFFECTED SITES) OF LANDSCAPING SAID EASEMENT AREAS IN ACCORDANCE WITH THE MASTER LANDSCAPING PLAN, APPROVED BY THE VILLAGE. AS NOTED, AFTER THE TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS HAVE BEEN PLANTED AND INSTALLED IN SUCH RESTRICTED PLANTING AND LANDSCAPE AREAS, THE OWNER(S) OF SUCH AREAS SUBJECT TO THIS COVENANT SHALL MAINTAIN THE PLANTING AND LANDSCAPING AREA, WHICH MAINTENANCE SHALL INCLUDE WITHOUT LIMITATION, WATERING, MOWING GRASS, WEEDING, REMOVING OF TRASH AND DEBRIS, TRIMMING TREES AND SHRUBS AND REPLACING DEAD OR DYING PLANT MATERIALS IN ACCORDANCE WITH THE APPROVED MASTER LANDSCAPING PLAN AND/OR THE APPROVED LANDSCAPED STANDARDS AS MAY BE APPLICABLE AS AN AESTHETICALLY PLEASING LANDSCAPED SCREENING AREA. NO VEHICULAR ACCESS TO, OVER, OR THROUGH ANY RESTRICTED PLANTING AND LANDSCAPE AREA SHOWN ON THIS CSM SHALL BE PERMITTED, EXCEPT AS IS SPECIFICALLY APPROVED BY THE VILLAGE IN WRITING. THESE EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS CSM AND EXCEPT FOR EXISTING EASEMENTS WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF.

6. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS OWNER(S) OF LOTS 1 THROUGH 4 SHALL HAVE THE OBLIGATION OF MAINTAINING A PERPETUAL VISION TRIANGLE EASEMENT AS SHOWN ON THIS CSM, FOR THE PURPOSES OF PRESERVING AND MAINTAINING A CLEAR FIELD OF VISION, FROM THE STANDPOINT OF MOTORISTS, OVER AND ACROSS SUCH AREAS. THE RIGHTS OF THE VILLAGE AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION PURSUANT TO THESE EASEMENTS SHALL TAKE PRECEDENCE OVER RIGHTS OF ANY OTHER PERSONS OR ENTITIES IN THESE VISION TRIANGLE EASEMENT AREAS.

7. A PERPETUAL NONEXCLUSIVE EASEMENT COEXTENSIVE WITH EACH AREA SHOWN ON THIS CSM AS A DEDICATED 50' X 50' MONUMENT SIGN, ACCESS AND MAINTENANCE EASEMENT AND A DEDICATED 40'X40' MONUMENT SIGN, ACCESS AND MAINTENANCE EASEMENT IS HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE OWNER(S) OF LOTS 1, 2, 3 AND 4 FOR PURPOSES OF PLACING, CONSTRUCTING, INSTALLING, REPAIRING, REPLACING AND MAINTAINING ENTRY MONUMENTS AND FOR PLANTING, INSTALLING, REPLACING AND MAINTAINING RELATED LANDSCAPE ELEMENTS, AND FOR RELATED INGRESS AND EGRESS. THIS EASEMENT SHALL BE SUBJECT TO OTHER EASEMENTS DEDICATED ON THIS CSM WITH RESPECT TO THE SAME AREA, OR A PORTION THEREOF AND TO THE RETAINED RIGHT OF THE DEVELOPER TO PERFORM THE SAME FUNCTIONS.

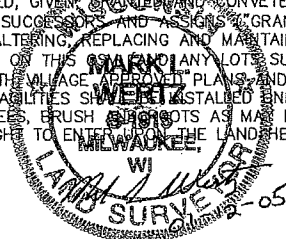
8. A PERPETUAL EASEMENT COEXTENSIVE WITH EACH AREA SHOWN ON LOT 1 OF THIS CSM AS A 20' DEDICATED SANITARY SEWER ACCESS AND MAINTENANCE EASEMENT IS HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR PUBLIC SANITARY SEWERAGE SYSTEM IMPROVEMENTS, USES AND PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES. THESE SANITARY SEWER EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS CSM WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF, AND (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNER(S) OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE; AND (3) SUCH FUTURE STREET, DRIVEWAY OR OTHER USES OF THE EASEMENT AREAS THAT MIGHT INTERFERE WITH THE VILLAGE'S RIGHTS AS MAY BE APPROVED BY THE VILLAGE IN WRITING. IN THE EVENT OF ANY CONFLICTS BETWEEN THE RIGHTS OF THE VILLAGE PURSUANT TO THESE SANITARY SEWER EASEMENTS AND THE RIGHTS OF ANY OTHER PERSONS OR ENTITIES WITH RESPECT TO THE 20' DEDICATED SANITARY SEWER ACCESS AND MAINTENANCE EASEMENT AREAS, THE VILLAGE'S RIGHTS UNDER THESE EASEMENTS SHALL BE DEEMED TO BE SUPERIOR.

9. A PERPETUAL EASEMENT COEXTENSIVE WITH SUCH AREA SHOWN ON LOT 1 OF THIS CSM AS A 20' DEDICATED STORM SEWER, ACCESS AND MAINTENANCE EASEMENT IS HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR PUBLIC STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, USES AND PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES. THESE STORM SEWER EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR: (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS CSM WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; AND (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNER(S) OF THE LOTS AND OUTLOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE; AND (3) SUCH FUTURE STREET, DRIVEWAY OR OTHER USES OF THE EASEMENT AREAS THAT MIGHT INTERFERE WITH THE VILLAGE'S RIGHTS AS MAY BE APPROVED BY THE VILLAGE IN WRITING. IN THE EVENT OF ANY CONFLICTS BETWEEN THE RIGHTS OF THE VILLAGE PURSUANT TO THESE EASEMENTS AND THE RIGHTS OF OTHER PERSONS OR ENTITIES WITH RESPECT TO THE 20' DEDICATED STORM SEWER, ACCESS AND MAINTENANCE EASEMENT AREAS, THE VILLAGE'S RIGHTS UNDER THIS EASEMENT SHALL BE DEEMED TO BE SUPERIOR.

10. A PERPETUAL EASEMENT COEXTENSIVE WITH EACH AREA SHOWN ON THIS CSM AS A 13' DEDICATED GAS MAIN AND UTILITY ACCESS AND MAINTENANCE EASEMENT IS HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER ("GRANTOR") TO WE ENERGIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, REPAIRING, ALTERING, REPLACING AND MAINTAINING GAS MAIN LINES AND OTHER RELATED FACILITIES TO SERVE THE LOTS SHOWN ON THIS CSM AND ANY LOTS SUBSEQUENTLY DIVIDED WITH THE APPROVAL OF THE VILLAGE) IN ACCORDANCE WITH VILLAGE APPROVED PLANS AND FOR ANY RELATED INGRESS AND EGRESS. ALL SUCH GAS MAIN LINES AND FACILITIES SHALL BE INSTALLED UNDERGROUND. THESE EASEMENTS SPECIFICALLY INCLUDE THE RIGHT TO TRIM OR CUT TREES, BRUSH AND SHOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE LAND HEREIN DIVIDED FOR SUCH LIMITED PURPOSES.

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THIS INSTRUMENT DRAFTED BY MARK L. WERTZ



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# CERTIFIED SURVEY MAP NO.

2458

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

THE GRANTOR SHALL RESTORE OR CAUSE TO BE RESTORED, ALL SUCH LAND, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO THE INSTALLATION OF SUCH GAS MAIN UTILITIES WITHIN THE EASEMENT AREAS AS DOES NOT INTERFERE WITH THE PURPOSE OF THE GAS MAIN EASEMENTS AND THE USE OF SUCH EASEMENTS BY THE GRANTEE, UNLESS A SEPARATE AGREEMENT IS ENTERED INTO WITH THE GRANTEE TO RESTORE SAID PROPERTY. AFTER SUCH INITIAL RESTORATION, THE OWNER(S) OF THE AFFECTED LOT(S) SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY THE GRANTEE. NO PRIVATE BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE EASEMENT AREAS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTEE.

THE VILLAGE GENERALLY ALLOWS THE GRANTEE TO INSTALL SUCH GAS MAIN UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAYS WITH PRIOR WRITTEN APPROVAL FROM THE VILLAGE, SUBJECT TO THE REQUIREMENTS OF APPLICABLE VILLAGE ORDINANCES. FURTHER, THE GRANTEE SHALL BE RESPONSIBLE FOR PROMPTLY RESTORING THE PUBLIC STREET AREAS TO THEIR PREEXISTING CONDITION, AT ITS OWN COST, AFTER ANY USE OF SUCH AREAS. IN THE EVENT THE GRANTEE DOES NOT RESTORE THE EASEMENT AREAS TO VEGETATIVELY STABILIZED CONDITION, THE GRANTOR SHALL BE ULTIMATELY RESPONSIBLE FOR THE COSTS OF SUCH RESTORATION AND MAY PURSUE ITS REMEDIES AGAINST THE GRANTEE. AFTER SUCH INITIAL RESTORATION, THE OWNER(S) OF THE AFFECTED LOT(S) SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY THE GRANTEE. UNDER NO CIRCUMSTANCES SHALL THE GRANTEE CONDUCT ANY OPEN CUTTING OF ROADWAYS AFTER THE CRUSHED AGGREGATE BASE COURSE IS INSTALLED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE. ANY SUCH FACILITIES SHALL BE PROMPTLY RELOCATED, AT THE COST OF THE GRANTEE, UPON WRITTEN REQUEST OF THE VILLAGE, TO SERVE THE PUBLIC FUNCTIONS AND PURPOSES OF THE VILLAGE IN THE PUBLIC STREET AREAS. IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE GRANTEE PURSUANT TO THE EASEMENTS WITH RESPECT TO THE 13' DEDICATED GAS MAIN AND UTILITY ACCESS AND MAINTENANCE EASEMENT AREAS AND THE RIGHTS OF THE VILLAGE IN SUCH AREAS, THE RIGHTS OF THE VILLAGE SHALL BE DEEMED TO BE SUPERIOR.

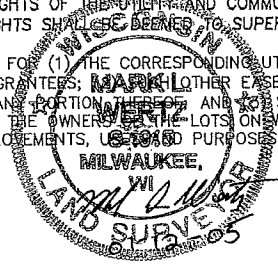
THESE EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS CSM WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; AND (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNER(S) OF THE LOT(S) ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE GRANTEE.

IN ADDITION, A PERPETUAL EASEMENT COEXTENSIVE WITH EACH AREA SHOWN ON THIS CSM AS A 13' DEDICATED GAS MAIN AND UTILITY ACCESS AND MAINTENANCE EASEMENT IS HEREBY ALSO DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER, (THE "UTILITY AND COMMUNICATIONS GRANTOR"), TO WE ENERGIES, SBC 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) SHOWN ON THIS CSM AND FOR ANY RELATED INGRESS AND EGRESS. THESE EASEMENTS SHALL ALSO INCLUDE THE RIGHT TO TRIM OR CUT DOWN TREES, BUSHES, BRANCHES, AND ROOTS AS REASONABLY REQUIRED SO AS TO NOT INTERFERE WITH THE UTILITY AND COMMUNICATION GRANTEES USE OF SUCH 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 EXISTING GROUND SURFACE WITHIN THE EASEMENT AREA SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES OF FINAL GRADE WITHOUT THE WRITTEN APPROVAL OF THE UTILITY AND COMMUNICATION GRANTEES.

THE UTILITY AND COMMUNICATIONS GRANTOR SHALL RESTORE OR CAUSE TO BE RESTORED, ALL SUCH LAND, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO THE INSTALLATION OF 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 WITH THE UTILITY AND COMMUNICATION GRANTEES TO RESTORE SAID PROPERTY. AFTER SUCH INITIAL RESTORATION, THE OWNERS OF THE AFFECTED PARCELS SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY THE UTILITY AND COMMUNICATION GRANTEES. NO BUILDINGS, FENCES, OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THE UTILITY AND COMMUNICATIONS EASEMENT AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITY AND COMMUNICATION GRANTEES.

THE VILLAGE GENERALLY ALLOWS THE UTILITY AND COMMUNICATION GRANTEES, INCLUDING BUT NOT LIMITED TO ELECTRIC AND COMMUNICATIONS FACILITIES, TO BE INSTALLED IN PUBLIC STREET RIGHT-OF-WAYS WITH PRIOR WRITTEN APPROVAL FROM THE VILLAGE, SUBJECT TO THE REQUIREMENTS OF APPLICABLE VILLAGE ORDINANCES. FURTHER, EACH INDIVIDUAL PRIVATE UTILITY, ELECTRIC OR COMMUNICATIONS COMPANY SHALL BE RESPONSIBLE FOR PROMPTLY RESTORING THE PUBLIC STREET AREAS AND PUBLIC HIGHWAY AREAS TO THEIR PREEXISTING CONDITION, AT ITS OWN COST, AFTER ANY USE OF SUCH AREAS. IN THE EVENT THE PRIVATE COMPANIES DO NOT RESTORE THE EASEMENT AREAS TO VEGETATIVELY STABILIZED CONDITION, THE DEVELOPER SHALL BE ULTIMATELY RESPONSIBLE FOR THE COSTS OF SUCH RESTORATION AND MAY PURSUE ITS REMEDIES AGAINST THE RESPECTIVE UTILITY AND COMMUNICATION GRANTEE COMPANY(IES). AFTER SUCH INITIAL RESTORATION, THE OWNER(S) OF THE AFFECTED LOTS SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY THE UTILITY AND COMMUNICATION GRANTEES. UNDER NO CIRCUMSTANCES SHALL ANY PRIVATE UTILITY, ELECTRIC OR COMMUNICATIONS COMPANY CONDUCT ANY OPEN CUTTING OF 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 AREAS. IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE VILLAGE AND THE RIGHTS OF THE UTILITY AND COMMUNICATION COMPANY(IES) IN SUCH PUBLIC STREET AREAS, THE VILLAGE'S RIGHTS SHALL BE DEEMED TO BE SUPERIOR.

THE DEDICATED UTILITY EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) THE CORRESPONDING UTILITY EASEMENTS DEDICATED HEREUNTO THE OTHER UTILITY AND COMMUNICATIONS GRANTEES; (2) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS CSM WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; AND (3) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNER(S) OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE UTILITY AND COMMUNICATIONS GRANTEES.



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**CERTIFIED SURVEY MAP NO. 2458**

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**RESTRICTIVE COVENANTS**

1. THE DEVELOPER HEREBY COVENANTS THAT THE DEVELOPER, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS OWNER(S) OF LOT 1 AS SHOWN ON THIS CSM OR PORTIONS THEREOF SHALL HAVE THE OBLIGATION OF LANDSCAPING AND MAINTAINING THE 30' PLANTING AND LANDSCAPE AREA SHOWN ON THIS CSM IN ACCORDANCE WITH THE MASTER LANDSCAPING PLAN, AND APPROVED BY THE VILLAGE. AS NOTED, AFTER THE TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS HAVE BEEN PLANTED AND INSTALLED IN SUCH RESTRICTED PLANTING AND LANDSCAPE AREAS, THE OWNER(S) FOR LOT 1 ARE SUBJECT TO THIS COVENANT SHALL MAINTAIN THE PLANTING AND LANDSCAPING AREA, WHICH MAINTENANCE SHALL INCLUDE WITHOUT LIMITATION, WATERING, MOWING GRASS, WEEDING, REMOVING OF TRASH AND DEBRIS, TRIMMING TREES AND SHRUBS AND REPLACING DEAD OR DYING PLANT MATERIALS IN ACCORDANCE WITH THE APPROVED MASTER LANDSCAPING PLAN AND/OR THE APPROVED LANDSCAPED STANDARDS AS MAY BE APPLICABLE AS AN AESTHETICALLY PLEASING LANDSCAPED SCREENING AREA. NO VEHICULAR ACCESS TO, OVER, OR THROUGH ANY PLANTING AND LANDSCAPE AREA SHOWN ON THIS CSM SHALL BE PERMITTED EXCEPT AS IS SPECIFICALLY APPROVED BY THE VILLAGE IN WRITING.

2. THE DEVELOPER HEREBY COVENANTS THAT THE DEVELOPER, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS OWNER(S) OF LOTS 1, 2, 3 AND/OR 4 AS SHOWN ON THIS CSM OR PORTIONS THEREOF SHALL HAVE THE OBLIGATION OF THE CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE OF THE PRIVATE STREET IMPROVEMENTS AND SHALL WARRANT THOSE IMPROVEMENTS INCLUDING, WITHOUT LIMITATION, PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, STREET SIGNS AND LIGHTS, SANITARY SEWER SYSTEM IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, UTILITY AND COMMUNICATION FACILITIES, STREET TREES AND FOR ALL RELATED INGRESS AND EGRESS REFERRED TO HEREIN, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT.

NOTWITHSTANDING THE FOREGOING, AFTER THE STREET TREES, SHRUBS AND OTHER LANDSCAPING MATERIALS HAVE BEEN PLANTED, INSTALLED, DEDICATED AND ACCEPTED BY THE VILLAGE, THE OWNER(S) OF LOTS 1, 2, 3 AND/OR 4 SHALL MAINTAIN THE RESPECTIVE PLANTING AND LANDSCAPING AREA WITHIN SUCH LOTS, WHICH MAINTENANCE SHALL INCLUDE WITHOUT LIMITATION, WATERING, MOWING GRASS, WEEDING, REMOVING OF TRASH AND DEBRIS, TRIMMING TREES AND SHRUBS AND REPLACING DEAD OR DYING PLANT MATERIALS.

TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH MAINTENANCE ACTIVITIES WITH RESPECT TO THE STREET TREES, THE APPLICABLE OWNER(S) OF LOTS 1, 2, 3 AND/OR 4, 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 DEDICATIONS STATEMENT ON THIS CSM WITH RESPECT TO THE EASEMENT, THE VILLAGE SHALL HAVE NO OBLIGATION TO DO ANYTHING PURSUANT TO ITS RIGHTS UNDER THIS EASEMENT.

3. THE DEVELOPER HEREBY COVENANTS THAT THE DEVELOPER, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE SHALL HAVE THE OBLIGATION OF THE REPAIR, REPLACEMENT, SNOW PLOWING, AND MAINTENANCE OF THE PRIVATE ROADWAYS (96TH AVENUE, 81ST STREET, 98TH CIRCLE, 82ND PLACE AND RIDGEWAY COURT) IN A GOOD AND ATTRACTIVE CONDITION AT ALL TIMES AND IN ACCORDANCE WITH THE SPECIFICATIONS OF THE VILLAGE OF PLEASANT PRAIRIE AND IN ACCORDANCE WITH THE PRIVATE ROADWAY EASEMENT AGREEMENT WHICH SHALL RUN WITH LOTS 1, 2, 3 AND 4 AND BE BINDING UPON AND INURE TO THE BENEFIT OF DEVELOPER, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE. IF AT ANY TIME, THE PRIVATE ROADWAYS (96TH AVENUE, 81ST STREET, 98TH CIRCLE, 82ND PLACE AND RIDGEWAY COURT) ARE NOT MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE VILLAGE, THE VILLAGE SHALL HAVE THE RIGHT, WITHOUT NOTICE OR HEARING, TO PERFORM, OR TO HAVE PERFORMED, ANY MAINTENANCE NECESSARY TO BRING THE PRIVATE ROADWAYS (96TH AVENUE, 81ST STREET, 98TH CIRCLE, 82ND PLACE AND RIDGEWAY COURT) INTO COMPLIANCE WITH THE VILLAGE SPECIFICATIONS, AND TO CHARGE THE COST OF THE SAME AGAINST LOTS 1, 2, 3 AND/OR 4 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 DEDICATIONS STATEMENT ON THIS CSM WITH RESPECT TO THE EASEMENT, THE VILLAGE SHALL HAVE NO OBLIGATION TO DO ANYTHING PURSUANT TO ITS RIGHTS UNDER THIS EASEMENT.



# CERTIFIED SURVEY MAP NO.

2458

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 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 L. WERTZ, SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS CERTIFIED SURVEY MAP, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED AS:

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 9 OF PRAIRIE RIDGE, A RECORDED SUBDIVISION; THENCE SOUTHWESTERLY 377.99 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH WHOSE RADIUS IS 6050.00 FEET WHOSE CHORD BEARS S 83°44'28.5" W, 377.93 FEET; THENCE S 85°31'52" W, 208.10 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH 472.05 FEET; THENCE DUE EAST 633.75 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 94TH AVENUE. THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTHWESTERLY 212.52 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES WEST WHOSE RADIUS IS 710.00 FEET WHOSE CHORD BEARS S 19°32'24" E, 211.73; THENCE S 28°06'54" W, 105.62; THENCE SOUTHERLY 868.46 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES EAST WHOSE RADIUS IS 877.00 FEET WHOSE CHORD BEARS S 07°34'28" E, 833.41 FEET; THENCE S 35°56'36" E, 143.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WILMOT ROAD (C.T.H. "C"); THENCE S 54°03'24" W ALONG SAID RIGHT-OF-WAY LINE 476.67 FEET; THENCE N 31°08'00" W, 439.89 FEET; THENCE N 24°28'07" W, 129.25 FEET; THENCE N 31°08'00" W, 79.55 FEET; THENCE N 44°19'23" W, 185.25 FEET; THENCE N 83°20'34" W, 5.37 FEET; THENCE S 52°04'09" W, 34.56 FEET; THENCE N 86°39'59" W, 136.46 FEET; THENCE N 58°24'54" W, 76.16 FEET; THENCE N 37°54'18" W, 334.52 FEET; THENCE N 54°26'32" W, 119.47 FEET; THENCE N 63°35'04" W, 115.06 FEET; THENCE N 76°04'49" W, 113.09 FEET; THENCE N 88°41'58" W, 209.73 FEET; THENCE N 19°07'35" W, 69.32 FEET; THENCE N 03°05'44" W, 450.02 FEET; THENCE N 29°22'11" E, 55.91 FEET; THENCE N 84°30'57" E, 126.23 FEET; THENCE N 26°36'04" E, 168.72 FEET; THENCE N 03°20'21" W, 140.32 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PRAIRIE RIDGE BOULEVARD; THENCE NORTHEASTERLY 268.91 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES SOUTH WHOSE RADIUS IS 4450.00 FEET WHOSE CHORD BEARS N 83°47'59.5" E, 268.87 FEET; THENCE N 85°31'52" E, 696.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.125 ACRES (INCLUDING PUBLIC ROADWAY)

That I have complied with the provisions of chapter 236.34 and 236.21 (2)(a) of the Wisconsin State Statutes on certified surveys and the Village of Pleasant Prairie Land Division and Development Control Ordinance.

Dated this 2<sup>th</sup> day of January, 2005.

SURVEYOR

Mark L. Wertz  
Mark L. Wertz

S-1915

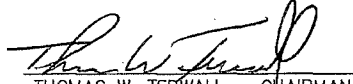


**CERTIFIED SURVEY MAP NO. 2458**

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

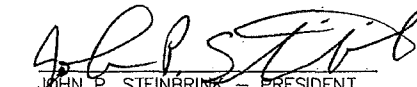
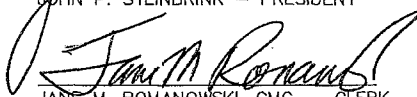
**VILLAGE PLAN COMMISSION APPROVAL**

Approved by the Village Plan Commission, Village of Pleasant Prairie on this 13<sup>th</sup> day of DECEMBER, 2005. 2004

  
THOMAS W. TERWALL - CHAIRMAN

**VILLAGE BOARD APPROVAL**

Approved by the Village Board of Trustees, Village of Pleasant Prairie on this 17<sup>th</sup> day of JANUARY, 2005.

  
JOHN P. STEINBRINK - PRESIDENT  
  
JANE M. ROMANOWSKI, CMC, - CLERK

**CORPORATE OWNER'S CERTIFICATE**

VK ARBOR LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this map.

IN WITNESS WHEREOF, the said VK ARBOR LLC has caused these presents to be signed by VINCENT KUTTEMPEROOR, Member, and AJAY KUTTEMPEROOR, Member, and its Corporate Seal to be hereunto affixed this 17<sup>th</sup> day of JANUARY, 2005.

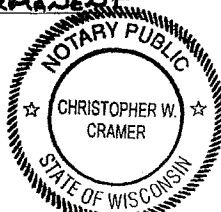
VK ARBOR LLC

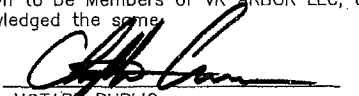
  
VINCENT KUTTEMPEROOR - MEMBER

  
AJAY KUTTEMPEROOR - MEMBER

STATE OF WISCONSIN) SS  
COUNTY OF KENOSHA)

Personally came before me this 17<sup>th</sup> day of JANUARY, 2005, the above name VINCENT KUTTEMPEROOR and AJAY KUTTEMPEROOR, to me known to be Members of VK ARBOR LLC, and the persons who executed the foregoing instrument and acknowledged the same



  
NOTARY PUBLIC -

CHRISTOPHER CRAMER  
PRINT NAME

**CERTIFIED SURVEY MAP NO.**

2458

BEING A REDIVISION OF OUTLOT 9 OF PRAIRIE RIDGE, ALL PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4, NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

**CONSENT OF CORPORATE MORTGAGEE**

M & I MARSHALL & ILSLEY BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to and hereby subordinates its interests, which it has acquired through a Mortgage, Security Agreement and Fixture Financing Statement between VK ARBOR LLC and M & I MARSHALL & ILSLEY BANK, to the surveying, dividing, mapping and dedication of the land described on this map and does hereby consent to the above certificate of VK ARBOR LLC.

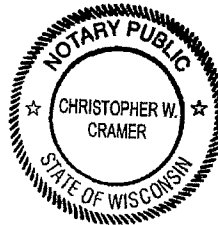
M & I MARSHALL & ILSLEY BANK,  
*James C. Neuroth*  
James C. Neuroth  
Vice - President

STATE OF WISCONSIN) SS  
COUNTY OF KENOSHA)

Personally came before me this 17<sup>th</sup> day of JANUARY, 2005, the above named JAMES NEUROTH, to me known to be the persons who executed the foregoing instrument and to me known to be such VICE PRESIDENT, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My commission expires IS PERMANENT

*Christopher W. Cramer*  
NOTARY PUBLIC -  
CHRISTOPHER W. CRAMER  
PRINT NAME





DOCUMENT NUMBER

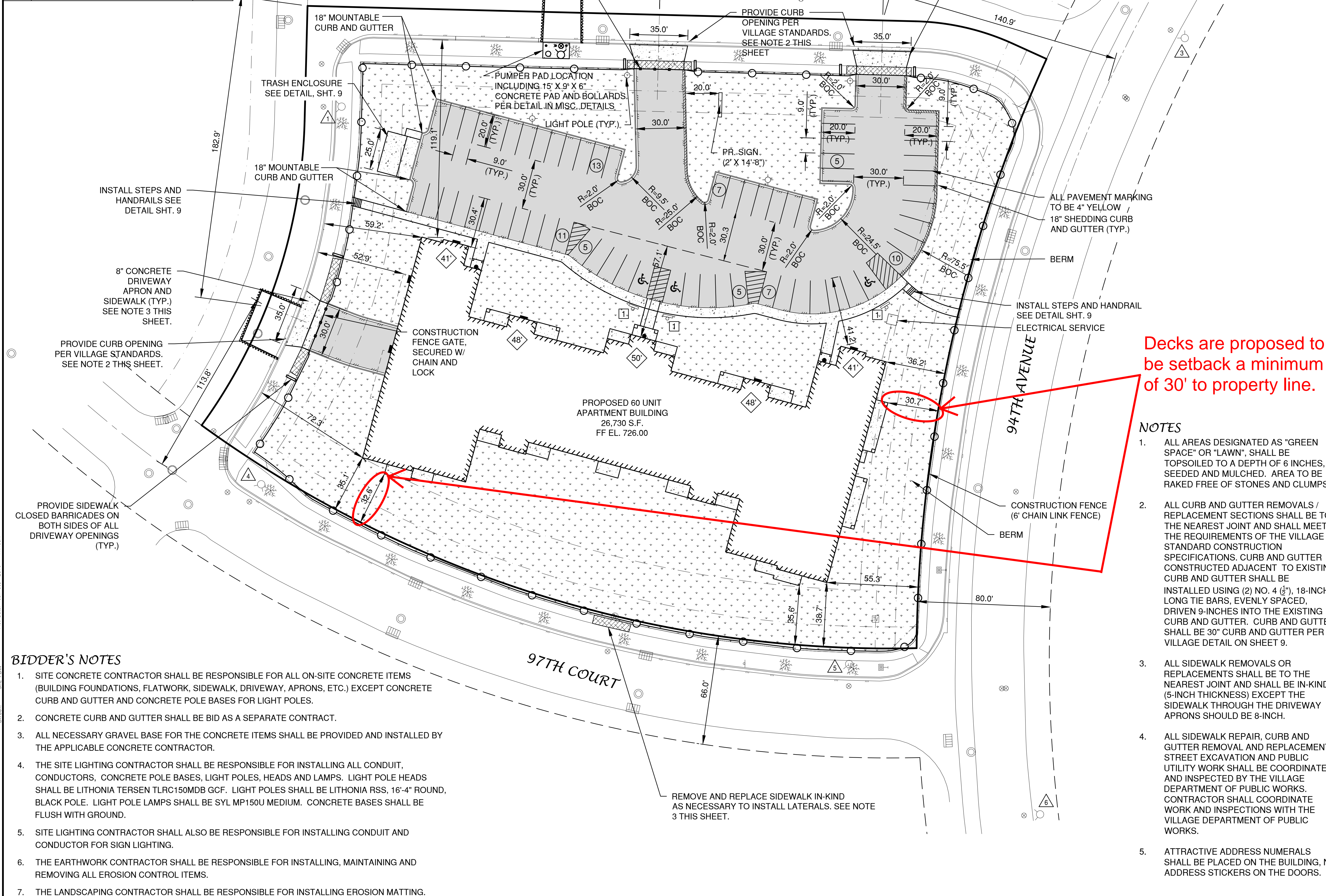
1420259

RECORDED  
At Kenosha County, Kenosha, WI 53140  
Louise I. Principe, Register of Deeds  
on 1/26/2005 at 1:06PM  
50003277 941.00

RACS

REGDEED3

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	ARROW ON TOP FLANGE OF FIRE HYDRANT	720.73
2	ARROW ON TOP FLANGE OF FIRE HYDRANT	727.46
3	SOUTH BOLT ON TOP FLANGE OF FIRE HYDRANT	734.86
4	ARROW ON TOP FLANGE OF FIRE HYDRANT	718.73
5	ARROW ON TOP FLANGE OF FIRE HYDRANT	725.95
6	SOUTH BOLT ON TOP FLANGE OF FIRE HYDRANT	727.64



**PARKING DATA**  
 SURFACE PARKING SPACES PROVIDED = 63  
 UNDERGROUND PARKING SPACES PROVIDED = 60  
 SURFACE HANDICAP ACCESSIBLE PARKING SPACES = 3  
 UNDERGROUND HANDICAP ACCESSIBLE PARKING SPACES = 2  
 TOTAL PARKING SPACES PROVIDED = 123

(33) 1 - BEDROOM UNITS X 1.5 SPACES = 49.5 SPACES UNIT  
 (27) 2 - BEDROOM UNITS X 2 SPACES = 54 SPACES UNIT

60 TOTAL UNITS X 1 SPACE = 7.5 SPACES 3 UNITS  
 TOTAL SPACES REQUIRED = 111 SPACES

**SITE DATA**  
 TOTAL AREA = 2.83 ACRES, 123,229 S.F.  
 BUILDING AREA = 0.61 ACRES, 26,730 S.F. (21.5%)  
 SIDEWALK/PARKING LOT AREA = 0.78 ACRES, 33,946 S.F. (27.6%)  
 GREEN SPACE = 1.44 ACRES, 62,553 S.F. (50.9%)

**ZONING**  
 PUD

**PARCEL INFO**  
 SKYLINE TOWERS  
 PARCEL NUMBER: 91-4-122-084-0413

ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 2458, DOCUMENT 1420259, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL LOCATED IN SECTION 8, T1N, R22E, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

Decks are proposed to be setback a minimum of 30' to property line.

**NOTES**

- ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
- ALL CURB AND GUTTER REMOVALS / REPLACEMENT SECTIONS SHALL BE TO THE NEAREST JOINT AND SHALL MEET THE REQUIREMENTS OF THE VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING (2) NO. 4 (1/2"), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER. CURB AND GUTTER SHALL BE 30" CURB AND GUTTER PER VILLAGE DETAIL ON SHEET 9.
- ALL SIDEWALK REMOVALS OR REPLACEMENTS SHALL BE TO THE NEAREST JOINT AND SHALL BE IN-KIND (5-INCH THICKNESS) EXCEPT THE SIDEWALK THROUGH THE DRIVEWAY APRONS SHOULD BE 8-INCH.
- ALL SIDEWALK REPAIR, CURB AND GUTTER REMOVAL AND REPLACEMENT, STREET EXCAVATION AND PUBLIC UTILITY WORK SHALL BE COORDINATED AND INSPECTED BY THE VILLAGE DEPARTMENT OF PUBLIC WORKS. CONTRACTOR SHALL COORDINATE WORK AND INSPECTIONS WITH THE VILLAGE DEPARTMENT OF PUBLIC WORKS.
- ATTRACTIVE ADDRESS NUMERALS SHALL BE PLACED ON THE BUILDING, NO ADDRESS STICKERS ON THE DOORS.

**LEGEND**

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	LANDSCAPE AREA
	GREEN SPACE
	PROPOSED 18" STANDARD CURB & GUTTER (UNLESS OTHERWISE NOTED)
	PROPOSED 18" SHEDDING CURB & GUTTER
	TRAFFIC FLOW ARROW
	HANDICAPPED PARKING
	INDICATES NUMBER OF PARKING STALLS
	LIGHT POLE
	LED WALL PACK
	CAN LIGHT
	BUILDING HEIGHT AT FRONT OF BUILDING

\*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

**BIDDER'S NOTES**

- SITE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE CONCRETE ITEMS (BUILDING FOUNDATIONS, FLATWORK, SIDEWALK, DRIVEWAY, APRONS, ETC.) EXCEPT CONCRETE CURB AND GUTTER AND CONCRETE POLE BASES FOR LIGHT POLES.
- CONCRETE CURB AND GUTTER SHALL BE BID AS A SEPARATE CONTRACT.
- ALL NECESSARY GRAVEL BASE FOR THE CONCRETE ITEMS SHALL BE PROVIDED AND INSTALLED BY THE APPLICABLE CONCRETE CONTRACTOR.
- THE SITE LIGHTING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONDUIT, CONDUCTORS, CONCRETE POLE BASES, LIGHT POLES, HEADS AND LAMPS. LIGHT POLE HEADS SHALL BE LITHONIA TERSEN TLRC150MDB GCF. LIGHT POLES SHALL BE LITHONIA RSS, 16"-4" ROUND, BLACK POLE. LIGHT POLE LAMPS SHALL BE SYL MP150U MEDIUM. CONCRETE BASES SHALL BE FLUSH WITH GROUND.
- SITE LIGHTING CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING CONDUIT AND CONDUCTOR FOR SIGN LIGHTING.
- THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL EROSION CONTROL ITEMS.
- THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION MATTING.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	04/04/2016	AJB	BID SET	4	06/06/2016	AJB	CONSTRUCTION SET	CHECKED
2	05/23/2016	AJB	SITE PLAN COMMENT REVISIONS					JGS
3	06/02/2016	AJB	ADDITIONAL SITE PLAN COMMENTS					DESIGNED
								AJB

SKYLINE TOWERS  
 A DEVELOPMENT BY LEXINGTON HOMES  
 VILLAGE OF PLEASANT PRAIRIE  
 KENOSHA COUNTY, WISCONSIN

SITE PLAN

DATE	03/20/16
FILE	4329079D
JOB NO.	4329079

**Robert E. Lee & Associates, Inc.**  
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES  
 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155  
 920-662-9641 www.releinc.com  
 Celebrating 60 Years of Excellence

**RESOLUTION #16-28**

**PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS IN CONNECTION WITH THE CONSTRUCTION OF THE 47<sup>TH</sup> AVENUE DRAINAGE IMPROVEMENTS IN THE VILLAGE OF PLEASANT PRAIRIE. THE PROJECT GENERALLY CONSISTS OF THE CONSTRUCTION OF A 24-INCH STORM SEWER AND DITCHING ALONG 47<sup>TH</sup> AVENUE STARTING APPROXIMATELY 300-FEET NORTH OF 116<sup>TH</sup> STREET AND EXTENDING APPROXIMATELY 350-FEET SOUTH OF 116<sup>TH</sup> STREET. .**

**RESOLVED**, by the Village Board of the Village of Pleasant Prairie, Kenosha County, Wisconsin:

1. The Governing Body hereby declares its intention to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property described in Schedule A hereto for special benefits conferred upon such property with the construction of the 47<sup>th</sup> Avenue Drainage Improvements in the Village of Pleasant Prairie. The project generally consists of the construction of a 24-inch storm sewer and ditching along 47<sup>th</sup> Avenue starting approximately 300-feet north of 116<sup>th</sup> Street and extending approximately 350-feet south of 116<sup>th</sup> Street.
2. The Governing Body hereby determines that the construction of such improvements are in the best interest of and for the health and welfare of the Municipality and the property affected by the improvement and constitutes an exercise of the police power.
3. The assessment against any parcel may be paid in cash or in ten equal, annual installments.
4. The Clerk shall cause to be prepared a report which shall consist of:
  - A. Preliminary plans and specifications for the improvements.
  - B. An estimate of the entire cost of the proposed improvements.
  - C. A schedule of proposed assessments.
5. When the report is completed, the Clerk shall make a copy of the report available for public inspection



6. Upon completion of the report, the Clerk shall cause notice to be given stating the nature of the proposed improvement, the general boundary lines of the proposed assessment district, the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and report. This notice shall be published as a Class 1 Notice and a copy shall be mailed, at least ten days before the hearing, to every interested party.
7. The hearing shall be held at the regular meeting place of the Governing Body at a time set by the Clerk in accordance with Section 66.0703(7(a)), Wis. Stats.

**Passed and adopted this 18<sup>th</sup> day of July, 2016.**

VILLAGE OF PLEASANT PRAIRIE

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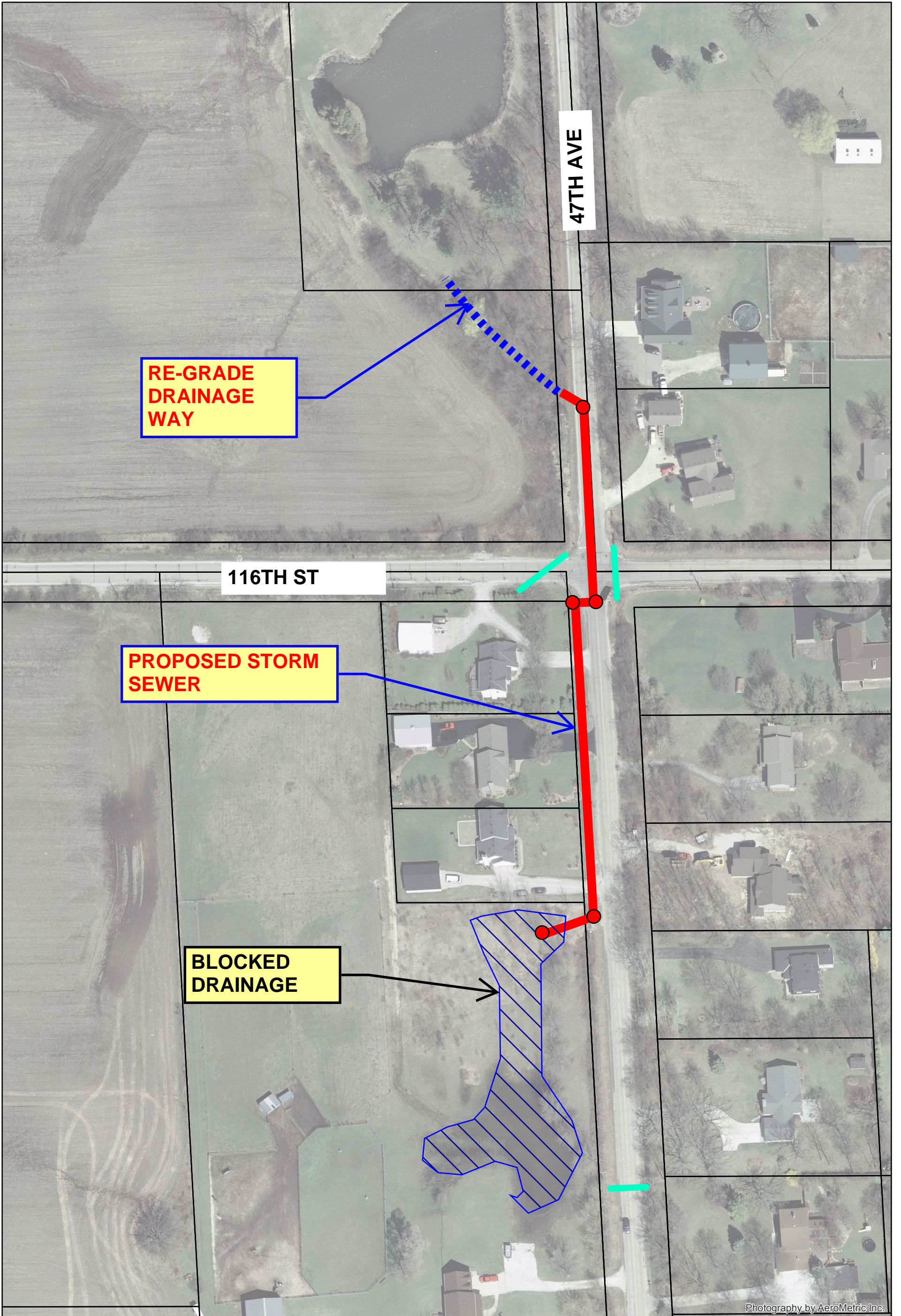
John P. Steinbrink, President

Attest:

---

Vesna Savic, Deputy Village Clerk

Posted:



Photography by AeroMetric Inc.



NOTICE TO RESIDENTS  
OF  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN

An open meeting of the Village Board of the Village of Pleasant Prairie, Kenosha County, Wisconsin, will be held in the Village Hall, 9915 - 39<sup>th</sup> Avenue, Pleasant Prairie, WI on Monday, July 18<sup>th</sup>, at 6:00 p.m. to consider:

- A. The adoption of a preliminary resolution declaring intent to exercise special assessment police powers in connection with the construction of the 47<sup>th</sup> Avenue Drainage Improvements in the Village of Pleasant Prairie. The project generally consists of the construction of a 24-inch storm sewer and ditching along 47<sup>th</sup> Avenue starting approximately 300-feet north of 116<sup>th</sup> Street and extending approximately 350-feet south of 116<sup>th</sup> Street.
- B. Other items set forth on the agenda of said meeting which are available in the municipal offices.

Dated: July 15, 2016

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Vesna Savic  
Deputy Village Clerk

Publish one (1) time  
July 15, 2016



## MEMORADUM

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

TO: Michael Pollocoff, Village Administrator

FROM: Matthew Fineour, Village Engineer

SUBJ: Chateau Subdivision Storm Water Improvements  
Amendment to Design Service Agreement – Wetland Re-delineation

DATE: July 11, 2016

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### **Summary:**

The following is an amendment to the existing Professional Service Agreement with RA Smith National, Inc., for the Chateau Eau Plaines Storm Water Improvements Project which was executed in September 2015. The amendment pertains to the wetland delineation services portion of the contract.

RA Smith National completed a wetland delineation on September 22, 2015 of the entire Chateau Eau Plaines Storm Water Project corridor. The wetland delineator is a qualified professional that is a WDNR “assured delineator”. The wetland delineation identified wetlands as shown in attached wetland report. The wetland report was then provided to the WDNR to evaluate whether certain wetlands met WDNR exemption criteria. The WDNR issued an exemption letter in December 2015 exempting certain wetlands on 105<sup>th</sup> Avenue and 107<sup>th</sup> Avenue.

On June 7<sup>th</sup>, 2016 the Village met with representatives of the WDNR and ACOE to go over what the Village is planning for storm water improvements within the area. During the meeting and site walk through, the regulatory agencies felt that there is more wetlands within the ditch lines than what was delineated. On June 7<sup>th</sup> ditches were wet with some standing water and sump pumps actively discharging into the ditch lines. They felt that since the ditches were wet and may have prolonged presence of water they could potentially be classified as wetlands. Both regulatory agencies felt that in order to proceed, the entire project corridor would need to be re-delineated. Based on their responses, they felt that September 2015 may have been dry and conditions changed.

Village staff and our consultant believes that the wetland delineation completed in September 2015 was done correctly based on the conditions at that time. Wetlands need to be delineated during the growing season which is generally the end of April through mid-October. There is no requirements in which a certain “wetness” needs be present during this time for delineations.

The service agreement for the re-delineation is a time and material amendment not to exceed \$3,910.

Attachments: Professional Service Agreement, 2015 wetland report, WDNR wetland exemption letter.

July 6, 2016

Mr. Matthew J. Fineour, P.E.  
Village of Pleasant Prairie  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158-6504

Re: Amendment to Professional Services Agreement for Additional Wetland Delineation Services  
Chateau Eau Plaines Storm Water Improvements  
Village of Pleasant Prairie, Kenosha County, Wisconsin  
VOPP PN E15-012

Dear Matt:

On September 22, 2015, R.A. Smith National (RASN) completed a wetland delineation for the Chateau Eau Plaines area located along 79<sup>th</sup> Street from 115<sup>th</sup> Avenue to 105<sup>th</sup> Avenue; 105<sup>th</sup> Avenue from 79<sup>th</sup> Street to 77<sup>th</sup> St; and 107<sup>th</sup> Avenue from 79<sup>th</sup> Street to 82<sup>nd</sup> Street as authorized by the Village. In early June 2016, an onsite pre-project coordination meeting was held with staff members from the Village, WDNR, and USACE. The intent of the meeting was to discuss the concept plan for new storm water improvements along 79<sup>th</sup> Street and 115<sup>th</sup> Avenue and potential wetland impacts. During the site visit, the WDNR and USACE observed hydrology indicators and wetland vegetation in areas along the 79<sup>th</sup> Street ROW that were not identified in our 2015 delineation. Before they concur with the 2015 wetland delineation, the WDNR and USACE are requiring RASN to re-examine the 79<sup>th</sup> Street ROW within the project area to determine if additional areas could meet the wetland criteria. Additional wetland impacts could potentially change the type of permit that may be required for this project.

Because this additional evaluation was not anticipated as part of the original scope of work for our wetland delineation services, we are providing you with this amendment to the original agreement for approval.

PROJECT NAME: Chateau Eau Plaines Storm Water Improvements

I. ADDITIONAL SCOPE OF SERVICES TO BE PROVIDED:

- A. An RASN WDNR-Assured delineator will re-assess the project site along the 79th Street ROW per the request of US Army Corps and WI Department of Natural Resources to determine if any other roadside ditches could potentially qualify as a wetland. The assessment will be based on soil analyses, outward signs of hydrology (i.e. standing water, surface saturation), and the presence of dominant hydrophytic plants, particularly Facultative Wet (FACW) and Obligate (OBL) plants. The presence of planted Kentucky blue grass (*Poa pratensis*), which is Facultative in the Midwest Region, would not necessarily qualify an area as wetland unless it was accompanied by other obvious signs of wetland hydrology.
- B. Because of the presence of extensive underground gas and electrical utilities, RASN will contact Diggers Hotline to have the utilities marked in the field prior to obtaining soil samples.
- C. Any additional areas that appear to qualify as a wetland will be GPS-located by RASN and an updated map will be prepared. The results will also be presented in an updated memo with the supporting data sheets included as an addendum to the original report.

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II. COMPLETION SCHEDULE:

Field work will be scheduled for August 1, 2016. A map showing the additional wetlands, if any, will be completed within two weeks of the field work. The written report will be completed within 2 months of the field work.

III. PROFESSIONAL FEES:

The above-described services will be provided for on a time-and-expense basis. We estimate our total fee to not exceed \$3,910. We will bill you monthly with an itemized statement for the time and expenses incurred on the project.

The Standard General Contract Terms for Professional Services previously signed will remain intact subject to this amendment. To authorize the additional expense, please sign and return this document to our office.

Sincerely,  
R.A. Smith National, Inc.

Village of Pleasant Prairie



Kristen J. Belan, P.E., CFM  
Project Manager

\_\_\_\_\_

Authorized Agent

Date

# Wetland Delineation Report



## Chateau Eau Plaines Stormwater Improvements Village of Pleasant Prairie, Kenosha County, Wisconsin

**RASN Project No. 1151702**  
**October 27<sup>th</sup>, 2015**

Prepared by:

Heather D. Patti, PWS  
Ecologist/Project Manager  
R.A. Smith National, Inc.

Prepared for:

Mr. Matthew Fineour, P.E.  
Village of Pleasant Prairie.  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

16745 West Bluemound Road, Brookfield, Wisconsin 53005  
(262) 781-1000

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October 27<sup>th</sup>, 2015

## INTRODUCTION

R.A. Smith National, Inc. (RASN) is pleased to provide this Wetland Delineation Report for the approximately 14-acre Study Area comprised mainly of roadside ditches located in the Chateau Eau Plaines subdivision located at along 79<sup>th</sup> Street from 115<sup>th</sup> Avenue to 105<sup>th</sup> Avenue; 105<sup>th</sup> Avenue from 79<sup>th</sup> Street to 77<sup>th</sup> Street; and 107<sup>th</sup> Avenue from 79<sup>th</sup> Street to 82<sup>nd</sup> Street, the Village of Pleasant Prairie, Kenosha County, Wisconsin (Figure 1). The Study Area is more specifically located in Section 7 in Township 1 North, Range 22 East. The delineation was completed at the request of Mr. Matthew J. Fineour, P.E., Village of Pleasant Prairie.

The purpose of the wetland delineation was to identify the proximity and extent of wetlands in association with a stormwater improvements project. Three ditches and one (1) wetland, hereby referred to as “W-1”, was identified within the Study Area (Appendix 1, Figure 2). Two other previously delineated wetlands are also located and shown within the Study Area (Appendix 1, Figure 2). These wetlands were delineated in 2013 by Alice Thompson of Thompson and Associates Wetland Services and Dave Meyer of Wetland and Waterways Consulting, LLC. An Artificial Wetland Exemption Request will be submitted for the three ditches under separate cover. This delineation is presented here in terms of qualifications, methodology, results, and conclusions.

## STATEMENT OF QUALIFICATIONS

Ms. Heather Patti, PWS and Ecologist with RASN, was the technical lead and author of this delineation project. Heather earned a Masters Degree in Botany and a minor in Ecology from North Carolina State University. Ms. Patti is experienced with a variety of aspects of ecological restoration, including wetland, mixed hardwood, and prairie restoration. She provides over 15 years of experience in wetland delineation, assessment, and mitigation. Ms. Patti attended the Basic & Advanced Wetland Delineation course offered by UW-LaCrosse in 2005 & 2013, became a WDNR Assured Wetland Delineator in 2009, and attended the Hydric Soil Identification Course offered by UW-LaCrosse in 2011.

## WETLAND DELINEATION METHODOLOGY

The wetland delineation consisted of a review of available maps and information followed by a site visit to document field conditions. The presence and absence of hydrophytic vegetation, wetland hydrology, and hydric soil indicators were documented using methodology defined in the *US Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual, Regional Supplement to the 1987 Corps of Engineers Wetland Delineation Manual: Midwest Region* (Midwest Supplement) (USACE ERDC, 2010) and *Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and the Wisconsin Department of Natural Resources* (USACE St. Paul District, 2015). See References section for a complete list of guidance and sources utilized.

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### **Vegetation**

At the sample plots, herbaceous, shrub/sapling, tree and vine strata were typically measured using 5-foot, 15-foot and 30-foot radius plots, respectively. However, plot sizes were sometimes adjusted to fit the plant community. Percent cover was visually estimated within the plots and dominant species were determined by applying the 50/20 rule and/or Prevalence Index. *The National Wetland Plant List: 2013 wetland ratings* (Lichvar, 2013) was used to determine the wetland indicator status of observed vegetation.

### **Hydrology**

The nearest available Natural Resource Conservation Service (NRCS) WETS Table and the National Atmospheric and Oceanic Organization (NOAA) Advanced Hydrologic Prediction Service were analyzed to determine the antecedent hydrologic condition of the Study Area. Inundation, water table and/or saturation were measured at the sample plots, if present. Soil pits were generally left open for 15-30 minutes prior to measurement to allow for the normalization of water level. Primary and secondary indicators of wetland hydrology were investigated and if present were noted on the data sheets.

### **Soils**

At the sample plots, a soil pit was excavated to a depth of at least 20 inches, where possible. If greater than a few inches of inundation is present, the soil profile is usually unable to be observed. The color and texture of the soil matrix and associated mottling was recorded for each observed soil layer within the pit. The Munsell Soil Color Book was used to determine the color of observed moist soils. The soil was analyzed for hydric soil characteristics and, if met, hydric soil(s) was/were indicated on the data sheets.

### **Sources Reviewed**

The United States Geological Survey (USGS) Topographic Map (Appendix 1, Figure 1), the WDNR Surface Water Data Viewer Map which includes the NRCS Soil Survey and Wisconsin Wetland Inventory (WWI) (Appendix 1, Figure 3), aerial photos from the years 2000, 2005, and 2010 (Appendix 1, Figures 4A-C), and a 90-Day Departure from Normal Precipitation Map (Appendix 1, Figure 5) were reviewed prior to the wetland delineation in order to gain familiarity with the site's topography, wetland history, soils, and past land uses.

## **RESULTS**

### **Existing Environmental Mapping**

The USGS topographic map depicts the general location of the Study Area and shows that the nearest mapped waterway is the Kilbourn Road ditch, about ¼ mile west of the Study Area (Appendix 1, Figure 1). As shown on the two-foot contour map (Appendix 1, Figure 4C), the land within the Study Area is generally flat, and drains from east to west towards the hardwood swamp associated with the Kilbourn Road ditch.

The WDNR Surface Water Data Viewer does not indicate the presence of wetlands within the Study Area (Appendix 1, Figure 3). However, delineated wetlands are located adjacent to the mapped forested, emergent/wet meadow (T3/E2K) wetland on the west boundary of the Study Area, and adjacent to the mapped Emergent/wet meadow (E1K) wetland on the north side of 79<sup>th</sup> Street. The discrepancies between the WDNR map and RASN's delineated boundaries are attributed to the level of wetland delineation employed during the investigation. The presence of wetlands as determined by examination of aerial photography are not as accurate as physical examination of site conditions using methods outlined in the 1987 Corps annual and its Midwest Supplement.

The NRCS Web Soil Survey indicates the presence of five mapped soils within the Study Area (Table 1 and Appendix 1, Figure 3). Ashkum silty clay loam (AtA) and Elliott silty clay loam (EtB) are listed as containing inclusions of hydric soils in depressions and moraines.

**Table 1. Mapped Soils within Study Area.**

Soil Unit Name (Symbol)	Hydric Inclusion	Drainage Class	Percent of Study Area
Ashkum silty clay loam, 0 to 2% slopes (ATA)	92% Ashkum, drained 5% Peotone, drained	Poorly drained	6.1%
Elliott silty clay loam, 2 to 6% slopes (EtB)	5% Ashkum	Somewhat poorly drained	44.9%
Markham silt loam, 2 to 6% slopes (MeB)	-	Moderately well drained	31.3%
Morley silt loam, 2 to 6% slopes (MzdB)	-	Moderately well drained	0.1%
Varna silt loam, 2 to 6% slopes (VaB)	-	Moderately well drained	17.7%

§ WDNR Wetland Indicator Soil

† NRCS Listed Hydric Soil

Based on a review of aerial photographs from 2000, 2005, and 2010, little land use change has occurred within the Study Area (Appendix 1, Figures 4A-C). This is an older residential subdivision that was built sometime between 1980-1985 based on older historical aerial photos.

### **Antecedent Hydrologic Condition**

Based on the WETS Analysis Worksheet in Appendix 2, precipitation was within the normal range for the months of June through August. NOAA's Advanced Hydrologic Prediction Service Map (Appendix 1, Figure 5) which analyzes precipitation data exactly 90 days prior to the date of the site visit indicated that climatic conditions were normal. According to the Daily Precipitation Table in Appendix 2, there was 3.44 inches of precipitation recorded in August prior to the September site visit.

### **Field Investigation**

All areas called out as wetland or containing wetland indicators on the above-mentioned maps were evaluated in the field. A total of three (3) potentially exempt ditches and one (1) wetland was delineated and surveyed by RASN (Appendix 1, Figure 2). Photos were taken of W-1 and the adjacent upland and are included in Appendix 3. Pink wire flags with the words "Wetland Delineation" were used to mark wetland boundaries. Consecutively numbered orange wire flags were used to mark sample plots along the wetland boundary and other areas examined. The data sheets were compiled and are included in Appendix 4. The following is a detailed description of the ditches and delineated wetland:

### **Ditch 1 – Potentially Exempt Drainage Ditch**

D-1 is a very small, 287 sq ft depressional ditch located on the west side of 105<sup>th</sup> Avenue (Appendix 1, Figure 2). This ditch is depressional with no apparent inlets or outlets. The vegetation consists of path rush (*Juncus tenuis*), redtop (*Agrostis gigantea*), with some cattails (*Typha x glauca*) present. The upland plant community around the ditch is mowed lawn (see Photos in Appendix 3).

Hydrology in D-1 is sustained by surface water runoff from the surrounding upland landscape. Physical on-site evidence of wetland hydrology within D-1 included surface water, high water table, saturation, drainage patterns, saturation visible on aerial imagery, geomorphic position and a positive FAC-Neutral test.

In general, there was a subtle shift in topography and a distinctive shift in vegetation along the boundary of D-1 where the mowed lawn gave way to the path rush and redtop grass. According to the NRCS Soil Survey of Kenosha County, Varna silt loam, 2-6% slopes (VaB) is the mapped soil type within D-1. The NRCS hydric soil list classifies Varna silt loam as a moderately well drained, upland soil. The soil profile was not examined due to the presence of buried utilities along the road right-of-way.

### **Ditch 2 – Potentially Exempt Drainage Ditch**

D-2 is another very small, 11 sq ft depressional ditch located on the west side of 105<sup>th</sup> Avenue (Appendix 1, Figure 2). This ditch is depressional with no apparent inlets or outlets. The vegetation consists of narrow leaved cattail (*Typha angustifolia*), hybrid cattail (*Typha x glauca*) and panic grass (*Panicum dichotimiflorum*) present. The upland plant community around the ditch is mowed lawn (see Photos in Appendix 3).

Hydrology in D-2 is sustained by surface water runoff from the surrounding upland landscape. Physical on-site evidence of wetland hydrology within D-2 included surface water, high water table, saturation, drainage patterns, saturation visible on aerial imagery, geomorphic position and a positive FAC-Neutral test.

In general, there was a subtle shift in topography and a distinctive shift in vegetation along the boundary of D-2 where the mowed lawn gave way to the cattails. According to the NRCS Soil Survey of Kenosha County, Varna silt loam, 2-6% slopes (VaB) is the mapped soil type within D-2. The NRCS hydric soil list classifies Varna silt loam as a moderately well drained, upland soil. The soil profile was not examined due to the presence of buried utilities along the road right-of-way.

### **Ditch 3 – Potentially Exempt Drainage Ditch**

D-3 is a 1,902 sq ft depressional ditch located on the west side of 107<sup>th</sup> Avenue (Appendix 1, Figure 2). The vegetation consists of reed canary grass (*Phalaris arundinacea*) and yellow foxtail (*Setaria pumila*). The upland plant community around the ditch is old field and mowed lawn (see Photos in Appendix 3).

Hydrology in D-3 is sustained by surface water runoff from the surrounding upland landscape. Physical on-site evidence of wetland hydrology within D-3 included surface water, high water table, saturation, drainage patterns, saturation visible on aerial imagery, geomorphic position and a positive FAC-Neutral test.

In general, there was a subtle shift in topography and a distinctive shift in vegetation along the boundary of D-3 where the old field/mowed lawn gave way to the reed canary grass. According to the NRCS Soil Survey of Kenosha County, Elliott silty clay loam, 2-6% slopes (EtB) is the mapped soil type within D-3. The NRCS hydric soil list classifies Elliott silty clay loam as a somewhat poorly drained soil with inclusions of hydric soils. The soil profile was not examined due to the presence of buried utilities along the road right-of-way.

### **Wetland 1 –Fresh (wet) meadow**

W-1 is a small, 985 sq ft, depressional ditch located north of 79<sup>th</sup> Street (Appendix 1, Figure 2). This wetland ditch continues off-site to the north, into a larger wetland complex. The vegetation in W-1 consists of cattails and reed canary grass. The upland plant community around wetland W-1 is primarily mowed lawn, consisting of Kentucky bluegrass (*Poa pratensis*).

Hydrology in W-1 is sustained by surface water runoff from the surrounding upland landscape. Physical on-site evidence of wetland hydrology within W-1 included surface water, high water table, saturation, drift deposits, drainage patterns, saturation visible on aerial imagery, geomorphic position and a positive FAC-Neutral test.

In general, there was a subtle shift in topography and a distinctive shift in vegetation along the boundary of wetland W-1 where the mowed lawn gave way to the cattails. According to the NRCS Soil Survey of Kenosha County, Elliott silty clay loam, 2-6% slopes (EtB) is the mapped soil type within W-1. The NRCS hydric soil list classifies Elliott silty clay loam as a somewhat poorly drained soil with inclusions of hydric soils. The soil profile was not examined due to the presence of buried utilities along the road right-of-way.

## **CONCLUSION**

Based on the wetland assessment completed by RASN, three (3) potentially exempt wetland ditches and one (1) wetland was identified within the Study Area (Figure 2). The total acreage of W-1 within the Study Area is 985 sq ft.

RASN ecologists are required by the WDNR to provide their professional judgment on wetland susceptibility per revised NR 151 guidance (Guidance #3800-2015-02) (Appendix 5). It is RASN's professional opinion that all of the delineated features would best fit into the "least susceptible" category for NR 151 setback purposes.

Heather Patti, lead delineator, is an Assured Delineator as explained at the WDNR web site, <http://dnr.wi.gov/topic/wetlands/assurance.html>. The WDNR considers Ms. Patti's wetland delineation work to be "Assured" for purposes of Wisconsin waterway and wetland permits, such that her clients do not need to wait for concurrence letters from the WDNR before relying on such determinations and delineations and may expect that wetland issues should not be the cause of delays in state waterway and wetland permit decisions.

The wetland boundary staked in the field by R.A. Smith National, Inc. is a professional finding based on accepted USACE and WDNR methodology at the time the wetlands were delineated. This wetland delineation field work and report is not intended to meet the requirements of an SEWRPC Environmental Corridor, WDNR Endangered Species Review, a navigability determination, or the location of either the Ordinary High Water Mark or floodplain.

Wetlands and waterways that are considered waters of the U.S. are subject to regulation under Section 404 of the Clean Water Act (CWA) and the jurisdictional regulatory authority lies with the USACE. Additionally, the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Chapters 30 and 281 Wisconsin State Statutes, and Wisconsin Administrative Codes NR 103, 299, 350, and 353. In addition, the USACE and WDNR have jurisdictional authority to determine which features are exempt including stormwater ponds and conveyance features. If the client proposes to modify an existing stormwater feature, an Artificial Determination Exemption would need to be submitted. See the form on the WDNR Wetland Identification website (fee involved) <http://dnr.wi.gov/topic/wetlands/identification.html>. Furthermore, municipalities,

Chateau Eau Plaines Wetland Delineation

Mr. Matthew Fineour, P.E.

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townships and counties may have local zoning authority over certain areas or types of wetland and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.

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

## REFERENCES

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# **Appendices**

**Appendix 1: Figures**

**Appendix 2: WETS Table Analysis, NRCS WETS Table & Daily Precipitation Table**

**Appendix 3: Site Photographs**

**Appendix 4: Wetland Determination Data Forms – Midwest Region**

**Appendix 5: NR 151 Wetland Susceptibility Table**



## **Appendix 1: Figures**

**Figure 1: USGS Map/Site Location Map**

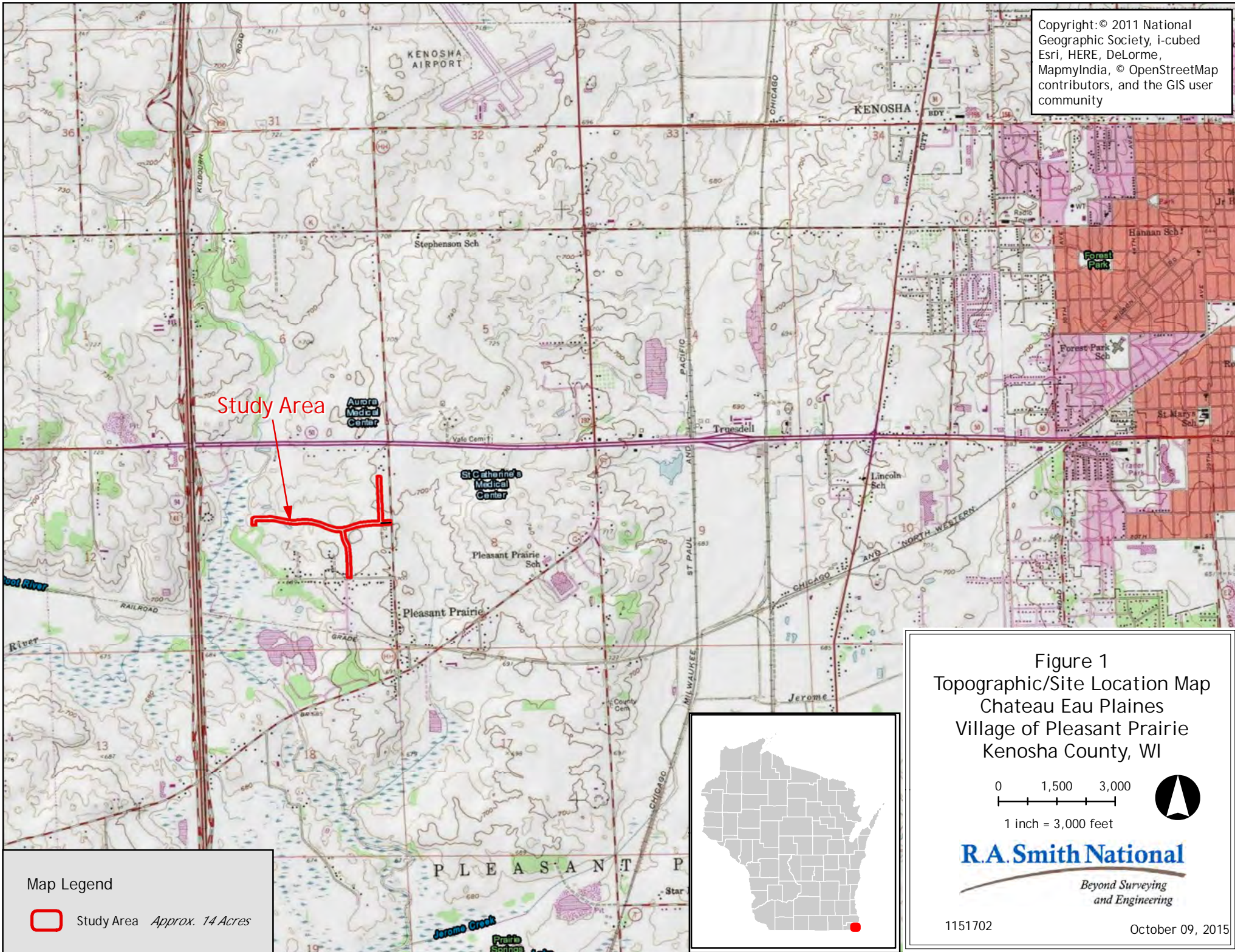
**Figure 2: Wetland Boundary Map**

**Figure 3: WDNR Surface Water Data Viewer Map**

**Figures 4A-C: Aerial Photographs (2000, 2005, & 2010)**

**Figure 5: 90-day Percent of Normal Precipitation Map**

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Study Area

Figure 1  
Topographic/Site Location Map  
Chateau Eau Plaines  
Village of Pleasant Prairie  
Kenosha County, WI

0 1,500 3,000  
1 inch = 3,000 feet




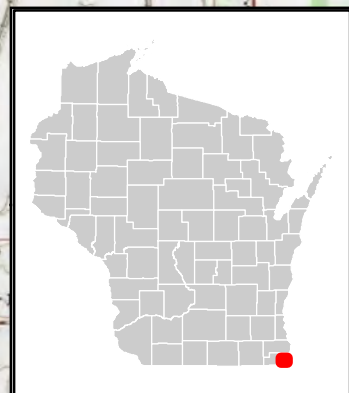
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and Engineering

1151702

October 09, 2015

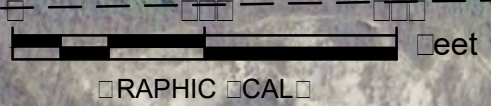
Map Legend

 Study Area *Approx. 14 Acres*



# WETLAND BOUNDARY MAP

Situated on the street, in the village of Pleasant Prairie, in the County of Racine, Wisconsin.  
 Part of the north, northeast, south, and southeast sections of Township 10 North, Range 12 East, in the village of Pleasant Prairie, in the County of Racine, Wisconsin.  
 Center of the source of the map.



LEGEND	
DP-1	DATA POINT
	WETLAND AREA
	WETLAND BOUNDARY
	PROJECT AREA BOUNDARY

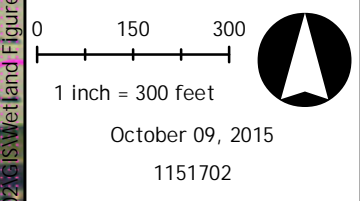
R.A. Smith National, Inc.  
 Aerial Photogrammetry  
 R.A. Smith National, Inc.  
 Beyond Surveying and Engineering

Racine, WI  
 Racine, WI  
 Racine, WI  
 Racine, WI



Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community  
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Chateau Eau Prairies  
 Village of Pleasant Prairie  
 Kenosha County, WI

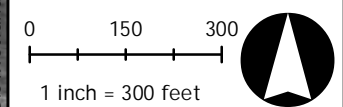


Figure 3  
 WDNR Surface Water  
 Data Viewer  
 Map

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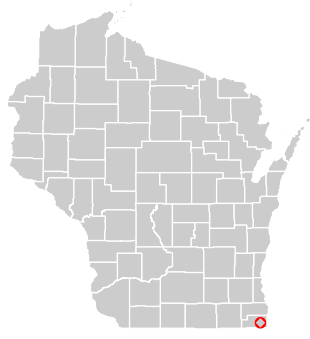
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1 inch = 300 feet  
October 09, 2015  
1151702

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Chateau Eau Plaines  
Village of Pleasant Prairie  
Kenosha County, WI



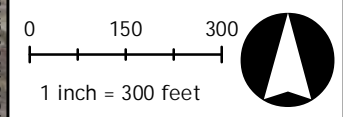
Map Legend  
Study Area *Approx. 14 Acres*

Figure 4A  
2000 Aerial Photo  
Map



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1151702

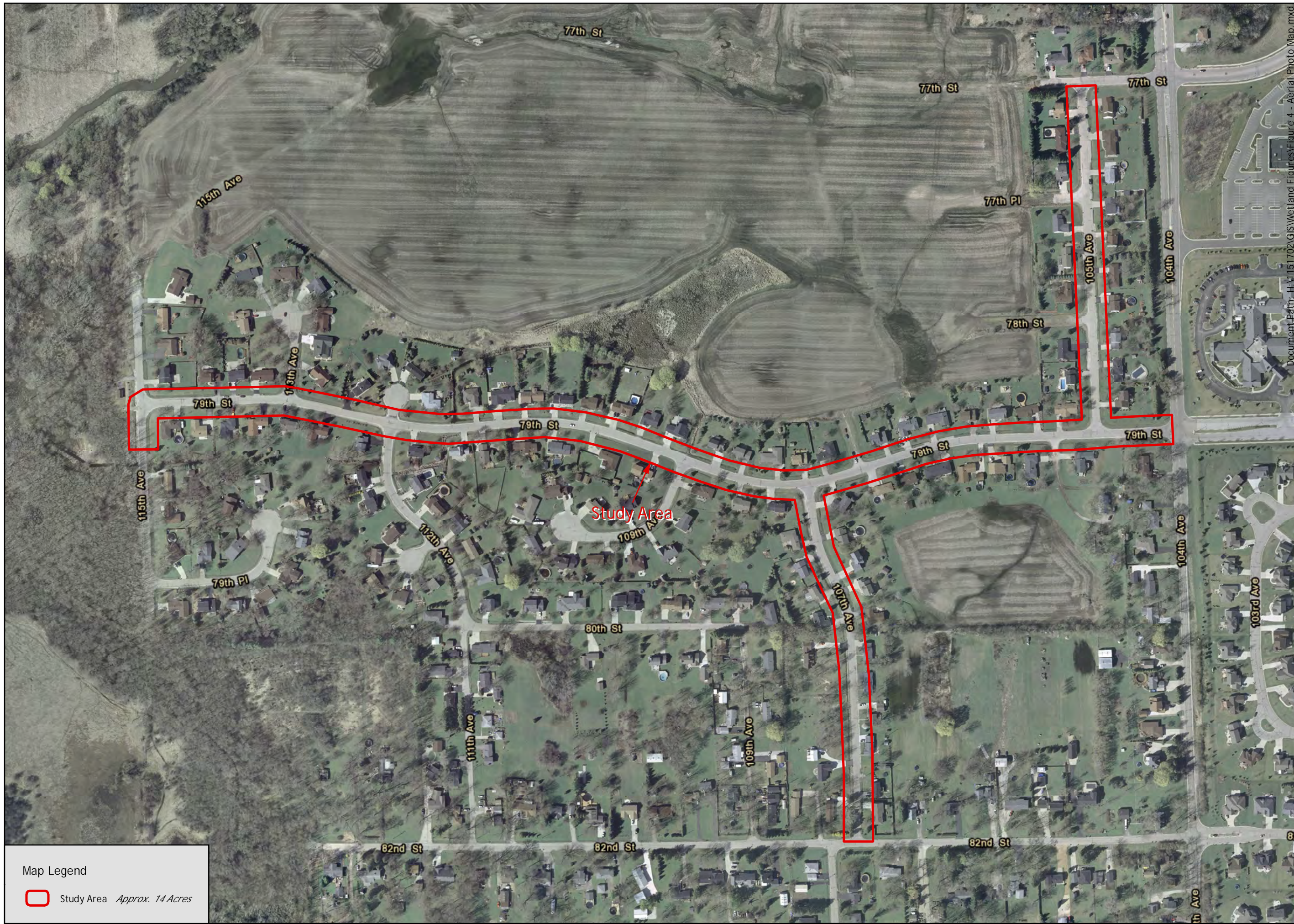
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Chateau Eau Plaines  
Village of Pleasant Prairie  
Kenosha County, WI



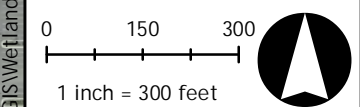
Map Legend  
 Study Area *Approx. 14 Acres*

Figure 4B  
2005 Aerial Photo  
Map



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1 inch = 300 feet  
October 09, 2015  
1151702

Chateau Eau Plaines  
Village of Pleasant Prairie  
Kenosha County, WI

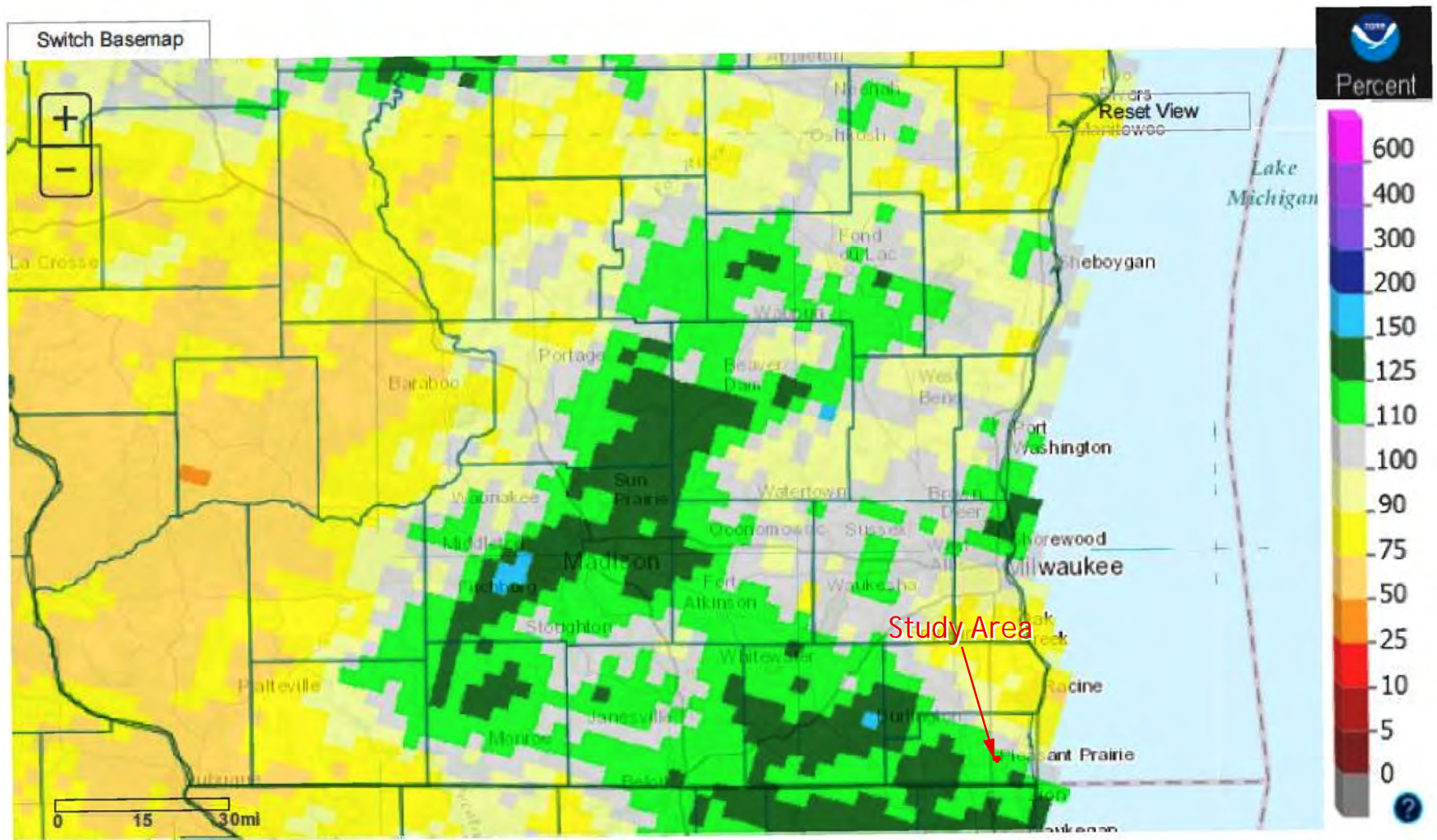


Figure 4C  
2010 Aerial Photo Map

Map Legend

 Study Area *Approx. 14 Acres*

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Milwaukee/Sullivan, WI: 90-Day Percent of Normal Precipitation  
Valid on: September 22, 2015 12:00 UTC

The project area falls within 110% to 125% of the normal precipitation range

Figure 5  
90-day percent of  
Normal Precipitation Map  
Chateau Eau Plaines  
Village of Pleasant Prairie  
Kenosha County, WI

Data Sources:  
NOAA AHPS website



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## **Appendix 2:**

**WETS Table Analysis, NRCS WETS Table & Daily Precipitation Table**

## WETS Analysis Worksheet

Project Name: Chateau Eau Plaines

Project Number: 1151702

Period of interest: June - August 2015

County: Kenosha

### Long-term rainfall records (from WETS table)

	Month	3 years in 10 less than	Normal	3 years in 10 greater than
1st month prior:	August	2.68	4.19	5.04
2nd month prior:	July	2.43	3.68	4.41
3rd month prior:	June	2.28	3.59	4.33
		Sum =	<b>11.46</b>	

### Site determination

Site Rainfall (in)	Condition Dry/Normal*/Wet	Condition** Value	Month Weight	Product
3.44	Normal	2	3	6
2.74	Normal	2	2	4
2.99	Normal	2	1	2
		Sum =	Sum*** =	<b>12</b>

\*Normal precipitation with 30% to 70% probability of occurrence

Determination:  Wet

\*\*Condition value:

\*\*\*If sum is:

Dry

Normal

Dry = 1

6 to 9

then period has been drier than normal

Normal = 2

10 to 14

then period has been normal

Wet = 3

15 to 18

then period has been wetter than normal

Precipitation data source:

WETS Table: Kenosha, WI4174 10/09/2015

PRISM DATA EXPLORER : <http://prismmap.nacse.org/nn/index.phtml>

Reference:

Donald E. Woodward, ed. 1997. *Hydrology Tools for Wetland Determination*, Chapter 19. Engineering Field Handbook. U.S. Department of Agriculture, Natural Resources Conservation Service, Fort Worth, TX.



\* Percent chance of the growing season occurring between the Beginning  
and Ending dates.

total 1944-2015 prcp

Station : WI4174, KENOSHA  
----- Unit = inches

yr	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec	annl
44		M1.42	M2.80	3.55	1.59	4.75	2.21	2.82	2.03	0.18	0.87	0.89	23.11
45	M0.60	0.90	0.91	3.43	7.10	5.18	0.91	3.70	M4.02	1.41	2.93	M1.10	32.19
46	M1.99	0.76	2.90	0.66	M3.43	M3.37	0.66	1.26	0.69	1.97	1.14	1.63	20.46
47	1.96	0.00	1.61	3.14	4.81	3.98	1.95	1.12	4.76	1.57	3.17	1.62	29.69
48	0.70	1.35	4.45	2.63	4.15	2.55	M0.83	M0.68	M2.27	0.79	2.24	M1.97	24.61
49	2.66	1.75	1.53	1.68	1.55	4.83	4.02	M0.29	2.00	1.42	0.77	3.75	26.25
50	3.26	1.32	2.35	5.26	1.21	6.57	3.23	4.86	2.81	0.36	1.54	1.52	34.29
51	M1.66	M1.68	M3.22	3.67	3.81	3.64	3.27	M4.00	3.15	3.73	4.03	M1.91	37.77
52	1.65	0.71	3.37	3.58	M3.65	3.90	6.78	2.72	0.45	0.09	2.09	1.85	30.84
53	0.77	1.41	1.45	2.56	3.04	2.28	4.87	3.11	2.66	0.82	0.55	2.24	25.76
54	1.01	1.48	2.70	4.06	2.34	9.11	M5.26	4.77	1.72	4.80	1.29	M2.81	41.35
55	1.13	1.28	1.07	3.53	3.16	4.68	3.60	1.61	2.17	2.73	1.30	0.72	26.98
56	0.41	0.93	1.66	4.23	3.55	2.38	3.82	3.58	0.30	0.08	1.30	1.01	23.25
57	1.80	1.31	2.44	2.60	6.76	3.32	3.35	5.76	1.40	2.01	3.20	2.58	36.53
58	1.51	0.19	0.79	2.02	2.17	2.58	1.86	0.99	1.80	2.76	1.58	0.43	18.68
59	1.65	1.41	3.47	4.36	3.54	1.66	4.77	7.51	2.70	4.84	3.35	2.49	41.75
60	4.74	2.11	1.50	4.21	4.04	2.72	5.70	4.71	1.76	3.80	1.96	1.07	38.32
61	0.12	0.62	3.97	2.92	1.97	0.81	2.17	0.81	9.00	3.47	2.30	0.89	29.05
62	3.18	0.92	1.99	1.47	3.45	1.07	5.13	1.87	1.34	1.59	0.89	0.21	23.11
63	0.51	0.32	1.79	3.48	1.59	1.74	7.11	1.27	3.80	0.46	1.91	0.59	24.57
64	1.13	0.42	2.44	4.28	2.93	3.44	5.48	1.92	3.08	0.13	2.86	0.72	28.83
65	3.95	1.04	2.16	4.74	1.18	1.42	4.50	6.18	6.29	7.00	2.38	2.92	43.76
66	1.05	1.01	2.83	3.68	3.18	2.50	3.20	2.98	1.05	2.87	3.62	1.45	29.42
67	1.34	1.06	1.99	3.19	2.30	6.96	2.44	2.79	3.24	3.43	1.82	1.55	32.11
68	0.91	0.68	0.34	1.93	2.65	6.25	4.64	3.90	3.76	1.28	3.48	2.54	32.36
69	1.20	0.17	1.73	4.08	3.36	8.74	2.79	1.93	2.25	4.69	0.98	0.89	32.81
70	0.35	0.21	1.60	3.83	5.06	5.67	3.47	0.42	11.73	2.54	2.65	1.42	38.95
71	0.94	2.77	1.34	1.23	1.53	2.82	2.19	3.19	2.76	1.55	1.70	4.86	26.88
72	0.63	0.57	2.16	5.49	2.13	5.52	5.59	8.57	8.15	2.85	2.27	2.19	46.12
73	1.42	1.25	2.91	5.31	3.91	3.14	1.44	0.54	5.27	3.53	2.42	3.25	34.39
74	3.40	1.41	3.28	3.85	6.52	4.57	2.68	3.25	1.62	1.63	1.76	1.77	35.74
75	1.34	1.21	1.39	3.45	1.53	4.32	1.87	4.24	0.79	0.99	2.94	1.00	25.07
76	0.63	1.32	5.48	4.30	2.84	1.81	2.58	1.59	1.24	2.78	0.62	0.43	25.62
77	0.35	0.46	2.93	1.69	1.41	4.70	3.97	4.01	3.89	1.97	2.16	2.32	29.86
78	1.12	0.78	0.79	4.54	2.73	4.61	8.55	5.93	6.19	0.92	1.75	2.25	40.16
79	2.53	0.58	3.45	4.61	1.56	2.65	1.07	6.14	0.04	2.33	2.48	2.33	29.77
80	0.88	0.89	1.18	3.50	1.57	3.65	6.28	5.70	5.68	2.02	1.08	3.04	35.47
81	0.13	1.64	0.58	3.66	3.08	3.30	6.67	6.37	3.78	M0.72	2.30	0.83	33.06
82	1.78	0.15	2.11	2.40	3.67	2.46	5.92	3.58	1.90	1.91	4.60	4.89	35.37
83	0.35	1.70	3.32	5.02	3.68	1.29	2.46	3.32	2.29	3.21	4.13	2.66	33.43
84	0.92	1.34	2.14	5.12	3.74	3.62	3.53	1.94	2.98	4.19	1.71	3.32	34.55
85	1.37	1.49	3.44	1.67	3.81	1.91	M3.85	6.02	2.44	6.25	6.67	2.20	41.12
86	0.86	2.65	1.17	2.25	4.65	4.48	6.64	2.74	10.47	1.66	0.92	0.91	39.40
87	2.48	0.93	1.51	4.93	4.80	1.09	4.01	12.65	4.32	1.28	2.16	5.18	45.34
88	2.66	0.99	1.70	3.25	0.67	0.80	1.45	1.95	2.85	1.92	4.22	1.11	23.57
89	0.40	0.56	1.27	1.40	1.63	3.39	4.82	4.73	2.18	1.76	2.04	0.28	24.46
90	2.13	M1.84	2.59	1.61	7.56	4.33	3.54	4.83	2.26	3.95	3.80	2.37	40.81
91	M1.34	0.49	5.72	3.45	4.84	1.05	1.17	2.11	2.68	M4.50	4.07	1.16	32.58
92	M0.60	0.79	M2.06	1.39	0.23	1.03	3.51	2.90	3.50	0.62	4.05	2.08	22.76
93	2.55	0.76	4.48	M7.55	1.86	M8.69	3.26	2.59	4.41	1.34	2.18	1.03	40.70

94	M2.34	3.73	1.13	2.52	0.89	3.59	2.66	4.52	0.86	2.52	5.72	0.98	31.46
95	2.92	0.09	2.00	6.14	3.56	1.83	3.77	6.38	1.38	4.93	3.42	M0.76	37.18
96	M1.75	M0.86	M1.01	3.57	6.63	5.47	3.93	1.96	2.82	3.44	1.38	M1.92	34.74
97	2.62	M2.40	1.29	3.66	4.27	4.59	2.53	3.62	4.37	1.97	2.52	M1.42	35.26
98	3.03	2.14	M4.33	5.56	3.31	3.12	3.77	3.66	3.39	4.50	1.92	1.30	40.03
99	5.06	1.34	2.13	7.71	4.22	6.33	1.08	4.57	4.60	0.98	0.20	M2.23	40.45
0	1.54	1.68	2.03	M4.80	8.41	7.51	5.55	2.00	5.71	1.76	M2.01	M2.68	45.68
1	1.17	2.99	1.36	3.37	5.66	3.74	M1.35	4.31	5.83	M6.52	1.59	1.05	38.94
2	1.07	1.09	1.49	4.70	2.80	4.76	2.59	3.72	5.18	2.57	1.61	0.84	32.42
3	0.43	0.10	2.07	2.09	4.44	2.57	3.65	1.02	1.52	1.56	5.20	M2.28	26.93
4	M1.12	M1.09	5.24	2.22	9.87	5.18	2.95	3.56	0.80	2.82	3.36	1.70	39.91
5	M3.60	M1.80	M0.44	1.48	2.38	1.02	1.99	3.65	3.73	1.25	3.27	1.33	25.94
6	2.77	0.72	4.00	3.41	4.53	1.80	3.51	M3.08	5.79	4.16	2.83	M2.89	39.49
7	1.13	M1.84	M3.90	3.90	2.14	3.24	3.81	11.50	M3.32	2.82	0.69	M3.77	42.06
8	M1.70	4.03	4.33	4.18	2.62	5.29	5.16	1.09	6.58	2.92	1.51	5.16	44.57
9	1.65	2.12	4.46	5.16	3.41	6.00	1.55	3.82	0.84	6.70	1.60	4.80	42.11
10	0.87	1.46	1.03	3.50	4.93	5.48	7.37	1.82	2.73	1.65	0.79	2.28	33.91
11	1.03	2.90	3.57	5.30	4.45	2.94	4.47	2.23	3.75	1.62	3.35	2.04	37.65
12	1.24	1.51	2.62	2.86	2.86	0.22	3.64	2.13	2.68	2.75	0.41	3.27	26.19
13	3.04	3.76	1.78	7.92	2.71	4.95	2.84	1.47	2.31	4.95	2.13	1.66	39.52
14	1.34	1.79	1.15	3.31	3.66	5.66	2.39	3.75	2.88	4.76	1.66	1.03	33.38
15	1.13	1.07	1.16	4.25	3.31	2.99	2.74	3.44	4.61	M0.52			25.22

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Product generated by ACIS - NOAA Regional Climate Centers.

## **Appendix 3:**

### **Site Photographs**

Wetland W-1 north of 109<sup>th</sup> Ave (date taken: 9/22/2015)



Wetland W-1 north of 109<sup>th</sup> Ave (date taken: 9/22/2015)





Dave Meyer's 2013 delineated Wetland to the South of 79<sup>th</sup> Street (date taken: 9/22/2015)



Alice Thompson's 2013 delineated Wetland to the North of 79<sup>th</sup> Street (date taken: 9/22/2015)









107<sup>th</sup> Ave facing south, ditch D-3 (date taken: 9/22/2015)



107<sup>th</sup> Avenue facing north, ditch D-3





Dave Meyer's 2013 Delineated wetland, East of 115<sup>th</sup> Ave





## **Appendix 4:**

**Wetland Determination Data Forms – Midwest Region**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Chateau Eau Plaines Stormwater Improvements City/County: Pleasant Prairie/Kenosha Sampling Date: 09/22/15  
 Applicant/Owner: Village of Pleasant Prairie State: WI Sampling Point: DP-1  
 Investigator(s): Heather Patti Section, Township, Range: T1N, R22E Section 7  
 Landform (hillslope, terrace, etc.): drainage ditch Local relief (concave, convex, none): concave  
 Slope (%): n/a Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Varna silt loam, 2-6% slopes WWI Classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation Y Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No X  
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X (see remark)</u>	No _____	If yes, optional wetland site ID:	<u>D-1</u>	
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

Remarks: **This is a partially mowed drainage ditch that may be exempt from regulation.**

**VEGETATION - Use scientific names for plants.**

Sampling Point: DP-1

Tree Stratum (Plot size: <u>30'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15'R</u> )				<b>Prevalence Index Worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index B/A = _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		
Herb Stratum (Plot size: <u>5'R</u> )				<b>Hydrophytic Vegetation Indicators:</b> _____ Rapid Test for Hydrophytic Vegetation <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤ 3.0 <sup>1</sup> _____ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Juncus tenuis</u>	<u>50%</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Agrostis gigantea</u>	<u>20%</u>	<u>Y</u>	<u>FACW</u>	
3. <u>Typha X glauca</u>	<u>5%</u>	<u>N</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
	<u>75%</u>	= Total Cover		
Woody Vine Stratum (Plot size: <u>30'R</u> )				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.) **The hydrophytic vegetation criterion is met.**



**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: Chateau Eau Plaines Stormwater Improvements City/County: Pleasant Prairie/Kenosha Sampling Date: 09/22/15  
 Applicant/Owner: Village of Pleasant Prairie State: WI Sampling Point: DP-2  
 Investigator(s): Heather Patti Section, Township, Range: T1N, R22E Section 7  
 Landform (hillslope, terrace, etc.): Ditch Local relief (concave, convex, none): concave  
 Slope (%): n/a Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Varna silt loam (VaB) WWI Classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation Y Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No X  
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional wetland site ID: <u>D-2</u>
Remarks: <b>This is a mowed, maintained roadside ditch that may potentially be exempt.</b>	

**VEGETATION - Use scientific names for plants.**

Sampling Point: DP-2

Stratum	Absolute % Cover	Dominant Species	Indicator Status	
<b>Tree Stratum (Plot size: 30'R)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		
<b>Sapling/Shrub Stratum (Plot size: 15'R)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		
<b>Herb Stratum (Plot size: 5'R)</b>				
1. <u><i>Typha angustifolia</i></u>	<u>30%</u>	<u>Y</u>	<u>OBL</u>	
2. <u><i>Panicum dichotomiflorum</i></u>	<u>15%</u>	<u>Y</u>	<u>FACW</u>	
3. <u><i>Typha X glauca</i></u>	<u>10%</u>	<u>N</u>	<u>OBL</u>	
4. <u><i>Persicaria hydropiperoides</i></u>	<u>10%</u>	<u>N</u>	<u>OBL</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
	<u>65%</u>	= Total Cover		
<b>Woody Vine Stratum (Plot size: 30'R)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		

**Dominance Test Worksheet:**

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

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

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

---

**Prevalence Index Worksheet:**

Total % Cover of: \_\_\_\_\_ Multiply by:

OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_

FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_

FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_

FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_

UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_

Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)

Prevalence Index B/A = \_\_\_\_\_

---

**Hydrophytic Vegetation Indicators:**

X Rapid Test for Hydrophytic Vegetation

X Dominance Test is >50%

\_\_\_\_\_ Prevalence Index is ≤ 3.0<sup>1</sup>

\_\_\_\_\_ Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on separate sheet)

\_\_\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

---

**Hydrophytic Vegetation Present?** Yes X No \_\_\_\_\_

Remarks: (Include photo numbers here or on a separate sheet.) **The hydrophytic vegetation criterion is met.**



**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: Chateau Eau Plains Stormwater Improvements City/County: Pleasant Prairie/Kenosha Sampling Date: 09/22/15  
 Applicant/Owner: Village of Pleasant Prairie State: WI Sampling Point: DP-3  
 Investigator(s): Heather Patti Section, Township, Range: T1N, R22E Section 7  
 Landform (hillslope, terrace, etc.): Ditch Local relief (concave, convex, none): concave  
 Slope (%): n/a Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Elliot silty clay loam (EtB) WWI Classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation Y Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No X  
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soil Present?	Yes <u>X</u>	No _____	If yes, optional wetland site ID:	<u>D-3</u>	
Wetland Hydrology Present?	Yes <u>X</u>	No _____			

Remarks: This is a mowed, maintained roadside ditch that may potentially be exempt from regulation.

**VEGETATION - Use scientific names for plants.**

Sampling Point: DP-3

Tree Stratum (Plot size: <u>30'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>1</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15'R</u> )				<b>Prevalence Index Worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index B/A = _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		
Herb Stratum (Plot size: <u>5'R</u> )				<b>Hydrophytic Vegetation Indicators:</b> _____ Rapid Test for Hydrophytic Vegetation <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤ 3.0 <sup>1</sup> _____ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
1. <u>Phalaris arundinacea</u>	<u>80%</u>	<u>Y</u>	<u>FACW</u>	
2. <u>Rumex crispus</u>	<u>20%</u>	<u>N</u>	<u>FAC</u>	
3. <u>Setaria faberi</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
	<u>110%</u>	= Total Cover		
Woody Vine Stratum (Plot size: <u>30'R</u> )				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.) The hydrophytic vegetation criterion is met.

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

Depth (inches)	Matrix		Redox Features					Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>	Texture	
*								

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

<b>Hydric Soil Indicators:</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Much (A10) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b> <input type="checkbox"/> Coast Prairie Redox (A16) (LRR,K,L,R) <input type="checkbox"/> Dark Surface (S7) (LRR,K,L) <input type="checkbox"/> 5 cm mucky peat or peat (S3) (LRR,K,L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR,K,L,R) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
<p><sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>		

<b>Restrictive Layer (if observed):</b> Type: <u>n/a</u> Depth (in N/A <u>n/a</u>	<b>Hydric Soil Present?</b> Yes <u>X</u> No <u>    </u>
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Remarks: **Soil data not taken due to the presence of burried utilities along route. Hydric soils are likely present due to the presence of hydrophytic vegetation and wetland hydrology indicators.**

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input checked="" type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	

<b>Field Observations:</b> Surface Water Present?    Yes <u>X</u> No <u>    </u> Depth (inches): <u>1</u> Water Table Present?    Yes <u>X</u> No <u>    </u> Depth (inches): <u>0</u> Saturation Present?    Yes <u>X</u> No <u>    </u> Depth (inches): <u>0</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <u>X</u> No <u>    </u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **USGS Topographic Map (Appendix 1, Figure 1), WDNR Surface Water Data Viewer Map (Appendix 1, Figure 3), Aerial Photos (Appendix 1, Figures 4A-4C), NOAA's 90-day Percent of Normal Precipitation Map (Appendix 1, Figure 5), Local county WETS table (Appendix 2).**

Remarks: **The wetland hydrology criterion is met.**

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Chateau Eau Plains Stormwater Improvements City/County: Pleasant Prairie/Kenosha Sampling Date: 09/22/15  
 Applicant/Owner: Village of Pleasant Prairie State: WI Sampling Point: DP-4  
 Investigator(s): Heather Patti Section, Township, Range: T1N, R22E Section 7  
 Landform (hillslope, terrace, etc.): abandoned driveway Local relief (concave, convex, none): none - flat  
 Slope (%): n/a Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Elliot silt clay loam (EtB) WWI Classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation Y Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No X  
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>Fill at surface</u>	If yes, optional wetland site ID: _____		
Wetland Hydrology Present?	Yes _____	No <u>X</u>			

Remarks: This is a mowed driveway/lawn area that slopes toward ditch D-3.

**VEGETATION - Use scientific names for plants.**

Sampling Point: DP-4

Tree Stratum (Plot size: <u>30'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33%</u> (A/B)
1. <u>Acer negundo</u>	<u>10%</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>10%</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15'R</u> )				<b>Prevalence Index Worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index B/A = _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		
Herb Stratum (Plot size: <u>5'R</u> )				<b>Hydrophytic Vegetation Indicators:</b> _____ Rapid Test for Hydrophytic Vegetation _____ Dominance Test is >50% _____ Prevalence Index is ≤ 3.0 <sup>1</sup> _____ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Poa pratensis</u>	<u>25%</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Digitaria ischaemum</u>	<u>25%</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Elymus repens</u>	<u>25%</u>	<u>Y</u>	<u>FACU</u>	
4. <u>Taraxacum officinale</u>	<u>20%</u>	<u>N</u>	<u>FACU</u>	
5. <u>Dactylis glomerata</u>	<u>20%</u>	<u>N</u>	<u>FACU</u>	
6. <u>Daucus carota</u>	<u>15%</u>	<u>N</u>	<u>UPL</u>	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
	<u>130%</u>	= Total Cover		
Woody Vine Stratum (Plot size: <u>30'R</u> )				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <u>X</u>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>0%</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.) **The hydrophytic vegetation criterion is not met.**





**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: Chateau Eau Plaines Stormwater Improvements City/County: Pleasant Prairie/Kenosha Sampling Date: 09/22/15  
 Applicant/Owner: Village of Pleasant Prairie State: WI Sampling Point: DP-5  
 Investigator(s): Heather Patti Section, Township, Range: T1N, R22E Section 7  
 Landform (hillslope, terrace, etc.): backslope Local relief (concave, convex, none): convex  
 Slope (%): 10% Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Elliot silty clay loam (EtB) WWI Classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation Y Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No X  
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soil Present?	Yes _____	No <u>X</u>	If yes, optional wetland site ID:	_____	
Wetland Hydrology Present?	Yes _____	No <u>X</u>	Remarks: <b>This is a mowed lawn area, so vegetation is disturbed.</b>		

**VEGETATION - Use scientific names for plants.**

Sampling Point: DP-5

Tree Stratum (Plot size: <u>30'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>1</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	<u>0%</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Prevalence Index Worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index B/A = _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	<u>0%</u>	= Total Cover		
Herb Stratum (Plot size: <u>5'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> _____ <u>X</u> Rapid Test for Hydrophytic Vegetation _____ Dominance Test is >50% _____ Prevalence Index is ≤ 3.0 <sup>1</sup> _____ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Poa pratensis</u>	<u>100%</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Taraxacum officinale</u>	<u>10%</u>	<u>N</u>	<u>FACU</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	<u>110%</u>	= Total Cover		
Woody Vine Stratum (Plot size: <u>30'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	<u>0%</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.) **The hydrophytic vegetation criterion is met due to the dominance of Kentucky blue grass.**

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-11	10 YR 4/3	100%					silt loam	some gravel present throughout profile
11-20+	10 YR 4/3	90%	10YR 5/6	10%	C	M	silt loam	

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

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR,K,L,R)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Dark Surface (S7) (LRR,K,L)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm mucky peat or peat (S3) (LRR,K,L)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR,K,L,R)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> 2 cm Much (A10)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: <u>n/a</u> Depth (inches): <u>n/a</u>	Hydric Soil Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks: **The hydric soil criterion is not met.**

**HYDROLOGY**

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **USGS Topographic Map (Appendix 1, Figure 1), WDNR Surface Water Data Viewer Map (Appendix 1, Figure 3), Aerial Photos (Appendix 1, Figures 4A-4C), NOAA's 90-day Percent of Normal Precipitation Map (Appendix 1, Figure 5), Local county WETS table (Appendix 2).**

Remarks: **The wetland hydrology criterion is not met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: Chateau Eau Plains Stormwater Improvements City/County: Pleasant Prairie/Kenosha Sampling Date: 09/22/15  
 Applicant/Owner: Village of Pleasant Prairie State: WI Sampling Point: DP-6  
 Investigator(s): Heather Patti Section, Township, Range: T1N, R22E Section 7  
 Landform (hillslope, terrace, etc.): wetland swale/ditch Local relief (concave, convex, none): concave  
 Slope (%): n/a Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Elliott silty clay loam (EtB) WWI Classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation N Soil N or Hydrology N significantly disturbed? Are "Normal Circumstances" present? Yes X No \_\_\_\_\_  
 Are Vegetation N Soil N or Hydrology N naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	If yes, optional wetland site ID: <u>W-1</u>
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: <u>This ditch continues to north into a large wetland area.</u>	

**VEGETATION - Use scientific names for plants.**

Sampling Point: DP-6

Tree Stratum (Plot size: <u>30'R</u> )	Absolute % Cover	Dominant Species	Indicator Status		
1. _____	_____	_____	_____	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
<u>0%</u> = Total Cover				<b>Prevalence Index Worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index B/A = _____	
Sapling/Shrub Stratum (Plot size: <u>15'R</u> )	Absolute % Cover	Dominant Species	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
<u>0%</u> = Total Cover					
Herb Stratum (Plot size: <u>5'R</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> _____ Rapid Test for Hydrophytic Vegetation <u>X</u> Dominance Test is >50% _____ Prevalence Index is ≤ 3.0 <sup>1</sup> _____ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
1. <u>Typha latifolia</u>	<u>60%</u>	<u>Y</u>	<u>OBL</u>		
2. <u>Phalaris arundinacea</u>	<u>50%</u>	<u>Y</u>	<u>FACW</u>		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
13. _____	_____	_____	_____		
14. _____	_____	_____	_____		
<u>110%</u> = Total Cover					
Woody Vine Stratum (Plot size: <u>30'R</u> )	Absolute % Cover	Dominant Species	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
<u>0%</u> = Total Cover				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____	
Remarks: <u>This is a cattail-dominated ditch.</u>					

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

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-5*	10 YR 2/1	95%	10YR 5/6	5%	C	M	sil cl loam	some sand present

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

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16) (LRR,K,L,R)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Dark Surface (S7) (LRR,K,L)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm mucky peat or peat (S3) (LRR,K,L)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR,K,L,R)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> 2 cm Much (A10)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: <u>standing water</u> Depth (inches): <u>5"</u>	Hydric Soil Present?    Yes <u>X</u> No <u>  </u>
---	---

Remarks: **The hydric soil criterion is met based on professional judgement. Standing water prevents observation deeper into the soil profile.**

**HYDROLOGY**

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<b>Primary Indicators (minimum of one is required; check all that apply)</b> <input checked="" type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input checked="" type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorph Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present?    Yes <u>x</u> No <u>  </u> Depth (inches): <u>  3  </u> Water Table Present?    Yes <u>x</u> No <u>  </u> Depth (inches): <u>  0  </u> Saturation Present?    Yes <u>x</u> No <u>  </u> Depth (inches): <u>  0  </u> (includes capillary fringe)	Wetland Hydrology Present?    Yes <u>X</u> No <u>  </u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: **USGS Topographic Map (Appendix 1, Figure 1), WDNR Surface Water Data Viewer Map (Appendix 1, Figure 3), Aerial Photos (Appendix 1, Figures 4A-4C), NOAA's 90-day Percent of Normal Precipitation Map (Appendix 1, Figure 5), Local county WETS table (Appendix 2).**

Remarks: **The wetland hydrology criterion is met.**

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Chateau Eau Plaines Stormwater Improvements** City/County: **Pleasant Prairie/Kenosha** Sampling Date: **09/22/15**  
 Applicant/Owner: **Village of Pleasant Prairie** State: **WI** Sampling Point: **DP-7**  
 Investigator(s): **Heather Patti** Section, Township, Range: **T1N, R22E Section 7**  
 Landform (hillslope, terrace, etc.): **hillslope** Local relief (concave, convex, none): **convex**  
 Slope (%): **~15%** Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: **Elliot silty clay loam (EtB)** WWI Classification: **none**  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation **Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No **X**  
 Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <b>X</b>	Is the Sampled Area within a Wetland?	Yes _____	No <b>X</b>
Hydric Soil Present?	Yes _____	No <b>X</b>	If yes, optional wetland site ID:	_____	
Wetland Hydrology Present?	Yes _____	No <b>X</b>	Remarks: <b>This is a mowed Lawn within the Elliott silty clay loam unit. None of the 3 wetland criteria are present at this data point.</b>		

**VEGETATION - Use scientific names for plants.**

Sampling Point: **DP-7**

Tree Stratum (Plot size: <b>30'R</b> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <b>1</b> (A)  Total Number of Dominant Species Across All Strata: <b>3</b> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <b>33%</b> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	<b>0%</b>	= Total Cover		
Sapling/Shrub Stratum (Plot size: <b>15'R</b> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Prevalence Index Worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index B/A = _____
1. <b>Syringa vulgaris</b>	<b>15%</b>	<b>Y</b>	<b>UPL</b>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	<b>15%</b>	= Total Cover		
Herb Stratum (Plot size: <b>5'R</b> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> _____ Rapid Test for Hydrophytic Vegetation _____ Dominance Test is >50% _____ Prevalence Index is ≤ 3.0 <sup>1</sup> _____ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <b>Poa pratensis</b>	<b>80%</b>	<b>Y</b>	<b>FAC</b>	
2. <b>Taraxacum officinale</b>	<b>20%</b>	<b>Y</b>	<b>FACU</b>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
_____	<b>100%</b>	= Total Cover		
Woody Vine Stratum (Plot size: <b>30'R</b> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes _____ No <b>X</b>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____	<b>0%</b>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.) **The hydrophytic vegetation criterion is not met.**



**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site: **Chateau Eau Plaines Stormwater Improvements** City/County: **Pleasant Prairie/Kenosha** Sampling Date: **09/22/15**  
 Applicant/Owner: **Village of Pleasant Prairie** State: **WI** Sampling Point: **DP-8**  
 Investigator(s): **Heather Patti** Section, Township, Range: **T1N, R22E Section 7**  
 Landform (hillslope, terrace, etc.): **backslope to road** Local relief (concave, convex, none): **convex**  
 Slope (%): **10%** Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: **Elliot silty clay loam (EtB)** WWI Classification: **none**  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes **X** No \_\_\_\_\_ (if no, explain in Remarks)  
 Are Vegetation **Y** Soil **N** or Hydrology **N** significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No **X**  
 Are Vegetation **N** Soil **N** or Hydrology **N** naturally problematic? (if needed, explain any answers in Remarks)

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

Hydrophytic Vegetation Present?	Yes _____	No <b>X</b>	Is the Sampled Area within a Wetland?	Yes _____	No <b>X</b>
Hydric Soil Present?	Yes _____	No _____	If yes, optional wetland site ID:	_____	
Wetland Hydrology Present?	Yes _____	No <b>X</b>	Remarks: Like DP-7, This is a mowed lawn area within the Elliott silty clay loam unit. None of the 3 wetland criteria are present at this data point.		

**VEGETATION - Use scientific names for plants.**

Sampling Point: **DP-8**

Tree Stratum (Plot size: <b>30'R</b> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Dominance Test Worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33%</u> (A/B)
1. <b>Morus rubra</b>	<b>10%</b>	<b>Y</b>	<b>FACU</b>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<b>10%</b>	= Total Cover		
<b>Sapling/Shrub Stratum (Plot size: <b>15'R</b>)</b>				<b>Prevalence Index Worksheet:</b> Total % Cover of: _____ Multiply by: OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B)  Prevalence Index B/A = _____
1. <b>Juniperus virginiana</b>	<b>5%</b>	<b>Y</b>	<b>FACU</b>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	<b>5%</b>	= Total Cover		
<b>Herb Stratum (Plot size: <b>5'R</b>)</b>				<b>Hydrophytic Vegetation Indicators:</b> _____ Rapid Test for Hydrophytic Vegetation _____ Dominance Test is >50% _____ Prevalence Index is ≤ 3.0 <sup>1</sup> _____ Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
1. <b>Poa pratensis</b>	<b>90%</b>	<b>Y</b>	<b>FAC</b>	
2. <b>Trifolium repens</b>	<b>10%</b>	<b>N</b>	<b>FACU</b>	
3. <b>Taraxacum officinale</b>	<b>5%</b>	<b>N</b>	<b>FACU</b>	
4. <b>Daucus carota</b>	<b>5%</b>	<b>N</b>	<b>UPL</b>	
5. <b>Digitaria sanguinalis</b>	<b>5%</b>	<b>N</b>	<b>FACU</b>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
13. _____	_____	_____	_____	
14. _____	_____	_____	_____	
	<b>115%</b>	= Total Cover		
<b>Woody Vine Stratum (Plot size: <b>30'R</b>)</b>				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <b>X</b>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<b>0%</b>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.) This is a maintained, mowed lawn area.





## **Appendix 5:**

### **NR 151 Wetland Susceptibility Table**

**Wetland Category for Stormwater Permitting \***

Wetland	Highly Susceptible	Moderately Susceptible	Less Susceptible
D-1			X
D-2			X
D-3			X
W-1			X

**Less Susceptible:** Dominated by 90% or greater invasive species

**Moderately Susceptible:** Sedge meadows, fens, bogs, forested wetlands, fresh wet meadows, shallow/deep marshes, various swamps

**Highly Susceptible:** Trout streams, threatened and endangered species, fish and wildlife refuges, calcareous fens, wild and scenic rivers

\* These designations apply to any project requiring NR 151 stormwater permitting and are based on wetland delineation field work and the professional opinion of R.A. Smith National, Inc. Final determination of wetland susceptibility rests with the WDNR. Some of the characteristics of a Highly Susceptible wetland may not be apparent to RASN due to confidential data or data beyond the scope of this delineation (i.e. rare species, high quality trout stream etc). Navigable waterways may also be subject to NR 151 protective area standards.



December 30, 2015

WIC-SE-2015-30-04429

Mr. Matthew Fineour  
Village of Pleasant Prairie  
9915 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

RE: Artificial/Exempt Wetland Determination Request  
105<sup>th</sup> and 107<sup>th</sup> Avenue Roadside Ditches, Chateau Eau Plaines Subdivision, also  
described as being located in the NE ¼ of the SE ¼ of Section 07, T1N, R22E, Village of  
Pleasant Prairie, Kenosha County.

Dear Mr. Fineour:

This letter is in response to your request for an artificial/exempt wetland determination for four wetlands delineated within the project area as described above. These four wetland areas are depicted on the attached wetland delineation exhibit as D-1, D-2, and D-3. This request was received by the Department on November 16, 2015.

According to NR 103.02(1m), Wis. Adm. Code, an artificial wetland is a landscape feature where hydrophytic vegetation may be present as a result of human modifications to the landscape or hydrology for which there is not prior wetland or stream history. Four types of artificial wetlands are exempt from state wetland water quality standards, **provided they do not provide significant functional values or uses**: 1) Sedimentation and stormwater detention basins and associated conveyance features operated and maintained only for sediment detention and flood storage purposes; 2) Active sewage lagoons, cooling ponds, waste disposal pits, fish rearing ponds and landscape ponds; 3) Actively maintained farm drainage and roadside ditches; and 4) Artificial wetlands within active nonmetallic mining operations.

The Department reviewed the following materials to aid in our exemption determination:

- Historic aerial photography for the site
- Natural Resources Conservation Service (NRCS) soil mapping and Wisconsin Wetland Inventory (WWI) mapping for the site and surrounding area
- Various plan sets, survey documents, and other submitted materials providing evidence that the areas in question are actively maintained roadside ditches

Below is a brief summary of our review process and findings:

### **Step 1 – Wetland/Waterway History**

The first step in the review process is to determine if the areas in question ever exhibited any wetland or waterway history. For clarity, the four wetland areas evaluated for this determination will be grouped together as 105<sup>th</sup> Avenue Ditches (D-1 and D-2 on the attached exhibit) and 107<sup>th</sup> Avenue Ditches (D-3 on the attached exhibit).

### 105<sup>th</sup> Avenue Ditches

Both of the 105<sup>th</sup> Avenue Ditches are located within the Varna silt loam (VaB) NRCS soil map unit. Varna soils are non-hydric and rarely contain wetlands. The WWI mapping indicates no wetlands present in or immediately adjacent to the 105<sup>th</sup> Avenue Ditches.

Examination of historic aerial photography shows that the area in and around the 105<sup>th</sup> Avenue ditches was used for agricultural row cropping from at least as early as 1937 until between 1975 and 1980, when the area was disturbed and graded during construction activities for the construction of 105<sup>th</sup> Avenue, 77<sup>th</sup> Place, and 78<sup>th</sup> Street. Once the roads were constructed, residences were built along the roads until between 1985 and 1990, when all surrounding residential lots were built out. Conditions have remained relatively unchanged since around 1990, and currently both of the 105<sup>th</sup> Avenue ditches contain wet meadow/emergent vegetation surrounded by maintained lawn and landscaping.

There were no obvious signs of prolonged historic wetness in or immediately adjacent to the 105<sup>th</sup> Avenue Ditches prior to the street and subsequent residential construction starting between 1975 and 1980.

In summary, there does not appear to be any substantial evidence that any portion of the 105<sup>th</sup> Avenue Ditches exhibited wetland history. **Therefore, the 105<sup>th</sup> Avenue Ditches are eligible for consideration for artificial/exempt status.**

### 107<sup>th</sup> Avenue Ditches

The 107<sup>th</sup> Avenue Ditches are located within the Elliott silty clay loam (EtB) NRCS soil map unit. Elliott soils are non-hydric but can contain inclusions of hydric (wetter) soils, and it is not uncommon for wetlands to be found within this map unit. The WWI mapping indicates no wetlands present in or immediately adjacent to the 107<sup>th</sup> Avenue Ditches.

Examination of historic aerial photography shows the area in and around the 107<sup>th</sup> Avenue Ditches used for agricultural row crop production on and off from at least as early as 1937 through between 1975 and 1980. The portion of 107<sup>th</sup> Avenue immediately adjacent to the ditches was constructed between 1937 and 1963, while a northern extension of 107<sup>th</sup> Avenue was completed between 1975 and 1980. Surrounding residential development has slowly been built in between when 107<sup>th</sup> Avenue was extended north and the present day in and around the 107<sup>th</sup> Avenue Ditches. Currently the 107<sup>th</sup> Avenue ditches consist of wet meadow vegetation surrounded by mowed lawn or old field upland.

There were no obvious signs of prolonged historic wetness in or around the 107<sup>th</sup> Avenue Ditches prior to the initial construction of 107<sup>th</sup> Avenue between 1937 and 1963. The actual ditch features currently present do not appear until 1985. From 1970 until between 2005 and 2010, there is an obviously wet area to the west of the ditches, although the ditches themselves are not a part of this wet area. Rather, it appears that the 107<sup>th</sup> Avenue Ditches were used to convey water away from the wet area, and this area appears to be effectively drained by 2010.

In summary, there does not appear to be any substantial evidence that any portion of the 107<sup>th</sup> Avenue Ditches exhibited wetland history, although there was historically a wet area to the west of the ditches and the ditches themselves were used to drain this wetland. **Therefore, the 107<sup>th</sup> Avenue Ditches are eligible for consideration for artificial/exempt status.**

## **Step 2: Satisfaction of Landscape Features as Artificial Wetlands**

The next step in the review process is to determine if the 105<sup>th</sup> and 107<sup>th</sup> Avenue Ditches qualify as artificial wetlands by meeting the following landscape characteristic: "Actively maintained roadside ditches."

### **105<sup>th</sup> Avenue Ditches**

Photos of features D-1 and D-2 along with narrative provided in a 2015 wetland delineation report show that both of these features are ditch like in nature (i.e., there is evidence of bed scour in the bottom of the features, there are "banks" at the edges of the features, and the wetland conditions do not extend beyond these "banks"). Additionally, it can be reasonably assumed that the owners of the residences adjacent to D-1 and D-2 and/or the Village at least periodically maintains these features through mowing or other types of vegetation removal activities.

**Therefore, it does appear that the 105<sup>th</sup> Avenue Ditches (D-1 and D-2) are actively maintained roadside ditches and qualify as artificial wetlands under NR 103.02(1m).**

### **107<sup>th</sup> Avenue Ditches**

Photos of feature D-3 along with narrative provided in a 2015 wetland delineation report show that the feature is ditch like in nature (i.e., there is evidence of bed scour in the bottom of the feature, there are "banks" at the edges of the feature, and the wetland conditions do not extend beyond these "banks"). Additionally, it can be reasonably assumed that the owners of the residences adjacent to D-3 and/or the Village at least periodically maintains these features through mowing or other types of vegetation removal activities.

**Therefore, it does appear that the 107<sup>th</sup> Avenue Ditches (D-3) are actively maintained roadside ditches and qualify as artificial wetlands under NR 103.02(1m).**

## **Step 3: Significant Wetland Functional Values**

The final step in the review process is to determine if the 105<sup>th</sup> and 107<sup>th</sup> Avenue Ditches provide significant functional values or uses for wildlife, both aquatic and non-aquatic, or provides significant recreational, cultural, educational or scientific uses or natural scenic beauty. The Wisconsin Rapid Assessment Methodology (WRAM) criteria are used as the basis for these determinations.

**Evaluating the areas in question based on the WRAM criteria, the 105<sup>th</sup> and 107<sup>th</sup> Avenue Ditches would likely rate predominantly in the low significance classifications for both aquatic and non-aquatic wildlife and human use values.**

## Conclusion

**Based on our review, the 105<sup>th</sup> and 107<sup>th</sup> Avenue Ditches (Features D-1, D-2, and D-3) as depicted on the attached wetland delineation exhibit are exempt from state wetland and waterway regulations.**

In addition to contacting DNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project. **We strongly recommend that you request a U.S. Army Corps of Engineers jurisdictional determination for the site's wetland features since these are exemptions that do not exist in federal law.** The U.S. Army Corps of Engineers contact for Kenosha County is Marie Kopka. Ms. Kopka can be reached at (651) 290-5733.

If you have any questions, please call me at (414) 322-4978 or email [Neil.Molstad@wisconsin.gov](mailto:Neil.Molstad@wisconsin.gov).

Sincerely,



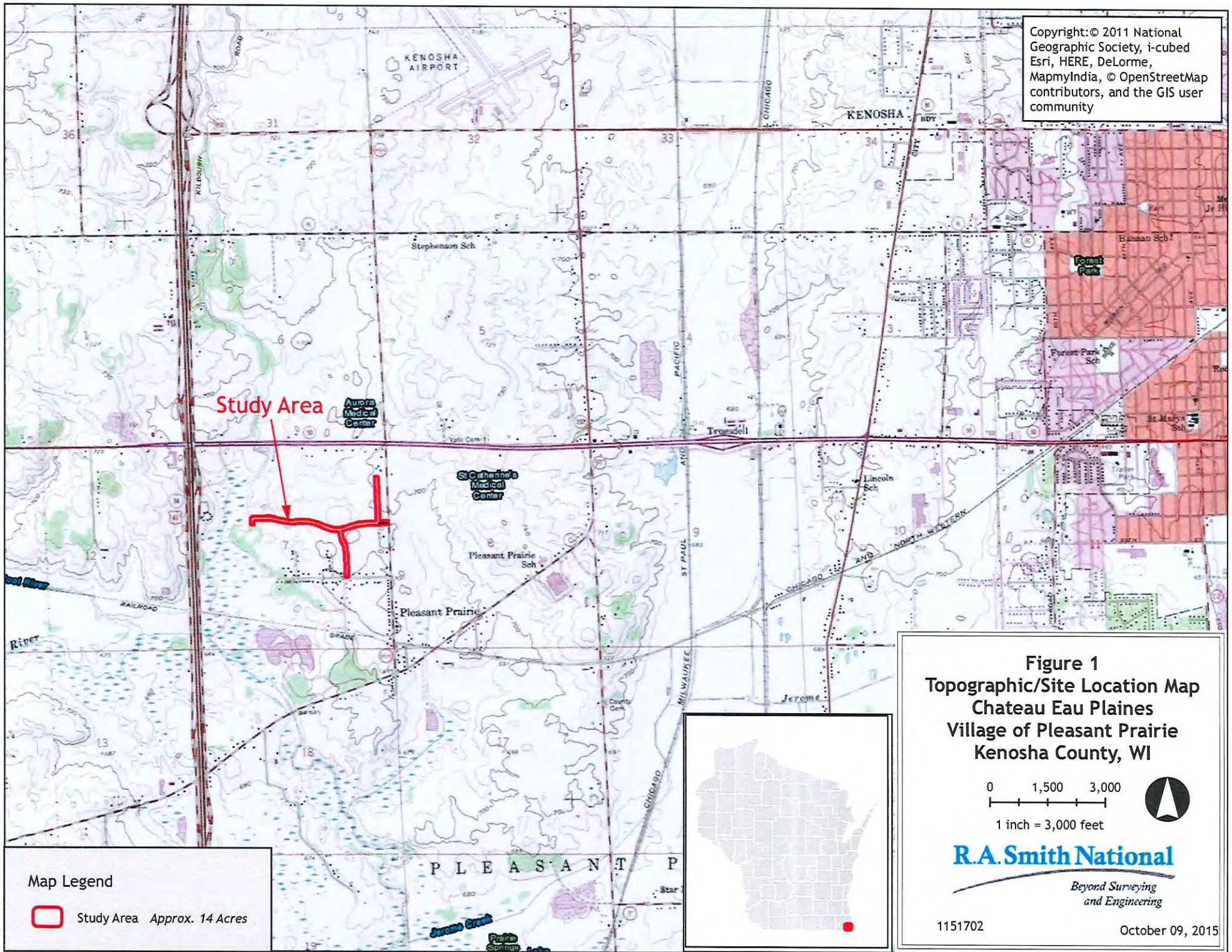
Neil Molstad  
Wetland Identification Specialist

cc: Marie Kopka, U.S. Army Corps of Engineers  
Elaine Johnson, DNR Water Management Specialist, Kenosha County  
Intake, DNR Stormwater SE Region  
Kristen Belan, R.A. Smith National  
Chris Jors, SEWRPC

Attachments:

Project Area Location Map  
Wetland Survey Exhibit for the Project Area Showing Wetlands Exempt from State Regulation

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Study Area

Aurora Medical Center

St. Catherine's Medical Center

Pleasant Prairie Sch

Pleasant Prairie

KENOSHA

Forest Park

Forest Park Sch

St. Mary's Sch

PLEASANT P

**Figure 1**  
**Topographic/Site Location Map**  
**Chateau Eau Plaines**  
**Village of Pleasant Prairie**  
**Kenosha County, WI**

0 1,500 3,000  
1 inch = 3,000 feet




**R.A. Smith National**

*Beyond Surveying  
and Engineering*

1151702

October 09, 2015

Map Legend

 Study Area Approx. 14 Acres



# WETLAND BOUNDARY MAP

Situated on 79th Street, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4, and Southeast 1/4 of Section 7, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

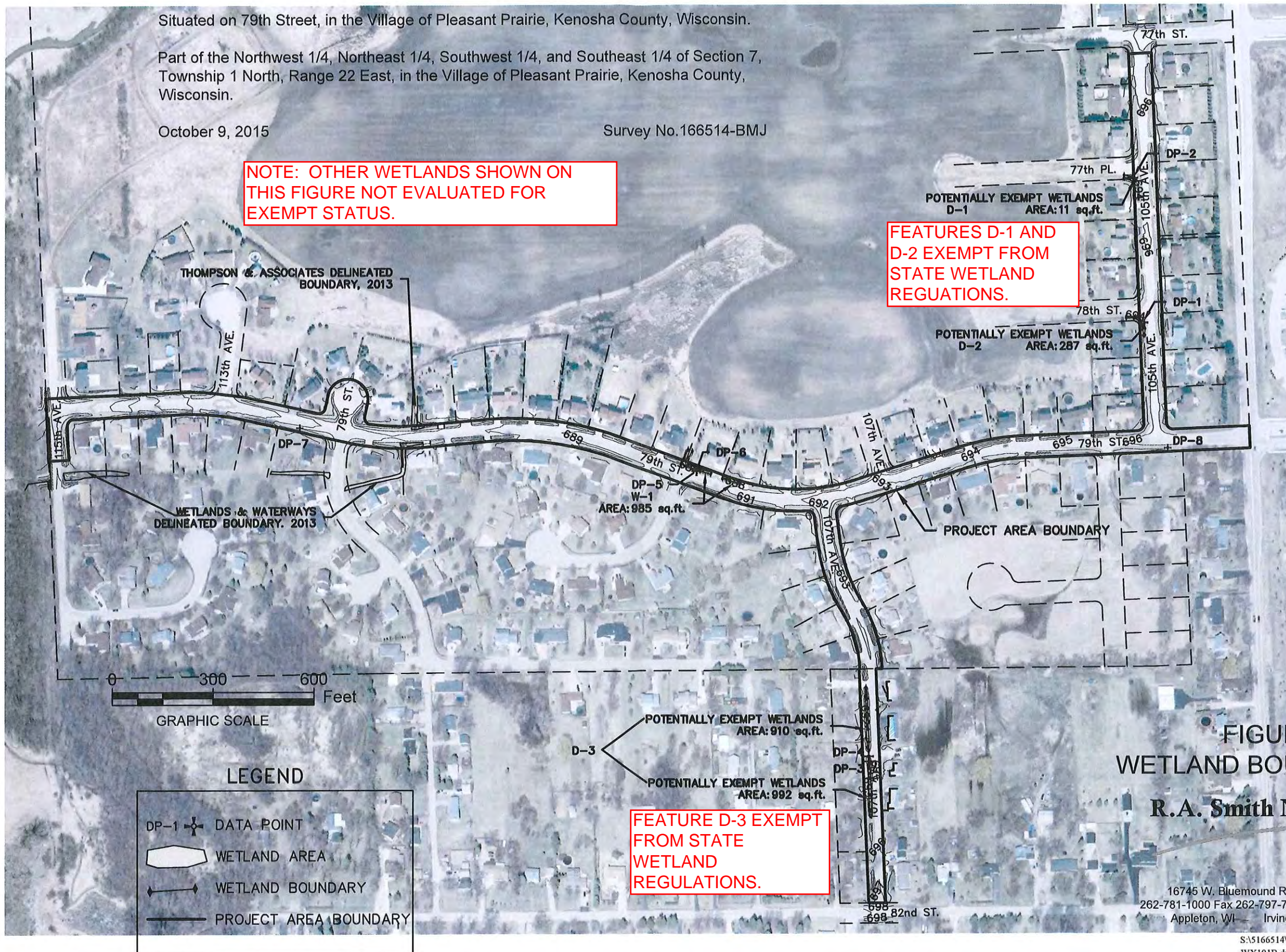
October 9, 2015

Survey No.166514-BMJ

**NOTE: OTHER WETLANDS SHOWN ON THIS FIGURE NOT EVALUATED FOR EXEMPT STATUS.**

**FEATURES D-1 AND D-2 EXEMPT FROM STATE WETLAND REGULATIONS.**

**FEATURE D-3 EXEMPT FROM STATE WETLAND REGULATIONS.**



**FIGURE 2.  
WETLAND BOUNDARY MAP**

**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-797-7373 www.rasmithnational.com  
Appleton, WI Irvine, CA Pittsburgh, PA



**To:** Michael Pollocoff, Village Administrator; and Members of the Village Board

**From:** Doug McElmury, Chief

**CC:** Jane Romanowski, Village Clerk

**Date:** July 12, 2016

**Re:** Change in Intergovernmental Agreement for Specialized Response Teams

---

In 2003 the Fire & Rescue Department joined the Lake County Specialized Response Teams in order to be better prepared to handle specialized response incidents such as trench rescue, confined space emergencies, structural collapse incidents, high angle emergencies, dive rescue and wildland fires. That organization expanded in 2005 and 2006 to include McHenry County Illinois and became the Lake and McHenry Counties Specialized Response Teams (LMCSRT).

MABAS IL has funding mechanisms for equipment, training and other resources that are available to individual MABAS Divisions in Illinois. Because Lake County (Division 4) and McHenry County (Division 5) were a combined team they received half what would be available if they were two separate teams. As a result, the decision was made to split the team and its assets into 2 separate teams with a joint governance model. The teams are now known as the Division 4 & 5 SRT. Administratively, each MABAS Division will sponsor separate specialized response teams within each discipline. Operationally, however, the teams will train and respond together within each discipline.

The SRT Team Attorney recommended that each member Unit of Government pass a resolution recognizing the cancellation of the former SRT organization and recognize the new organization. I have attached the Resolutions transferring the assets of the LMCSRT to the Division 4 & 5 SRT and the Resolution terminating the original intergovernmental agreement. Pleasant Prairie is a member of MABAS Division 4 and hence a member of the Division 4 & 5 SRT.

I recommend that the resolution terminating the intergovernmental agreement that created the Lake and McHenry Counties Specialized Response Teams be approved.



**VILLAGE OF PLEASANT PRAIRIE  
RESOLUTION #16-29**

**A RESOLUTION TERMINATING THE INTERGOVERNMENTAL  
AGREEMENT THAT CREATED THE LAKE AND MCHENRY  
COUNTIES FIRE DEPARTMENTS SPECIALIZED RESPONSE TEAMS,  
HEREINAFTER REFERRED TO AS “SRT”.**

**WHEREAS**, the Wisconsin Statute 66:0303(3)(b) authorizes any municipality to contract with other municipalities of another state for the receipt or furnishing of services, such as fire protection and emergency medical services; and

**WHEREAS**, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised jointly with any other unit of local government or private corporation; and

**WHEREAS**, The Intergovernmental Cooperation Act provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract; and

**WHEREAS**, the Fire Protection District Act (70 ILCS 705/11a) provides that a fire protection district may contract for mutual aid from and to governmental units organized to furnish fire protection services; and

**WHEREAS**, the Municipal Code (65 ILCS 5/I-1-5) authorizes the corporate authorities of a municipality to exercise jointly all powers which it possesses; and

**WHEREAS**, the SRT was originally organized as the Lake County Fire Departments Specialized Response Teams through intergovernmental agreement in 1996; and

**WHEREAS**, the Village of Pleasant Prairie Fire & Rescue Department joined the Lake County SRT on June 24, 2003; and

**WHEREAS**, the SRT membership was expanded in 2005-06 through a revised intergovernmental agreement to include fire departments from McHenry County and the SRT name was changed to the Lake and McHenry Counties Fire Departments Specialized Response Teams and has operated the SRT since; and

**WHEREAS**, the SRT is administered by an Executive Committee composed of the Fire Chiefs (or other representative designated by the member unit of government) of each member unit of government; and

**WHEREAS**, various public agencies in Illinois, Wisconsin, Missouri, Michigan, Indiana and Iowa have federated together through the aforementioned Acts and Agreements to form the Mutual Aid Box Alarm System (MABAS); and

**WHEREAS**, MABAS is divided into operational Divisions, generally based on geographic regions, to facilitate day-to-day operations and develop local policy and procedures; and

**WHEREAS**, MABAS Division 4, comprised generally of fire departments (Units) in Lake County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, MABAS Division 5, comprised generally of fire departments (Units) in McHenry County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, MABAS-IL has agreed to individually recognize SRT related response teams for both MABAS Divisions 4 & 5 which will provide for insurance coverage, equipment and training for SRT functions within each respective MABAS Division, increasing the SRT response capabilities in both Divisions; and

**WHEREAS**, the SRT Executive Committee has determined that it is in the best interest of the SRT to transfer apparatus, equipment and funding from the SRT to the respective MABAS Divisions to take advantage of the insurance, equipment and training available through MABAS-IL; and

**WHEREAS**, the SRT was a trendsetting organization at the time of its original establishment in 1996, however the SRT response model has shifted throughout the state of Illinois to a MABAS Division based model; and

**WHEREAS**, Divisions 4 and 5 have independently determined that it is in their best interests to accept the apparatus, equipment and funding from the SRT and to establish an intergovernmental specialized response teams joint administrative council to coordinate training, response procedures and equipment on behalf of both the MABAS Division 4 & 5 SRT teams as witnessed by the execution of the MABAS DIVISIONS 4 & 5 SPECIALIZED RESPONSE TEAMS MUTUAL AID AGREEMENT that has been attached as Appendix 1.

**WHEREAS**, the SRT through prior resolution has transferred apparatus, equipment and funding to MABAS Divisions 4 & 5 through Resolution 2015-2 that has been adopted through majority vote of the SRT Executive Committee and is included as Attachment 1.

**WHEREAS**, the SRT through prior resolution has provided for the termination of the SRT operations and responsibilities, transferring said operations and responsibilities to MABAS Divisions 4 & 5 and the newly created SRT Joint Administrative Council, through Resolution 2015-3 that has been adopted through majority vote of the SRT Executive Committee and is included as Attachment 2.

**NOW, THEREFORE**, in consideration of the foregoing recitals and the covenants herein contained, the Village of Pleasant Prairie does hereby resolve that:

1. The foregoing recitals are hereby incorporated into this Resolution.
2. It is recognized, and specifically approved by this unit of government and member of the SRT, that as of January 1, 2016, the intergovernmental agreement as amended which created the Lake and McHenry Counties Fire Departments Specialized Response Teams shall terminate, and all responsibilities regarding the routine operation and coordination of the SRT shall be transferred to the newly formed SRT Joint Administrative Council.
3. All records, reports and information in the possession of the SRT will be transferred to the newly formed SRT Joint Administrative Council.
4. Future payments for SRT related operations will be directed to the appropriate MABAS Division in lieu of the SRT.
5. Upon the conclusion of all required actions to terminate the SRT, the Lake and McHenry Counties Specialized Response Teams Mutual Aid Agreement shall be considered terminated, null and void.
6. The invalidity of any provision of this Resolution shall not render invalid any other provision. If, for any reason, any provision of this Resolution is determined by a Court of competent jurisdiction to be invalid or unenforceable, that provision shall be deemed severable, and this Resolution may be enforced with that provision severed or as modified by court order.

**IN WITNESS WHEREOF**, this Resolution has been duly executed by majority vote of a quorum of the Village of Pleasant Prairie this 18th day of July, 2016.

By: \_\_\_\_\_  
John Steinbrink  
Village President

Attest:

\_\_\_\_\_  
Vesna Savic  
Deputy Village Clerk

**LAKE AND MCHENRY COUNTIES FIRE DEPARTMENTS  
SPECIALIZED RESPONSE TEAMS ASSOCIATION**

**RESOLUTION 2015-2**

**A RESOLUTION TRANSFERRING ASSETS OF THE LAKE AND MCHENRY COUNTIES FIRE DEPARTMENTS SPECIALIZED RESPONSE TEAMS, HEREINAFTER REFERRED TO AS "SRT" TO THE OWNERSHIP AND CONTROL OF MABAS DIVISIONS 4 AND 5 RESPECTIVELY.**

**WHEREAS**, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised jointly with any other unit of local government or private corporation; and

**WHEREAS**, The Intergovernmental Cooperation Act provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract; and

**WHEREAS**, the Fire Protection District Act (70 ILCS 705/11a) provides that a fire protection district may contract for mutual aid from and to governmental units organized to furnish fire protection services; and

**WHEREAS**, the Municipal Code (65 ILCS 5/I-1-5) authorizes the corporate authorities of a municipality to exercise jointly all powers which it possesses; and

**WHEREAS**, the SRT was originally organized as the Lake County Fire Departments Specialized Response Teams through intergovernmental agreement in 1996; and

**WHEREAS**, the SRT membership was expanded in 2005-06 through a revised intergovernmental agreement to include fire departments from McHenry County and the SRT name was changed to the Lake and McHenry Counties Fire Departments Specialized Response Teams and has operated the SRT since; and

**WHEREAS**, the SRT is administered by an Executive Committee composed of the Fire Chiefs (or other representative designated by the member unit of government) of each member unit of government; and

**WHEREAS**, various public agencies in Illinois, Wisconsin, Missouri, Michigan, Indiana and Iowa have federated together through the aforementioned Acts and Agreements to form the Mutual Aid Box Alarm System (MABAS); and

**WHEREAS**, MABAS is divided into operational Divisions, generally based on geographic regions to facilitate day-to-day operations and develop local policy and procedures; and

**WHEREAS**, MABAS Division 4, comprised generally of fire departments (Units) in Lake County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, MABAS Division 5, comprised generally of fire departments (Units) in McHenry County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, MABAS-IL has agreed to individually recognize SRT related response teams for both MABAS Divisions 4 & 5 which will provide for insurance coverage, equipment and training for SRT functions within each respective MABAS Division, increasing the SRT response capabilities in both Divisions; and

**WHEREAS**, the SRT Executive Committee has determined that it is in the best interest of the SRT to transfer apparatus, equipment and funding from the SRT to the respective MABAS Divisions to take advantage of the insurance, equipment and training available through MABAS-IL; and

**WHEREAS**, the SRT was a trendsetting organization at the time of its original establishment in 1996, however the SRT response model has shifted throughout the state of Illinois to a MABAS Division based model; and

**WHEREAS**, Divisions 4 and 5 have independently determined that it is in their best interests to accept the apparatus, equipment and funding from the SRT and to establish an intergovernmental specialized response teams joint administrative council to coordinate training, response procedures and equipment on behalf of both the MABAS Division 4 & 5 SRT teams as witnessed by the execution of the MABAS DIVISIONS 4 & 5 SPECIALIZED RESPONSE TEAMS MUTUAL AID AGREEMENT that has been attached as Appendix 1.

**NOW, THEREFORE**, in consideration of the foregoing recitals and the covenants herein contained, the Lake and McHenry Counties Fire Departments Specialized Response Teams Executive Committee does hereby resolve that:

1. The foregoing recitals are hereby incorporated into this Resolution.
2. On or after the 1<sup>st</sup> day of December 2015, title, ownership, responsibility and liability for the following pieces of apparatus, and all associated tools, equipment and hardware shall transfer to the possession of MABAS Division 4:

SRT Unit Number	Model Year	Make, Model or Type	Vehicle Identification or Serial Number
6951	2005	Kenworth / Haz Mat	2NKMHD6X25M114113
6954	2013	Peterbilt / Conventional 365	1NPSLPOX6DD199889
6955	2004	International / First Responder	1HTWGADT94J092311
6958	2000	Ford / F550 Super Duty	1FDAF56F2YEB48172
6972	1983	Trail King / Trailer	1TKC02423DM053643
6973	1995	Ford / Brush Vehicle	1FDXF80E99VA25777
6990	2000	Wells / Spill Trailer	1WC200G26W1055020
6992	2005	Eager Beaver / Deployment Trailer	112H8V3225L069674
6994	1990	E-Z Loader / Boat Trailer	1ZEAAANR5XA015464
6997	2001	Ford Cutaway E350 SUP Bus	1FDWE35S01HB51474
-	1990	Wells Cargo / Sonar Trailer	1WC200G27L1047845
TRT4	1998	TRT Roll-off Container	
TRENCH4	2003	Trench Roll-off Container	
Support 4	2008	Haz-Mat Support Roll-off Container	
Lumber 4	2003	Lumber Cache Roll-off Platform	
Spare	2006	Spare Roll-off Container	
6995	1994	Mechanics Air Compressor	

3. On or after the 1<sup>st</sup> day of December 2015, title, ownership, responsibility and liability for the following pieces of apparatus, and all associated tools, equipment and hardware shall transfer to the possession of MABAS Division 5:


SRT Unit Number	Model Year	Make, Model or Type	Vehicle Identification or Serial Number
6950	2000	Freightliner / Haz Mat	1FV6HLCBXYHB18790
6956	2011	International / 7000 Series 7600	1HTWYSJT7BJ344884
6993	1997	Wells Cargo / Dive Trailer	1WC200621V1078382
6971		Wildland ATV	
TRT 5	2003	TRT Roll-off Container	
Trench 5		Trench Roll-off Container	

4. On or after the 1<sup>st</sup> day of December 2015, the SRT Treasurer shall transfer \$150,000 of SRT funds to the bank account of the newly formed SRT Joint Administrative Council created by the MABAS DIVISIONS 4 & 5 SPECIALIZED RESPONSE TEAMS MUTUAL AID AGREEMENT.




5. On the first business day, or as soon as practical thereafter, the SRT Treasurer shall determine the cash balances of all SRT bank accounts and cause to be transferred to the account of MABAS Division 4 sixty-two percent (62%) of said balance and cause to be transferred to the account of MABAS Division 5 the remaining thirty-eight percent (38%) of said balance.
6. All office equipment, supplies, records and related items in the possession of the SRT and/or its Administrative Coordinator shall be transferred to the possession of the SRT Joint Administrative Council.
7. The invalidity of any provision of this Resolution shall not render invalid any other provision. If, for any reason, any provision of this Resolution is determined by a Court of competent jurisdiction to be invalid or unenforceable, that provision shall be deemed severable, and this Resolution may be enforced with that provision severed or as modified by court order.

**IN WITNESS WHEREOF**, this Resolution has been duly executed by majority vote of a quorum of the Lake and McHenry Counties Fire Departments Specialized Response Teams Executive Committee the 28<sup>th</sup> day of October, 2015.

By:   
Chairman

Attest:

  
Secretary Pro Tem

**LAKE AND MCHENRY COUNTIES FIRE DEPARTMENTS  
SPECIALIZED RESPONSE TEAMS ASSOCIATION**

**RESOLUTION 2015-3**

**A RESOLUTION TERMINATING THE INTERGOVERNMENTAL AGREEMENT THAT CREATED THE LAKE AND MCHENRY COUNTIES FIRE DEPARTMENTS SPECIALIZED RESPONSE TEAMS, HEREINAFTER REFERRED TO AS “SRT”.**

**WHEREAS**, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised jointly with any other unit of local government or private corporation; and

**WHEREAS**, The Intergovernmental Cooperation Act provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract; and

**WHEREAS**, the Fire Protection District Act (70 ILCS 705/11a) provides that a fire protection district may contract for mutual aid from and to governmental units organized to furnish fire protection services; and

**WHEREAS**, the Municipal Code (65 ILCS 5/I-1-5) authorizes the corporate authorities of a municipality to exercise jointly all powers which it possesses; and

**WHEREAS**, the SRT was originally organized as the Lake County Fire Departments Specialized Response Teams through intergovernmental agreement in 1996; and

**WHEREAS**, the SRT membership was expanded in 2005-06 through a revised intergovernmental agreement to include fire departments from McHenry County and the SRT name was changed to the Lake and McHenry Counties Fire Departments Specialized Response Teams and has operated the SRT since; and

**WHEREAS**, the SRT is administered by an Executive Committee composed of the Fire Chiefs (or other representative designated by the member unit of government) of each member unit of government; and

**WHEREAS**, various public agencies in Illinois, Wisconsin, Missouri, Michigan, Indiana and Iowa have federated together through the aforementioned Acts and Agreements to form the Mutual Aid Box Alarm System (MABAS); and

**WHEREAS**, MABAS is divided into operational Divisions, generally based on geographic regions, to facilitate day-to-day operations and develop local policy and procedures; and

**WHEREAS**, MABAS Division 4, comprised generally of fire departments (Units) in Lake County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, MABAS Division 5, comprised generally of fire departments (Units) in McHenry County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, MABAS-IL has agreed to individually recognize SRT related response teams for both MABAS Divisions 4 & 5 which will provide for insurance coverage, equipment and training for SRT functions within each respective MABAS Division, increasing the SRT response capabilities in both Divisions; and

**WHEREAS**, the SRT Executive Committee has determined that it is in the best interest of the SRT to transfer apparatus, equipment and funding from the SRT to the respective MABAS Divisions to take advantage of the insurance, equipment and training available through MABAS-IL; and

**WHEREAS**, the SRT was a trendsetting organization at the time of its original establishment in 1996, however the SRT response model has shifted throughout the state of Illinois to a MABAS Division based model; and

**WHEREAS**, Divisions 4 and 5 have independently determined that it is in their best interests to accept the apparatus, equipment and funding from the SRT and to establish an intergovernmental specialized response teams joint administrative council to coordinate training, response procedures and equipment on behalf of both the MABAS Division 4 & 5 SRT teams as witnessed by the execution of the MABAS DIVISIONS 4 & 5 SPECIALIZED RESPONSE TEAMS MUTUAL AID AGREEMENT that has been attached as Appendix 1.

**WHEREAS**, the SRT through prior resolution has transferred apparatus, equipment and funding to MABAS Divisions 4 & 5 through Resolution 2015-2 that has been adopted through majority vote of the SRT Executive Committee and is included as Attachment 1.

**NOW, THEREFORE**, in consideration of the foregoing recitals and the covenants herein contained, the Lake and McHenry Counties Fire Departments Specialized Response Teams Executive Committee does hereby resolve that:

1. The foregoing recitals are hereby incorporated into this Resolution.
2. As of January 1, 2016, all responsibilities regarding the routine operation and coordination of the SRT shall be transferred to the newly formed SRT Joint Administrative Council.
3. All records, reports and information in the possession of the SRT shall be transferred to the newly formed SRT Joint Administrative Council.
4. Employment of the Administrative Coordinator through the SRT shall terminate before midnight on December 31, 2015.
5. The Executive Committee shall cause a review of the financial records after all funds are transferred and ensure that all SRT obligations have been met and that all SRT bank accounts have been closed.
6. The Executive Committee shall request that all member Units of Government pass a Resolution (Attachment 2) acknowledging the cancellation of the MABAS DIVISIONS 4 & 5 SPECIALIZED RESPONSE TEAMS MUTUAL AID AGREEMENT.
7. The invalidity of any provision of this Resolution shall not render invalid any other provision. If, for any reason, any provision of this Resolution is determined by a Court of competent jurisdiction to be invalid or unenforceable, that provision shall be deemed severable, and this Resolution may be enforced with that provision severed or as modified by court order.

**IN WITNESS WHEREOF**, this Resolution has been duly executed by majority vote of a quorum of the Lake and McHenry Counties Fire Departments Specialized Response Teams Executive Committee the 20th day of October, 2015.

By:   
Chairman

Attest:

  
Secretary Pro Tem

# **MABAS DIVISIONS 4 & 5 SPECIALIZED RESPONSE TEAMS MUTUAL AID AGREEMENT**

This Agreement is made and entered into on the dates set forth next to the signature of each party hereto, by and between the Mutual Aid Box Alarm System - Illinois (MABAS-IL) Divisions 4 and 5 (Divisions), and any subsequent Divisions, which have approved this Agreement in the manner provided by the law, and have subscribed hereto creating an intergovernmental mutual aid committee by and between these units of government as further enumerated herein (the "SRT Joint Administrative Council").

**WHEREAS**, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*) provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government may be exercised jointly with any other unit of local government or private corporation; and

**WHEREAS**, The Intergovernmental Cooperation Act provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract; and

**WHEREAS**, the Fire Protection District Act (70 ILCS 705/11a) provides that a fire protection district may contract for mutual aid from and to governmental units organized to furnish fire protection services; and

**WHEREAS**, the Municipal Code (65 ILCS 5/I-1-5) authorizes the corporate authorities of a municipality to exercise jointly all powers which it possesses; and

**WHEREAS**, various public agencies in Illinois, Wisconsin, Missouri, Michigan, Indiana and Iowa have federated together through the aforementioned Acts and Agreements to form the Mutual Aid Box Alarm System (MABAS); and

**WHEREAS**, MABAS is divided into operational Divisions, generally based on geographic regions to facilitate day-to-day operations and develop local policy and procedures; and

**WHEREAS**, MABAS Division 4, comprised generally of fire departments (Units) in Lake County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, MABAS Division 5, comprised generally of fire departments (Units) in McHenry County, Illinois, is duly authorized by MABAS-IL as a Division; and

**WHEREAS**, Divisions 4 and 5 hereto have determined that it is in their best interests to establish an intergovernmental specialized response teams administrative council and to enter into this Agreement to secure coordination of training, equipment and resources to support the Divisions' fire service specialized response teams; and

**NOW, THEREFORE**, in consideration of the foregoing recitals, the Division's membership in the SRT Joint Administrative Council, and the covenants herein contained, the MABAS Divisions hereto agree as follows:

## **SECTION I PURPOSE AND INTENT**

The Divisions recognize and acknowledge that in certain situations, such as, but not limited to, emergencies, natural disasters and man-made catastrophes, the joint use of personnel and equipment to perform specialized response both within and outside the territorial limits of the Divisions is desirable and necessary to effectively and efficiently preserve and protect the health, safety and welfare of the public. Further, it is acknowledged that coordination of specialized response teams training, equipment and resources is desirable for the effective and efficient provision of public health and safety.

The purpose of this Agreement is to provide coordination of training, qualification, resources and equipment for specialized response services, including but not limited to, confined space rescue, below ground/trench rescue, hazardous materials emergency response, water operations, rope rescue, structural collapse rescue, wildland firefighting task forces, mechanics and support services between the Divisions' member units in certain situations where such aid is necessary, and desirable to best serve the interest of the Units in preserving the life, property, health, safety, and welfare of the public within the territories of the respective Divisions or such territory as may be annexed by such Divisions, or their member units, hereafter.

Each member Division agrees to maintain minimum response capabilities to facilitate the purpose and intent of this agreement. These minimum capabilities shall be set forth in policy by the SRT Joint Administrative Council, as approved by the member Divisions.

In addition, the SRT Joint Administrative Council may facilitate joint purchasing or other collective activities. Such activities shall be regulated through the bylaws, policies and procedures of the SRT Joint Administrative Council. The SRT Joint Administrative Council shall enjoy all the rights, privileges, and immunities extended to the Divisions, and its member Units, by statutory or common law.

It is the intent of all Divisions and their member units to comply with all applicable State and Federal law.

## SECTION II DEFINITIONS

In this Agreement, the following terms shall be defined as follows:

- A. **Division:** A geographical group of MABAS Member Units that have federated together to form a Division, approved by the MABAS Executive Board, to facilitate the purposes of MABAS-IL. This shall include both primary and associate members of any Division.
- B. **Emergency:** An unforeseen occurrence or condition in a Unit's territorial jurisdiction which exceeds the Unit's capabilities to provide adequate service in the area of specialized emergency response services including, but not limited to, confined space rescue, below ground/trench rescue, hazardous materials emergency response, water operations, rope rescue, structural collapse rescue, wildland firefighting task forces, mechanics and support between the Units in certain situations where such aid is necessary and desirable to best serve the interest of the Units in preserving the life, property, health, safety, and welfare of the public within the territories of the respective Units or such territory as may be annexed by such Units hereinafter.
- C. **Incident Commander:** An individual who has responsibility for the overall operations at an emergency scene.
- D. **Mutual Aid Box Alarm System - Illinois (MABAS-IL):** An intergovernmental cooperative formed to provide response and assistance to a Stricken Unit by the Aiding Unit(s) in accordance with a prearranged plan established and maintained by the MABAS-IL member units and amended from time to time.
- D. **Unit or Member Unit:** A unit of local government (or an intergovernmental public agency and the units of which the intergovernmental governmental public agency is comprised) or a private entity that has adopted an ordinance (or resolution) accepting the terms of the MABAS Agreement, and is a member of a MABAS Division signatory to this Agreement, and that pays annual assessments to the MABAS Division, and that agrees to comply with the rules, regulations, policies and procedures adopted by this Agreement.
- E. **SRT Joint Administrative Council:** The governing body of the SRT Joint Administrative Council comprised of three representatives selected or appointed by each of the MABAS Divisions that are signatory to this agreement.
- F. **Stricken Unit:** A Unit which requests aid in the event of an emergency.

**SECTION III  
ADMINISTRATIVE ORGANIZATION**

This Agreement shall be administered by the SRT Joint Administrative Council composed of the three (3) representatives elected or appointed from each MABAS Division signatory to this agreement. The SRT Joint Administrative Council shall administer the routine affairs of the SRT response teams for each MABAS Division, provide for the hiring of administrative staff, and secure space for the housing of offices, records and/or equipment.

The SRT Joint Administrative Council shall annually elect from among the Council members a Chairman, Vice-Chairman and Secretary/Treasurer. All documents, records, minutes and other items essential to the administration of the SRT Joint Administrative Council shall be stored under the direction of the current Secretary/Treasurer.

The SRT Joint Administrative Council may form subcommittees, from time to time, to further the objectives of the Council. Membership on sub-committees may include members of the SRT Joint Administrative Council and/or other individuals with subject matter expertise.

Supplies and equipment purchased by the SRT Joint Administrative Council shall be in the name of the MABAS Division(s).

The SRT Joint Administrative Council may make bylaws necessary to implement this Agreement and to conduct its meetings. Bylaws must be approved through majority vote of the member Divisions. All member Units must have all proposed bylaws or changes to current bylaws fourteen (14) calendar days in advance of the meeting where such bylaws, or changes to current bylaws will be considered. Upon adoption or modification, the member Units shall receive a copy of the amended or modified bylaws within fourteen (14) days after adoption.

**SECTION IV  
POLICY AND PROCEDURE**

The SRT Joint Administrative Council may, from time to time, adopt policies and procedures consistent with this agreement to provide for the orderly implementation of the specialized response teams coordination to be provided by this Agreement.

**SECTION VI  
AUTHORITY TO ENTER INTO CONTRACTS**

The SRT Joint Administrative Council has the express authority to associate with individuals, associations, and corporations in any manner not prohibited by law on behalf of the Council and for activities consistent with the SRT Joint Administrative Council's purpose and intent.



The SRT Joint Administrative Council has the express authority to enter into contracts on behalf of the SRT Joint Administrative Council for the purchase of goods and services that are consistent with the Council's purpose and intent. Each contract shall set forth fully the purposes, powers, rights, obligations and responsibilities of the SRT Joint Administrative Council and all other parties to the contract.

## **SECTION VII JURISDICTION OVER PERSONNEL AND EQUIPMENT**

Personnel and equipment dispatched to aid a Stricken Unit pursuant to this Agreement remain employees, property and responsibility of the Aiding Unit. Personnel and equipment rendering aid shall report to the Incident Commander of the Stricken Unit at the occurrence scene for direction and assignment. The Aiding Unit, at all times, retains the right to withdraw any and all aid rendered upon order of its Fire Chief or his/her designee; provided, however, that the Aiding Unit that intends to withdraw aid shall notify the Incident Commander of the Stricken Unit of the withdrawal and the extent of the withdrawal of aid.

## **SECTION VIII FINANCES**

- A. Personnel and equipment provided pursuant to this Agreement under emergency conditions as defined herein shall be provided at no charge to the Stricken Unit, except as set forth herein or in the policies and procedures of MABAS.
- B. Reimbursement of unusual and burdensome costs may be set forth in fine policies and procedures as adopted and amended from time to time.
- C. Each member Division maintains the duty to adequately fund the ongoing maintenance, operation, replacement and related needs for the specialized response teams as enumerated in Section I of this Agreement. Nothing in this clause shall limit the member Divisions from expanding the scope of emergency response included herein.
- D. The SRT Joint Administrative Council shall annually develop a budget for the Council's operation to be submitted to each Division for approval. This budget shall include a per department assessment payable annually through their respective Division. The SRT Joint Administrative Council is hereby authorized to expend available funds in accordance with its approved budget. In the event of an unplanned or emergency expenditure, the SRT Joint Administrative Council must obtain approval from the affected Division(s).
- E. The member Divisions shall assess their member Units to adequately fund the special team operations and the SRT Joint Administrative Council. Each Division shall pay the funds assessed for the operation of the SRT Joint Administrative Council to the Council's Secretary/Treasurer.

**SECTION IX  
INSURANCE**

- A. Each MABAS Division and their member Units participating under the terms of this Agreement shall procure and maintain, at its sole and exclusive expense, insurance coverage including comprehensive liability, contractual liability, personal injury, property damage, workers' compensation, and, if applicable, emergency medical services professional liability, with such limits of coverage and deductibles as are prudent and reasonable for the protection of itself, its personnel and its equipment.
- B. A Stricken Unit shall have no obligation to provide or extend insurance coverage to insure the personnel of any Aiding Unit or to insure the acts or omissions of personnel of the Aiding Unit.

**SECTION X  
INDEMNIFICATION**

- A. Each MABAS Division and their member Units agree to waive all claims against all other Units for any loss, damage, personal injury, or death occurring in consequence of the performance of this Agreement; provided however, that such claim is not a result of gross negligence or willful misconduct by a Unit or its personnel.
- B. Each MABAS Division and its member Units requesting or providing aid pursuant to this Agreement hereby expressly agrees to hold harmless, indemnify, and defend the Unit rendering aid and its personnel from any and all claims, demands, liability, losses, suits in law, or in equity which are made by a third party. This indemnity shall include attorney's fees and costs that may arise from providing aid pursuant to this Agreement. All employee benefits, wage and disability payments, pensions, workers' compensation claims, damage to or destruction of equipment and clothing, and medical expenses of the Unit rendering aid shall be the sole and exclusive responsibility of the respective Unit, provided, however, that claims made by a third party are not caused by gross negligence or willful misconduct on the part of the Unit rendering aid.
- C. Each MABAS Division and its member Units, whether an Aiding Unit or Stricken Unit, agrees that, except as otherwise provided herein, it shall remain solely and exclusively responsible for the employee benefits, wage and disability payments, pensions, workers' compensation claims, medical and hospitalization claims of its employees and agents, and for its own property loss.
- D. Each MABAS Division and its member Units agree to raise before any court all civil immunity provided pursuant to 745 ILCS 10/1 *et seq.* as affirmative defenses in any litigation brought by anyone whereby, as a result, any Unit to this Agreement is a defendant.

**SECTION XI  
NON-LIABILITY FOR FAILURE TO RENDER AID**

No MABAS Division or member Unit, nor its agents or personnel, shall be liable to any other Unit, whether expressly or impliedly, for its failure or refusal to render aid pursuant hereto, nor for the withdrawal of aid, in whole or in part, which has been provided pursuant to this Agreement.

**SECTION XII  
TERM**

This Agreement shall be in effect for a term of one year from the effective date and shall automatically renew for successive one-year terms unless terminated in accordance with this Section.

Any MABAS Division may withdraw from this Agreement at any time, by giving written notice to the SRT Joint Administrative Council Chairman specifying the date of termination. The written notice provided herein shall be given by certified mail, at least three hundred sixty five (365) days prior to the date on which termination is to be effective. All terminations shall be effective on the last day of the calendar month. Any unilateral withdrawal shall result in forfeiture of all sums of money or property of any kind contributed by the withdrawing MABAS Division and its member Units.

**SECTION XIII  
EFFECTIVE DATE OF THIS AGREEMENT**

The SRT Joint Administrative Council created by this agreement shall become operational on January 1<sup>st</sup> of the year immediately following the execution of this agreement by both MABAS Divisions 4 and 5. An organizational meeting shall be held at a time and place so selected by the Presidents of MABAS Divisions 4 & 5 to establish the SRT Joint Administrative Council. Notice of this meeting shall be provided to all member Units at least ten (10) calendar days prior to the time and date selected.

**SECTION XIV  
BINDING EFFECT**

This Agreement shall be binding upon and inure to the benefit of any successor entity which may assume the obligations of a MABAS Division. However, this Agreement may not be assigned by any Division without the prior written consent of the SRT Joint Administrative Council and this Agreement may not be assigned by the SRT Joint Administrative Council without the prior written consent of each member Division.

**SECTION XV  
VALIDITY**

The invalidity of any provision of this Agreement shall not render invalid any other provision. If, for any reason, any provision of this Agreement is determined by a Court of competent jurisdiction to be invalid or unenforceable, that provision shall be deemed severable, and this Agreement may be enforced with that provision severed or as modified by court order.

**SECTION XVI  
GOVERNING LAW**

This Agreement shall be governed, interpreted and construed in accordance with the laws of the State of Illinois.

**SECTION XVII  
AMENDMENTS**

This Agreement may be amended from time to time by the majority vote of the Member Units of each Division.

**SECTION XVIII  
EXECUTION IN COUNTERPARTS**

This Agreement may be executed in multiple counterparts or duplicate originals, or with multiple signature pages, each of which shall constitute and be deemed one and the same document.

**IN WITNESS WHEREOF**, this Agreement has been duly executed by the duly elected presidents of the MABAS Divisions whose names are subscribed below or on the signature pages as attached hereto from time to time, and which pages are specifically incorporated herein.

By:   
President – MABAS Division 4

Attest:

  
Secretary – MABAS Division 4

Dated this 11 day of August, 2015

By:   
President – MABAS Division 5

Attest:

  
Secretary – MABAS Division 5

Dated this 19 day of August, 2015

Execution Copy Dated: 08/05/2015



## MEMORADUM

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

TO: Michael Pollocoff, Village Administrator

FROM: Matthew Fineour, Village Engineer

SUBJ: 88<sup>th</sup> Avenue Water Main Extension  
Award of Construction Contract

DATE: July 8, 2016

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### **Overview:**

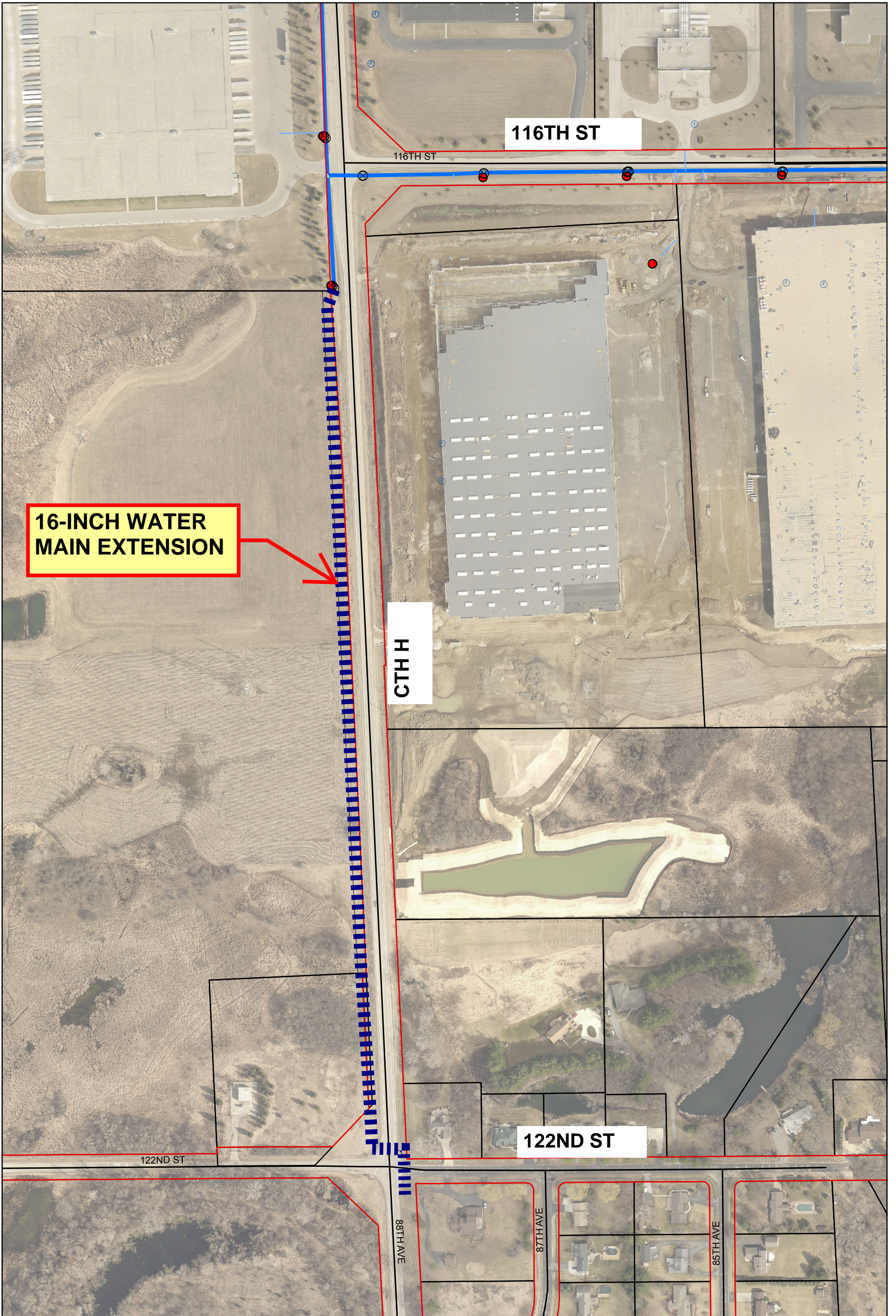
In accordance with the published Official Notice to Bidders, sealed bids for the above referenced project were received until 2:00 P.M. on July 7, 2016, at the Village Hall. The bids were publicly opened and read aloud.

A total of eight bids were received for this project. The low base bid was submitted by Globe Contractors, Inc. of Pewaukee, WI, in the amount of \$411,790.00. The second low base bid was submitted by Willkomm Excavating & Grading of Union Grove, Wisconsin, in the amount of \$422,385.00. The high base bid was submitted Super Excavators, of Menomonee Falls, Wisconsin, in the amount of \$592,873.00.

### **Recommendation:**

The bids were reviewed and Globe Contractors, Inc. was found to be the lowest overall responsive and responsible bidder. It is recommended the Village Board award this project to Globe Contractors, Inc. with an overall low base bid of \$411,790.00. Following formal award by the Village Board, the necessary documents for execution by the Village and the Contractor will be prepared.

Attachments: Bid Tab



**16-INCH WATER  
MAIN EXTENSION**

**116TH ST**

116TH ST

**CTH H**

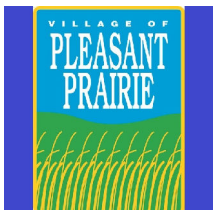
**122ND ST**

122ND ST

87TH AVE

87TH AVE

85TH AVE



0 235 470 Feet



# AGREEMENT

THIS AGREEMENT is by and between the Village of Pleasant Prairie (hereinafter called Owner) and Globe Contractors, Inc. (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

## ARTICLE 1. WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Furnishing all labor, equipment, tools, supervision, machinery, supplies, and materials necessary to complete the Work on the 88<sup>th</sup> Avenue Water Main Extension project.

## ARTICLE 2. THE PROJECT

2.01 The Project for which the Work under Contract Documents may be the whole or only part of is generally described as follows.

**88<sup>TH</sup> AVENUE WATER MAIN EXTENSION  
VILLAGE OF PLEASANT PRAIRIE  
KENOSHA COUNTY, WISCONSIN**

## ARTICLE 3. ENGINEER

3.01 The Engineer for this project as referenced in the agreement is the Owner or it's designee as represented by the Village of Pleasant Prairie Department of Public Works who is to act as Owner's representative, assume all duties and responsibilities and have the rights and authority assigned to Engineer in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

## ARTICLE 4. CONTRACT TIMES

4.01 Time of the Essence.

A. All time limits for Milestones, if any, substantial completion, and final completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Dates for Substantial Completion and Final Completion.



- A. The Work shall be completed in a continuous manner without interruption until all Work is finished. The Work shall be substantially completed on or before October 28, 2016. Final completion of the Work including all punch list items shall be completed on or before November 11, 2016. Contractor shall make their application for final payment with all accompanying documentation as required by the Contract Documents in accordance with Paragraph 15.06 of the General Conditions within 90 days of the final completion date.

#### 4.03 Liquidated Damages.

- A. Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed in a continuous manner or within the times and as specified in the Paragraph 4.02 above, plus any extension thereof allowed in accordance with Article 11 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner \$500, for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete.

After Substantial Completion, if Contractor shall neglect, refuse or fail to complete the remaining Work within the time specified in paragraph 4.02 above for completion and readiness for final payment or any proper extension thereof granted by Owner, Contractor shall pay OWNER \$500, for each day that expires after the time specified in paragraph 4.02 above for completion and readiness for final payment.

After final completion of the Work including all punch list items, if Contractor shall neglect, refuse, or fail to make their application for final payment with all accompanying documentation within the time specified in Paragraph 4.02 for application for final payment, Contractor shall pay Owner \$500, for each day that expires after the time specified in Paragraph 4.02.

- 4.04 Permitting Contractor or Surety to continue and finish the Work or any part of the Work after the times specified for completion, or after the date which the times for completion may have been extended, shall in no way operate as a waiver on the part of the Owner of its rights under the Contract.

**ARTICLE 5. CONTRACT PRICE**

5.01 Owner shall pay Contractor for the completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to Paragraphs 5.01.A and B below:

- A. For all Work, at the prices stated in the Contractor’s Bid.
  
- B. The Bid prices for Unit Price Work set forth as the Effective Date of the Agreement are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer as provided in Paragraph 10.06 of the General Conditions.

- 1. Base Bid: \$411,790.00
  
- 2. Alternates: None
  
- 3. Combination Bid: None
  
- 4. Final Contract Amount: \$411,790.00

**ARTICLE 6. PAYMENT PROCEDURES**

6.01 Submittal and Processing Payments.

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Application for Payment will be processed by the Engineer as provided in the General Conditions.
  
- B. Owner reserves the right to make payments to the Contractor and its subcontractors in accordance with Wis. Statute 779.14(1)(1m)(d).

6.02 Progress Payments; Retainage.

- A. Owner will make monthly progress payments on account of the Contract Price on the basis of Contractor’s Application for Payment as recommended by Engineer each month during the construction as provided below. All progress payments will be on the basis of the progress of Work measured by the schedule of values established in Paragraph 2.05 of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

- B. After each Application for Payment has been found acceptable by the Owner, Owner will pay 95% of the estimated value less any previous payments to Contractor until the project is 50% complete. At 50% completion, further progress payments will be made in full to Contractor and no additional amounts will be retained unless Engineer determines that the character and progress of the Work is not proceeding satisfactorily. Amounts previously retained shall not be paid to Contractor. At 50% completion or any time thereafter when the character and progress of the Work is not satisfactory, additional amounts may be retained but in no event shall the total retainage be more than 10% of the value of the Work completed.
- C. Upon Substantial Completion of the Work, the amount retained may be reduced. When the Work has been Substantially Completed except for Work which cannot be completed because of weather conditions, lack of materials or other reason which, in the judgment of Owner are valid reasons for non-completion, Owner may make additional payments, retaining at all times an amount sufficient to cover the estimated cost of the work still to be completed or corrected.

#### 6.03 Final Payment.

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06.B.1 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.B.1, less liquidated damages as provided in Paragraph 4.03 above.

### **ARTICLE 7. CONTRACTORS REPRESENTATIONS**

- 7.01 Contractor has examined and carefully studied the Contract Documents (including the Addenda listed in Article 8) and other related data identified in the Bidding Documents.
- 7.02 Contractor has visited the site and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance and furnishing of Work.
- 7.03 Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.
- 7.04 Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in the Supplementary Conditions as provided in Paragraph 5.03.A of the General Conditions. Contractor accepts the determination set forth in Paragraph SC 5.03 of the Supplementary Conditions of the extent of the "technical data" contained in such reports and drawings upon which

Contractor is entitled to rely as provided in Paragraph 5.03 of the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that Owner and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures or construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.

- 7.05 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports, and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
- 7.06 Contractor has given Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Contractor, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- 7.07 Contractor hereby covenants and agrees to pay all claims for labor, services, materials, plans, or specifications performed, furnished, procured, used, or consumed that pertains to the public improvement or public work.
- 7.08 Contractor agrees to extent practicable, to maintain a list of all subcontractors, suppliers, and service providers performing, furnishing, or procuring labor, services, materials, plans, or specifications under the Contract.
- 7.08.1 Subcontractor, supplier, or service provider means the following: Any person who has direct contractual relationship, expressed or implied, with the Prime Contractor or with any subcontractor of the Prime Contractor to perform, furnish, or procure labor, services, materials, plans, or specifications.

## **ARTICLE 8. CONTRACT DOCUMENTS**

8.01 The Contract Documents which comprise the entire Agreement between Owner and Contractor concerning the Work consists of the following:

- A. This Agreement.
- B. Exhibits to this Agreement (bid form, documentation submitted by Contractor prior to Notice of Award).
- C. Performance, Payment and other Bonds.
- D. Notice of Award.
- E. Notice to Proceed. (issued separately)
- F. General Conditions.
- G. Supplemental Conditions.
- H. Special Provisions.
- I. Drawings.
- J. Addenda number \_\_, inclusive. (none)
- K. Wage Rates.
- L. State and local forms.
- M. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto: Work Change Directives, and Change Order(s).

## **ARTICLE 9. MISCELLANEOUS**

9.01 All references to the General Conditions in any Contract Document shall be interpreted to include reference to the corresponding Article of Supplementary Conditions, whether stated or unstated in such reference.

9.02 Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.

9.03 No assignment by a party hereto of any rights under of interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

9.04 Owner and Contractor each bind itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR.

This Agreement will be effective on \_\_\_\_\_(which is the effective Date of the Agreement).

Attest:

Globe Contractors, Inc.  
(CONTRACTOR)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Typed or Printed Name and Title)

\_\_\_\_\_  
(Typed or Printed Name and Title)

Address for giving notices:

Globe Contractors, Inc.

N50 W23076 Betker Rd.

Pewaukee, WI 53072

(If CONTRACTOR is a corporation, attach Evidence of authority to sign.)

CONTRACTOR'S License No. \_\_\_\_\_(If required by state or municipal law).

Attest:

Village of Pleasant Prairie  
(OWNER)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Typed or Printed Name and Title)

John P. Steinbrink, Village President  
(Typed or Printed Name and Title)

Address for giving notices:

Village of Pleasant Prairie

9915 39<sup>th</sup> Avenue

Pleasant Prairie, WI 53158

## BID TABULATION

PROJECT NAME: 88TH AVE WATER MAIN

OWNER: VILLAGE OF PLEASANT PRAIRIE

COUNTY: KENOSHA

BID DATE: JULY 7, 2016

Contractor					Globe Contractors		Willkomm Excavating & Grading		Woleske Construction Company	
Bid Security					5% BB		5% BB		5% BB	
Bid Rank (1 = Lowest)					1		2		3	
Item			Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID	1	12" Water main with slurry material backfill	LF	5	\$300.00	\$1,500.00	\$1,739.00	\$8,695.00	\$340.00	\$1,700.00
	2	16" Water main with excavated material backfill	LF	1679	\$98.00	\$164,542.00	\$79.00	\$132,641.00	\$122.50	\$205,677.50
	3	16" Water main with granular material backfill	LF	71	\$140.00	\$9,940.00	\$255.00	\$18,105.00	\$240.00	\$17,040.00 <sup>1</sup>
	4	16" Water main with slurry material backfill	LF	59	\$302.00	\$17,818.00	\$328.00	\$19,352.00	\$284.00	\$16,756.00
	5	16" Water main directional drilled	LF	689	\$220.00	\$151,580.00	\$233.00	\$160,537.00	\$149.00	\$102,661.00
	6	12" Butterfly Valve and Box	EACH	1	\$2,100.00	\$2,100.00	\$2,252.00	\$2,252.00	\$4,000.00	\$4,000.00
	7	16" Butterfly Valve and Box	EACH	6	\$3,600.00	\$21,600.00	\$3,588.00	\$21,528.00	\$4,000.00	\$24,000.00
	8	6" Hydrant Lead	LF	51	\$110.00	\$5,610.00	\$263.00	\$13,413.00	\$74.00	\$3,774.00
	9	6" Auxiliary Hydrant Valve & Box	EACH	6	\$1,200.00	\$7,200.00	\$1,235.00	\$7,410.00	\$2,000.00	\$12,000.00
	10	Hydrant	EACH	6	\$4,400.00	\$26,400.00	\$5,492.00	\$32,952.00	\$4,400.00	\$26,400.00
	11	Construction staking	LS	1	\$3,500.00	\$3,500.00	\$5,500.00	\$5,500.00	\$9,000.00	\$9,000.00
<b>TOTAL (ITEMS 1-11)</b>						<b>\$411,790.00</b>		<b>\$422,385.00</b>		<b>\$423,008.50</b>

<sup>1</sup> Correction for error in multiplication



## BID TABULATION

PROJECT NAME: 88TH AVE WATER MAIN

OWNER: VILLAGE OF PLEASANT PRAIRIE

COUNTY: KENOSHA

BID DATE: JULY 7, 2016

Contractor				Genesis Excavators		Wanasek		A.W. Oakes & Son		
Bid Security				5% BB		5% BB		5% BB		
Bid Rank (1 = Lowest)				4		5		6		
Item			Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID	1	12" Water main with slurry material backfill	LF	5	\$200.00	\$1,000.00	\$956.00	\$4,780.00	\$700.00	\$3,500.00
	2	16" Water main with excavated material backfill	LF	1679	\$107.00	\$179,653.00	\$135.00	\$226,665.00	\$140.00	\$235,060.00
	3	16" Water main with granular material backfill	LF	71	\$140.00	\$9,940.00	\$248.00	\$17,608.00	\$170.00	\$12,070.00
	4	16" Water main with slurry material backfill	LF	59	\$315.00	\$18,585.00	\$274.00	\$16,166.00	\$180.00	\$10,620.00
	5	16" Water main directional drilled	LF	689	\$200.00	\$137,800.00	\$235.00	\$161,915.00	\$200.00	\$137,800.00
	6	12" Butterfly Valve and Box	EACH	1	\$2,080.00	\$2,080.00	\$2,060.00	\$2,060.00	\$3,000.00	\$3,000.00
	7	16" Butterfly Valve and Box	EACH	6	\$3,400.00	\$20,400.00	\$3,530.00	\$21,180.00	\$4,500.00	\$27,000.00
	8	6" Hydrant Lead	LF	51	\$83.00	\$4,233.00	\$128.00	\$6,528.00	\$175.00	\$8,925.00
	9	6" Auxiliary Hydrant Valve & Box	EACH	6	\$1,350.00	\$8,100.00	\$1,344.00	\$8,064.00	\$1,650.00	\$9,900.00
	10	Hydrant	EACH	6	\$5,850.00	\$35,100.00	\$4,421.00	\$26,526.00	\$4,850.00	\$29,100.00
	11	Construction staking	LS	1	\$7,400.00	\$7,400.00	\$3,970.00	\$3,970.00	\$23,460.00	\$23,460.00
<b>TOTAL (ITEMS 1-11)</b>						<b>\$424,291.00</b>		<b>\$495,462.00</b>		<b>\$500,435.00</b>

**BID TABULATION**

PROJECT NAME: 88TH AVE WATER MAIN

OWNER: VILLAGE OF PLEASANT PRAIRIE

COUNTY: KENOSHA

BID DATE: JULY 7, 2016

Contractor				Reesman's Excavating & Grading		Super Excavators		
Bid Security				5% BB		5% BB		
Bid Rank (1 = Lowest)				7		8		
Item	Unit	Quantity	Unit Price	Total	Unit Price	Total		
BASE BID	1	12" Water main with slurry material backfill	LF	5	\$362.80	\$1,814.00	\$500.00	\$2,500.00
	2	16" Water main with excavated material backfill	LF	1679	\$131.70	\$221,124.30	\$182.00	\$305,578.00
	3	16" Water main with granular material backfill	LF	71	\$153.50	\$10,898.50	\$275.00	\$19,525.00
	4	16" Water main with slurry material backfill	LF	59	\$332.00	\$19,588.00	\$550.00	\$32,450.00
	5	16" Water main directional drilled	LF	689	\$268.80	\$185,203.20	\$230.00	\$158,470.00
	6	12" Butterfly Valve and Box	EACH	1	\$2,735.00	\$2,735.00	\$2,000.00	\$2,000.00
	7	16" Butterfly Valve and Box	EACH	6	\$4,640.00	\$27,840.00	\$3,500.00	\$21,000.00
	8	6" Hydrant Lead	LF	51	\$108.00	\$5,508.00	\$200.00	\$10,200.00
	9	6" Auxiliary Hydrant Valve & Box	EACH	6	\$1,670.00	\$10,020.00	\$1,275.00	\$7,650.00
	10	Hydrant	EACH	6	\$5,675.00	\$34,050.00	\$5,000.00	\$30,000.00
	11	Construction staking	LS	1	\$8,875.00	\$8,875.00	\$3,500.00	\$3,500.00
<b>TOTAL (ITEMS 1-11)</b>				<b>\$527,656.00</b>		<b>\$592,873.00</b>		

# Purchase Order

Fiscal Year 2016

Page 1 of 1



THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKAGES AND SHIPPING PAPERS.

Purchase Order # **162170-00**

**B I L L T O**

VILLAGE OF PLEASANT PRAIRIE  
 9915 39TH AVENUE  
 PLEASANT PRAIRIE, WI 53158  
 262-694-1400

**V E N D O R**

GLOBE CONTRACTORS, INC.  
 N50 W23076 BETKER RD  
 PEWAUKEE WI 53072

**S H I P T O**

Village of Pleasant Prairie  
 9915 39th Ave  
 Pleasant Prairie WI 53158

Vendor Phone Number		Vendor Fax Number		Requisition Number		Contact Name	
				2392		Kristina Bastainelli	
Date Ordered	Vendor Number	Date Required	Freight Method/Terms		Department/Location		
07/12/2016	4262				Engineering		
Item#	Description/Part No.			Qty	UOM	Unit Price	Extended Price
	88th Avenue Water Main Project						
	The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading						
	Remember to give PO# when ordering.						
1	88th Avenue Water Main			1.0	EACH	\$411,790.000	\$411,790.00

By *Michael Deery*  
 Village Administrator

**PO Total** **\$411,790.00**

# VILLAGE OF PLEASANT PRAIRIE

## Pleasant Prairie, WI 53158

### Conditions Governing this Purchase Order

#### **ENTIRE AGREEMENT**

Furnishing of items and fulfillment of services by the supplier under this purchase order constitutes an agreement to the **Village of Pleasant Prairie Standard Terms and Conditions (STC)** and all applicable terms and conditions as specified in any Request for Bid, Quotation or Proposal and the Conditions of Purchase on this form. The STC shall apply to this purchase order except where special requirements are stated elsewhere; in such cases, the special requirements shall apply. Further, the purchase order with referenced parts and attachments shall constitute the entire agreement and no other terms and conditions in any document, acceptance, or acknowledgment shall be effective or binding unless expressly agreed to in writing by the Village of Pleasant Prairie. If this Purchase Order is attached to, cross-referenced in, or issued in conjunction with a Village of Pleasant Prairie contract, and there is a conflict in language between this Purchase Order and the Contract, the language of the Contract shall control.

#### **F.O.B. DESTINATION**

Unless indicated otherwise elsewhere in the order, the supplier shall bear all handling, transportation and insurance charges. Title of goods shall pass upon acceptance of goods at the Village of Pleasant Prairie's ship to address.

#### **INVOICING INFORMATION**

a. Send invoices directly to Accounts Payable:

**Village of Pleasant Prairie Finance Dept.**

**9915 39th Avenue**

**Pleasant Prairie, WI 53158**

b. Do not send invoices to the SHIP-TO address unless the SHIP-TO address is the same as noted above in "a."

c. Reference the Purchase Order number on all invoices.

d. Show discounts for early payment as a reduction of invoice. Invoice discounts shall be determined where applicable, from the date of acceptance of goods and/or the receipt of invoice, whichever is later. Discounts for early payment terms stated on the bid/proposal must be shown plainly on the invoice; discounts for early payment not shown on the invoice will be taken.

e. The Village of Pleasant Prairie will pay properly submitted invoices within thirty (30) days of receipt, for completed and accepted deliveries of specified services and/or goods, unless the supplier or contractor is notified by the Village of Pleasant Prairie of a dispute.

#### **APPLICABLE LAW**

This contract shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin and Wisconsin Courts.

#### **INDEMNIFICATION**

The supplier or contractor shall be liable to and hereby agrees to indemnify, defend and hold harmless the Village of Pleasant Prairie, and its officers, officials, agents, and employees against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the Village of Pleasant Prairie or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from a supplier, contractor and/or subcontractor's acts or omissions in the performance of this agreement, whether caused by or contributed to by negligent acts of the Village of Pleasant Prairie, its officers, officials, agents or its employees.

#### **ITEMS OF PURCHASE**

a. All materials, supplies, and equipment received are subject to inspection and acceptance by Village of Pleasant Prairie.

b. If unable to fill this order exactly in accordance with description unit and price thereon communicate at once with the Village department of purchase for instructions. The Village of Pleasant Prairie reserves the right to reject and return at shipper's expense any and all materials or supplies delivered which do not conform to our description or specifications.

c. The workmanship, quantities or qualities of goods which are to be paid for hereunder shall be to the satisfaction of the department of purchase. Before final acceptance by the department of purchase, all matters of dispute must be adjusted to the mutual satisfaction of the Village of Pleasant Prairie and the supplier.

d. If there is any part of this order you cannot fill promptly or within the time specified, notify the department of purchase at once. In case of unreasonable delay in delivery or delivery of goods or services are inferior to those specified, or in case of any other default of the vendor, the department of purchase shall have the right, at its option, to cancel this order in whole or in part, and the Village of Pleasant Prairie may procure the goods, or services from other sources.

e. All items delivered on this purchase order are to be new, unless otherwise specified.

#### **NONDISCRIMINATION**

In the performance of the services under this agreement, the supplier or contractor agrees not to discriminate against any employee, applicant or subcontractor who offers to subcontract on this contract because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, political beliefs, or student status.

#### **EXCISE AND SALES TAXES**

The prices herein should not include any Federal excise taxes or sales taxes imposed by any State or Municipal government. Such taxes, if included, must be deducted by the supplier or contractor when submitting claim for payment.



Office of the Director of Public Works  
**John Steinbrink Jr., P.E.**

**To:** Michael Pollocoff  
**From:** John Steinbrink, Jr.  
**Subject:** Award of Contract 39<sup>th</sup> Avenue Retention Basin Utilization Plan  
**Date:** July 18, 2016

On May 3, 2016, the Village Park Commission met to discuss and approve the design and timetable for Village Green Center Parks to develop a request for proposal. This project was renamed the 39<sup>th</sup> Avenue Retention Basin Utilization Plan.

On May 24, 2016 a Request for Proposal was distributed to six design firms.

On Thursday, June 9, 2016, sealed bids for the above referenced project were received.

Two bids were received:

<u>Company</u>	<u>Total Bid</u>
Ayres Associates	\$ 78,078.00
SmithGroupJJR	\$144,000.00

An evaluation committee comprised of John Steinbrink, Jr., Director of Public Works; Tom Shircel, Assistant Village Administrator; Matt Fineour, Village Engineer; and Brian Smith, Director of Recreation met to evaluate the proposals.

Ayres Associates was found to have submitted the most comprehensive proposal as well as submitting the lowest responsible bid. Ayres Associates is currently completing a project in the Village. The Project Manager for Ayres Associates previously worked with the Village in the design of Ingram Park.

On July 5, 2016, the Village Park Commission approved a recommendation to the Village Board of Trustees for an award of contract to Ayres Associates for the 39<sup>th</sup> Avenue Retention Basin Utilization Plan.

Village staff concurs the recommendation that a contract be awarded to Ayres Associates for design services for the 39<sup>th</sup> Avenue Retention Basin Utilization Plan.

**EXHIBIT A: 39<sup>TH</sup> AVENUE RETENTION BASIN UTILIZATION PLAN  
SITE LOCATION PLAN – BOTH PARKS**

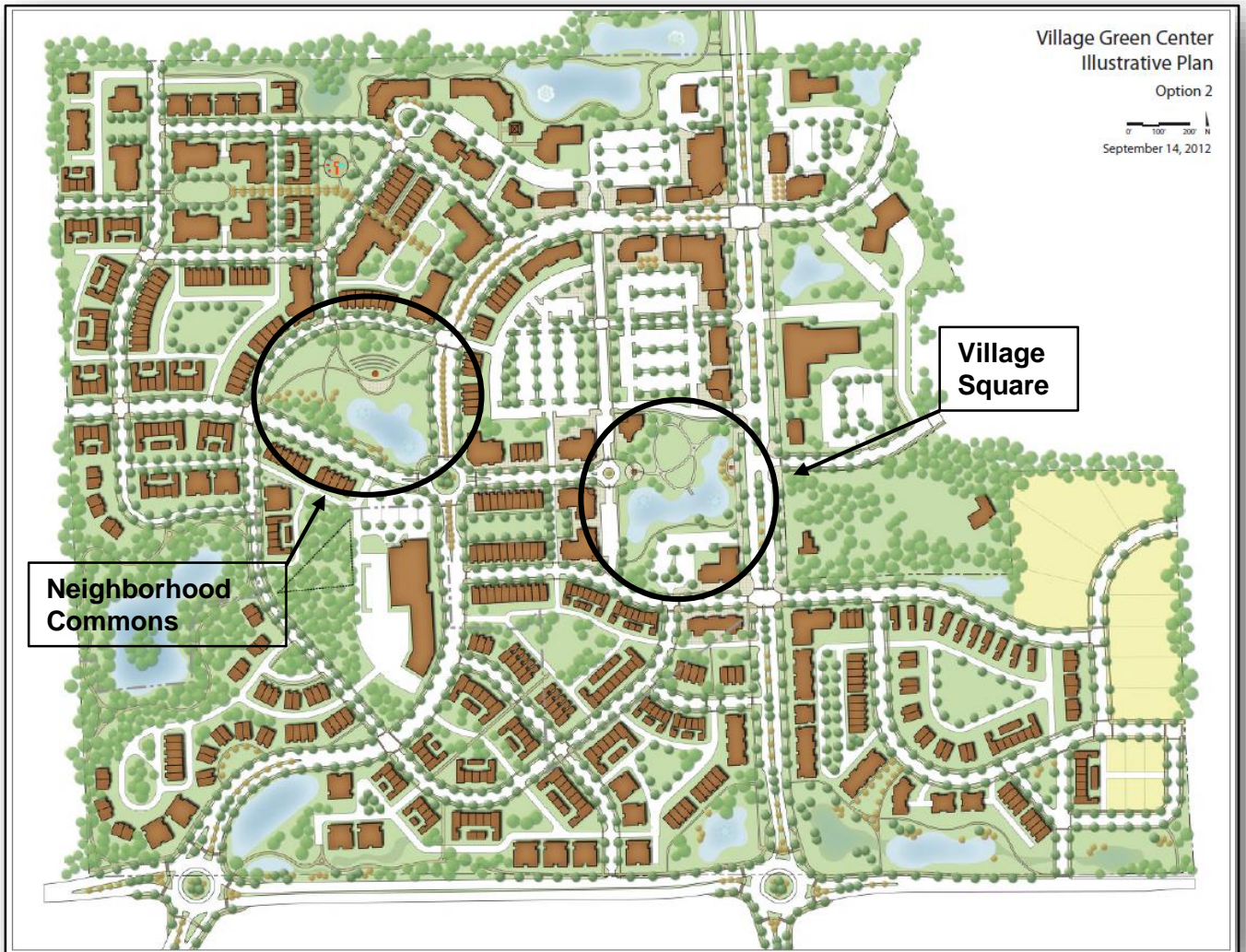




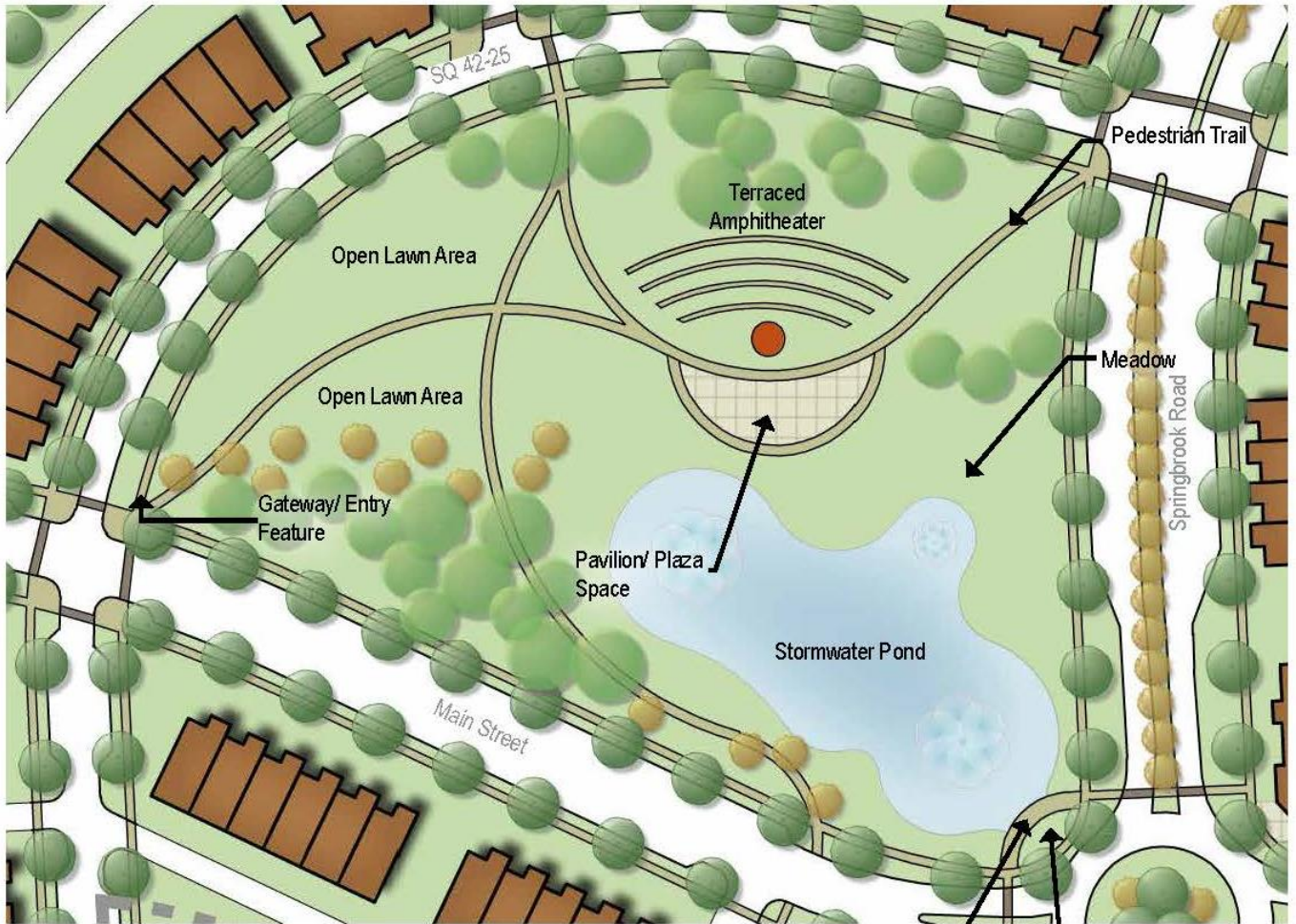




# EXHIBIT D: 39<sup>TH</sup> AVENUE RETENTION BASIN UTILIZATION PLAN CONCEPTUAL PLAN (CURRENT)



**EXHIBIT E: NEIGHBORHOOD COMMONS  
CONCEPTUAL MASTER PLAN (ILLUSTRATIVE)**

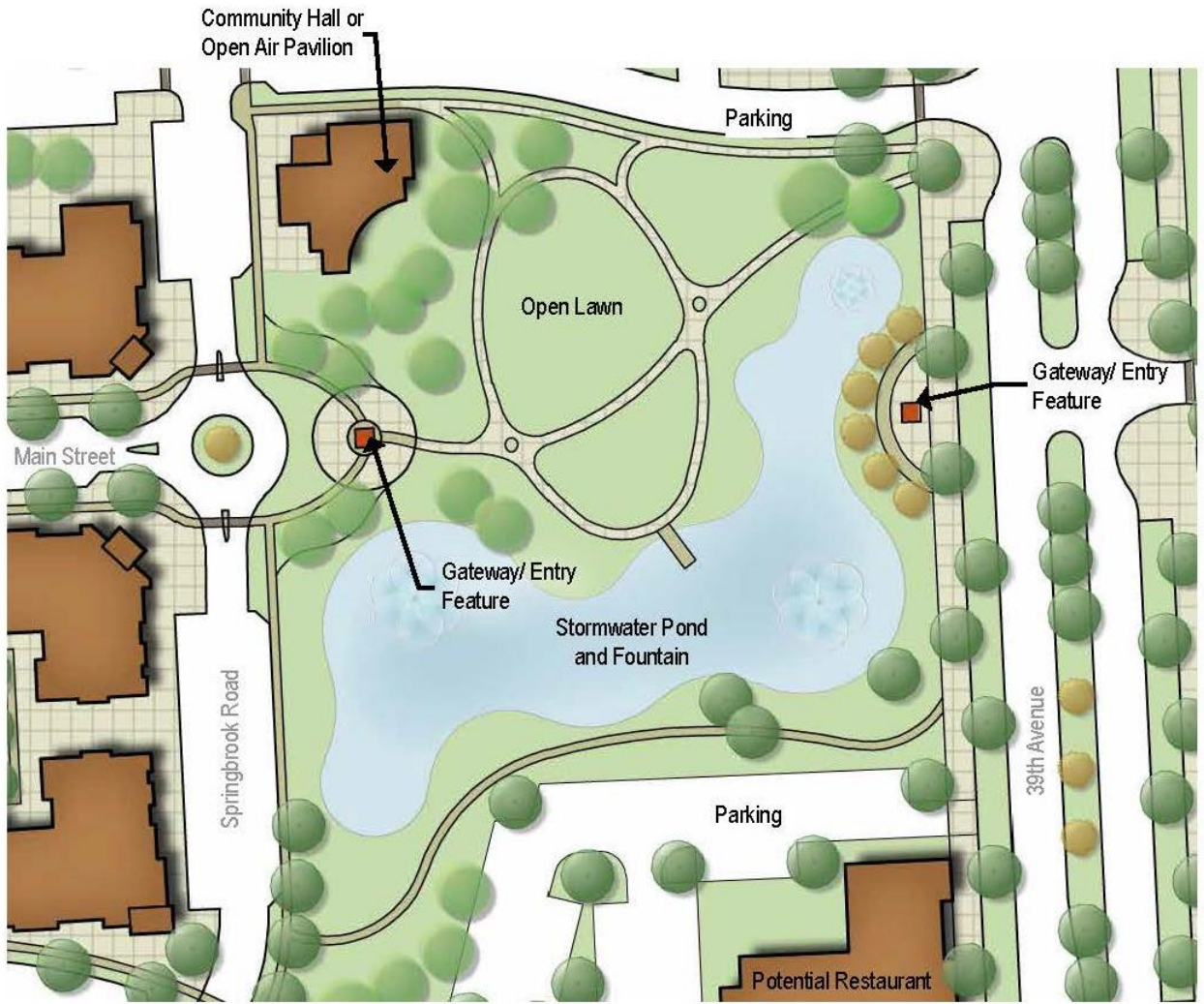


*Neighborhood Commons Conceptual Master Plan*

Overlook  
Gateway/ Entry Feature



# EXHIBIT F: VILLAGE SQUARE CONCEPTUAL MASTER PLAN (ILLUSTRATIVE)



Village Square Conceptual Master Plan



# VILLAGE OF PLEASANT PRAIRIE

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## Original



JUNE 2016

**AYRES**  
ASSOCIATES

PROPOSAL FOR:  
39th AVENUE RETENTION  
BASIN UTILIZATION PLAN



June 8, 2016

Village of Pleasant Prairie  
John Steinbrink Jr., PE  
Director of Public Works  
8600 Green Bay Road  
Pleasant Prairie, WI 53158

Re: 39th Avenue Retention Basin Utilization Plan

Dear Mr Steinbrink and Members of the Selection Committee:

On behalf of Ayres Associates, I am pleased to present this proposal for the design and engineering for the development of two new park sites in the Village. We have reviewed the RFP documents, discussed the project with you, and are confident that our abilities and track record of successfully implemented projects will meet your approval.

To provide comprehensive services, we have assembled a multidisciplinary team of industry leaders in outdoor park and recreation facility design/engineering. The staff assigned to this project have established an excellent reputation in the Wisconsin park and recreation field and are experts in vibrant urban open spaces and inclusive outdoor play facilities, including 18 public splashpads in the last seven years. We understand the importance of free amenities such as these, especially in developments such as this. My team enjoyed our last park development project with you (Ingram Park), and as you know we are currently developing multiple new park spaces with the City of Kenosha.

#### **Unique Perspective and Ability**

Blake Theisen, our proposed project manager and your primary contact, has a very personal history with disabled people (his sister) and has devoted much of his career to the betterment of public open space for users of all abilities by creating universal design playscapes and plazas. His interest goes beyond the physical issues and incorporates the psychology of the play continuum. All individuals need areas of independent, parallel, and co-play to fully stimulate the body and brain.

As a 'parkitect,' Blake obsesses about function and flow of open spaces and strives to find the perfect balance of natural vs. designed elements. Our team believes that green infrastructure also provides a valuable learning opportunity and aesthetic while accommodating stormwater management requirements. As highlighted in our precedent work section, we recently completed Wanick Choute Park, which included innovative stormwater management areas, an amphitheater, and an outdoor pavilion nestled into the existing landscape.

#### **Community Contextual Design**

Our team believes that a successful project will not only provide you with safe, inviting, and usable public spaces, but also will engage the members of the community in the process. We design with the end in mind, and this means hands-on involvement with facility staff and management from day one of the process.

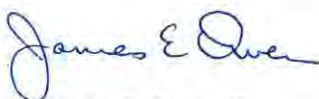
Thank you for the opportunity to submit our qualifications. Please accept the following offering of information as our best foot forward in the hope of working with you on this exciting project. Thank you very much for your interest in Ayres and in expanding our relationship.

Sincerely,

Ayres Associates Inc



Blake Theisen, PLA, ASLA  
Landscape Architect / Project Manager



James E. Owen, PE  
Wisconsin Regional Manager

## Firm Qualifications



Ingram Park (SAA project)

Ayres Associates is a multispecialty architectural/engineering firm that has assisted public and private clients since 1959, offering transportation, traffic, civil, structural, water resources, and river engineering, as well as services in landscape architecture, energy corridors, architecture, environmental science, surveying, grants, planning, geospatial, and GIS.

Our clients are served through 13 offices in Wisconsin, Florida, Colorado, Wyoming, and Arizona. In 2015 the planning and landscape architecture experts at SAA Design Group joined the engineering and architecture professionals at Ayres Associates through Ayres' acquisition of SAA. As a result, Ayres can now deliver consultant services for the entire project cycle, from early planning through construction.

Our team brings a reputation for leadership in planning and design of urban spaces, parks, campuses, and other open spaces, as well as providing expertise in ecology and bike/pedestrian facilities. This team of design professionals has a documented history of delivering successful projects to clients regionwide, and we believe that a "whole" community is based on the strength of the public greenspace and open space system.

Our superb project managers build long-term relationships with clients while reliably solving problems, stretching dollars, and navigating regulations. We know that every project we complete is really about people. That's why we have assigned our best people to work with Village staff and project stakeholders to make sure your project meets your needs.

Ayres Associates' staff members approach each project knowing the services we provide bring noticeable improvements for the communities for which we work and improve lives in the process. Through years of successful projects, we know that assigning qualified staff to your project and providing good communication are vital for maintaining trust and confidence.

## Project Understanding/Approach

### PROJECT UNDERSTANDING

The purpose of this project is to provide the Village with concept design development, create construction documents (plans and specifications), and facilitate a public engagement process for the new park sites tentatively called “Neighborhood Commons” and “Village Square.” These development projects will create new, vibrant, and stimulating public space and likely increase the property values of the future development areas. This development is envisioned to function as a hub for the Village and will establish a “Town Square” atmosphere. New open greenspace, civic gathering areas, playscapes (playground and splashpad), amphitheater, pavilion, and other supporting day use amenities will be installed. Support infrastructure such as an improved pedestrian facility network in the park will provide barrier-free access to these uses as well as offer a chance to use innovative construction materials and methods (LED lighting, porous asphalt, green infrastructure, etc.) and set an example for the other municipal park systems.

This project is within the funding boundaries of the TID and must be completed under a tight timeline.

### INTENT AND ASSURANCE

Our team is committed to providing the highest level of quality service and design for this project. The staff members assigned to this project have a documented history of providing successful park facility projects to clients across the state and region. There are no workload conflicts for this group, and we are willing and able to complete the scope of services described within this RFP under the given timeline. See our tentative schedule outline below:

PROJECT SCHEDULE	
Contract Start	July 2016
Preliminary Review	September 2016
Final Review	November 2016
Final CDs	January 2017

*Our vision for the parks include a facility that is not only playfully themed, but also offers an educational component, is universally designed for users of all abilities, fits naturally into the existing landscape, promotes interaction among users, and fosters a sense of discovery.*



## Project Understanding/Approach

### PROJECT APPROACH

Our first priority is to **listen**. We want to understand the desires and needs of the staff and community members before we lift a pencil. The project kickoff meeting should include the key Village staff with the historical knowledge of the sites, as well as those responsible for future programming and maintenance responsibilities for the new facilities. During this meeting we will review existing materials, establish project goals, formulate a detailed timeline, and tour the sites. In order for our team to provide an efficient product, projected facility usage must be evaluated as well as a maintenance staffing level review. These factors help us understand potential costs and maintenance obligations the Village will face long term.

A proposed design charrette/workshop will allow staff to discuss perceived opportunities and issues with us. This hands-on meeting allows the stakeholders to be a part of the design process. We can use a wide variety of options from our toolbox to engage the participants. **Sensory experiences** such as 3-D model

building with the proposed park elements illustrate spatial relationships and help participants understand opportunities and limitations. Through special design software, we are able to manipulate shapes and spaces on the presentation screen in real time. The end result is a tangible digital site model created by all meeting participants. The results of this meeting will influence design direction for the integrated layout of the new amenities. We have found that these interactions are fun and educational for the staff and other stakeholders, further enhance the level of excitement, and foster ownership of the park.

Successful park spaces encourage use by patrons of all ages. We have had great success with these types of projects and have highlighted some examples in our project experience section including Wanick Park in the Village of Sherwood. This project showcases cutting-edge design and is highlighted as a case study below. We have a long proven history of blending new facility improvements into the historic architecture and setting of a site.



*Wanick Choute Park, Sherwood, WI*

*The design team completed a master plan, construction documents, and construction administration for the newest park in the Village of Sherwood. During the design development phase, we created a working 3-D model and perspective illustrations used for public information meetings and fundraising initiatives. The proposed plan incorporates expanded athletic facilities, a 25-foot sled hill and four-season shelter, a playground complex and splashpad, and a focal plaza for community events. Aggressive stormwater management and site grading has been proposed to mitigate runoff and improve drainage around the adjacent residences.*



## Project Understanding/Approach

The conceptual stage will include preparation of design plans and cost estimates. These documents will be reviewed at regular intervals with the owner to ensure that all parties are on the same page. Final design drawings, specifications, and cost estimates will be prepared in preparation for bidding. Ayres proposes two design review meetings (50% and final review) and will submit review drawings to the Village one week prior in hard copy and pdf format. Layout changes and detailed design coordination will be addressed during these review sessions. Final plan approval should also be granted from the Village Board or other body at or around the 90% benchmark.

A large part of our success in developing feasible designs is producing accurate construction cost estimates. Because we facilitate projects across the region, we believe it is important to meet with local

contractors to gauge regional pricing structures and material costs. The team will use strategic partnerships formed over many years of successful project implementation in southeast Wisconsin to complete this task. We also possess bid tabulations from many of our recent park projects in and around Kenosha and will incorporate these real-world costs into the estimate.

The project manager will provide biweekly updates or as needed during this process. Assuming a start date of July 5, 2016, we will submit the preliminary drawings to the Village by September and final construction documents by January 2017.

Our team is dedicated to producing high-quality, attainable solutions through our design process and has a proven history of delivering completed projects to clients on time and on budget.



Splashpad designed for Milton, WI

## SCOPE OF SERVICES (PHASE 1)

### A. Predesign

1. Conduct background research and data collection.
  - Review the existing site conditions and associated utility or past planning documents
2. Attend project kickoff meeting. The design team will meet with Village staff and members of the steering committee for a project kickoff meeting (Meeting #1).

This meeting will address topics including:

  - Design program, scope of work, schedule, coordination, and project budget
  - Communication planning for future planned project meetings
  - Project timeline and public meeting dates
  - Tour project site and photo document existing conditions
3. Design Workshop/Meeting. The design team will host a Public Information Meeting (PIM) #1/ Workshop to gather input on preferred design elements, flow, and overall theme. This open forum is a hands-on exercise to help foster future ownership of the project by the end user. Discussion topics will include:
  - Precedent project examples
  - Patterns and theme
  - Sketching exercise

### B. Conceptual Design

1. Concept Plans. The design team will prepare two preliminary concept plans based on feedback received at the site planning presentation. Elements to be addressed include:

Horizontal layout of park features, including:

  - Pathways and parking
  - Playscapes
  - Amphitheater and pavilions
  - Landscape patterns
  - Stormwater management areas
  - Hardscape plaza spaces
2. Conceptual Design Presentation. The design team will prepare for and present the conceptual plans for feedback and discussion with the

Village and Parks Commission (Meeting #3), providing guidance with regard to design decisions.

3. Conceptual Design Revision.
  - Refine preliminary concept drawings into one Preferred Concept Master Plan Graphic.
  - Prepare preliminary cost estimate for the Preferred Concept Master Plan drawings. Our team uses current pricing structures from other recent Ayres project bid tabulations, Department of Transportation standard costs, and input from local contractors.
4. Conceptual Design Presentation.
  - The design team will prepare for and present the final Conceptual Master Plan to the Village Plan Commission (Meeting #4).
  - The design team will prepare for and present the final Conceptual Master Plan to the Village Board (Meeting #5).

#### Submittals for Part A:

- One summary memo from kickoff meeting
- One summary memo from PIM
- PIM presentation materials (digital format)
- Two 11x17 and 22x34 Concept Alternative Plans
- One summary memo from concept design review meeting
- Village meeting presentation materials (digital format)
- 22x34 color renderings of final concept plan

## SCOPE OF SERVICES (PHASE 2)

### C. Site Survey

1. Background data collection – obtain available survey control information.
2. Contact Diggers Hotline for marking on-site utilities within the survey limits and record plans of utilities.
3. Field survey of the Neighborhood Commons and Village Square lots as shown on the preliminary Certified Survey Maps included as Exhibits B and C of the RFP. Survey is to include the adjacent existing streets directly abutting the lots, Springbrook Road, and 39th Avenue,

respectively. Survey of visible physical features and structures (i.e. curb, gutters, sidewalks, paved areas, outline of trees in wooded areas, individual trees >6" diameter in open areas, light poles, fences, buildings, drainage ditches, ponds, visible culverts and drain tiles, etc.) within project areas.

4. Size and depth of utilities are limited to sanitary and storm sewer in the vicinity. All measure downs will be obtained from above-ground access and confined space entry is not anticipated.
5. Place a minimum of four horizontal control points and two benchmarks within the project area.
6. Provide a CADD file with the elevations and 3-D line work of the features surveyed along with a text file of the surveyed points. Existing right-of-way will be depicted by Village-provided cadastral mapping.
7. Create a digital terrain model (DTM) of the final survey and compile 1-foot interval contour lines.
8. Provide copies of sheets for measure downs of utility structures with all measurements reduced to final elevations.
9. Provide copies of field notes and Diggers' Hotline tickets.

#### **D. Construction Documents**

1. The design team will develop applicable plans and specifications for construction of the park and related site improvements. Plans will reflect current code requirements as of 2016.

Construction documents will include but not be limited to the following:

- Earthwork, grading, and erosion control
- Site design
- Utility design
- Stormwater management features
- Landscape design
- Splashpad design
- Pavilion and shelter schematics
- Site amenities including fencing, seating, trash enclosures
- Construction details

2. The design team will provide review plans to the Village at approximately 50% and 90%. The 90% review plans will include both plans and

specifications (Special Provisions). It is assumed that the standard Village front-end specifications will be used. Village review comments will be incorporated into the final review set. For each review milestone we will provide a revised estimate of construction costs.

3. Review Meetings. The design team will prepare for and present the design development plans for feedback and discussion with the Village (Meetings #6 and #7).
4. The design team will provide the final construction documents to the Village in digital format and five hard copy sets.
5. The design team will prepare a stormwater management plan and apply for permits as required for construction to include:
  - a. DNR WRAPP
  - b. Local erosion control permit
  - c. ACOE permit if applicable

#### **Submittals for Part D**

- Five 11x17 plan sets and specifications at the 50% and 90%
- Five final construction bid documents as described above
- Electronic PDF copy of all plans at the 50% and 90%, construction bid documents will include 11x17 PDF plans
- Microsoft Word 2010 copy of final construction bid specifications
- Digital copies of permit applications (listed above)

#### **ASSUMPTIONS**

All existing utility information and previous planning studies will be provided by the Village to Ayres. Geotechnical investigations are not included in this scope. Printing of additional plans will be the responsibility of the Village. Meeting locations will be reserved and noticed by the Village. Permit fees shall be paid by the owner.

“For the past two years I have worked closely with Blake as his firm was hired to provide park design services for the Milwaukee County Department of Parks, Recreation, and Culture. During this time I have appreciated Blake’s professionalism and attention to detail. From a refined site analysis to technical review of project construction documents, Blake has provided professional expertise that has gained the trust and respect of our staff at Milwaukee County. In fact, we have continued to hire Blake for landscape architecture and project management services because we are pleased with the products he has provided to our parks system.”

– Sarah Toomsen,  
Milwaukee County Parks

### **Blake Theisen, PLA** **Landscape Architect**

16 Years of Experience

BA, Botany, Miami University of Oxford, OH, 1999

Licensed Landscape Architect: WI, 2011; MI, 2011; IA, 2011; IN, 2012; IL, 2013; CO, 2015; AZ, 2016; MN, 2016

Blake has been providing exceptional recreational facility site analysis, planning, design, and implementation since 1999. His start-to-finish involvement ensures that projects are delivered on time and as envisioned. A skilled and visionary project leader, Blake’s project expertise includes comprehensive outdoor recreation plans, park master plans, athletic complexes, community water parks, skate parks, and playgrounds.

With a background in botany and ecology, he promotes environmental stewardship throughout facility planning and design.

#### Experience

- Riverside Park and Downtown/ Riverfront Plan, Burlington, WI
- Village Park Master Plan and Aero Park Development, Menomonee Falls, WI
- Calvin Moody Park Building and Park Renovation, Milwaukee, WI
- Wanick Park Planning and Design, Sherwood, WI
- Washington Park Master Plan, Neenah, WI
- Missile, Hillcrest, Cardinal Ridge, and Meadowview Park Master Plans, Waukesha, WI
- Village Green Park Master Plan, Wind Point, WI
- Strawberry Creek, Sunrise, Petzke, and Simmons Island Parks, Kenosha, WI

### **Robert Stein** **Landscape Designer**

10 Years of Experience

BLA, Landscape Architecture, North Dakota State University, 2005

Rob has been providing landscape design services since 2006. He has experience designing outdoor spaces such as playgrounds, bike paths, downtown streetscapes, and sustainable landscapes for commercial and residential projects. He is also skilled in facilitating public meetings and communicating with community members about design projects. Rob is knowledgeable about plants and environmental design for the creation of innovative, functional, and sustainable projects. He is skilled in communicating landscape design ideas through illustrative plans and graphics, and he has experience producing construction documents.

#### Experience

- North Barstow and Phoenix Park Redevelopment, Eau Claire, WI
- Johnsons Park Renovation, Milwaukee, WI
- Middleton Square – Town Park, Middleton, WI
- Schwiebert Riverfront Park, Rock Island, IL
- Washington Park Master Plan, Neenah, WI
- Missile, Hillcrest, Cardinal Ridge, and Meadowview Park Master Plans, Waukesha, WI
- Village Green Park Master Plan, Wind Point, WI

## **Katie MacDonald, P.E.**

### **Civil Engineer**

13 Years of Experience

BS, Civil Engineering, University of Wisconsin-Madison, 2002

Registered Professional Engineer, WI, 2007

Katie has been working in the municipal and civil engineering fields since 2002. She works with both public and private sector clients and understands the needs of each. Her extensive background includes designing and drafting streets, utilities, stormwater management systems, splashpads, campgrounds, and parks. Katie is also proficient at preparing traffic studies and traffic impact analysis reports.

#### **Experience**

- Prentice Park, Ashland, WI
- Johnsons Park Renovation, Milwaukee, WI
- Tank Park Splashpad, Green Bay, WI
- Bishops Bay Park Phase 1 CDS, Middleton, WI
- Calvin Moody Park Building and Park Renovation, Milwaukee, WI
- McKee Farms Park Splashpad, Fitchburg, WI
- Wanick Park Planning and Design, Sherwood, WI
- Straight Lake State Park Site Design, Polk County, WI
- Reservoir Park, West Allis, WI

## **Matthew Hoglund**

### **Land Surveyor**

32 Years of Experience

AA, Land Surveying, Nicolet College, 1984

Registered Professional Land Surveyor, WI, 1987

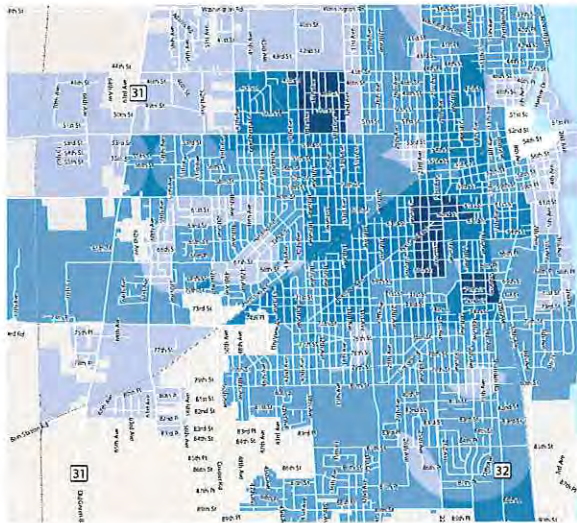
Matt has more than 30 years of survey experience through his work at large engineering firms and at his own survey firm. He is skilled in mentoring individuals and in fostering teamwork. Matt's experience spans a wide swath of the built environment. Commercial experience includes historical redevelopment, manufacturing, hospitals, shopping malls, industrial parks, television towers, schools, and high-rises. Matt has extensive infrastructure experience in water, sewer, and drainage systems; streets, highways, light rail, and airports; and water/wastewater treatment. His residential experience ranges from small rural developments to metropolitan developments in excess of 2,200 dwellings. Matt is an expert in land title surveys and the evaluation of legal and physical constraints that impact a property. He has taught land surveying at the college level.

#### **Experience**

- Devor Park Topo Survey, Burlington, WI
- Rock River Walkway Design, Watertown, WI
- Riverside Park Splash Pad, Janesville, WI
- Village Park Topo Design, Village of Menomonee Falls, WI
- Noah's Ark Water Park Topographic Survey, Wisconsin Dells, WI
- West Street Bicycle and Pedestrian Path Design 2015, Watertown, WI

## Expertise and Innovative Concepts

### GIS: MORE THAN MAPPING



We pioneered the use of geo-coded demographic information to create Age Cohort Analysis maps for the City of Kenosha, and continue to seek creative ways to both illustrate and analyze geographic and social phenomena. We embrace GIS as a valuable and robust component of our

### COMMUNITY INVOLVEMENT



The use of online project portfolios, such as our Community Comment page and SurveyMonkey, allows the team to post maps, discussion forums, and surveys that allow respondents to record input at their convenience and to see results in real time. We can host both WordPress and SurveyMonkey sites for projects and have received high acclaim from clients and stakeholders.

### SOCIAL MEDIA



We believe that social media marketing is the key to creating a shift towards a more engaged, invested stakeholder base. Social marketing is the technique of tailoring educational messages to individuals based on their needs and desires, focusing attention on those users who are interested in learning more about the impacts of their community's land use, transportation, and other planning decisions while providing them with the education and encouragement they need to convert that interest into action. Our team uses various social media outlets (Twitter, Facebook, WordPress) to spread these messages to users of different age groups.

VISION

OPPORTUNITY

LEVERAGE

ACTION

SUSTAINABILITY

SOLUTIONS

## CONTEXT SENSITIVE



Our team of planners understands that solutions must be compatible within the context of the community. Our history of planning throughout the Upper Midwest has reinforced the fact that planners must be able to think outside the box and remain flexible in order to accommodate a wide range of issues and provide safe, achievable, and effective solutions that reflect the needs and values of the community.

## BEYOND PLANNING



We are a multidisciplinary firm dedicated to creating healthy, vibrant, and viable communities. Our team of landscape architects, planners, and engineers works collaboratively to provide clients with the tools required for project implementation. Our extensive experience in roadway, engineering, and site design projects allows us to provide accurate and viable design alternatives and cost estimates, at the community, neighborhood, and site scale, to better equip communities in securing funding and implementing plan recommendations.

## EQUITY



We view Equity as a core component of all of our planning work. Ensuring safe and reasonable transportation options for multimodal users while respecting the needs of motorized vehicle operators is key to the success of any communitywide planning effort. Providing open and accessible information throughout the planning process to all socioeconomic groups and cultures within a community is essential to a well-informed, effective comprehensive plan. These are just two examples of how Equity plays out as a cornerstone of Ayres' philosophy.

TECHNOLOGY

COLLABORATION

INTERACTION

CONTEXT

EQUITY

INNOVATION

## Relevant Experience



### WANICK CHOUTE PARK, Sherwood, WI



Ayres was hired by the Village of Sherwood to produce a conceptual master plan for Wanick Park, 34 acres of unplanned athletic grounds and soybean fields. In tandem with the Village's Parks Recreation and Urban Tree (PRUT) board, Ayres developed the collective vision to transform the park into a community destination.

The park's design concept seeks to abstract the character of nearby High Cliff State Park, drawing inspiration from its playful topography, rock escarpments, and dense canopy to create an abstracted "green valley." In addition to creating a regional destination along the eastern edge of Lake Winnebago, the park serves community recreation, leisure and civic activities for the Village of Sherwood.

Following the master planning process, Ayres was retained to provide construction documents and construction administration. In the process of design development, we created a working 3-D model and perspective illustrations used for public information meetings and fundraising initiatives. The proposed plan incorporates expanded athletic facilities, a 25-foot sled hill and four-season shelter, a playground complex and splashpad, and a focal plaza for community events.

**Client:**  
Village of Sherwood

**Services:**  
Master plan, construction documents, and construction administration.

**Outcomes:**

- Major park expansion within a residential neighborhood
- Art installation as a memorial to Native American heritage
- Community destination: opportunity for farmers market, event space, and flexible use

**Reference:**  
**Randy Friday**  
Village of Sherwood  
Village Administrator  
920-989-1589  
administrator.sherwood.newbcrr.com





**FINAL CONCEPT**  
 Description: Focusing much of the active recreation opportunities to the area by the south entrance, this concept maintains a soft separation between uses. Centered around a new community building, the west side of the site is a semi-private, but accessible.

**KEY**  
 \* MARK FACED

## MEADOWVIEW PARK, Waukesha, WI

In 2015, the City of Waukesha retained Ayres Associates to assist with master plan development for four park sites. Meadowview Park is the largest of the four and is the City's newest community park. Located at a major crossroads, but surrounded by residential sites, the project required a balance between community destination recreation amenities while maintaining a neighborhood-scale atmosphere.

The design team facilitated an extensive public process with the neighborhood and other community stakeholders. Other design challenges for the project included a new Wisconsin Department of Transportation bypass project adjacent to the site generating large stormwater management issues and the presence of several wetland areas. The team conceived an innovative approach to mitigating the large stormwater flows targeting the site by incorporating bioretention ponds and establishing an enhanced wetland restoration zone. Ayres worked collaboratively with the Wisconsin Department of Natural Resources to achieve a sustainable and maintainable wetland wildlife habitat.

Park amenities include a new community building, sledding hill, playground, splashpad, pickleball, and tennis courts, an in-ground amphitheater, restroom/pavilion, and an extensive trail system. The final plan included an aggressive landscape planting strategy and thoughtful trail connections to the adjacent residential neighborhood zones.

**Client:**  
 City of Waukesha

**Services:**  
 Master plan, grading plans

- Outcomes:**
- New park development on previously undeveloped site
  - Coordination with DNR and DOT agencies
  - Extensive public engagement during planning process

**Reference:**  
**Ron Grall,**  
 Director of Parks, Rec & Forestry  
 1900 Aviation Drive,  
 Waukesha, WI 53188;  
 262.524.3737  
 RGrall@ci.waukesha.wi.us



**STRAWBERRY CREEK PARK, Kenosha, WI**



Strawberry Creek Park is the first municipal park in the City of Kenosha west of Interstate 94. The park is designed to focus on the natural ecosystem, conservation, and environmental education.

The first phase of construction included site grading, stormwater management features, restroom/shelter building, day use area, parking lot, and approximately three-quarters of a mile of associated walking/bike paths. Phase 2 will incorporate an interpretive nature center and additional trail systems in the mixed oak/hickory forest.

The site is within the Des Plaines River watershed and has some of the most stringent stormwater management standards in Wisconsin.

Approximately half of the site is also located within the floodplain, which required some unique designs to maximize the park space and mitigate the flood storage compensation required by the City, County, and DNR. Our team provided master planning and construction documentation.

**Services:**  
Master planning,  
construction documents

**Outcomes:**

- Day use areas
- Restroom/pavilion
- Innovative stormwater management techniques

**Reference:**  
**Shelly Billingsley,**  
Director of Public Works  
City of Kenosha  
625 52nd St. Room 305  
Kenosha, WI 53140  
262.653.4149  
sbillingsley@kenosha.org

## References

The quality of our services is demonstrated by the extent of repeat business we enjoy from our clients; we believe this is a true reflection of our clients' satisfaction toward our overall performance. Our experience has shown us that close and open communication with our clients is the foundation for a successful working relationship. We place a high priority on understanding our clients' needs, openly addressing issues, involving clients in decision-making, and resolving project concerns. In every project we undertake, our goal is always client satisfaction. We invite you to contact the references listed below for a firsthand account of our work.

### Village of Sherwood • Wanick Choute Park (Team: Blake Theisen, Katie MacDonald)

**Description:** Provided conceptual master plan and construction documents for 34 acres, transforming it into a community destination that now includes two shelters, splashpad, sledding hill, playground, plaza, trails, athletic fields, and open space.

**Contact:** Randy Friday, Village Administrator, W482 Clifton Road, Sherwood, WI 54169; 920.989.1589; administrator.sherwood@newbcrr.com

### City of Waukesha • Meadowview Park Master Plan (Team: Blake Theisen, Rob Stein, Katie MacDonald)

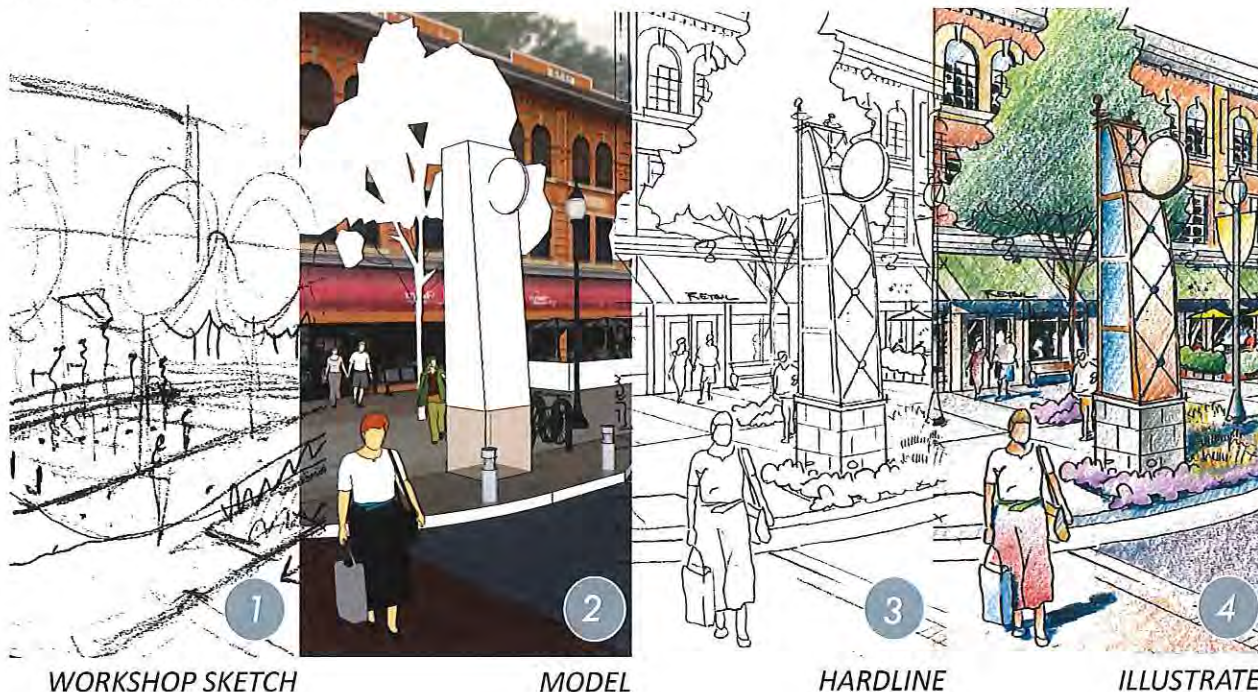
**Description:** Provided conceptual master plans and grading plans for multiple park development sites in the City. Meadowview Park is the largest and included an amphitheater, community building, sledding hill, playgrounds, splashpad, extensive trail system, wetland restoration, and bio-infiltration stormwater basins.

**Contact:** Ron Grall, Director of Parks, Rec & Forestry, 1900 Aviation Drive, Waukesha, WI 53188; 262.524.3737; RGrall@ci.waukesha.wi.us

### City of Kenosha • Strawberry Creek Park (Team: Blake Theisen)

**Description:** Provided master planning and construction documents with a focus on the natural ecosystem, stormwater management, conservation, and environmental education.

**Contact:** Shelly Billingsley, Director of Public Works, 625 52nd Street, Room 305, Kenosha, WI; 262.653.4149; sbillingsley@kenosha.org



# PROPOSED FEE

Our team is committed to providing the highest level of quality service and design for this project. The staff members assigned to this project have a documented history of providing successful park facility projects to clients across the state and region. In consideration of the preceding scope of services, our proposed fees are lump sum not to exceed of \$78,078.

The spreadsheet below shows four added scope items denoted with an \*. The associated hours have been included in the revised fee.

Thank you for your consideration. If we can be of further assistance in providing any additional information on our qualifications please give us a call.

			Staff	BT	KM	RS	AO
			Rate	\$ 125	\$ 100	\$ 81	\$ 75
Phase	Task	DESCRIPTION	Totals				
		<b>Concept Planning</b>					
1		Background Research	\$400	2			2
2		Meeting #1	\$1,000	8			
3		Design Workshop Meeting (#2)	\$1,648	8		8	
4		Concept design					
	a	Concept 1	\$1,148	4		8	
	b	Concept 2	\$1,148	4		8	
5		Review Meeting (#3)	\$1,648	8		8	
6		Refine Concept drawings	\$898	2		8	
7		Preliminary Cost Estimate	\$574	2		4	
8		Review Meeting (#4)	\$750	6			
9		Review Meeting (#5)	\$750	6			
		<b>Total Phase</b>	<b>\$9,964</b>				
		<b>Site Survey and basemap</b>					
1		Site Survey and basemap	\$6,450				
		<b>Total Phase</b>	<b>\$6,450</b>				
		<b>Construction Docs</b>					
1		Plan Drawings					
	a	Demo/ero	\$350		2		2
	b	Layout	\$3,296	16		16	
	c	Grading/stormwater	\$4,200	8	32		
	d	Pavillion/Amphitheater schematics	\$4,524	24		4	16
	e	Splashpad	\$18,000	32	80		80
	f	Hardscape	\$2,596	8		16	4
	g	Utilities	\$3,450	2	32		
	h	Details	\$1,200				16
	*	i Adjacent roadways (alignment and typ section)	\$4,500	4	40		
	*	j Review grading for larger site	\$3,700	4	32		
	*	k Mainline utility realignments	\$3,300	4	28		
	*	l Review JJR models and plans	\$2,100	4	16		
	m	Specifications	\$2,000	16			
2		Cost Estimate	\$475	1	2		2
3a		50% Review Meeting	\$750	6			
3b		90% Review Meeting	\$750	6			
4		Final Design Revision	\$1,149	1	4	4	4
5		Stormwater Management Plan & Permitting	\$4,000		40		
		<b>Total Phase</b>	<b>\$60,340</b>				
		<b>Totals</b>					
		<b>Total Hours</b>	<b>705</b>	<b>186</b>	<b>308</b>	<b>84</b>	<b>126</b>
		Labor Costs	\$76,754	23250	30800	6804	9450
		Reimbursable Expenses	\$1,324				
		<b>Budget Total</b>	<b>\$78,078</b>				

# Purchase Order

Fiscal Year 2016

Page 1 of 1



THIS NUMBER MUST APPEAR ON ALL INVOICES,  
PACKAGES AND SHIPPING PAPERS.

Purchase Order # **162211-00**

**B I L L T O**

VILLAGE OF PLEASANT PRAIRIE  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WI 53158  
262-694-1400

**V E N D O R**

AYRES ASSOCIATES  
5201 E. TERRACE DRIVE  
SUITE 200  
MADISON WI 53718

**S H I P T O**

Village of PI Pr - Prange  
8600 Green Bay Rd  
Pleasant Prairie WI 53158

Vendor Phone Number		Vendor Fax Number		Requisition Number		Contact Name	
				2389		Kristina Bastainelli	
Date Ordered	Vendor Number	Date Required	Freight Method/Terms			Department/Location	
07/13/2016	4160					Clean Water Utility	
Item#	Description/Part No.			Qty	UOM	Unit Price	Extended Price
	#64903-Professional Serv-39th  The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading  Remember to give PO# when ordering.						
1	#64903 - Professional Services - 39th Avenue Retention Basin Util. Plan			1.0	EACH	\$78,078.000	\$78,078.00

By *Michael Deery*  
Village Administrator

<b>PO Total</b>	<b>\$78,078.00</b>
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# MEMORANDUM

**To:** Village Board of Trustees  
**From:** Michael R. Pollocoff  
Village Administrator  
**Date:** July 12, 2016  
**Re:** Commission/Board Appointments

I recommend the following appointments to the committees for the terms listed below:

## **Community Development Authority**

John Steinbrink Term – August 5, 2017  
Mike Serpe Term – August 5, 2017

## **Chamber of Commerce Board of Directors**

Chris Christenson Term – August 31, 2018

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