AGENDA
Village Board - Regular Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, July 14, 2025
6:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public on items not on the agenda; however, no discussion is allowed and no action will be taken under citizen comments.)

5. Administrator's Report

6. New Business

   6.A Consider Resolution #25-19 to approve the Preliminary Condominium Plat regarding property located east of 88th Avenue and north of 68th Street for the development of the Willow Grove Condominiums.
   Res 25-19.pdf
   Preliminary Plat Application.pdf
   Plat-Civil Plans.pdf
   Building Plans and Color Options 1 and 2.pdf
   Draft Condominium Declarations.pdf
   2024-09-17 Updated Traffic Study.pdf
   2024-10-14 KenoshaCountyTrafficAnalysis.pdf

   6.B Consider approval of a Second Amendment to the TID #8 Development Agreement.
   DRAFT TID #8 Dev Agmt Amendment 7.1.25.pdf

   6.C Consider approval of a Certified Survey to subdivide the property located at the southwest corner of STH 50 and 115th Avenue into four lots.
   CSM Comments.pdf
   DRAFT Waiver of Potential Condemnation Rights.pdf
   DRAFT Removal Instrument to Declaration River View 7.1.25.pdf
   MOU re Lot Combination-TID 8.pdf
   Certified Survey Map Application.pdf

   6.D Consider approval of Ordinance #25-18 for a Comprehensive Plan Amendment for the property located at the southwest corner of STH 50 and 115th Avenue.
   Ord 25-18.pdf
   Application.pdf

6.E Consider approval of Ordinance #25-19 for a Zoning Map Amendment and Ordinance #25-20 for a Text Amendment to rezone four properties located at the Southwest Corner of STH 50 and 115th Avenue to create a Planned Unit Development Overlay District for the proposed development of a restaurant on Lot 1 of the proposed CSM.

Ord 25-19.pdf
Ord 25-20.pdf
Zoning Map and Text Amend App.pdf

6.F Consider approval of Resolution #25-18 to recognize July 2025 as Parks & Recreation Month and July 18, 2025 as Parks Professional Day.
Resolution #25-18 Parks and Recreation Month 2025.docx

6.G Consideration of Roadway Improvements on 85th Street Between Old Green Bay Road and Cooper Road
85th St Petition 5-16-25.pdf
85th St Petition 6-6-25.pdf
85th St Resident Jeff Greene - turn lane issue.pdf
2025-05-28 PIM Letter 85th Street.pdf
2025-05-30 Ianson email.pdf
2025-06-04 call follow up.pdf
2025-06-09 Ridolfi email.pdf
2025-06-13 PD Summary.pdf
2025-06-17 Settano email.pdf
2025-06-27 KUSD Bus questions.pdf
PIM Exhibits.pdf
Sign in and completed comment forms.pdf
Social media summary.pdf

7. Consent Agenda (All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the General Ordinances of Business and considered at this point on the agenda.)

7.A Approval of June 23, 2025 Village Board Special and Regular Board Minutes.
June 23, 2025 Village Board Special Meeting Minutes.pdf
June 23, 2025 - Regular Meeting Minutes DRAFT.pdf

7.B Approval of Disallowance of Claim #WM000301740466 for Robert Goll.
Insurance disallow letter recommendation.pdf
Goll, Robert 85th St dividers (filing a claim).pdf

8. Village Board Comments

9. Adjournment

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

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE:

Consider Resolution #25-19 to approve the Preliminary Condominium Plat regarding property located east of 88th Avenue and north of 68th Street for the development of the Willow Grove Condominiums.

PROPOSED BY: Community Development	**FISCAL IMPACT: No**
AGENDA CATEGORY: Resolution	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

See attached Resolution.

STAFF RECOMMENDATION:

On July 7, 2025 the Plan Commission held a public hearing and recommended that the Village Board to approve the Preliminary Condominium Plat subject to the comments and conditions of the attached Resolution.

Res 25-19.pdf

Preliminary Plat Application.pdf

Plat-Civil Plans.pdf

Building Plans and Color Options 1 and 2.pdf

Draft Condominium Declarations.pdf

2024-09-17 Updated Traffic Study.pdf

2024-10-14 KenoshaCountyTrafficAnalysis.pdf

VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION #25-19

RESOLUTION TO APPROVE THE PRELIMINARY CONDOMINIUM PLAT FOR WILLOW GROVE CONDOMINIUMS IN THE VILLAGE OF PLEASANT PRAIRIE

WHEREAS, Dustin Harpe, owner of the vacant property generally located at 68th Street east of 88th Avenue for the development of 10-2 unit condominium buildings to be known as Willow Grove Condominiums; and

WHEREAS, on July 7, 2025, the Village of Pleasant Prairie Plan Commission held a public hearing and recommended conditional approval of the **Preliminary Condominium Plat** as shown on **Exhibit 1** and adopted a motion recommending that the Village Board of Trustees conditionally approve the Preliminary Condominium Plat for said development; and

NOW THEREFORE, BE IT RESOLVED that this Preliminary Condominium Plat has been conditionally approved subject to the attached comments and conditions (See **Exhibit 2**).

BE IT FURTHER RESOLVED that this conditional approval of the Preliminary Condominium Plat shall not constitute automatic approval of the Final Plat.

BE IT FURTHER RESOLVED that the Preliminary Condominium Plat shall be valid for three (3) years and within those three (3) years the Final Condominium Plat shall be filed, considered, approved and recorded at the Kenosha County Register of Deeds Office, and that the Final Condominium Plat conforms substantially to the Preliminary Condominium Plat as approved, including any conditions of said Preliminary Condominium Plat approval, and to local plans and ordinances adopted at the time the Preliminary Condominium Plat was approved, the Final Condominium Plat shall be entitled to approval.

AND BE IT FURTHER RESOLVED, that the Village Board may extend the time frame of such approval, prior to the expiration. If the Final Condominium Plat is not approved and an extension is not granted prior to the expiration of the Preliminary Condominium Plat, then the Village requires that the Plat be resubmitted for the consideration of a new Preliminary Condominium Plat approval along with the appropriate filing fees.

Adopted this the 14th day of July 2025.

VILLAGE OF PLEASANT PRAIRIE

_____
David J. Klimisch
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

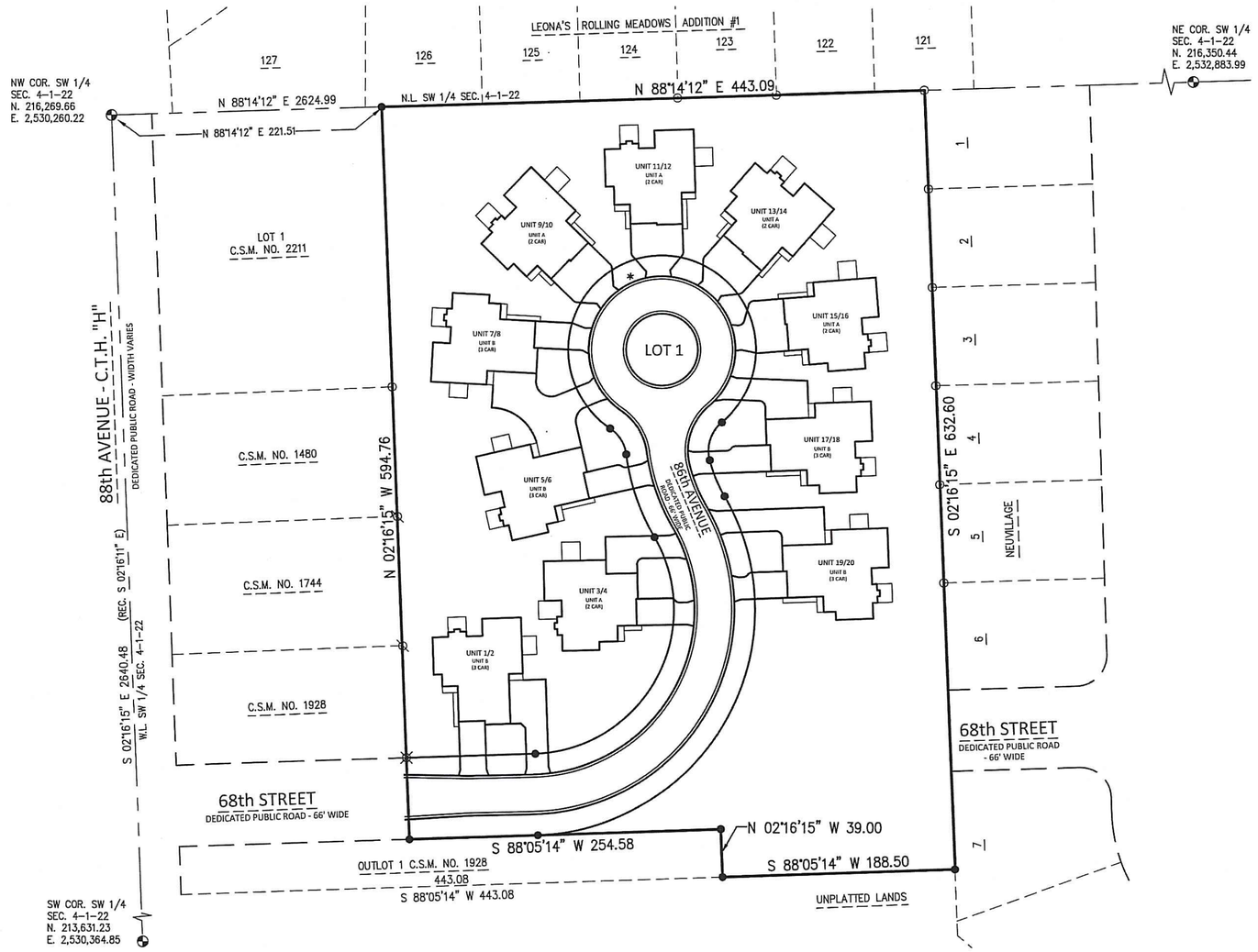
Posted: _____
19-Willow Grove Condo.doc

DEV25-05-01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SITE SURVEY / BUILDING EXTERIOR

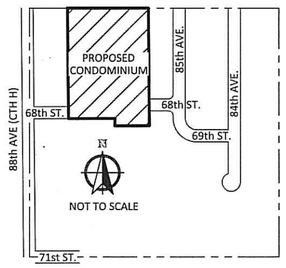


N

80' 0' 80'

SCALE 1" = 80'

LOCATION MAP



NW 1/4 OF THE SW 1/4
OF SECTION 4-1-22

NOTES:

EXISTING ZONING: R4 - URBAN SINGLE FAMILY (UHO)
PROPOSED ZONING: R8 (PUD) - URBAN TWO-FAMILY RESIDENTIAL DISTRICT

BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE NORTH LINE OF THE SW 1/4 SEC. 4-1-22 IS ASSUMED TO BEAR N 88°14'12" E.

LEGEND:

- ● DENOTES A SET 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.65 LBS. / LIN. FT. MIN.
- ○ DENOTES A FOUND 1-1/4" IRON PIPE
- ⊗ DENOTES A FOUND 1" IRON PIPE
- ⊘ DENOTES A FOUND ANGLE IRON
- ◐ DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
(262)634-5588 | www.nmbsc.net

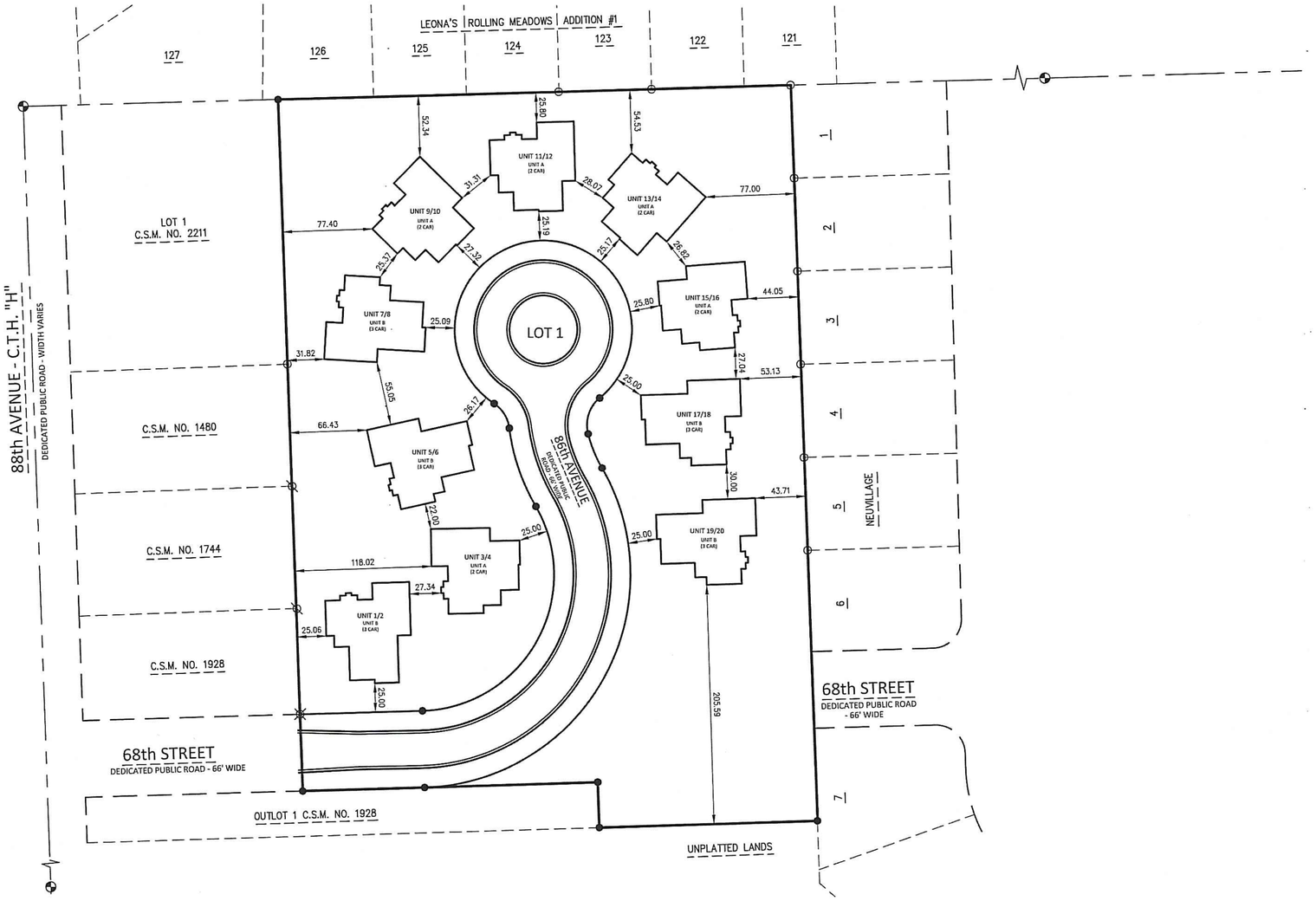
SHEET 1 OF 8

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SITE SURVEY / BUILDING EXTERIOR



N

80' 0' 80'

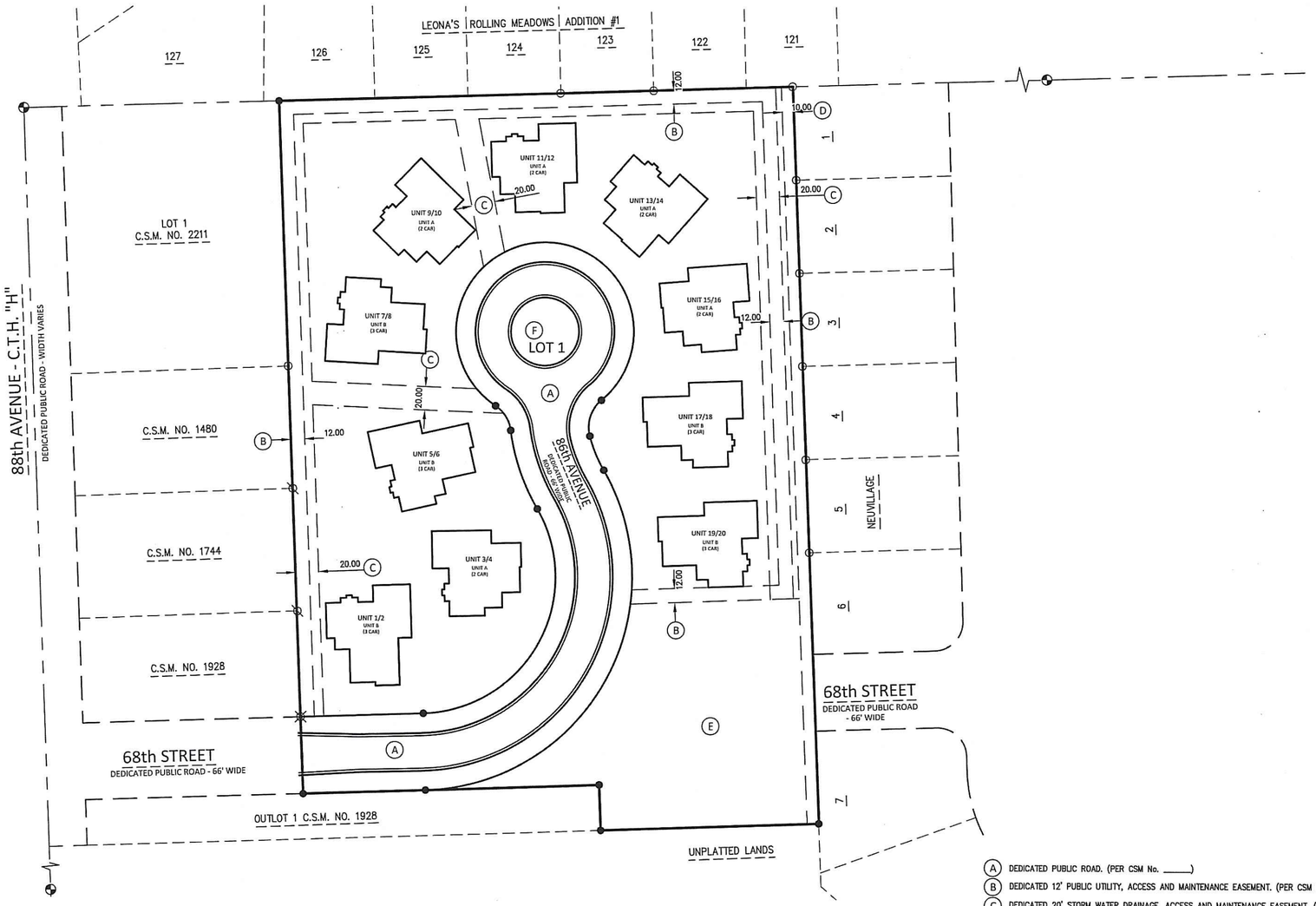
SCALE 1" = 80'

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WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SITE SURVEY / BUILDING EXTERIOR



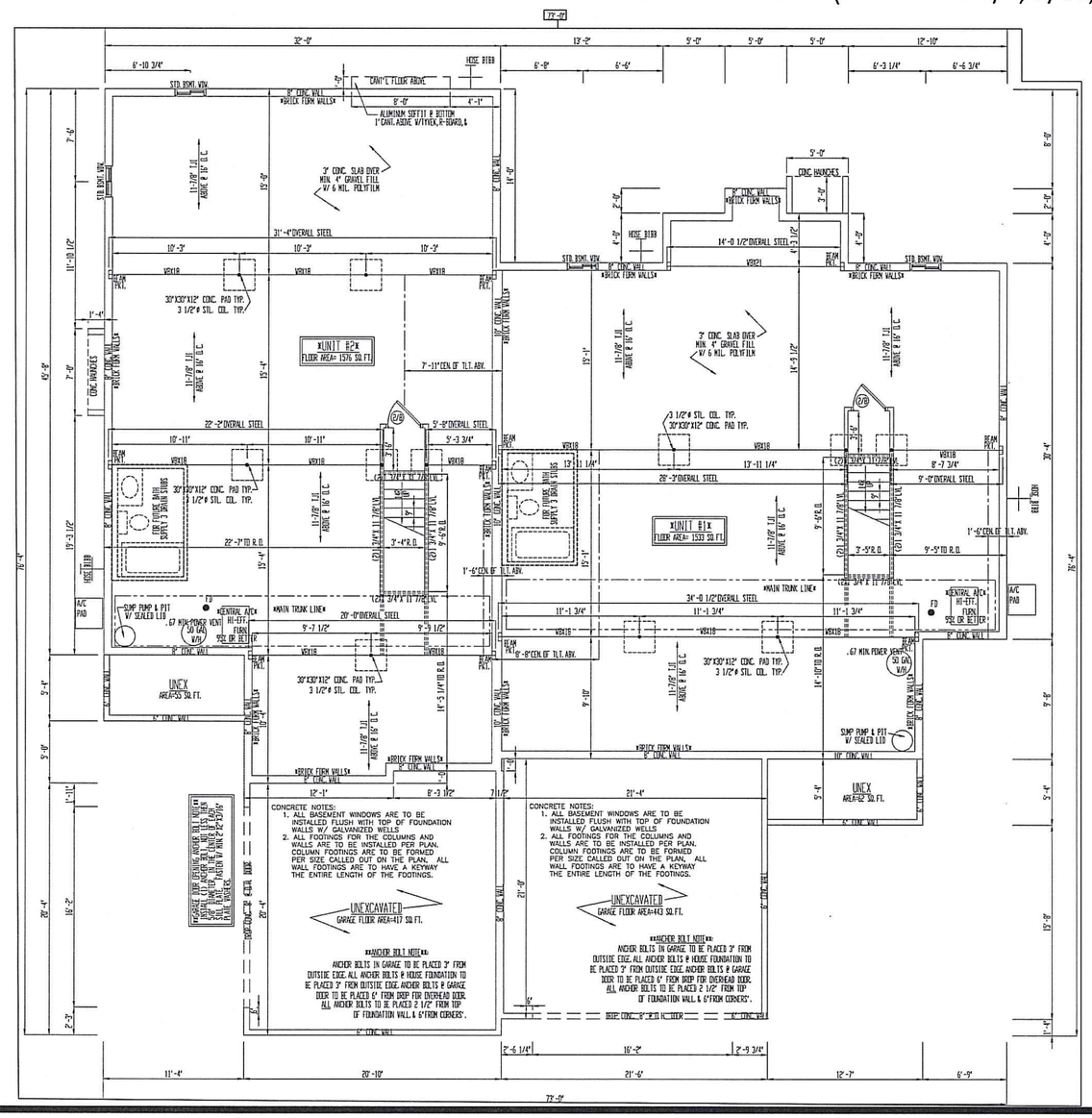
(A) DEDICATED PUBLIC ROAD. (PER CSM No. _____)
(B) DEDICATED 12' PUBLIC UTILITY, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
(C) DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
(D) DEDICATED 10' TREE PRESERVATION, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
(E) DEDICATED STORM WATER, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
(F) DEDICATED LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)

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WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-A" (BUILDINGS 3/4, 9/10, 11/12, 13/14 AND 15/16)



FOUNDATION PLAN

SHEET 4 OF 8

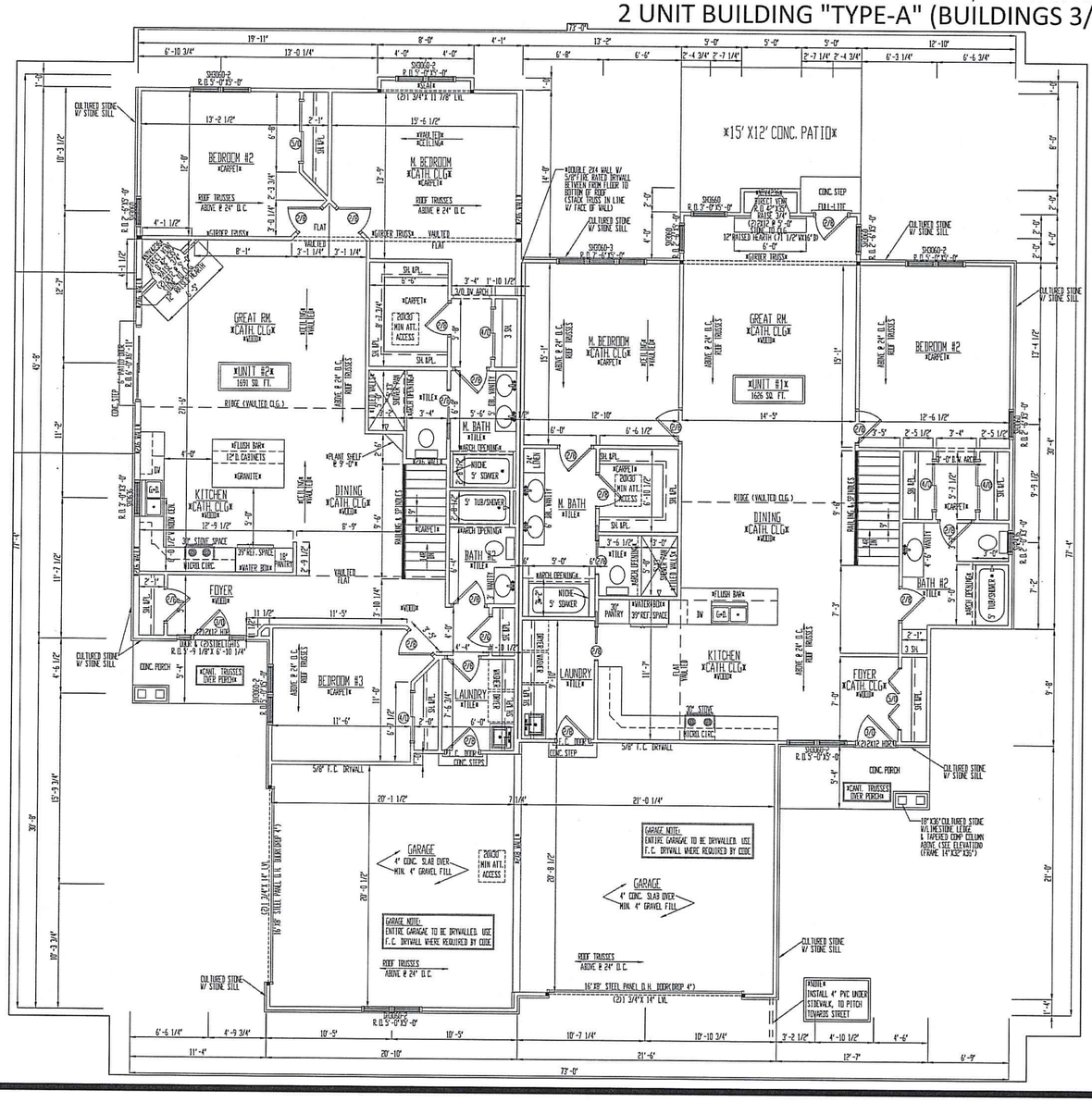
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2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-A" (BUILDINGS 3/4, 9/10, 11/12, 13/14 AND 15/16)



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1ST FLOOR PLAN

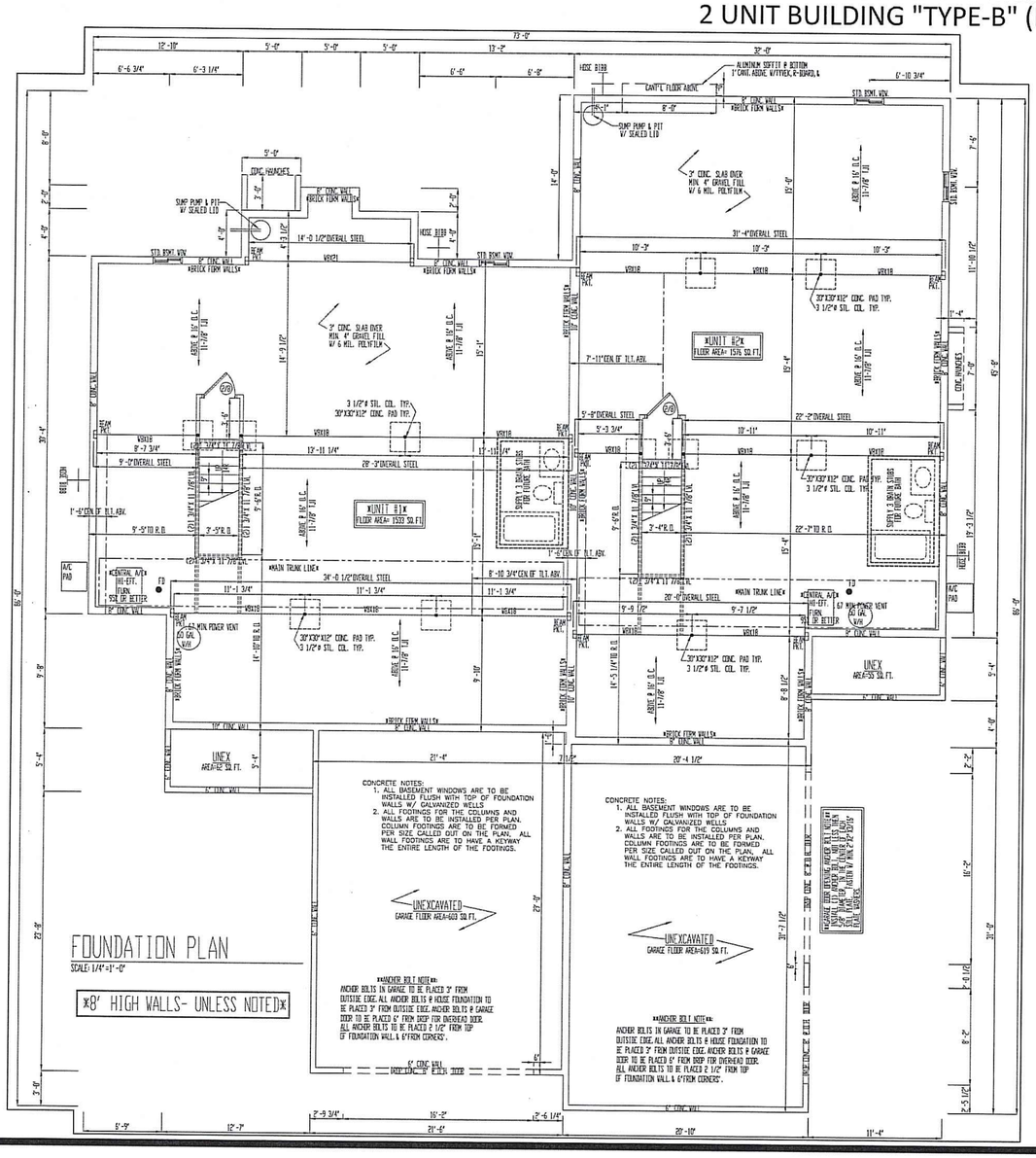
SHEET 5 OF 8

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-B" (BUILDINGS 1/2, 5/6, 7/8, 17/18 AND 19/20)



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FOUNDATION PLAN

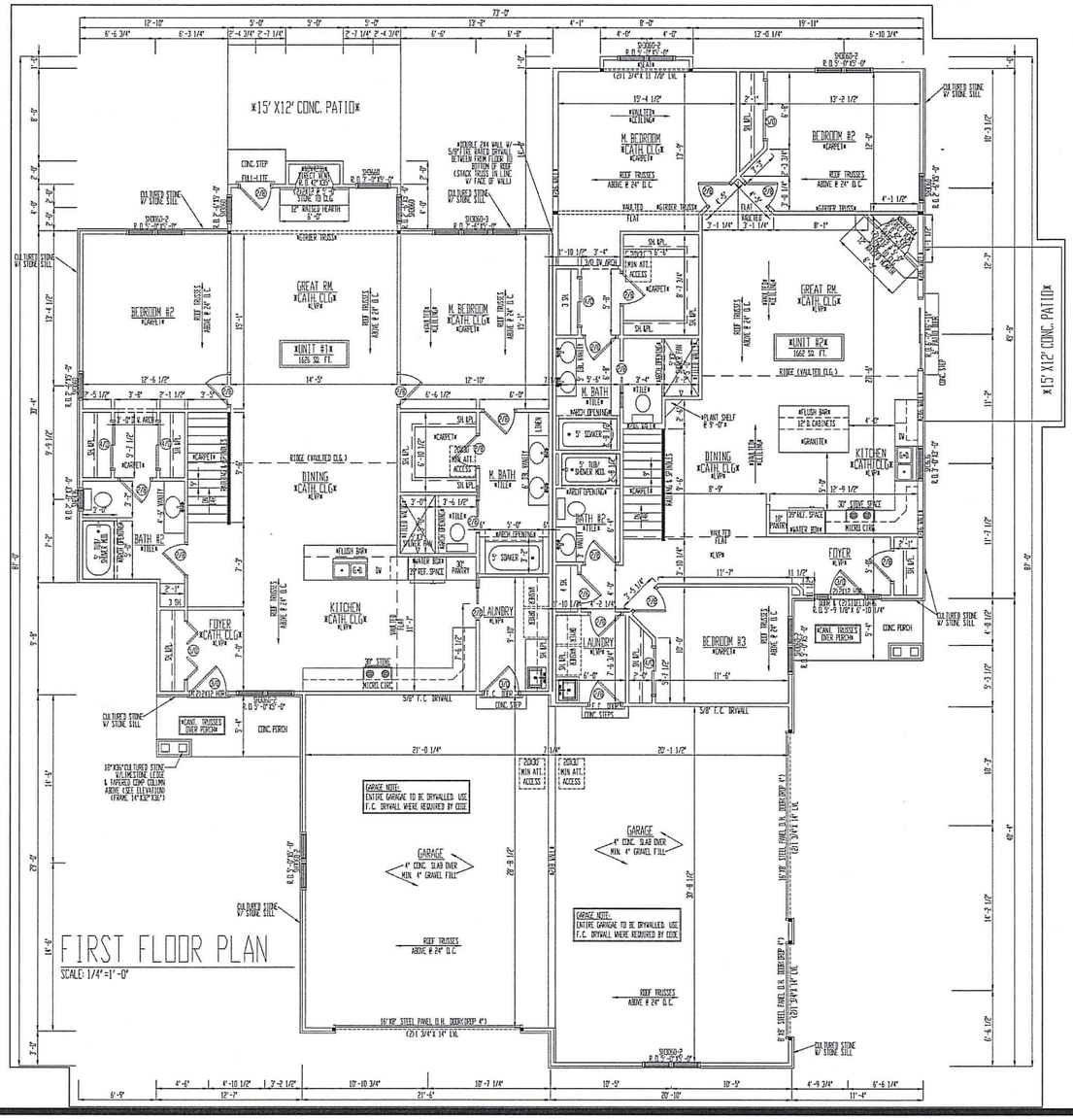
SHEET 6 OF 8

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-B" (BUILDINGS 1/2, 5/6, 7/8, 17/18 AND 19/20)



1ST FLOOR PLAN

SHEET 7 OF 8

Nielsen Madsen + Barber
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2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SIGNATURES

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. _____ , as recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on _____ __, 2025 as Document No. _____, being part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin. Excepting therefrom lands dedicated to public roadway purposes.

CERTIFICATION

I, Aaron T. Friess, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the building and improvements constructed or to be constructed upon the property.

This plat is a correct representation of the Willow Grove Condominium as proposed at the date thereof, and the identification and location of each unit and the common elements can be determined from the plat.

The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and approximate dimensions and floor areas thereof.

The proposed floor plans, provided by Harpe Development, do not represent as-built conditions.

All areas not occupied by units or limited common elements are common elements.

Aaron T. Friess
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd, Suite 200,
Racine WI 53406
(262) 634-5588

WISCONSIN AARON T. FRIESS S-3260 MT. PLEASANT WI LAND SURVEYOR

OWNER'S CERTIFICATE

As an Agent of _____, Owner, I hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this Plat. We also do further certify that this Plat is required to be submitted to the following for approval or objection: The Village of Pleasant Prairie.

Dated on this _____ day of _____ , 2025.

_____
Agent

STATE OF WISCONSIN } S.S.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, _____ _____, Agent of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signature: _____

Print Name: _____

Notary Public, _____, Wisconsin

My Commission Expires: _____

SEAL

VILLAGE PLAN COMMISSION APPROVAL

Approved by the Village Plan Commission, Village of Pleasant Prairie on this ____ day of _____, 2025.

_____
Michael R. Pollocoff, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board, Village of Pleasant Prairie on this ____ day of_____, 2025.

_____ Attest: _____
David J. Klimisch, Village President Jane C. Snell, Village Clerk

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EXHIBIT 2

GENERAL COMMENTS: The petitioner is requesting approval of a Preliminary Condominium Plat for the proposed Willow Grove Condominiums that will include 10-2 unit buildings for a total of 20 units to be located on the vacant 6.21 acre property at 68th Street east of 88th Avenue (CTH H).

Background History: On March 2, 2020, the Village Board conditionally approved a Conceptual Plan for 13 single family lots with an average lot size of 14,221 square feet. The property owner did not move forward with the single-family development.

On September 27, 2021, the Plan Commission held a public hearing for a revised Conceptual Plan to develop the property with 10-2 unit condominiums. The Plan Commission recommended conditional approval, which required review by Kenosha County regarding the Traffic Report to determine what improvements would be required on CTH H (88th Avenue). The Traffic Report at that time included a proposed Synagogue on the property to the south, which has since been withdrawn.

During the public hearings for the proposed Synagogue in the 2019, the City staff and the neighbors in the City indicated that they did not want the future Village 68th Street to be connected to 68th Street in the City as the traffic concerns at 88th Avenue and 65th Street would be shifted south to the 88th Avenue and 68th Street intersection. The intersection of 65th Street and 88th Avenue is in the City is now a signalized intersection. Therefore, pursuant to the approved Neighborhood Plan, 68th Street will extend into the vacant land and end in a cul-de-sac with no connection into the City.

A new Traffic Report was prepared by Traffic Analysis & Desing Inc (TADI) dated September 17, 2024, and reviewed by Kenosha County. Pursuant to comments received by Kenosha County dated October 14, 2024, the County will not require southbound left turn lanes and northbound right turn lanes for the proposed condominium development of 20 units provided that the number of units does not increase or that 68th Street does not connect with 85th Avenue to the east.

On March 24, 2025, the Village Board conditionally approved a Conceptual Plan for the proposed development to be known as Willow Grove Condominiums that will include 10-2 unit buildings for a total of 20 units on the property. As discussed at the public hearing for the Conceptual Plan, the property is located within the Prairie Lake Neighborhood and complies with the Village's Comprehensive Plan.

Willow Grove Condominium: The 10-2 unit owner occupied condominiums will feature ranch-style units with full basements and either a 2 or 3 car attached garage. The buildings will provide a variety of 2- and 3-bedroom units that range in size from 1,626 square feet to 1,691 square feet (excluding the basement). Five (5) units will have a 3-car attached garage and the remaining 15 units will have a 2-car attached garage. This project is similarly designed to the Harpe Developments Green Bay Trails Condominiums located at the southeast corner of STH 165 and Old Green Bay Road.

The building will have a variety of color options related to the siding and stone materials. Material sample boards and color options shall be provided and reviewed by staff as part of the Final Condominium Plat.

Public roadways, sanitary sewer, water and storm sewer will be constructed by the developer to service all the units. Municipal water has been extended in 88th Avenue to service this area of the Village. Public sidewalks will not be required to extend into the development since the current Village requirement does not require sidewalks to be installed on cul-de-sac roadways.

Wetlands on the property were re-delineated in April of 2024 by Heartland Ecological Grip, Inc., a WI DNR Assured Biologist. The delineation indicated a small wetland area of approximately 7,915 square feet. Wetland fill permits from the US ACOE and WI DNR are being requested. The wooded area along the eastern 10 feet of the property will be preserved and located within a tree preservation easement.

Next Steps:

A **Comprehensive Land Use Plan, Zoning Map and Zoning Text Amendments** will be required for the development and will be considered at the same time the Final Condominium Plat is considered.

- The property is proposed to be rezoned into the R-8 (PUD), Urban Two Family Residential District with a Planned Unit Development Overlay District.
- Any portion of the wetlands that are not allowed to be filled will be rezoned into the C-1, Lowland Resource Conservancy District.

The Comprehensive Land Use Plan Map will be amended to reflect the above noted zoning changes to ensure that the Land Use Plan and the Zoning Map are consistent.

Developing this site with a PUD allows for modification of Village Zoning Ordinance requirements provided there is a defined benefit to the community. ***Attached*** is a draft of the PUD Ordinance that will allow for 10 two-family condominium buildings that shall include a private two car or three car garage attached to each unit. Each attached garage shall have a minimum depth of 20 feet and a minimum area of 400 square feet. The PUD will provide for the following modifications to the setback for the buildings including decks, porches and patios:

- 25 foot minimum setback to the rights-of-way of 68th Street and 86th Avenue;
- 25 foot minimum setback to exterior property lines for all housing units (instead of the required 30 feet) and all decks and porches and patios except for the patio for unit 11 shall be setback a minimum of 20 feet from the rear property line (instead of the required 3 feet to property lines); and
- 20 foot minimum setbacks between structures (including decks and porches); and 10 foot minimum setback between structures and patios.

Residential Development Plans are required to be approved by the Plan Commission pursuant to Article IXA of the Zoning Ordinance (Chater 420). These plans will include the engineering plans, landscape plans, dimensioned site plans, building plans, colors and materials. The Residential Development Plans will be considered at the same time as the PUD Ordinance

Platting and Certified Survey Map (CSM): In addition to the required Final Condominium Plat, a CSM will be required to be approved to dedicate the public roadways, required easements and to set forth additional restrictive covenant's language. As part of the Final Condominium Plat and CSM approval, the developer shall execute the Development Agreement, provide all Exhibits and provide the required financial security to the Village as a guarantee for the installation, inspection and warranty of the public/private improvements.

The CSM, Final Condominium Plat, Development Agreement, Residential Development Plans, Comprehensive Land Use Map, Zoning Map and Zoning Text Amendments will be considered by the Plan Commission and the Village Board at the same meetings. In addition, Condominium Declarations will be approved for the development.

The developer anticipates starting public improvement/site improvements in the fall of 2025. Prior to the issuance of permits for construction of any of the buildings, all required public/private improvements shall be completed, televised, inspected and accepted by the Village and as-built utility and grading plans submitted in accordance with the Development Agreement.

CONDITIONS:

1. The following comments shall be addressed and included with the Final Condominium Plat submittal:
    a. See ***attached*** comments from the Village Engineering Department dated June 17, 2025.

b. Add the legal description and land surveyors certification to the first page of the Condominium Plat.

c. In addition to the comments from the Village Engineering Department as part of the June 17, 2025 review comments, Sheet 4 shall be removed since the CSM is used for the dedication of right-of-way and easements. The CSM will be considered at the same time as the Final Condominium Plat is considered.

d. The exact location and size of Utility Easements shall be verified with We Energies prior to consideration of the CSM and Final Condominium Plat. All Easements shall be shown on the Final Condominium Plat, Engineering Plans and Landscaping Plans.

e. Identify the location and provide details of the proposed mailboxes within the development. Contact the Pleasant Prairie Post Office for approval of mailbox style and locations. This shall be finalized with the Final Condominium Plat.

f. See ***attached*** comments related to the Condominium Declarations and the additional comments from the Engineering Department as part of the June 17,2025 review comments.

2. The Preliminary Condominium Plat shall only be valid for three (3) years from the Village Board's conditional approval, during which all conditions must be satisfied and the Final Condominium Plat and Certified Survey Map shall be submitted. If the property is not final platted within the three (3) years of the Village Board's approval, the Village shall require that a new Preliminary Condominium Plat application shall be filed.

3. **Upon approval of the Preliminary Condominium Plat the following applications and documents shall be submitted for consideration by the Plan Commission and Village Board:**

a. Ownership/operational documents for developers created LLC.

b. US ACOE and WI DNR wetland fill permits/approvals.

c. Final Condominium Plat application and related plans/documents with the application fee.

d. Comprehensive Plan Amendment application and application fee.

e. Zoning Map and Text Amendment application and application fee.

f. Revised Certified Survey Map (The application and application fee has been submitted).

g. Residential Development Plan application, plans and application fee. The Residential Development Plans shall include the engineering plans, landscape plans (public and private) dimensioned site plans, building plans and elevations including building colors and materials. A DSIS per Chapter 410 of the Village Municipal Ordinance, as indicated on the application, is not required for a this project.

4. **Upon Village approval of the Final Engineering Plans and Specifications and Landscaping Plan the following shall be submitted to the Village for staff review so that the Development Agreement and related documents can be finalized prior to Village Board consideration *(all documents shall also be submitted as a pdf):***

a. Final Engineering Plans, Profiles and Specifications.

b. The original CSM and the original Final Condominium Plat.

c. Landscaping Plan (public street trees and private landscaping associated with the stormwater pond and subdivision signage

d. Residential Development Plans.

e. A copy of the We Energies electrical distribution system plan and contract documents.

f. Copies of WI DNR and ACOE permits/approval to fill the wetlands on the property.

g. A copy of the public sanitary sewer and water approval letters from the Kenosha Water Utility, WI DNR, and SEWRPC.

h. A copy of all executed contracts and certificates of insurance. The contracts shall have the Developer's name as shown on the title of the property. The certificates of insurance shall also list the Village of Pleasant Prairie and any of its consultants as an insured party.

i. Erosion Control Permit application.

j. Village work in the Right-of-Way application. A right-of-way permit is required for each contractor doing work in the Village rights-of-way.

k. Financial Security shall be provided for 120% of the total cost of public/private related improvements inspections and other construction related services pursuant to Chapter 395 of the Village Municipal Code. The Village will prepare an Itemized Cost Breakdown Exhibit to determine the amount of the financial security and any required the cash payments. If using a Letter of Credit (LOC) then a "draft" LOC shall be provided to the Village for staff review. The cash payments and the "Final" LOC shall be provided prior to the Village at the closing.

l. Verification that all taxes and outstanding special assessments have been paid. Any outstanding taxes, special assessments or invoices shall be paid prior to the Village executing and the developer recording the Certified Survey Map, Final Condominium Plat and Memorandum of Development Agreement.

5. Upon Village Board approval of the CSM, Final Condominium Plat and Development Agreement the Village will host a closing to have the Plat, CSM and all Development Agreement documents signed. The Developer shall be responsible for recording all required documents at the Kenosha County Register of Deeds Office and provide proof of recording of all documents to the Village within 72 hours of closing with the Village.

6. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at the Village Hall with all contractors, utilities and Village on-site inspectors prior mass grading and installation of the public improvements commencing.

7. Impact fees are due at the time building permits are issued at the then current rate.

8. Sewer connection fees are due at the time utility permits are issued for each building at the then current rate.

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

10. All Village fees incurred by the Village Community Development Department, Village Engineering Department and/or expert legal assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner. Any conflicts between the Village Design Standards and Construction Specifications, Land Division and Development Control Ordinance will require compliance with the Village Design Standards and Construction Specifications.

MEMORANDUM

To: Peggy Herrick, Assistant Community Development Director

From: Matthew J. Fineour, P.E.

Date: June 17, 2025

Re: Willow Grove Condominiums

Peggy,

An engineering review has been completed for the proposed Willow Grove Condominium development..

Specifically, the following was reviewed.

- Construction Plans for Willow Grove Condominiums, prepared by Nielsen Madsen and Barber, S.C., dated May 8, 2025.
- Certified Survey Map, prepared by Nielsen Madsen and Barber, S.C., dated May 7, 2025

Based on the submitted information we have the following comments noted below and on the attached mark-up sheets.

Plan Mark-Up Sheets

1. See comments on the attached plan mark-up sheets.
    a. Only plan sheets with comments are included.
    b. Comments may apply to multiple locations and are not repeated for every occurrence.

General Plan Comments

2. Provide a copy of the WDNR wetland fill permit for the proposed wetland fill.
3. A copy of the WE-Energies electric, gas, and lighting plans need to be provided for Village review.
4. A project manual shall be provided for review and approval.
5. Provide a geotechnical / soil boring report for the roadway with geotechnical recommendations.
6. A copy of the completed WDNR public sanitary sewer and water main extension forms shall be provided. Upon receipt of revised plans and the WDNR forms, the Village will submit the public sewer and water plans to the Kenosha Water Utility for their system level review.
7. Upon receipt of the KWU system level approval, the design engineer shall submit for and obtain SEWRPC “208” conformance letter and WDNR approvals for the public sewer and water extensions.
8. A copy of the WDNR N.O.I. shall be provided.

CSM Comments

1. The 20’ storm water drainage, access, and maintenance easement language shall be revised. Proposed revised language will be provided.

2. The storm water drainage, retention basin, access and maintenance easement language shall be revised. Proposed revised language will be provided.

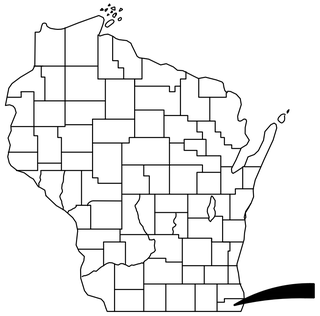
Condominium Declaration of Conditions, Covenants, Restrictions and Easements

1. The document shall incorporate the associations responsibilities for street lighting energy and maintenance costs, public street tree and cul-de-sac island maintenance, and retention basin maintenance.

2. A separate stormwater management facility maintenance agreement shall be executed by the developer.

**** Attachment – Plan Mark Up

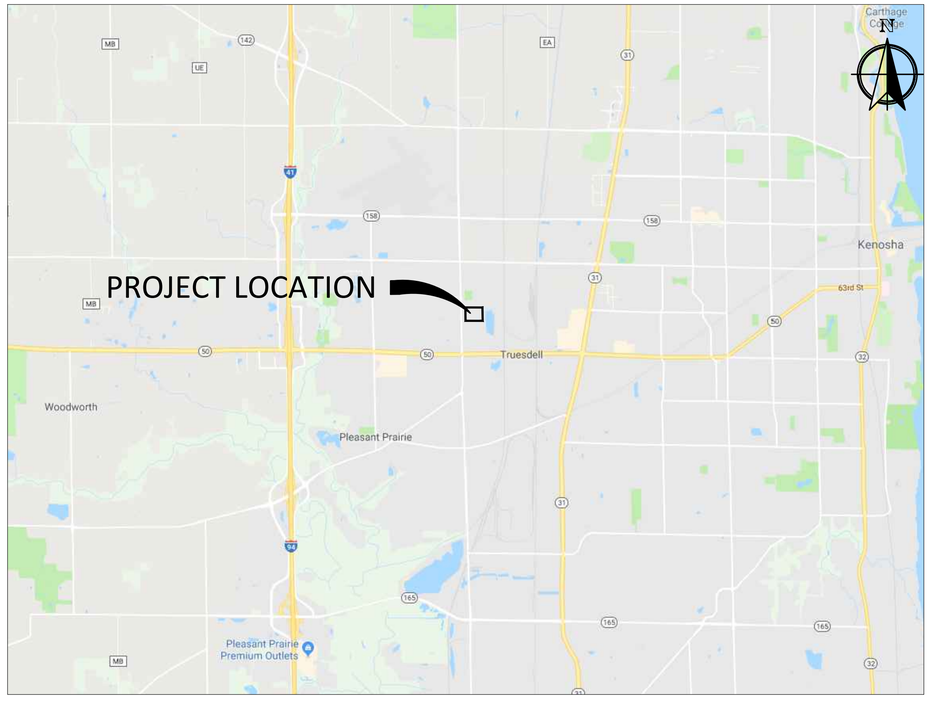
CONSTRUCTION PLANS
for
WILLOW GROVE CONDOMINIUM
SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS
for
WILLOW GROVE, LLC
PLEASANT PRAIRIE, WISCONSIN



VOPP ENG REVIEW
PLAN MARK UP
JUNE 17, 2025

SHEET INDEX

Plan Sheet	Sheet No.
TITLE SHEET	1 OF 19
EXISTING CONDITIONS & SITE DEMOLITION PLAN	2 OF 19
DIMENSIONED SITE PLAN	3 OF 19
MASTER UTILITY PLAN	4 OF 19
SITE GRADING & EROSION CONTROL PLAN	5 OF 19
SANITARY SEWER & WATER MAIN PLAN & PROFILES	6 OF 19
ROADWAY & STORM SEWER PLAN & PROFILES	7 OF 19
STORM SEWER EASEMENT PLAN & PROFILES	8-9 OF 19
TYPICAL SECTIONS & CONSTRUCTION DETAILS	10-15 OF 19
ROADWAY CROSS-SECTIONS	16-19 OF 19
LANDSCAPE PLAN	L-1.0 - L-3.0



LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING	SB 1	STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X X	
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND 1.25" IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET 5/8" rebar IRON PIPE		FORCE MAIN	\	
		GAS MAIN	G	

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

FIELD WORK: 12-17-2019 BY: ETM / BME / JWR
12-18-2019
12-19-2019

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	I.E.
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	CANDG	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
EXISTING	EX	TANGENCY OF CURVE	TAN
FINISHED FIRST FLOOR	FFF	POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FG	PROPOSED	PROP
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE AND RESCUE INSPECTOR, GRADING AND UTILITY CONTRACTORS, AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGE'S OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED, SCHEDULED, AND MODERATED BY THE DESIGN ENGINEER OF RECORD. SEE VILLAGE CHECKLISTS FOR PRE-CON MEETING.

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

BENCH MARKS

1. TOP NUT OF HYDRANT
   NORTHEAST FACE POWER POLE
   ELEVATION: 697.59

2. TOP NUT OF HYDRANT
   68TH STREET DEAD END
   ELEVATION: 699.76

VILLAGE COORDINATION NOTE

EACH CONTRACTOR SHALL HAVE COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND THE VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

EROSION CONTROL NOTE

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

OWNER

WILLOW GROVE, LLC
DUSTIN HARPE
8501 75TH STREET, SUITE H
KENOSHA, WI 53142
OFFICE: 262-694-1677
EMAIL: sales@harpedevelopment.com

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

GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL
9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
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- COMMUNITY DEVELOPMENT DEPARTMENT
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COMMUNITY DEVELOPMENT DIRECTOR
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CARRIE BORLAND
- PLANNING / ZONING TECHNICIAN
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KATIE PETERSEN
CIVIL ENGINEER
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EMAIL: kpetersen@pleasantprairiewi.gov

-PUBLIC WORKS DEPARTMENT
TOM HUPP
- DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: thupp@pleasantprairiewi.gov

- BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- DIRECTOR OF BUILDING INSPECTIONS
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DIRECT: (262) 925-6722
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EMAIL: dkoehne@pleasantprairiewi.gov

MICHAEL KAPRELIAN
- BUILDING INSPECTOR
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EMAIL: mkaprelian@pleasantprairiewi.gov

-PLEASANT PRAIRIE FIRE & RESCUE DEPARTMENT
CRAIG ROEPKE
- CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
OFFICE: (262) 694-9027
EMAIL: croepke@pleasantprairiewi.gov

AARON LONGRIE
- ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
EMAIL: alongrie@pleasantprairiewi.gov

WISCONSIN
MARK D. EBERLE
E-34050
RACINE
PROFESSIONAL ENGINEER
5-8-25

PUBLIC UTILITY CONTACTS

-AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: (262) 506-6895
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

- AT&T
BRENT LEWIS
-MANAGER OSP PLANNING & ENGINEERING DESIGN
OFFICE: (414) 429-4214
EMAIL: bl521d@att.com

- TDS TELECOM
SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

- WEC ENERGY GROUP
JOEL BUROW
- CEM MANAGER
OFFICE: (414) 221-3192
EMAIL: joel.burrow@wecenergygroup.com

- SPECTRUM
STEVE CRAMER
- UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@charter.com
EMERGENCY NUMBER: (800) 627-2288

-WISCONSIN D.O.T.
ART BAUMANN
-TRAFFIC OPERATIONS ENGINEER
OFFICE: (262) 548-6707
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-PERMITS COORDINATOR
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- WE-ENERGIES
ALLIE KLAWINSKI
- SR. SERVICE MANAGER
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EMAIL: allie.klawinski@we-energies.com

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EMAIL: michael.baker@we-energies.com

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- SENIOR ENGINEER
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EMAIL: brandon.erts@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

- WI DEPARTMENT OF NATURAL RESOURCES
SONYA PONZI
WATER RESOURCE SPECIALIST
OFFICE: 608-598-0346
EMAIL: sonya.ponzi@wisconsin.gov

PETER WOOD, P.E.
- WATER RESOURCES ENGINEER
OFFICE: (262) 884-2360
EMAIL: peter.wood@wisconsin.gov

-KENOSHA COUNTY
GREGORY BOLDT, P.E.
-DIRECTOR / HIGHWAY COMISSIONER
DIVISION OF HIGHWAYS - PUBLIC WORKS
OFFICE: (262) 857-1870
CELL: (262) 220-0805
EMAIL: gregory.boldt@kenoshacountywi.gov

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

WILLOW GROVE CONDOMINIUM
SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

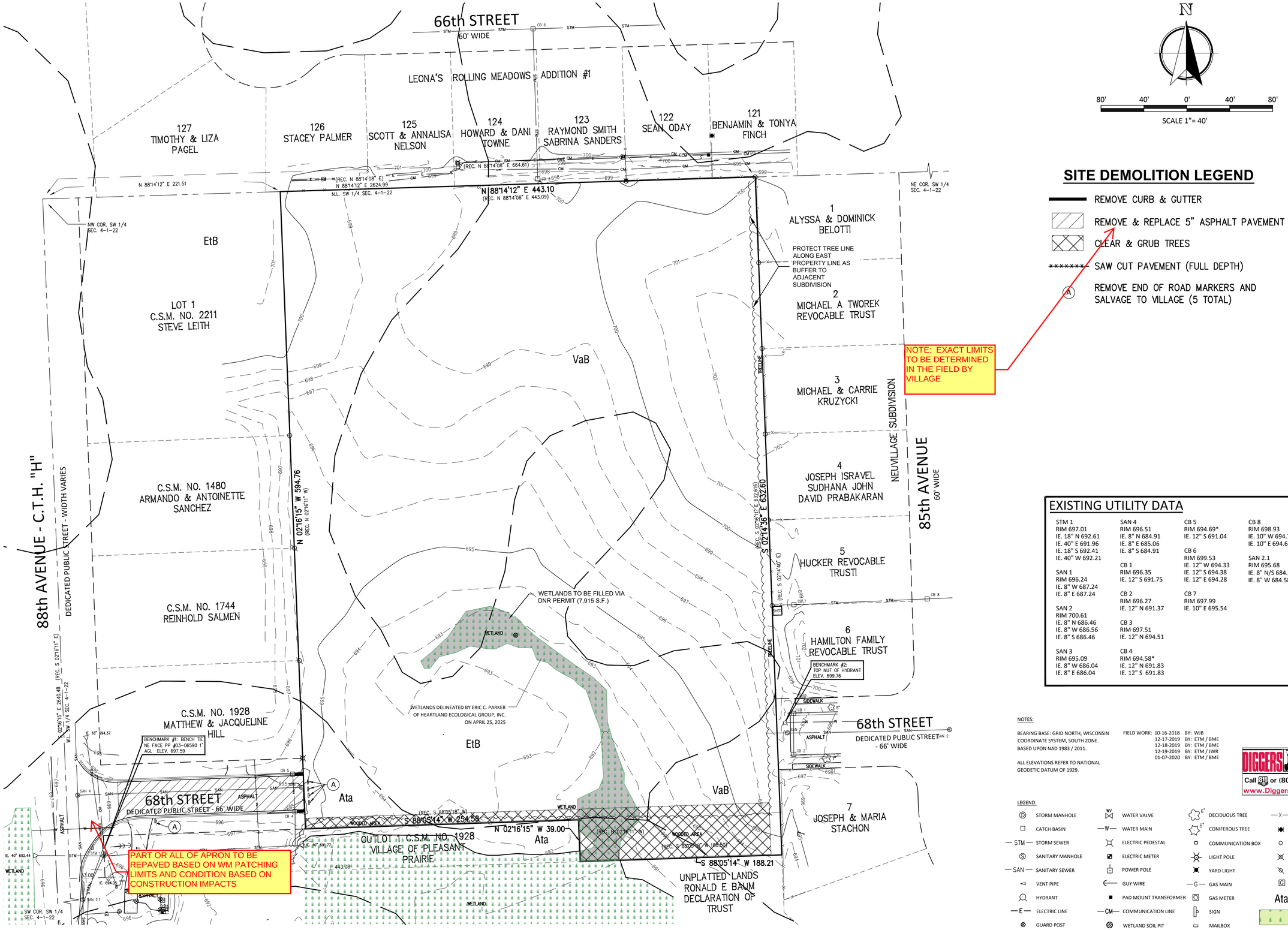
NO.	REVISION	BY	DATE

ISSUE FOR REVIEW: 5-8-2025

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CHECKED:	MDE
DATE:	5-8-2025

2018.0328.01

SHEET 1 OF 19



SITE DEMOLITION LEGEND

- REMOVE CURB & GUTTER
- REMOVE & REPLACE 5" ASPHALT PAVEMENT
- CLEAR & GRUB TREES
- SAW CUT PAVEMENT (FULL DEPTH)
- (A) REMOVE END OF ROAD MARKERS AND SALVAGE TO VILLAGE (5 TOTAL)

EXISTING UTILITY DATA

STM 1 RIM 697.01 IE. 18" N 692.61 IE. 40" E 691.96 IE. 18" S 692.41 IE. 40" W 692.21	SAN 4 RIM 696.51 IE. 8" N 684.91 IE. 8" E 685.06 IE. 8" S 684.91	CB 5 RIM 694.69* IE. 12" S 691.04	CB 8 RIM 698.93 IE. 10" W 694.73 IE. 10" E 694.63
SAN 1 RIM 696.24 IE. 8" W 687.24 IE. 8" E 687.24	CB 1 RIM 696.35 IE. 12" S 691.75	CB 6 RIM 699.53 IE. 12" W 694.33 IE. 12" S 694.38 IE. 12" E 694.28	SAN 2.1 RIM 695.68 IE. 8" N/S 684.63 IE. 8" W 684.58
SAN 2 RIM 700.61 IE. 8" N 686.46 IE. 8" W 686.56 IE. 8" S 686.46	CB 2 RIM 696.27 IE. 12" N 691.37	CB 7 RIM 697.99 IE. 10" E 695.54	
SAN 3 RIM 695.09 IE. 8" W 686.04 IE. 8" E 686.04	CB 3 RIM 697.51 IE. 12" N 694.51		
	CB 4 RIM 694.58* IE. 12" N 691.83 IE. 12" S 691.83		

NOTES:

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

FIELD WORK: 10-16-2018 BY: WJB
12-17-2019 BY: ETM / BME
12-18-2019 BY: ETM / BME
12-19-2019 BY: ETM / JWR
01-07-2020 BY: ETM / BME

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

LEGEND:

- STORM MANHOLE
- CATCH BASIN
- STM STORM SEWER
- SANITARY MANHOLE
- SAN SANITARY SEWER
- VENT PIPE
- HYDRANT
- E ELECTRIC LINE
- GUARD POST
- WV WATER VALVE
- W WATER MAIN
- ELECTRIC PEDESTAL
- ELECTRIC METER
- POWER POLE
- GUY WIRE
- PAD MOUNT TRANSFORMER
- CM COMMUNICATION LINE
- WETLAND SOIL PIT
- DECIDUOUS TREE
- CONIFEROUS TREE
- COMMUNICATION BOX
- LIGHT POLE
- YARD LIGHT
- G GAS MAIN
- GAS METER
- SIGN
- MAILBOX
- X FENCE
- WATER CONTROL VALVE
- FOUND 1-1/4" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND ANGLE IRON
- GENERATOR
- Ata SOIL CLASSIFICATION
- WETLAND FILL

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

WILLOW GROVE CONDOMINIUM

EXISTING CONDITIONS & SITE DEMOLITION PLAN

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

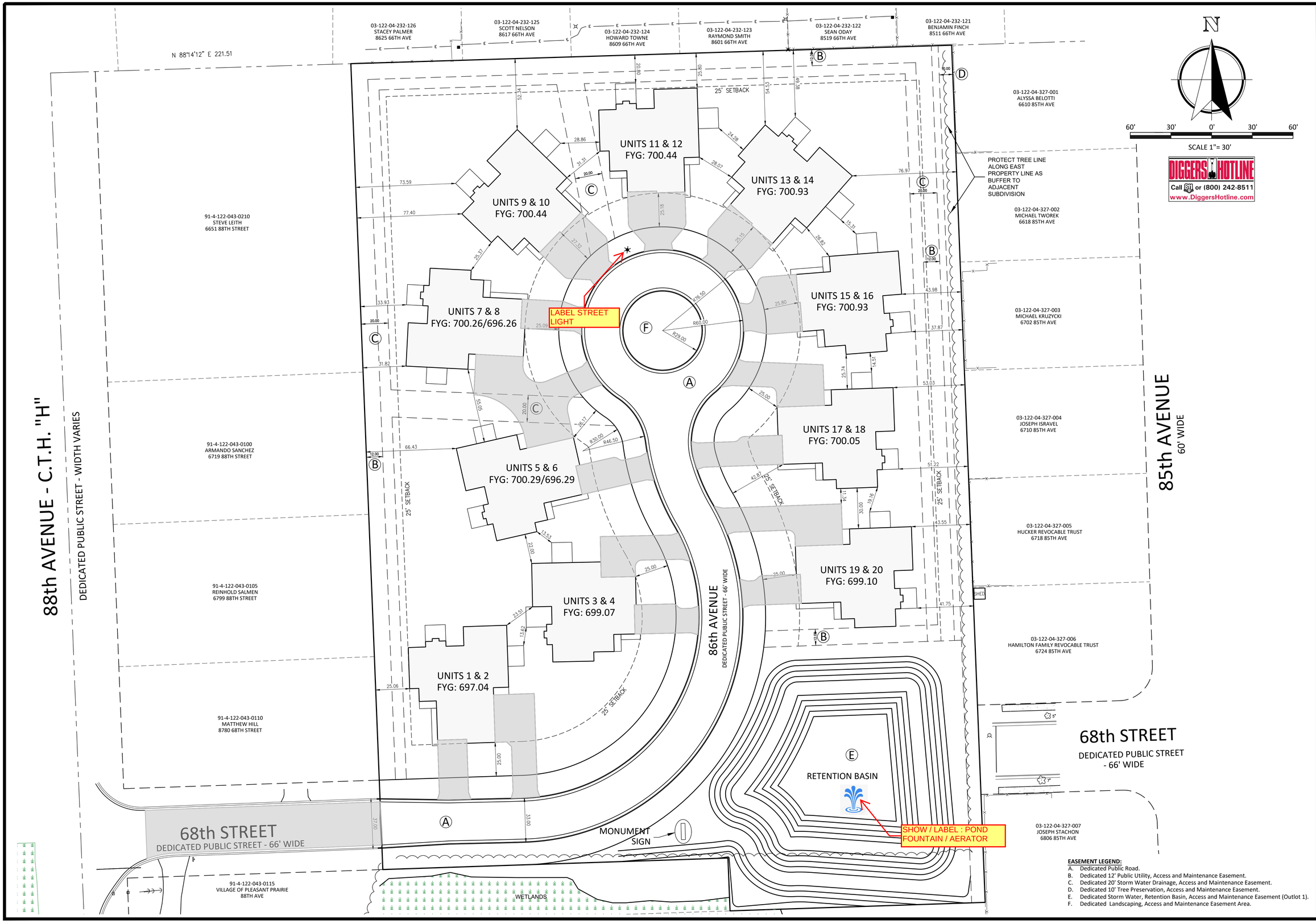
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SHEET 2 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:47:51 AM



EASEMENT LEGEND:

A. Dedicated Public Road.
B. Dedicated 12' Public Utility, Access and Maintenance Easement.
C. Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
D. Dedicated 10' Tree Preservation, Access and Maintenance Easement.
E. Dedicated Storm Water, Retention Basin, Access and Maintenance Easement (Outlot 1).
F. Dedicated Landscaping, Access and Maintenance Easement Area.

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Tele: (262)634-5588 Website: www.nmbsc.net

WILLOW GROVE CONDOMINIUM
DIMENSIONED SITE PLAN
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

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DATE:	5-8-2025

2018.0328.01

SHEET 3 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:47:56 AM

N 88°14'12" E 221.51

03-122-04-232-126 STACEY PALMER 8625 66TH AVE
03-122-04-232-125 SCOTT NELSON 8617 66TH AVE
03-122-04-232-124 HOWARD TOWNE 8609 66TH AVE
03-122-04-232-123 RAYMOND SMITH 8601 66TH AVE
03-122-04-232-122 SEAN ODAY 8519 66TH AVE
03-122-04-232-121 BENJAMIN FINCH 8511 66TH AVE

03-122-04-327-001 ALYSSA BELOTTI 6610 85TH AVE
03-122-04-327-002 MICHAEL TWOREK 6618 85TH AVE
03-122-04-327-003 MICHAEL KRUZYCKI 6702 85TH AVE
03-122-04-327-004 JOSEPH ISRAVEL 6710 85TH AVE
03-122-04-327-005 HUCKER REVOCABLE TRUST 6718 85TH AVE
03-122-04-327-006 HAMILTON FAMILY REVOCABLE TRUST 6724 85TH AVE
03-122-04-327-007 JOSEPH STACHON 6806 85TH AVE

91-4-122-043-0210 STEVE LEITH 6651 88TH STREET
91-4-122-043-0100 ARMANDO SANCHEZ 6719 88TH STREET
91-4-122-043-0110 MATTHEW HILL 8780 68TH STREET
91-4-122-043-0115 VILLAGE OF PLEASANT PRAIRIE 88TH AVE

88th AVENUE - C.T.H. "H" - WIDTH VARIES

85th AVENUE 60' WIDE

68th STREET DEDICATED PUBLIC STREET - 66' WIDE

86th AVENUE

UNIT 1 & 2 FYG: 697.04
UNIT 3 & 4 FYG: 699.07
UNIT 5 & 6 FYG: 700.29/696.29
UNIT 7 & 8 FYG: 700.26/696.26
UNIT 9 & 10 FYG: 700.44
UNIT 11 & 12 FYG: 700.44
UNIT 13 & 14 FYG: 700.93
UNIT 15 & 16 FYG: 700.93
UNIT 17 & 18 FYG: 700.05
UNIT 19 & 20 FYG: 699.10

RETENTION BASIN

STM CB 5.0
STM CB 3.0
STM EW 4.0
STM CB 2.1
STM MH 2.0
STM CB 1.1
STM EW 1.0
STM CB 6.3
STM CB 6.4
STM CB 6.2
STM CB 6.1
STM EW 6.0
STM EW 7.0
OCS 8.0
SAN 5.0
SAN 4.0
SAN 3.0
SAN 2.0
SAN 1.0
HYDRANT #1
HYDRANT #2
HYDRANT #3
12" STM
MH
CB 1
CB 2
CB 3
CB 4
CB 5
CB 7
CB 8

25' SETBACK

PROVIDE ONE SUMP LATERAL. Y INSIDE ROW.

EVALUATE DESIGN TO PLACE WM LATERAL Y'S OUT OF DRIVEWAYS (typ)

REVISE STORM

PROVIDE DIFFERENTIATING LINE STYLES FOR PUBLIC PORTION OF LATERAL VS PRIVATE (TYPE)

VERIFY IF ALL PRIVAE SIDE LATERALS ARE PART OF COMMON AREA FOR OWNERSHIP / MAINTENANCE. IF YES LOOK AT SOME WAYS TO REDUCE NUMBER OF LATERALS

PROVIDE POND FOUNTAIN / AERATOR SYMBOL AND NOTE REQUIREMENT

PROVIDE STORM SEWER ACCESS AND MAINTENANCE EASEMENTS

I BELIEVE END OF WM IS WITHIN ROADWAY..YOU CAN SEE THE ASPHALT PATCH

SHOW WM TEE LOCATION AND VALVES

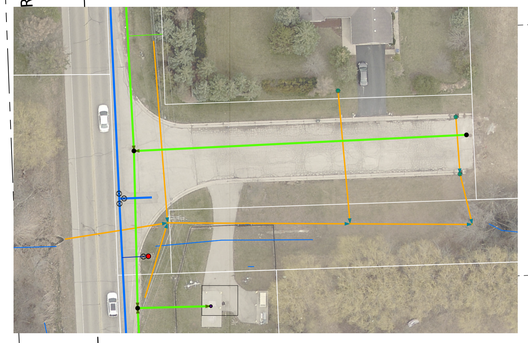
CONNECT TO EXISTING 8" WATERMAIN

EXISTING SUMP PUMP LATERAL

IE. 18"

IE. 40" 691.77

0" 692.44



N

60' 30' 0' 30' 60'

SCALE 1"= 30'

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

UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SUMP PUMP LATERAL

EASEMENT LEGEND:

A. Dedicated Public Road.
B. Dedicated 12' Public Utility, Access and Maintenance Easement.
C. Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
D. Dedicated 10' Tree Preservation, Access and Maintenance Easement.
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F. Dedicated Landscaping, Access and Maintenance Easement Area.

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WILLOW GROVE CONDOMINIUM
MASTER UTILITY PLAN
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: JGO
DATE: 5-8-2025
CHECKED: MDE
DATE: 5-8-2025

2018.0328.01

SHEET 4 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:48:01 AM

SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 804.85 EXISTING YARD GRADE
- DRAINAGE SWALE CENTERLINE
- 804.85 SWALE CENTERLINE GRADE
- SILT FENCE
- STORM INLET PROTECTION
- EROSION MAT - CLASS I, TYPE B, URBAN
- EROSION MAT - CLASS III, TYPE B, URBAN
- STONE TRACKING PAD
- MEDIUM RIP RAP ON GEOTEXTILE FABRIC TYPE "HR"
- WETLAND BOUNDARY
- PROPOSED WETLAND FILL VIA DNR PERMIT (7915 S.F.)

88th AVENUE - C.T.H. "H"
DEDICATED PUBLIC STREET - WIDTH VARIES

03-122-04-232-126 STACEY PALMER 8625 66TH AVE
03-122-04-232-125 SCOTT NELSON 8617 66TH AVE
03-122-04-232-124 HOWARD TOWNE 8609 66TH AVE
03-122-04-232-123 RAYMOND SMITH 8601 66TH AVE
03-122-04-232-122 SEAN ODAY 8519 66TH AVE
03-122-04-232-121 BENJAMIN FINCH 8511 66TH AVE

25' SETBACK

LABEL HP

CAN ADJUSTMENTS BE MADE TO SHIFT HARDSCAPE OUT OF EASEMENT?

ADDRESS AND CLARIFY DRAINAGE

PROVIDE HP SPOT GRADES (TYP)

UNITS 11 & 12
FYG: 700.44

UNITS 9 & 10
FYG: 700.44

UNITS 13 & 14
FYG: 700.93

UNITS 15 & 16
FYG: 700.93

UNITS 7 & 8
FYG: 700.26/696.26

ALSO NOTE TOP OF FOUNDATION ELEVATION (TYP)

ADJUST GRADING TO AVOID DRAINAGE ONTO DRIVE(S) TYP

UNITS 5 & 6
FYG: 700.29/696.29

UNITS 19 & 20
FYG: 699.10

UNITS 3 & 4
FYG: 699.07

UNITS 1 & 2
FYG: 697.04

CHECK DRAINAGE, GRADING, PATIO

HIGH POINT? LABEL

91-4-122-043-0210 STEVE LEITH 6651 88TH STREET
91-4-122-043-0100 ARMANDO SANCHEZ 6719 88TH STREET
91-4-122-043-0105 REINHOLD SALMEN 6799 88TH STREET
91-4-122-043-0110 MATTHEW HILL 8780 68TH STREET
91-4-122-043-0115 VILLAGE OF PLEASANT PRAIRIE 88TH AVE

03-122-04-327-001 ALYSSA BELOTTI 6610 85TH AVE
03-122-04-327-002 MICHAEL TWOREK 6618 85TH AVE
03-122-04-327-003 MICHAEL KRUZYCKI 6702 85TH AVE
03-122-04-327-004 JOSEPH ISRAVEL 6710 85TH AVE
03-122-04-327-005 HUCKER REVOCABLE TRUST 6718 85TH AVE
03-122-04-327-006 HAMILTON FAMILY REVOCABLE TRUST 6724 85TH AVE
03-122-04-327-007 JOSEPH STACHON 6806 85TH AVE

85th AVENUE
60' WIDE

86th AVENUE

68th STREET
DEDICATED PUBLIC STREET - 66' WIDE

68th STREET
DEDICATED PUBLIC STREET - 66' WIDE

INSTALL MEDIUM RIPRAP 8' W x 15' L x 1.5' D

RETENTION BASIN

RETENTION BASIN
OUTLET CONTROL STRUCTURE 8.0
NORMAL WATER LEVEL: 691.00
1 – 8.0" ORIFICE @ 691.00
1 – 11.0" ORIFICE @ 692.15
48" STANDPIPE @ 694.00
42' – 12" RCP @ 0.86%
I.E. 12" (S) 691.00
* 2 YR. STORM – HWM: 692.03
* 100 YR. STORM – HWM: 693.95

PROVIDE 100-YEAR OVERLAND FLOOD PATH TO POND

PROTECT WETLANDS

RIPRAP TO BE PLACED AFTER ENDWALL. ADJUST DESIGN TO HAVE DISCHARGE AND RIP-RAP ADEQUATLEY ON SUBJECT PROPERTY AND NOT RIGHT ON LOT LINE.

IE. 18" 694.37
IE. 40" 691.77
0" 692.44

EMENT LEGEND:
Dedicated Public Road.
Dedicated 12' Public Utility, Access and Maintenance Easement.
Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
Dedicated 10' Tree Preservation, Access and Maintenance Easement.
E. Dedicated Storm Water, Retention Basin, Access and Maintenance Easement (Outlot 1).
F. Dedicated Landscaping, Access and Maintenance Easement Area.

N

60' 30' 0' 30' 60'
SCALE 1"= 30'

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

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WILLOW GROVE CONDOMINIUM

SITE GRADING & EROSION CONTROL PLAN

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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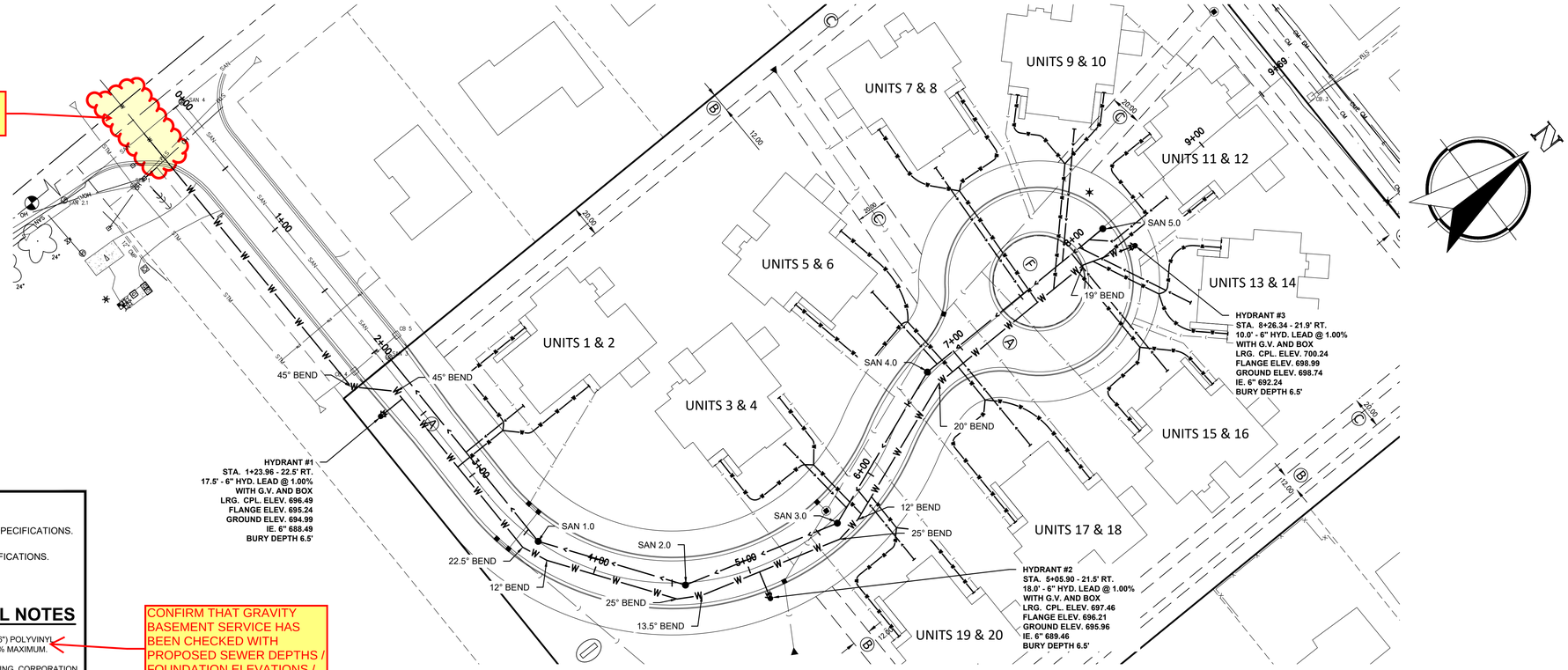
2018.0328.01

SHEET 5 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:48:07 AM

SEE COMMENT ON MASTER UTILITY SHEET



UTILITY BACKFILL NOTES

1. COMPACTED GRANULAR BACKFILL PER VILLAGE SPECIFICATIONS.
2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

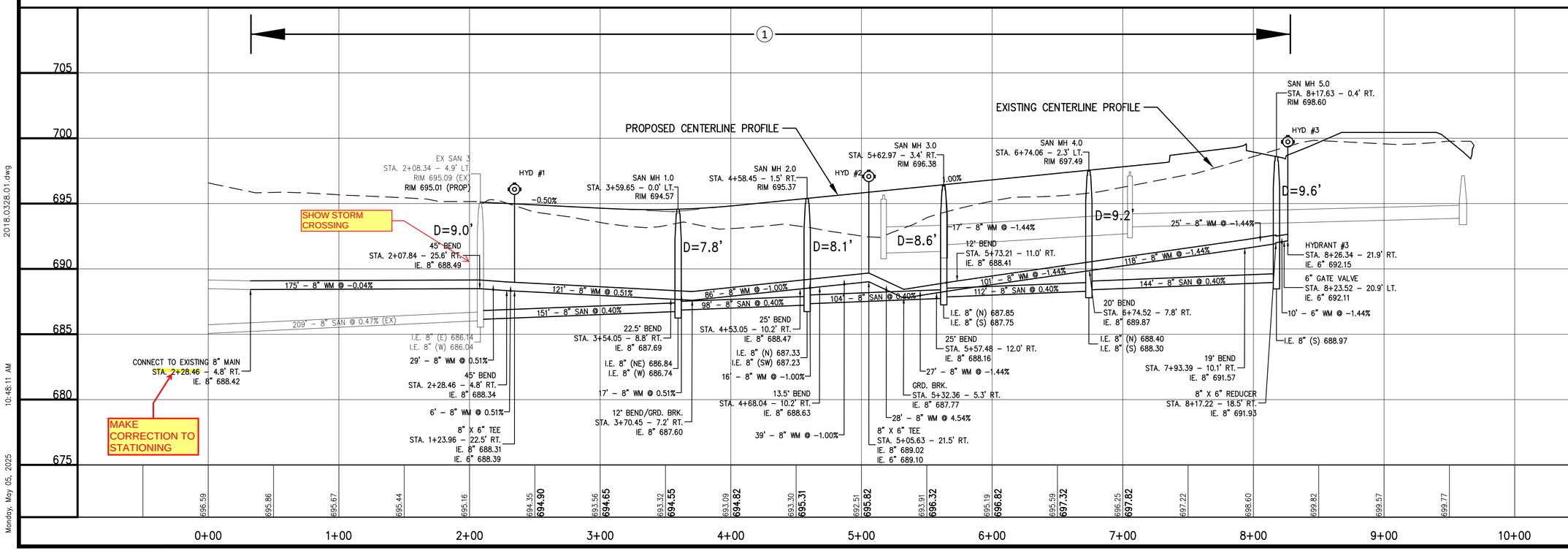
SEWER AND WATER LATERAL NOTES

DOUBLE UNIT SANITARY SEWER LATERALS SHALL BE SIX INCH (6") POLYVINYL CHLORIDE (PVC) INSTALLED AT 2.08% SLOPE MINIMUM AND 4.16% MAXIMUM.

ALL WATER LATERALS SHALL BE 1 1/2" POLYETHYLENE (PE) TUBING. CORPORATION STOPS, CURB VALVES AND CURB BOXES SHALL BE INSTALLED ONE FOOT (1') INSIDE OF RIGHT-OF-WAY PER VILLAGE SPECIFICATIONS.

CONFIRM THAT GRAVITY BASEMENT SERVICE HAS BEEN CHECKED WITH PROPOSED SEWER DEPTHS / FOUNDATION ELEVATIONS / LATERAL GRADES

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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WILLOW GROVE CONDOMINIUM

86TH AVENUE
SANITARY SEWER & WATERMAIN
STA. 0+00.00 - 9+69.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 6 OF 19

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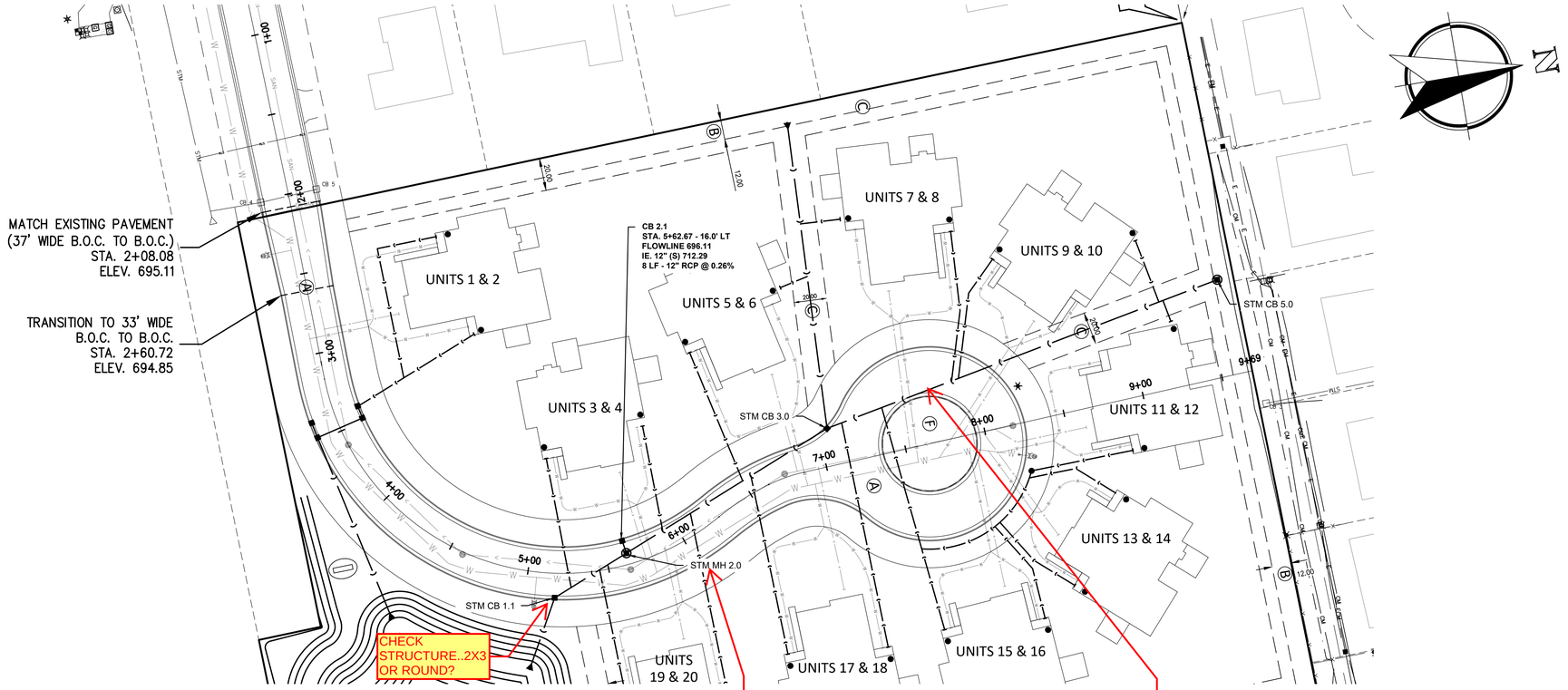
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UTILITY BACKFILL NOTES

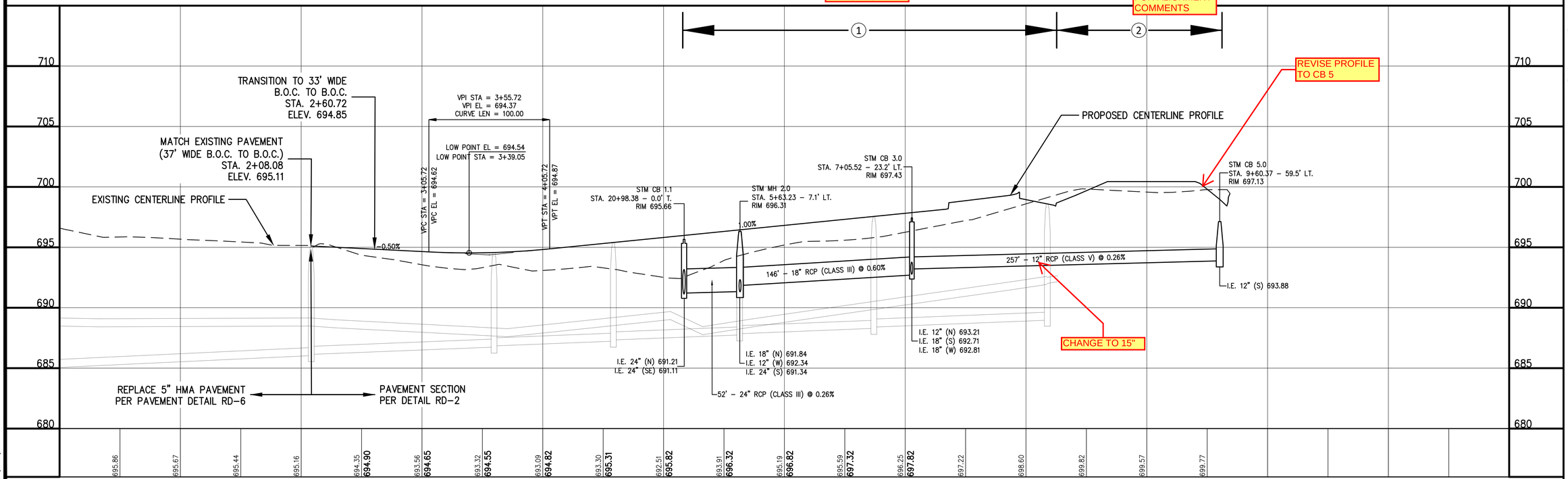
1. COMPACTED GRANULAR BACKFILL PER VILLAGE SPECIFICATIONS.
2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

STORM LATERALS

SUMP PUMP LATERALS SHALL BE 4" PVC CONFORMING TO ASTM D3034, SDR-26 AT 2.08% (MINIMUM).



SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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WILLOW GROVE CONDOMINIUM
86TH AVENUE
ROADWAY & STORM SEWER
STA. 0+00.00 - 9+69.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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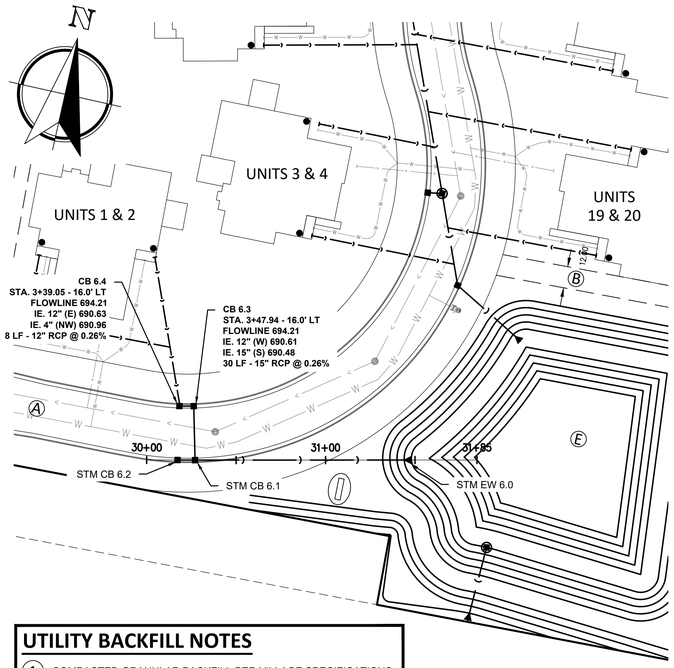
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SHEET 7 OF 19

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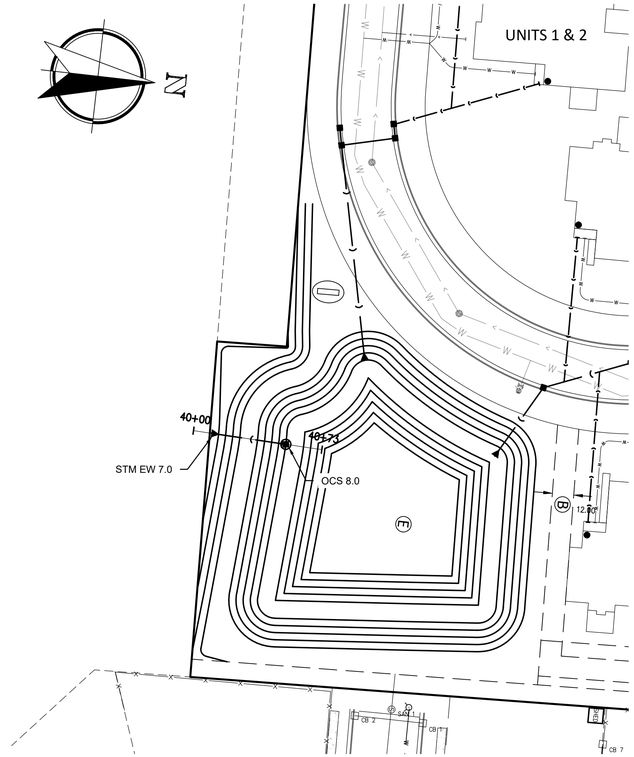
UTILITY BACKFILL NOTES

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2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

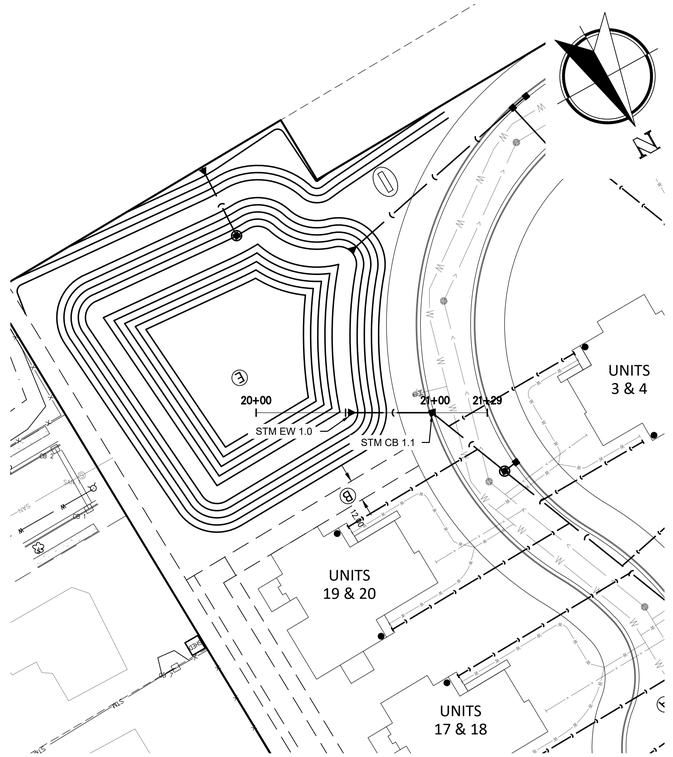
STORM LATERALS

SUMP PUMP LATERALS SHALL BE 4" PVC CONFORMING TO ASTM D3034, SDR-26 AT 2.08% (MINIMUM).

CB 6.2 - EW 6.0

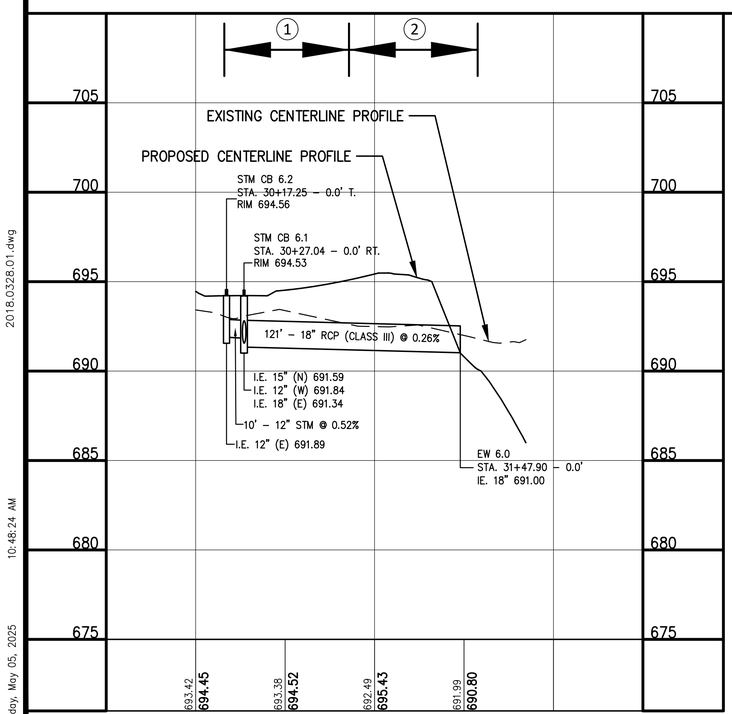


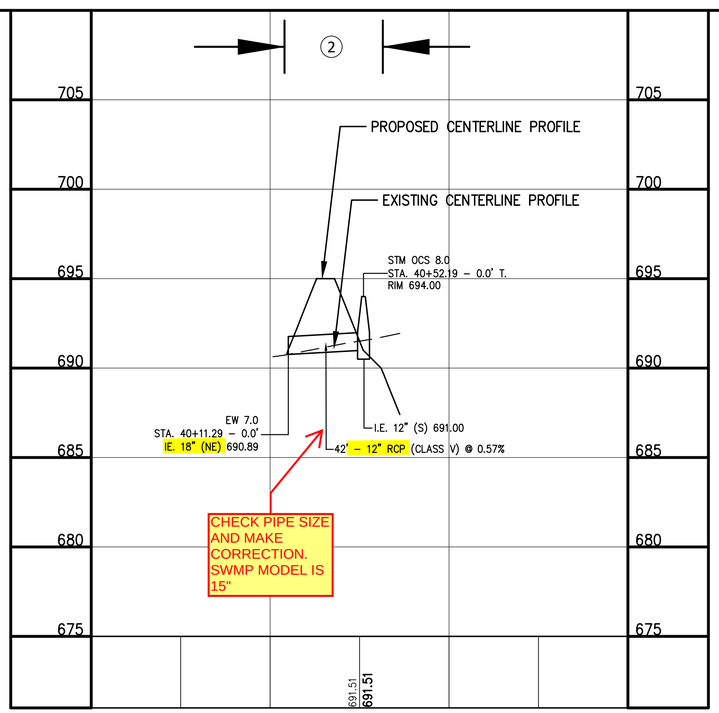
OCS 8.0 - EW 7.0

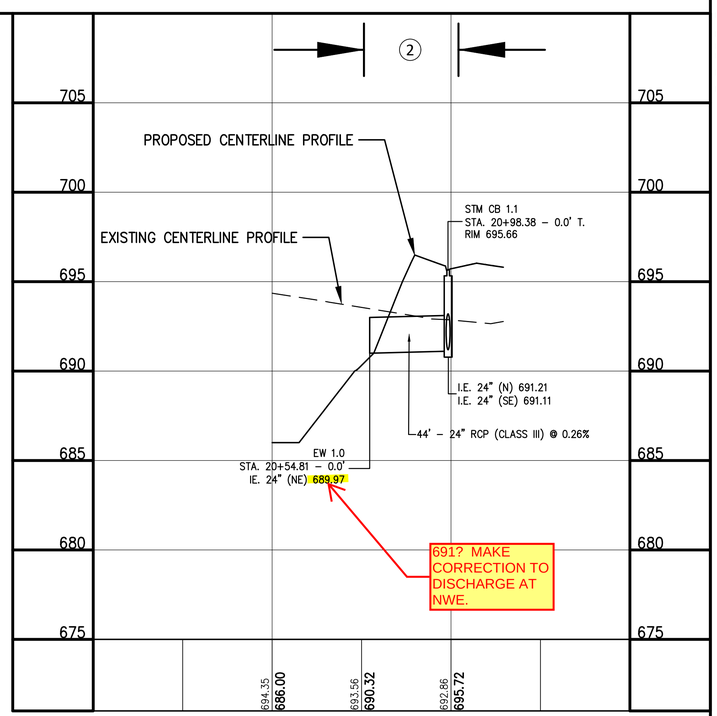


CB 1.1 - EW 1.0

SCALES:
HORZ. 1"=40'
VERT. 1"=4'







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WILLOW GROVE CONDOMINIUM

STORM SEWER EASEMENTS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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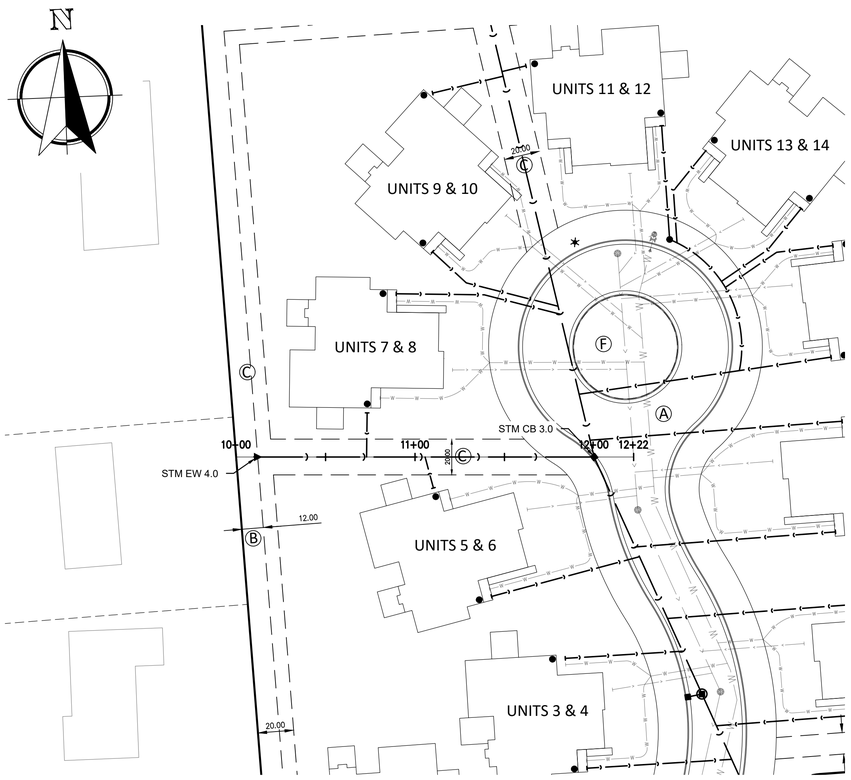
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SHEET 8 OF 19

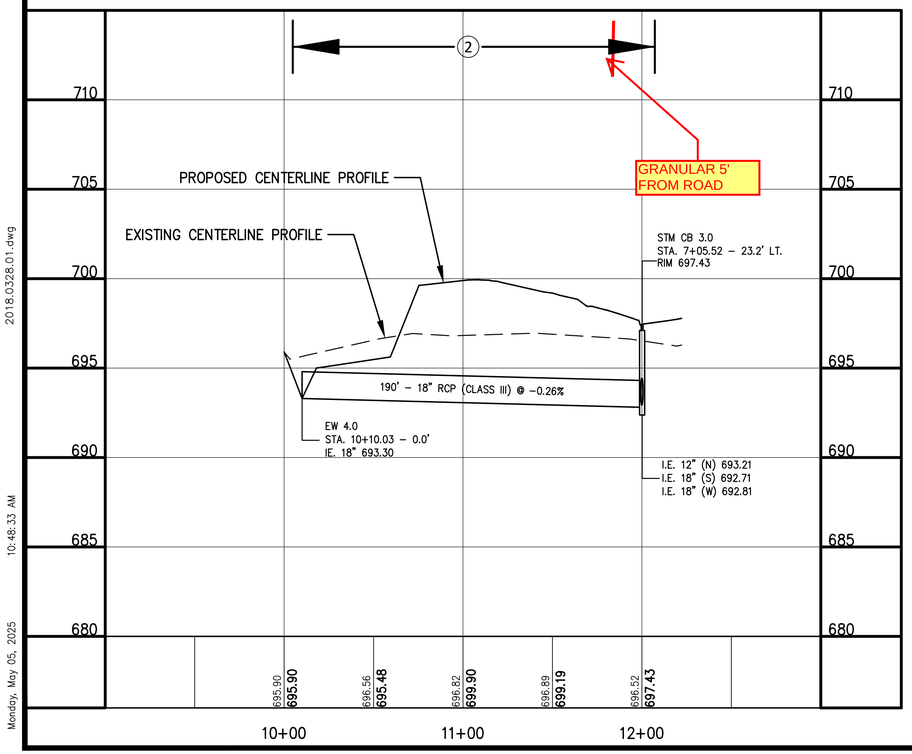
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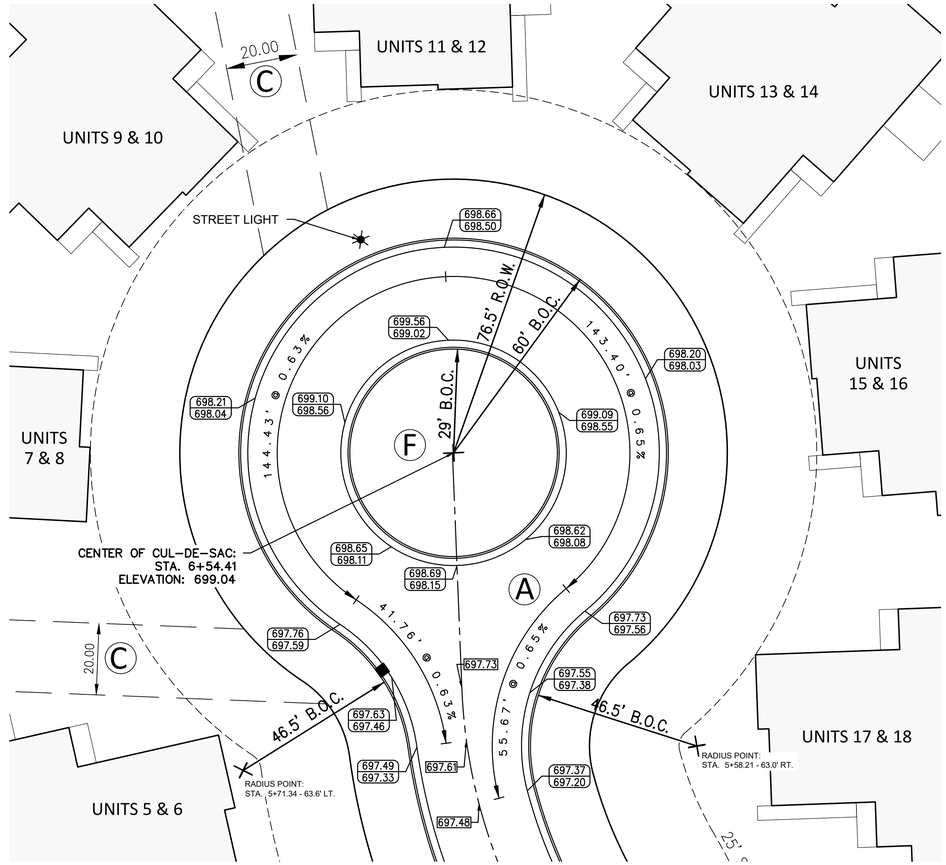
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Monday, May 05, 2025



EW 4.0 - CB 3.0

SCALES:
HORZ. 1"=40'
VERT. 1"=4'





86TH AVENUE

SCALE 1"=20'

UTILITY BACKFILL NOTES

1. COMPACTED GRANULAR BACKFILL PER VILLAGE SPECIFICATIONS.
2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

STORM LATERALS

SUMP PUMP LATERALS SHALL BE 4" PVC CONFORMING TO ASTM D3034, SDR-26 AT 2.08% (MINIMUM).

EASEMENT LEGEND:

A. Dedicated Public Road.
B. Dedicated 12' Public Utility, Access and Maintenance Easement.
C. Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
D. Dedicated 10' Tree Preservation, Access and Maintenance Easement.
E. Dedicated Storm Water, Retention Basin, Access and Maintenance Easement (Outlot 1).
F. Dedicated Landscaping, Access and Maintenance Easement Area.

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WILLOW GROVE CONDOMINIUM

STORM SEWER EASEMENT & INTERSECTION DETAIL

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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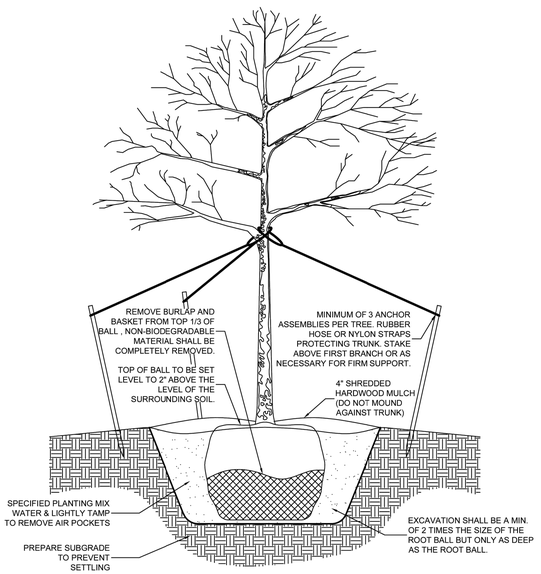
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SHEET 9 OF 19

ISSUE FOR REVIEW: 5-8-2025

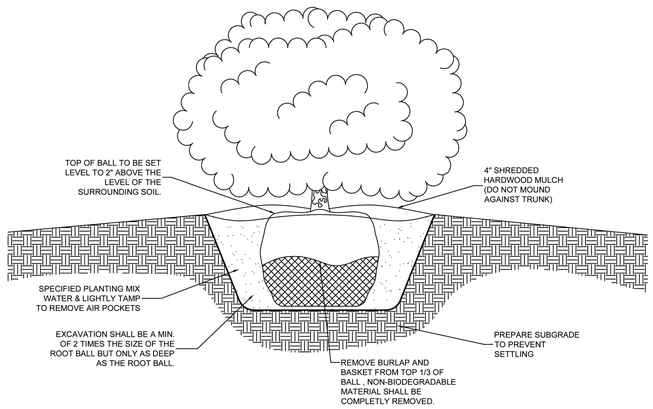
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SCALE: NTS

STREET TREE PLANTING DETAIL

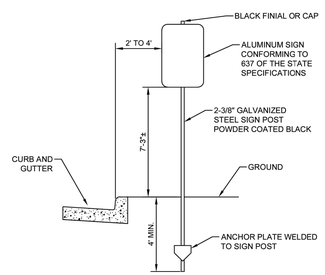
DETAIL: L - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 11-11-15	KENOSHA COUNTY, WISCONSIN



SCALE: NTS

SHRUB PLANTING DETAIL

DETAIL: L - 2	VILLAGE OF PLEASANT PRAIRIE
DATE: 11-18-15	KENOSHA COUNTY, WISCONSIN



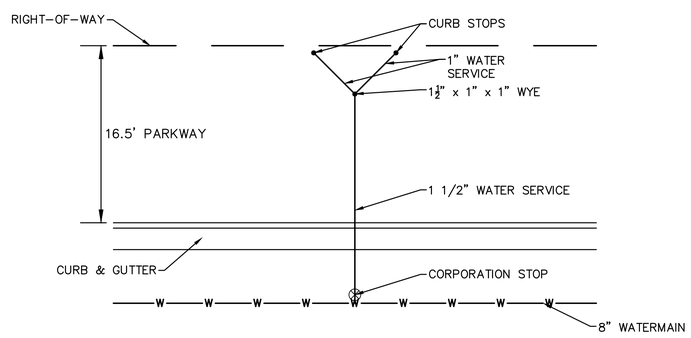
NOTES:
1. SIGN POST SHALL BE DRIVEN INTO THE GROUND. EXCAVATING THE POLE IS NOT PERMITTED. POST SHALL BE PLUMB.
2. ANCHOR PLATE SHALL BE SECURED TO THE POST BY WELDING.
3. SECURE SIGN TO POST WITH ALUMINUM OR STAINLESS STEEL HARDWARE.
4. RURAL ROADWAYS:
   4.1. THE BOTTOM OF THE SIGN SHALL BE 6'-3" ABOVE THE EDGE OF THE TRAVELED ROADWAY.
   4.2. THE EDGE OF THE SIGN SHALL BE 6' FROM THE EDGE OF PAVED SHOULDER OR 12' FROM THE EDGE OF PAVEMENT (EDGE LINE LOCATION) OR 2' FROM THE OUTSIDE EDGE OF GRAVEL, WHICHEVER IS GREATER UNLESS DIRECTED BY THE VILLAGE.
5. IF MULTIPLE SIGNS ARE ON THE SAME POST DISTANCE TO THE BOTTOM OF THE LOWEST SIGN SHALL BE REVISED TO 6'-3" ON URBAN ROADWAYS AND 5'-3" ON RURAL ROADWAYS.
6. SIGN OFFSET DISTANCE SHALL CONSISTENT WITH EXISTING SIGNS AND THROUGHOUT THE LENGTH OF THE PROJECT.
7. SEE THE WISCONSIN DOT SIGN PLATE MANUAL FOR ADDITIONAL INSTALLATION REQUIREMENTS FOR SIGNS AND FOR ALL SIGNS EXCEEDING 4' WIDTH OR 20 SQ FT

SCALE: NTS

TYPICAL ROADWAY SIGN POST INSTALLATION

DETAIL: RD - 18	VILLAGE OF PLEASANT PRAIRIE
DATE: 8-31-22	KENOSHA COUNTY, WISCONSIN

ADD COMBINED SUMP LATERAL DETAIL



1	2-UNIT WATER LATERAL DETAIL	N.T.S.

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WILLOW GROVE CONDOMINIUM

TYPICAL SECTIONS & CONSTRUCTION DETAILS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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SHEET 15 OF 19

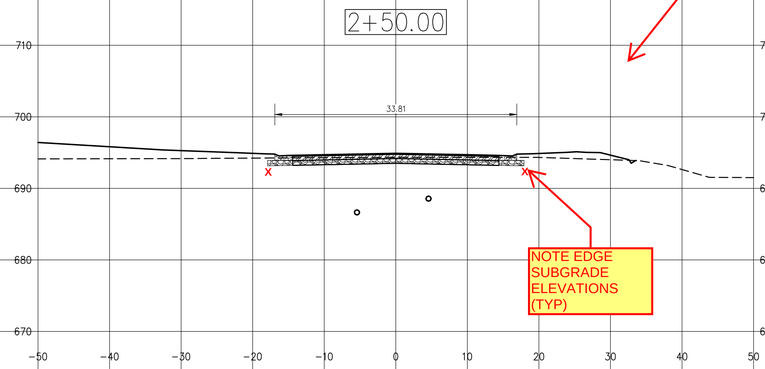
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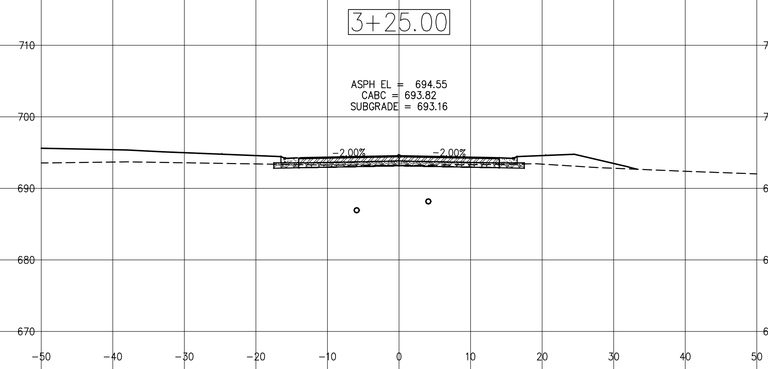
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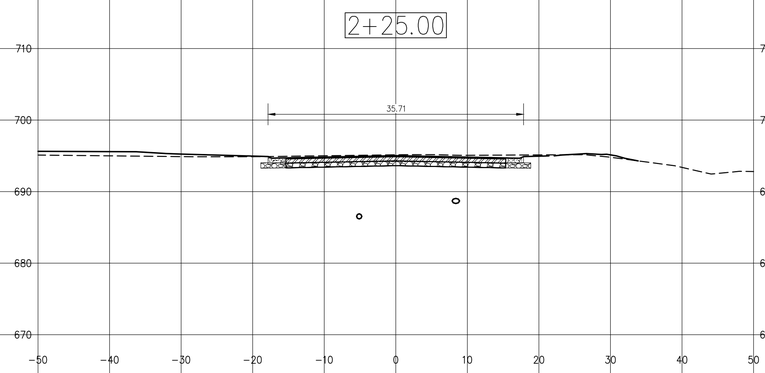
TRANSITION TO 33' WIDE (B.O.C. TO B.O.C.)
STATION 2+60.72
ELEVATION 694.85

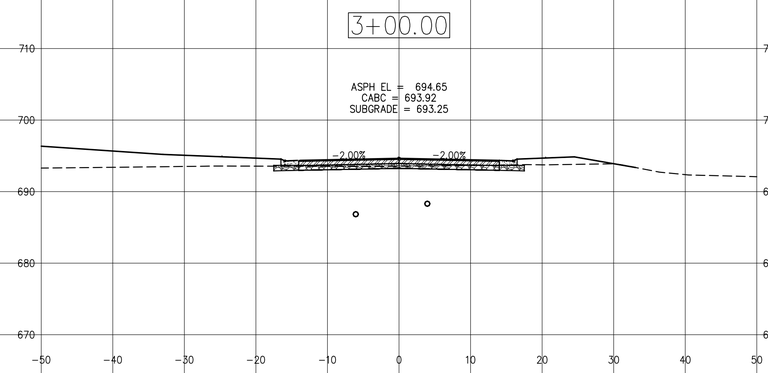
SHOW/LABEL ROW (TYP)

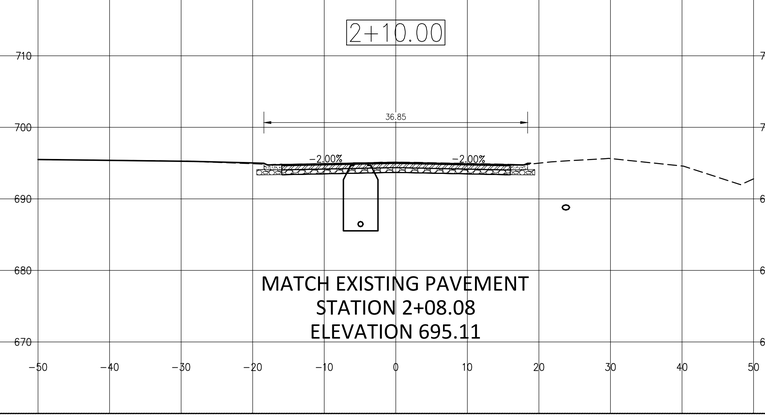
NOTE EDGE SUBGRADE ELEVATIONS (TYP)



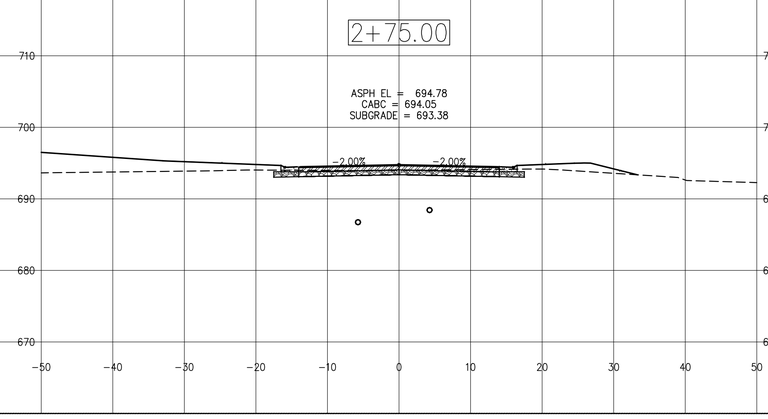


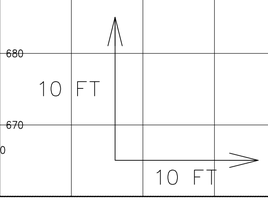






MATCH EXISTING PAVEMENT
STATION 2+08.08
ELEVATION 695.11





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WILLOW GROVE CONDOMINIUM

86TH AVENUE
CROSS SECTIONS
STA. 2+10.00 - 3+25.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

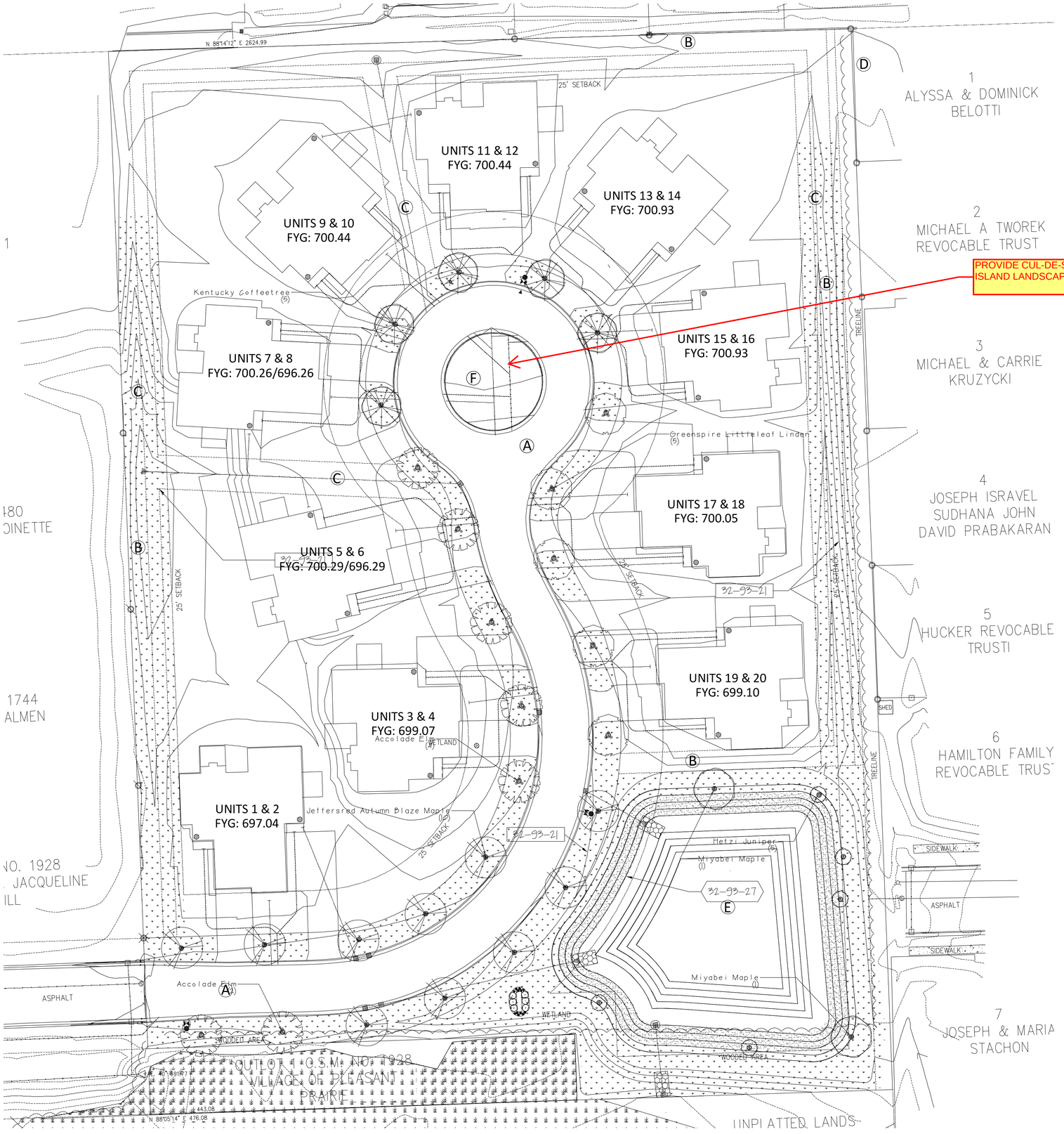
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DRAFTED:	SCB
DATE:	5-8-2025
CHECKED:	MDE
DATE:	5-8-2025

2018.0328.01

SHEET 16 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:49:20 AM



STREET TREE AND COMMON AREAS

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

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
4111 Taft Rd, Kenosha Wi 53142

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TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

WILLOW GROVE CONDOMINIUM
PLEASANT PRAIRIE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project: 20250415
Date: 5-5-25_2
Scale:

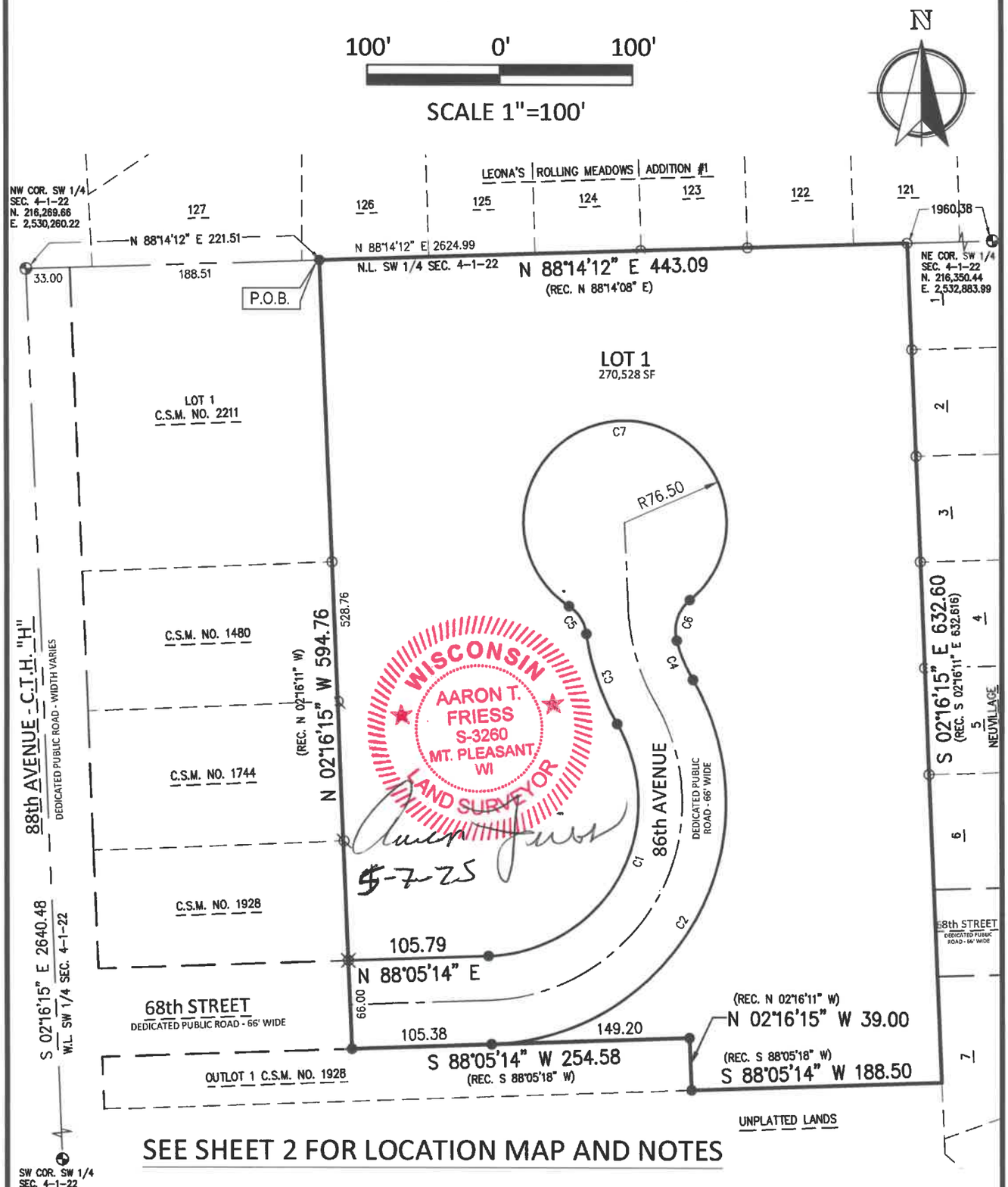
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VOPP ENG REVIEW
PLAN MARK UP
JUNE 17, 2024

CERTIFIED SURVEY MAP NO. _____

RECORDING DATA

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.



WISCONSIN AARON T. FRIESS S-3260 MT. PLEASANT, WI LAND SURVEYOR

5-7-25

SEE SHEET 2 FOR LOCATION MAP AND NOTES

LEGEND:

- ● DENOTES A SET 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.65 LBS. / LIN. FT. MIN.
- ○ DENOTES A FOUND 1-1/4" IRON PIPE
- ⊗ DENOTES A FOUND 1" IRON PIPE
- ⊘ DENOTES A FOUND ANGLE IRON
- ⊕ DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP
- ( ) RECORDED BEARING AND/OR DISTANCE

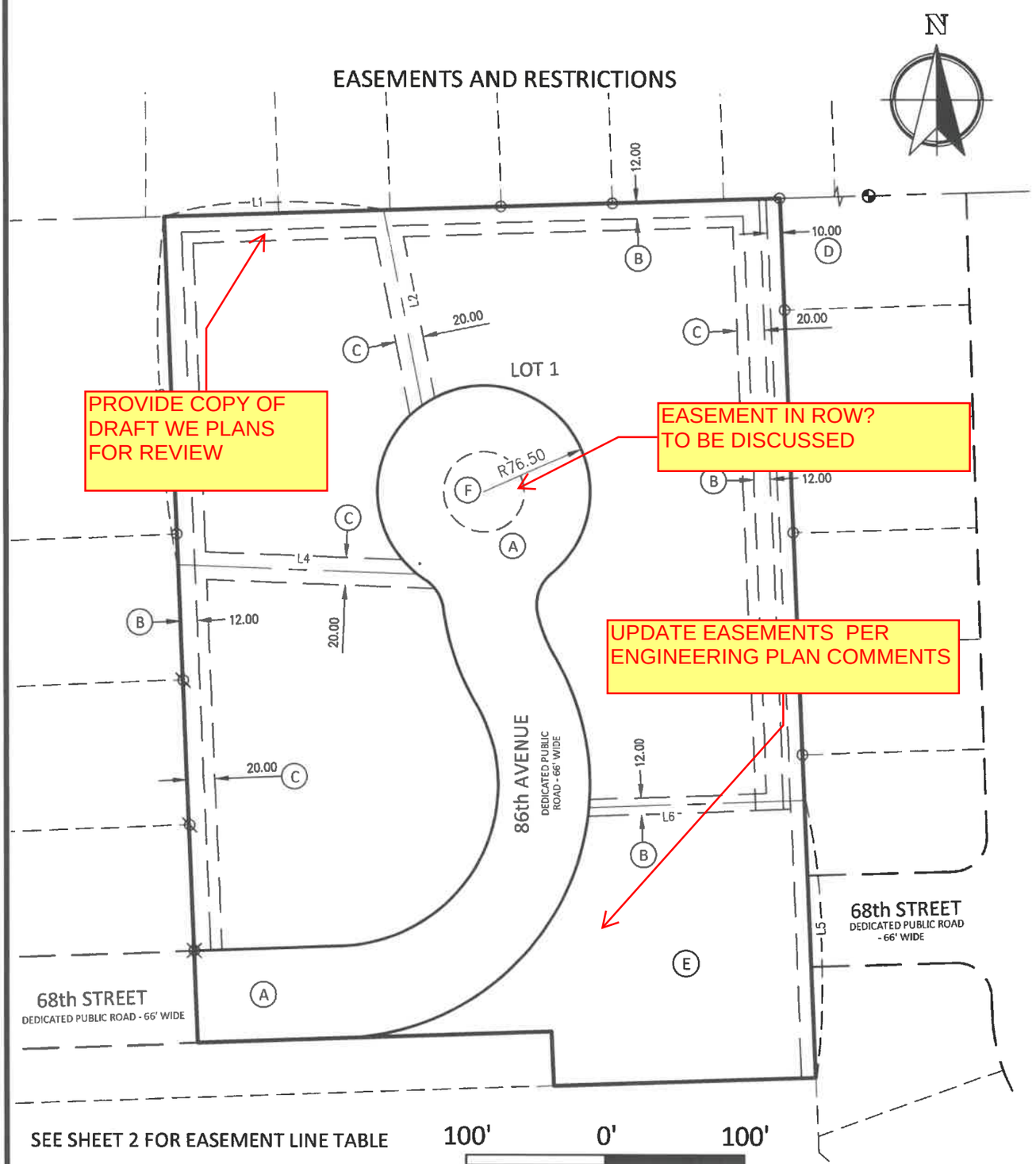
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess May 7, 2025

2018.0328.01.DWG
SHEET 1 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.



SEE SHEET 2 FOR EASEMENT LINE TABLE

100' 0' 100'

SCALE 1"=100'

- (A) DEDICATED PUBLIC ROAD.
- (B) DEDICATED 12' PUBLIC UTILITY, ACCESS AND MAINTENANCE EASEMENT.
- (C) DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT.
- (D) DEDICATED 10' TREE PRESERVATION, ACCESS AND MAINTENANCE EASEMENT.
- (E) DEDICATED STORM WATER, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT.
- (F) DEDICATED LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT.

WISCONSIN
AARON T. FRIESS
S-3260
MT. PLEASANT, WI
LAND SURVEYOR

5-7-25

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2018.0328.01.DWG
SHEET 3 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS (C)

Perpetual nonexclusive easement coextensive with the areas shown as Dedicated Stormwater Drainage, Access and Maintenance Easement areas on this CSM are hereby given, granted and conveyed by the Land Divider to the Village for public storm sewer purposes, drainage ways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, ingress and egress. The Dedicated Stormwater Drainage, Access and Maintenance Easement areas shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof, (2) such above ground use, planting, care and maintenance responsibility of the easement areas, which shall be required by the Owners of the Lot on which such easement is located as will not interfere with the improvements, uses and purposes of the Village as they relate to the Easement areas and (3) such future driveways, curbs and gutters, sidewalk-if required, landscaping, street trees, or other uses of the Easement areas as may be approved by the Village. In the event of any conflicts between the rights of the Village pursuant to the Dedicated Stormwater, Drainage, Access and Maintenance Easement areas and the rights of any other persons or entities with respect to the Easement areas, the Village's rights under these Easement areas shall be deemed to be superior.

SECTION TO BE MODIFIED / EXPANDED

10' TREE PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT (D)

Perpetual nonexclusive easement coextensive with the area shown as 10' tree preservation and protection, access and maintenance easement on lot 1 of this csm are hereby dedicated, given, granted, and conveyed by the developer to the lot 1 owners for tree and bush preservation and protection, tree planting, pruning, watering and removing of dead or dying trees or tree limbs and for all related ingress and egress, these tree preservation and protection, access and maintenance easement areas 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; (2) such use, planting, care and maintenance of the trees and bushes within the easement areas by the lot owners which such easements are located as will not interfere with the improvements, uses and purposes of the lot owners ; and (3) such other uses of the easement areas as may be approved by the lot owners and subject to any restrictions or conditions that the lot owners may impose. The lot 1 owners shall have the right, but not the obligation, to perform any tree preservation or protection maintenance within the easement areas at the underlying lot owners expense.

? TO BE CLARIFIED / DISCUSSED

WISCONSIN
AARON T. FRIESS
S-3260
MT. PLEASANT, WI
LAND SURVEYOR

5-7-25

Nielsen Madsen + Barber
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This Instrument was drafted by Aaron T. Friess May 7, 2025

2018.0328.01.DWG
SHEET 6 OF 9 SHEETS

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

DEDICATED STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT (E)

?

?

A perpetual nonexclusive easement coextensive with the area shown as a Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement within lot 1 on this CSM is hereby dedicated, given, granted and conveyed by the developer to the Village for the Owner's and adjacent land owners private storm water drainage system improvements, storm water retention basin storage and conveyance, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. This Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement shall be exclusive, except for the Lot 1 Owner's use, planting and irrigating, care and maintenance of the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement area on Lot 1 as it will not interfere with the improvements, uses and purposes of the Village. Because off-site Owners are benefitting from the Lot 1 retention basin and related storm water drainage system improvements, the developer intends to dedicate Lot 1 in a fee interest transfer to the Willow Grove Home Owners' Association for private storm water drainage system improvements, storm water retention basin storage and conveyance, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. In the event of any conflicts between the rights of the Village or the developer pursuant to the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement and the rights of any other persons or entities with respect to the Dedicated Easement, the Village's and developer's rights under this Easement shall be deemed to be superior.

SECTION TO BE MODIFIED / EXPANDED. A SEPERATE STORMWATER FACILITY MAINTEANCE AGREEMENT WILL BE REQUIRED.

CHECK/ DISCUSS / REVISE. F IS IN ROW

DEDICATED LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT (F)

Nonexclusive easements coextensive with the areas shown on Lot 1 of this CSM as a Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area were dedicated, given, granted and conveyed by the developer to the Owner's of Lot 1 of this CSM and the Village for the purposes of grading, planting and installing trees, shrubs and other landscape elements and all related ingress and egress, replacement and maintenance activities In the event of any conflict between the rights of the Owner(s) and the rights of the Village with respect to the Dedicated Planting and Landscape Easement and Restricted Planting, Landscape and Vehicle Non-access Area, the Village's rights

under these easements shall be deemed to be superior Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements The Owner's of Lot 1 this CSM shall be responsible for all costs associated with grading, planting and installing trees, shrubs and other landscape elements and all related replacement and maintenance activities within these nonexclusive easement areas in accordance with the master landscaping plan approved by the Village.

WISCONSIN
AARON T. FRIESS
S-3260
MT. PLEASANT WI
LAND SURVEYOR

5-7-25

Nielsen Madsen + Barber
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Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Aaron T. Friess May 7, 2025

2018.0328.01.DWG
SHEET 7 OF 9 SHEETS

RETURN TO:

Harpe Development, LLC
Dustin Harpe
8501 75th Street, Suite H
Kenosha, WI 53142

PARCEL IDENTIFIER NUMBERS:
See Attached Exhibit "A"

CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR WILLOW GROVE CONDOMINIUM

THIS DECLARATION (hereinafter "Declaration") is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of Wisconsin Statutes, (hereinafter referred to as the "Act"), this _____ day of _____, 2025, by Harpe Development, LLC, a Wisconsin limited liability company (hereinafter referred to as "Declarant").

1. STATEMENT OF DECLARATION

1.1 General Statement. The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership in the manner provided by the Act and by this Declaration.

Declarant hereby declares that it is the sole owner of the real property described in Section 2.1 hereof, together with all buildings and improvements thereon (hereinafter referred to as the "Property") which is hereby submitted to the condominium form of use and ownership as provided in the Act and this Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise effected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the Act. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors, and assigns, and to all parties hereinafter having any interest in the property. The property, together with all buildings and improvements is hereinafter called the "Condominium."

2. LEGAL DESCRIPTION AND NAME

2.1 LEGAL DESCRIPTION. The following described real estate is subject to the provisions of this Declaration:

Legal description of Phase 1, as set forth on the attached Exhibit "A".

Commented [RH1]: Remove if not intended to be built in phases.

2.2 NAME. The aforesaid real estate and all buildings and improvements thereon shall be known as Willow Grove Condominium.

3. DESCRIPTION AND LOCATION OF BUILDINGS

There shall ~~be (~~be (10) buildings in Willow Grove Condominium which shall contain a total of twenty (20) living units and Twenty Five (25) garage units. Each Unit (hereinafter described) shall have an attached garage. There will be ~~Six~~ Ten (10) 2-family buildings.

Complete construction details of the Units are contained in working plans and drawings available for inspection at the office of the Declarant. The units are more fully described in the Condominium Plat attached hereto marked Exhibit "A" and made a part hereof. Declarant shall have the right to amend this Declaration at its sole discretion for the purpose of recording a plat of survey or plans depicting the lay-out, location, unit numbers and dimensions of the building and Units as finally located and erected. Declarant reserves the right to change the layout and dimensions of the buildings and Units shown in Exhibit "A" which are not presently constructed, provided that such changes will not substantially alter the architectural design, nature and quality of the buildings and Units.

4. NUMBER AND IDENTIFICATION OF UNITS

4.1 NUMBER. There shall be a total of Twenty (20) Units in Willow Grove Condominium.

4.2 IDENTIFICATION. A "Unit" is that part of a building intended for individual, private use, comprised of one or more contiguous or noncontiguous cubicles of air at one or more levels of space having outer boundaries formed by the unfinished interior surface of the perimeter walls, floors and ceilings of the building. The Unit shall also consist of the windows, window frames, doors and door frames located within or contiguous to the Unit. The Units are designated by identifying numbers, and their location, boundaries, and immediate Limited Common Elements (hereinafter described) to which the Units have access and further details identifying and describing the Units are shown on the Condominium Plat, together with all fixtures and improvements therein

contained. Each Unit shall also consist of one (1) "Garage Unit" which is intended for individual, private use comprised of one cubicle of air having outer boundaries formed by the interior surfaces of the perimeter walls, floors, and ceilings of the building. The Garage Unit shall also consist of the windows, window frames, doors and door frames which are located within or contiguous to the Unit. Said boundaries are shown on the Condominium Plat, together with all fixtures and improvements therein contained. A Unit and a Garage Unit may not be separated.

The post office addresses of the Units are: Are to be Determined

The owner of a Unit shall be known as "Unit Owner."

5. COMMON ELEMENTS

The "Common Elements" shall consist of all of the Condominium, except the Units as defined hereunder, including without limitation: the land on which the building or buildings are located; bearing walls, floors and ceilings (except the interior surfaces thereof, which form the outer boundaries of each Unit), roofs, foundations, entrances and exits, windows, pipes, ducts, electrical wiring and conduits, centralized utility services, public utility lines, water and sewer laterals, outside walls, girders, beams and support, structural parts of the building, and the walks, driveways and landscaping.

Each Unit Owner shall have an easement to the space between the interior and exterior walls for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls and the like, where space between the walls may be necessary for such uses, provided that the Unit Owner shall do nothing to impair the structural integrity of the building or the soundproofing of common walls between the Units, and provided further that the Common Elements be restored to their former condition by the Unit Owner at his sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the Unit Owners, Declarant, and the Association of Unit Owners (hereinafter described) for the installation, maintenance, and repair of common utility services in and on any part of the Common Elements or Units.

The manner of use of the Common Elements shall be governed by the Bylaws of, and such rules and regulations as may be established by ~~Green Bay Trail Condominium Association, Inc~~., (the "Association"), and no Unit Owner shall decorate, landscape, or adorn any Common Elements, or permit such, in any manner contrary to such Bylaws and rules and regulations.

6. LIMITED COMMON ELEMENTS

6.1 DESCRIPTION. A portion of the Common Elements are designated as "Limited Common Elements" as are shown on the Condominium Plat. Limited

Common Elements consist of patios, balconies, and parking immediately in front of a Garage Unit. Limited Common Elements shall be reserved for the exclusive use of the Unit to which they are appurtenant.

6.2 PARKING. Unit Owners may park automobiles immediately in front of their Garage Unit, provided such parking does not interfere with the access to other Unit's garage. At no time shall a Unit Owner allow boats, trucks, motor homes, recreational vehicles, or trailers to be parked overnight in such assigned parking space without first obtaining the written consent of the Association and in compliance with Village ordinances.

6.3 SATELLITE DISH. There shall be no television satellite dish of any type placed upon any of the Common Elements or Limited Common Elements, except as provided herein. The Unit Owner may place a satellite dish in such a location as to minimize its obstruction and offensiveness to other Unit Owners either by location or by use of screening appropriate to the design, decoration, and landscaping of the Condominium. The installation shall not effect the structural soundness or integrity of any building. The Unit Owner shall bear all costs associated with the installation of the satellite dish and with concealing the satellite dish from public view, including, but not limited to, the installation of shrubbery, partition wall or other such costs associated with the concealment of the satellite dish. The intention of this paragraph is to harmonize aesthetics with the Unit Owner's right to receive satellite signals to the extent possible. Any disputes under this paragraph shall be resolved by binding arbitration.

6.4 USE. The manner of use of the Limited Common Elements shall be governed by the Bylaws of, and such rules and regulations as may be established by, the Association, and no Unit Owner shall decorate, landscape, or adorn any Limited Common Elements, or permit such, in any manner contrary to such Bylaws and rules and regulations.

7. PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS

Each Unit Owner shall own an undivided interest in the Common Elements and Limited Common Elements as a tenant in common with all other Unit Owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the Common Elements and Limited Common Elements for all purposes incident to the use and occupancy of the Unit as a place of residence, and such other incidental uses permitted by this Declaration, which right shall be appurtenant to and run with the Unit. The percentage of such undivided interest in the Common Elements and Limited Common Elements appertaining to each Unit shall be 5%.

8. RESIDENTIAL PURPOSE

All buildings and the Units therein contained are intended for and restricted exclusively to residential use.

9. ASSOCIATION OF UNIT OWNERS

9.1 DUTIES AND OBLIGATIONS. All Unit Owners shall be entitled and required to be a member of the Association. The affairs of the Association shall be managed by a Board of Directors (the "Board of Directors") consisting of such number of persons as provided in the Bylaws of the Association. The Association may be incorporated as a non-profit corporation under the Laws of the State of Wisconsin. Each Unit Owner and the occupants of the Units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the Bylaws and rules and regulations of the Association.

9.2 VOTING RIGHTS. Each Unit Owner shall be entitled to one (1) vote for each Unit owned. The Unit Owners shall have the right to vote on all matters submitted to a vote of the Members and such other additional rights and powers as set forth in the By-Laws. The Declarant shall be entitled to one (1) vote for each Unit owned by Declarant. Notwithstanding the foregoing provisions for voting, the Declarant shall be deemed to have sufficient votes to constitute a majority of votes until all of Declarant's Units are sold; provided, however, that Declarant's control shall cease ten (10) years after the first Unit is conveyed to a purchaser other than Declarant, or thirty (30) days after the conveyance of Seventy-five percent (75%) of the Common Elements, whichever time is earlier following the creation of an owner operated and responsible Association.

9.3 ASSOCIATION PERSONNEL. The Declarant and Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the Condominium. The Declarant and Association may contract for lighting, heating, water, trash collection, sewer service and such other common services as may be required for each Unit.

9.4 CONDOMINIUM DOCUMENTATION. The Association shall be required to make available to Unit Owners, their lenders and the holders and insurers of the first mortgage on any Unit, current copies of the Declaration, Bylaws and other rules governing the Condominium, and other books, records, and financial statements of the Association. The Association shall be required to make available to prospective purchasers current copies of the Declaration, Bylaws, and other rules governing the Condominium, and the most recent annual audited financial statement, if such is prepared. Upon written request from any of the agencies or corporations which have an interest or prospective interest in the Condominium, the Association shall be required to prepare and furnish within a reasonable time a financial statement of the Association for the immediately

preceding fiscal year. The Homeowners Association shall make an audited financial statement for the preceding fiscal year available to the Holder, insurer, or guarantor of any first mortgage that is secured by a Unit on submission of a written request for it. The audited financial statement shall be made available within one hundred twenty (120) days of the fiscal year end of the Homeowners Association. The cost of the audit shall be at the expense of the Homeowners Association.

9.5 INITIAL WORKING CAPITAL AND RESERVE FUND. At the time of the first conveyance of a Unit from the Declarant, the purchaser of such Unit shall pay to the Association a one-time contribution in effect at the time of sale. The contribution shall be placed into a reserve for future repairs and replacements. Amounts paid pursuant hereto are not to be considered as an advance payment of the monthly assessment.

9.6 REMEDIES FOR VIOLATIONS BY UNIT OWNER. A Unit Owner who fails to comply with the Declaration, the Bylaws, the Association rules, or the Act, is liable for any charges, fines, or assessments imposed by the Association pursuant to the Bylaws or Association rules as a result of the violation and may be subject to a temporary or permanent injunction.

10. REPAIRS AND MAINTENANCE

10.1 COMMON ELEMENTS. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements and shall cause the same to be kept in good, clean, attractive, and sanitary conditions, order, and repair. Without in any way limiting the foregoing, this shall include all painting, repairing, and decorating of exteriors, maintenance and repair of walks, drives, parking areas and access routes, and maintenance of all grounds and landscaping. In addition, the Association shall regulate the use of the Common Elements to ensure proper and attractive conditions. Unit Owners, and their occupants, shall promptly report to the Association, any condition that might damage the Common Elements or Limited Common Elements. Unit owners shall keep their screens in place in their exterior windows and in good repair.

10.2 STORMWATER MAINTENANCE AGREEMENT
Declarant shall enter into a stormwater management facilities maintenance agreement, which outlines that the owner or association shall be responsible for the maintenance and repair of the stormwater management facilities within the Common Area of the property.

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10.~~3~~2 INDIVIDUAL UNITS AND LIMITED COMMON ELEMENTS. Each Unit Owner shall be responsible for keeping the interior of his/her Unit and all of its equipment, fixtures and appurtenances in good order, condition, and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting, and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the Unit in good repair, each Unit Owner shall be responsible for all plumbing fixtures and piping connected to the Unit, fireplace, chimney, and flue, the replacement of windows, doors, lighting fixtures, refrigerators, air-conditioning equipment, all components of any furnaces or heating equipment, dishwashers, disposal, laundry equipment such as washers and dryers, ranges, or other equipment which may be in, or connect with, the Unit. Each Unit Owner shall keep the Limited Common Elements appurtenant to his Unit in a good, clean, sanitary, and attractive condition. In addition, the Association shall regulate the use of the Limited Common Elements to ensure proper and attractive conditions.

10.~~4~~3 PROHIBITION AGAINST STRUCTURAL CHANGES BY OWNER. A Unit Owner shall not, without first obtaining the written consent of the Association, make any alteration that would jeopardize the soundness or safety of the Condominium, reduce the value of the Condominium, or impair any easement or hereditament, or change the exterior appearance of a Unit including but not limited to painting the exterior or changing or adding different windows or doors or any other portion of the Condominium not part of the Unit. A Unit Owner may make improvements or alterations within the Unit that do not impair the structural integrity or lessen the support of any portion of the Condominium, and that do not create a nuisance substantially affecting the use and enjoyment of other Units or the Common Elements.

10.~~5~~4 ENTRY FOR REPAIRS. The Association shall have an irrevocable right and easement to enter any Unit at reasonable times and under reasonable conditions when necessary to make repairs to Common Elements and Limited Common Elements when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the Condominium. The Association shall make a reasonable effort to give prior notice to the owners, except in cases involving manifest danger to public safety or property, and with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and be treated as a common expense. No entry by the Association for the purposes specified in this paragraph may be considered a trespass.

10.~~6~~5 IMPROVEMENTS TO LIMITED COMMON ELEMENTS. A Unit Owner may improve the Limited Common Elements appurtenant exclusively to the Unit Owner's Unit if all the following conditions are met:

1. A statement describing the improvement, including a description of the project, the materials to be used, and the project's proposed impact on the appearance of the Condominium, and identifying the project contractor is submitted to the Board of Directors of the Association.

2. The improvements will not interfere with the use and enjoyment of the Units of other Units Owners, or the Common Elements, or Limited Common Elements of the Condominium.

3. The improvement will not impair the structural integrity of the Condominium.

4. Any change to the exterior appearance of the Condominium is approved by the Board of Directors of the Association

5. All costs and expenses of an improvement, and any increased costs of maintenance and repair of the Limited Common Elements resulting from the improvement, are the obligation of the Unit Owner. The Unit Owner shall protect the Association and other Unit Owners from liens on property of the Association, or of other Unit Owners that otherwise might result from the improvement.

11. UNIT OWNER'S RIGHTS WITH RESPECT TO INTERIORS

Each Unit Owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise furnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of the Unit and all walls, ceilings, floors, and doors within such boundaries, and to erect partition walls of a non-structural nature, provided that such Unit Owner shall take no action which in any way will materially change any common walls.

12. RESTRICTION ON USE AND OCCUPANCY

Each Unit shall be occupied and used only for single family private dwelling purposes as provided in the Bylaws of the Association. No trade, except an approved home office, shall be carried on anywhere within the Condominium, except as otherwise provided herein. All leases or rental agreements shall be in writing. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion.

Unit Owners other than Declarant may lease or rent a Unit; however, the lease must have a minimum initial term of one (1) year. No rooms in any Unit may be rented and no transient tenants may be accommodated. As a condition of the rental or lease of a Unit, the Unit Owner grants the Association power of attorney to bring an eviction action against a tenant of the Unit

Owner who has failed to comply with the Declaration, the Bylaws, rules of the Association, or any act or omission that constitutes grounds for eviction under Chapter 704 of the Wisconsin Statutes, if the Unit Owner, after being requested by the Association to evict the tenant, fails to take reasonable action to evict the tenant. Giving notice terminating or not renewing a tenant's lease or rental agreement within sixty (60) days after an eviction request by the Association, constitutes reasonable action to evict the tenant for purposes of this paragraph. The Association shall give the Unit Owner ten (10) days' written notice of the Association's intent to evict a tenant. The cost of the eviction shall be the responsibility of the Unit Owner and shall immediately become a personal debt of the Unit Owner and also a lien, against the Unit to which the charges are assessed, until paid, if a statement of lien is filed within two (2) years after the date the assessment becomes due.

Notwithstanding anything to the contrary herein, at least 80% of the Units shall be owner occupied. In addition, no Unit Owner may have a storage pod or trailer in the parking lot or adjacent to a unit for more than 2 weeks.

A tenant of a Unit who fails to comply with this Declaration, the Bylaws, rules of the Association, or the Act that results in a charge, fine, or assessment imposed by the Association pursuant to the Bylaws or Association rules is liable for the charge, fine, or assessment. The Unit Owner of the Unit occupied by the tenant when the violation occurred is liable for any charges, fines, or assessments imposed by the Association for which the tenant is liable that are not paid by the tenant within thirty (30) days after receiving notice of the charge, fine, or assessment. If the Association imposes a charge, fine, or assessment as a result of a violation by the tenant of a Unit, the Association shall give notice to the tenant by any method under Wisconsin Statute Section 704.21(1)(a) – (e) and to the Unit Owner of the Unit occupied by the tenant by any method under Wisconsin Statute Section 704.21(2)(a) – (d). The notice shall include all of the following:

A. The amount of charges, fines, or assessments for which the tenant is liable.

B. Notice that if the tenant fails to pay the Association the amount for which the tenant is liable within thirty (30) days after the tenant receives the notice, the Unit Owner is liable to the Association for the unpaid amount by the tenant.

The rental or lease of a Unit constitutes an agreement by the tenant, as a condition of the Lease, to comply with this Declaration, the Bylaws, the rules of the Association, and the provisions of the Act. Within five (5) business days after entering into or renewing a written Lease Agreement, the Unit Owner shall provide a copy of the Lease Agreement to the Association. The Association shall keep a copy of the Lease Agreement on file while the Lease Agreement is in effect. Prior to the occupancy of a Unit, the Unit Owner shall provide a copy of this Declaration, the Bylaws, and the rules of the Association, to the tenant, or place the information in the Unit.

13. DESTRUCTION AND RECONSTRUCTION

In the event of a partial or total destruction affecting one or more of the Units of the Condominium, the Association shall promptly undertake to repair or reconstruct it to a condition compatible with the remainder of the Condominium. On reconstruction the design, plan, and specifications, of any building or Unit, may vary from that of the original upon the approval of the Association, provided, however, that the number of square feet of any Unit may not vary more than five percent (5%) from the number of square feet for such Unit as originally constructed, and the location of the buildings shall be substantially the same as prior to damage or destruction.

If a Condominium is damaged to an extent more than the available insurance proceeds, the Condominium shall be subject to an action for partition upon obtaining the written consent of the Unit Owners having seventy-five percent (75%) or more of the votes. A determination as to whether or not to reconstruct and repair the damaged premises or to subject the Condominium to an action for partition shall be made within ninety (90) days from the date of the fire, casualty, or disaster. In the case of partition, the net proceeds of sale together with any net proceeds of insurance shall be considered as one fund and shall be divided among all Unit Owners in proportion to their percentage interest in the Common Elements and shall be distributed in accordance with the priority of interest in each Unit.

If the insurance proceeds are insufficient to reconstruct or repair the damaged premises and the necessary seventy-five percent (75%) or more of the votes necessary to subject the Condominium to an action for partition are not obtained, then the damaged premises shall be reconstructed and repaired by the Association with the insurance proceeds, and the Unit Owners shall be assessed for the deficiency in accordance with the percentage of ownership in the Common Elements.

14. INSURANCE

The Board of Directors of the Association shall obtain and maintain insurance for the Condominium against loss or damage by fire and such hazards for not less than full replacement value of the property insured. The insurance shall also cover the replacement of interior walls, heating and air conditioning units, electrical wires and conduit, plumbing pipes, and heating and air conditioning duct work in the interior and exterior walls. The Association shall also provide insurance coverage for fixtures, improvements, and alterations that are a part of the building or structure located within the Units to the extent provided for in the original building specifications, if said coverage is available to the Association by the terms of the blanket casualty insurance policy. The insurance shall be obtained in the name of the Association as trustee for each of the Unit Owners and their respective mortgagees as their interest may appear. Premiums shall be a common expense. The Association is hereby designated, and each Unit Owner hereby appoints, the Association to represent the Unit Owners in any related proceedings, negotiations, settlement, or agreements, regarding the insurance coverage. Each Unit Owner hereby appoints the Association as an attorney-in-fact for the purpose of representation in any

related proceedings, negotiations, settlements, or agreements, regarding insurance. To the extent possible, the insurance shall provide that the insurer waives its right of subrogation as to any claim against Unit Owners, the Association, and their respective servants, agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more Unit Owners or the Association or their servants, agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

The Unit Owner shall be responsible for and shall obtain insurance coverage for personal property and the replacement of appliances including refrigerators, dishwashers, disposal, laundry equipment such as washers and dryers, and ranges.

In the event of partial or total destruction of a building or buildings and it is determined to repair or reconstruct such building or buildings in accordance with Section 13 hereof, the proceeds of such insurance shall be paid to the Association to be applied to the cost thereof and the Unit Owners and mortgagees shall not be entitled to receive payment of any portion of insurance proceeds. If it is determined not to reconstruct or repair the Condominium, or the Court has ordered partition of the Condominium, then the proceeds shall be distributed to the Unit Owners and their mortgagees, if any, as their respective interest may appear in the manner provided by the Act. If after the Common Elements have been completely repaired or restored, and there is a surplus of insurance proceeds, then the surplus shall be considered a common surplus and may, at the direction of the Board of Directors, be distributed to the Unit Owners in accordance with their percentage of ownership in the Common Elements.

If insurance coverage is available to combine protection for the Association and the Unit Owner's individual Unit, the Board of Directors is hereby given discretionary power to negotiate such combination of insurance protection on an equitable cost-sharing basis under which the Unit Owner would be assessed individually for the amount of insurance which he directs the Board of Directors to include such policies for his additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any Unit Owner, at his expense, to provide any additional insurance coverage on his improvements which will duplicate any insurance provided by the Association of Unit Owners. The Board of Directors shall also provide and maintain public liability insurance covering the Common Elements in such amounts as may be determined at the discretion of the Board of Directors from time to time but, in any event such coverage shall be for at least $1,000,000.00 for bodily injury and personal injury including deaths of persons and property damage arising out of a single occurrence. The Board of Directors may also provide workmen's compensation insurance and fidelity bonds on such officers and employees and in such amounts as is determined by the Board of Directors to be necessary from time to time.

15. LIABILITY FOR COMMON EXPENSES

The costs of administration of the Association, insurance, repair, maintenance and other expenses of the Common Elements and Limited Common Elements, and the common services provided to the Unit Owners shall be paid for by the Association. The Association shall make assessments against the Unit Owners (except the Declarant, which shall be obligated to pay for common expenses in accordance with the provisions set forth below) as well as the Units themselves, for such common expenses and for the creation of reserves for the payment of future common expenses with each Unit subject to said assessment paying an equal share of the assessment. With each phase of development, the share shall change accordingly. It being the intent of the Declarant that the share shall initially be, after construction of the initial phase, one/sixteenth (1/16th) per Unit, and upon the conclusion of the total envisioned project, the share shall be one/ninety-sixth (1/96th) per Unit. Any Unit Owner or mortgagee gaining an interest in any Unit, prior to completion of all intended phases, consents to the automatic alteration of this fraction, from time to time, using the aforementioned formula.

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A Unit Owner, except Declarant, shall be liable for all assessments, or installments thereof, coming due while owning a Unit, including any assessments coming due during the pendency of any claim by the Unit Owner against the Association, or during any period in which the Unit is not occupied by the Unit Owner, or is leased or rented to any other person. In a voluntary grant, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor for his or her share of the common expenses up to the time of the voluntary grant for which a statement of condominium lien is recorded, without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee for such assessments.

No Unit Owner may exempt himself or his Unit from liability for his contribution toward the common expenses by waiver of the use or enjoyment of the Common Elements or Limited Common Elements or services or by the abandonment of his Unit.

The Declarant shall be responsible for paying the difference between the actual aggregate common expenses incurred by the Association, and the actual aggregate amount of assessments collected from Unit Owners from the date the first Unit is sold until the date the last Unit is sold by Declarant. In no event shall Declarant's obligation for common expenses exceed the amount that Declarant would have been obligated to pay in assessments had Declarant been deemed an owner of a Unit subject to the imposition of assessments from the date a permanent occupancy permit was issued for a Unit owned by Declarant. The Declarant shall not be responsible for paying any expenses after the date of conveyance of the last Unit by the Declarant.

All common expenses and assessments, when due, shall immediately become a personal debt of the Unit Owner and also a lien against the Unit to which the charges are assessed, until paid, if a statement of lien is filed within two years after the date the assessment becomes due. The lien is effective against a Unit at the time the assessment became due regardless of when within the two year period it is filed. The Association must serve the Declarant with a notice of dues within thirty (30) days of assessment.

A lien for delinquent common expenses that the Association assesses against a Unit will be subordinate to a first mortgage on the Unit, if the mortgage was recorded before the delinquent assessment was due. In addition, a lien for common expenses will not be affected by the sale or transfer of a Unit unless a foreclosure of a first mortgage is involved, in which case the foreclosure will extinguish the lien for any assessments that were payable before the foreclosure sale but will not release any subsequent Unit Owner from paying any further assessments.

The Association is granted the power to collect levied assessments from the Unit Owners in accordance with legal remedies available if the assessments are not paid when they are due. The assessments, including interest at Twelve percent (12%) annum, costs, and reasonable attorney's fees, shall become a lien against the Unit.

All sums assessed by an association, but unpaid for, regarding the share of the common expenses chargeable to any Unit constitutes a lien on the Unit and on the undivided interest in the Common Elements and Limited Common Elements appurtenant thereto prior to all other liens except:

A. Liens of general and specific taxes;
B. All sums unpaid on a first mortgage recorded prior to the making of the assessment;
C. Mechanics liens filed prior to the making of the assessment;
D. All sums unpaid on any mortgage loan made under Section 45.80 (1989 Stats.) of the Wisconsin Statutes;
E. A lien under Section 292.31(8)(i) or 292.81 of the Wisconsin Statutes.

The common surpluses resulting from the operation of the Condominium shall be credited to the Unit Owner's assessments for common expenses or shall be used for any other purpose as the Association decides, or shall be refunded to the Unit Owners with each Unit receiving a share of said surplus in proportion to the dues paid by the Unit Owner during the preceding twelve (12) month period.

A grantee of a Unit is entitled to a statement from the Association, or the Board of Directors, setting forth the amount of unpaid assessments against the grantor of a Unit. The grantee of a Unit is not liable for, nor shall the Unit conveyed be subject to a lien that is not filed for, any unpaid assessment against the grantor in excess of the amount set forth in the statement. If the Association, or the Board of Directors, does not provide such a statement within ten (10) business days after the grantee's request, the Association is barred from claiming under any lien that is not filed prior to the request for the statement against the grantee.

16. PARTITION OF COMMON ELEMENTS PROHIBITED

There shall be no partition of the Common Elements and Limited Common Elements through judicial proceedings or otherwise until this agreement is terminated and the property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership; provided, however, that if any Unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition of said single Units as between such co-owners. Ownership shall be limited to 4 or fewer co-owners as tenants in common or as joint tenants.

17. CONVEYANCE TO INCLUDE INTEREST IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

The percentage of the undivided interest in the Common Elements and Limited Common Elements shall not be separated from the Unit to which it appertains. No Unit Owner shall execute any deed, mortgage, lease, or other instrument affecting title to such Unit without including therein both his interest in the Unit and his corresponding percentage of ownership in the Common Elements and Limited Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease, or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described therein.

18. EASEMENTS, RESERVATIONS AND ENCROACHMENTS

18.1 UTILITIES. Easements are hereby declared and granted for the benefit of the Unit Owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, heating ducts and piping, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment, cable television equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the Common Elements and Limited Common Elements.

18.2 PERMITS, LICENSES AND EASEMENTS. The Association and the Declarant shall have the right to grant permits, licenses, and easements (subject to Village approval) over the common elements for utilities, roads, and other purposes reasonably necessary or useful for the proper maintenance or operation of the property.

The Declarant hereby reserves the unqualified right of access or ingress and egress across the property set forth in Section 2.1 Said easement shall run with the land and inure to the benefit of the Declarant, its successors, and assigns.

18.3 ENCROACHMENTS. In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of any Unit, any part of the Common Elements, or Limited

Common Elements, encroaches or shall hereafter encroach upon any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach upon any part of the Common Elements, Limited Common Elements, or any portion of any Unit encroaches upon any part of any other Unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such Unit so long as all or any part of the building containing such Unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any Unit or in favor of the owner or owners of the Common Elements or Limited Common Elements, if such encroachments occurred due to the willful conduct of said owner or owners.

18.4 BINDING EFFECT. All easements and rights described herein are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to and shall inure to the benefit of and be binding on, the undersigned, its successors, and assigns, and on all Unit Owners, purchasers and mortgagees and their heirs, executors, administrators, successors, and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this Section 18.

19. FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER

The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a Unit Owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

20. AMENDMENTS TO DECLARATION

Except as otherwise provided by the Act, this declaration may be amended with the written consent of at least Sixty-seven percent (67%) of the aggregate votes of the Unit Owners. A Unit Owner's written consent is not effective unless it is approved in writing by the first mortgagee of the Unit, or the holder of an equivalent security interest, if any. Approval from the first mortgage lender or equivalent security interest holder, or the person servicing the first mortgage loan, or its equivalent on a Unit, constitutes approval of the first mortgagee or equivalent security interest holder under this Paragraph. The documents submitting the amendment for recording shall state that the required consents and approval for the amendment were received. A copy of the amendment shall be recorded with the Register of Deeds for Kenosha County and a copy of the amendment shall also be mailed or personally delivered to

each Unit Owner at his address on file with the Association. In addition to the foregoing, this Declaration may be amended in any other manner provided under the Act. No action to challenge the validity of an amendment under this Section may be brought more than one (1) year after the amendment is recorded.

21. VOLUNTARY TERMINATION OF CONDOMINIUM

Upon the written consent of all Unit Owners, all or part of the Condominium may be removed from the provisions of the Act by an instrument to that effect, duly recorded with the Register of Deeds for Kenosha County, provided that the holders of all liens affecting any of the Units consent thereto or agree, in either case by instrument duly recorded with the Register of Deeds of Kenosha County, that their liens be transferred to the percentage of the undivided interest of the Unit Owner in the property. Upon removal of any property from the act, the property shall be deemed to be owned in common by the Unit Owners. The undivided interest in the property owned in common which appertains to each Unit Owner shall be the percentage of undivided interest previously owned by the owner in the Common Elements.

22. NOTICES

22.1 NOTICES TO UNIT OWNERS. All notice and other documents required to be given pursuant to this Declaration or the Bylaws of the Association shall be sufficient if given to one (l) registered owner of a Unit regardless of the number of owners who have an interest therein. All Unit Owners shall provide the Secretary of the Association with an address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him.

22.2 NOTICES TO FIRST LIEN HOLDERS. A holder, insurer, or guarantor of a first mortgage (an eligible mortgage holder), upon written request to the Association will be entitled to timely written notice of:

A. Any proposed amendment of the Condominium Declaration affecting a change in (l) the boundaries of any Unit or the exclusive easement rights appertaining thereto, (2) the interest in the Limited Common Elements appertaining to any Unit or the liability for common expenses appertaining thereto, (3) the number of votes in the Association appertaining to any Unit, (4) the purposes to which any Unit or the Common Elements are restricted; (5) in assessments that raise the previous assessed amount by more than Twenty five percent (25%), (6) the reserves

for maintenance, repair and replacement of common elements which results in a reduction, (7) expansion or contraction of the project or the addition, annexation, or withdrawal of property to or from the project, (8) imposition of any restrictions on the leasing of Units, (9) imposition or restriction on a Unit Owner's right to sell or transfer his Unit, or (10) the restoration or repair of the project in a manner other than specified in the document.

B. Any proposed termination of the Condominium regime;

C. Any condemnation loss or any casualty loss which affects a material portion of the Condominium, or which affects any Unit on which there is a first mortgage held, insured, or guaranteed by such eligible holder;

D. Any delinquency in the payment of assessments or charges owned by a Unit Owner or a Unit subject to the mortgage of such eligible holder, insurer, or guarantor, where such delinquency has continued for a period of sixty (60) days;

E. Any lapse, cancellation or material modification of any insurance policy maintained by the Association.

23. FURTHER MATTERS

A. All present and future owners of Units, tenants of such owners and any other occupants of Units, employees of owners, or any other persons that in any manner use or come upon the Condominium or any part thereof shall be subject to and shall comply with the provisions of this Declaration, the Articles of Incorporation of the Association, and the Bylaws and rules and regulations adopted pursuant thereto, as these instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into of occupancy of any Unit shall constitute an acceptance of the provisions of such instruments, as they may be amended from time to time, by such owner, tenant, or occupant. The provisions contained in such instrument shall be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and fully stipulated in each deed, conveyance, or lease thereof. The enforcement thereof may be by such judicial proceedings as the Board of Directors of the Association may deem appropriate, as well as by the provisions of the Act.

B. The Declarant hereby reserves the right to cause one or more of the Units it owns to be maintained as a model unit and to display such models and the Common Elements of the Condominium. The Declarant further reserves the right

to maintain signs offering the sale of Units in the Condominium until all Units are sold at which time "For Sale" or "For Lease" signs shall be prohibited.

C. If entered into before the officers elected by the Unit Owners pursuant to the Bylaws take office, any management contract, lease of recreational or parking areas or facilities, any contract or lease to which a Declarant or any person affiliated with the Declarant is a party and any contract or lease which is not bona fide or which was not commercially reasonable to Unit Owners, when entered into under the circumstances then prevailing may be terminated by the Association or its Board of Directors at any time without penalty upon not less than ninety (90) days notice to the other party thereto.

24. RESIDENT AGENT

…….

25. NUMBER AND GENDER

Whenever used herein unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

26. CAPTIONS

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

27. SEVERABILITY

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provisions or of any other provision hereof.

28. CONFLICTS IN PROVISIONS

If there is any conflict between any provision and this Declaration and the provisions of the Condominium Plat or any provisions of the Bylaws, the provisions of this Declaration shall control. If there is any conflict between any provisions of any condominium instruments and any provisions of any Bylaws, the provisions of the condominium instruments shall control. If there is any conflict between any provisions of any condominium instruments or any provisions of any Bylaws and any provisions of Wisconsin Statutes Chapter 703, the provisions of Wisconsin Statutes Chapter 703 shall control.

29. HOMESTEAD

This is not homestead property.

IN WITNESS WHEREOF, the said Declarant, Harpe Development, LLC, has caused this Amendment to be executed at _____, Wisconsin, this _____ day of _____, 2025

Harpe Development, LLC

By:_____
Dustin Harpe, Managing Member

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

On this ____ day of _____, 2025, before me personally came Harpe Development, LLC, by Dustin Harpe, Managing Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

_____
Notary Public, State of Wisconsin.
My commission expires:_____

This instrument was drafted by:
Dustin Harpe
Harpe Development, LLC

DRAFT ORDINANCE # 25-___

ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT ORDINANCE PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE 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, to create the following Planned Unit Development Ordinance pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

Willow Grove Condominium Planned Unit Development

a. It is the intent that the Condominium development, on the property as legally described below is in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive 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, landscaping, grading and drainage 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 are collectively known as buildings 1 through 10 and the associated common area within the Willow Grove Condominium as recorded at the Kenosha County Register of Deeds Office and located in U.S. Public Land Survey Section 4, 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 *Condominium Declaration of Conditions, Covenants, Restrictions and Easement for Willow Grove Condominium*, as may be amended from time to time, as recorded at the Kenosha County Register of Deeds Office.

(iii) All public and private improvements for this DEVELOPMENT shall be installed and constructed by the Developer pursuant to the Development Agreement and associated exhibits as approved by the Village Board on _____, 2025 on file with the Village.

(iv) The DEVELOPMENT shall be operated and maintained in a uniform manner and shall continue to comply with this Planned Unit Development (PUD) Ordinance, which may be amended from time to time regardless of property ownership.

(v) The DEVELOPMENT, including but not limited to, the buildings, landscaping, stormwater drainage and basin, street trees, private site landscaping shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. Maintenance shall be conducted on a regular basis on the exterior of the buildings and the common site areas within the DEVELOPMENT.

(vi) All buildings and site modifications (including general building and commons area site maintenance) within the DEVELOPMENT shall be made in accordance with the applicable Village Ordinance and Codes at the time the modification is proposed.

(vii) All buildings/structures and all exterior additions, remodeling or alterations to any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified residential development, including signage, lighting, street trees and site landscaping, etc. as approved by the Village.

(viii) The Developer shall provide and maintain a fountain in the retention basin within the DEVELOPMENT.

(ix) 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 if not removed in a timely manner.

(x) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

(xi) No further land divisions shall be allowed within the DEVELOPMENT unless approved by the Village.

(xii) 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.

d. Specific Modifications to the Village Ordinance and Regulations and Specific Requirements for the DEVELOPMENT:

(i) Section 420-113 related to the R-8 Multiple-Family Residential District regulations is amended to read as follows:

A. Primary purpose and characteristics. The R-8 Urban Two-Family Residential District is intended to provide for two-family residential development. No such district shall be established unless it is in compliance with the Village Comprehensive Plan, Neighborhood Plan and Conceptual Plan provide that a minimum of 10 lots is created/rezoned.

B. Permitted uses/structures

(1) Principal uses/structures

(a) Ten two-family building (two attached units/building) which shall include a private two car or three car garage attached to each unit. Each attached garage shall have a minimum depth of 20 feet and a minimum area of 400 square feet.

(2) Accessory uses/structures.

(a) Home occupations per Article VII.

(b) Driveways per § 420-46; except as provided in this PUD.

(c) Hot tubs per Article XII of Chapter 420.

(d) Decks and porches per § 420-8; except as provided in this PUD

(e) Patios as provided in this PUD

(f) Residential communication structures per § 420-90.

[Note: Fences, swimming pools and detached accessory buildings which are not listed above are not allowed within the DEVELOPMENT.

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.

E. Lot area and frontage.

(1) One Lot is allowed that is a minimum of 6 acres and a minimum frontage on a public street of 300 feet pursuant to the CSM ____.

F. Design standards.

(1) The DEVELOPMENT shall be constructed pursuant to the Development Agreement as approved by the Village Board on _____, 20__ and the Residential Development Plans as approved by the Village Plan Commission on _____, 20__. 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) No building or parts of a building shall exceed 35 feet in height and the main roof of the dwelling shall have a minimum roof pitch of 6:12.

(3) The minimum floor area of each unit (excluding garages, decks and porches) shall be 1,400 square feet. In addition, each building shall include a full basement.

(4) One overhead garage door per two unit building is allowed to face a public street, except for units 9-16.

(5) A minimum of 50% of the DEVELOPMENT shall remain as open space and the units shall have landscaping around the foundation perimeter of the buildings as shown on the approved Landscape Plans.

(6) Setbacks for buildings including attached decks, patios and porches:

(1) Street setbacks: 25 feet setback from 68th Street and 86th Avenue rights-of-way.

(2) Side and rear setbacks: 25 feet minimum from the exterior boundaries of the DEVELOPMENT; however, the patio for unit 11 shall be a minimum of 20 feet from the exterior boundaries of the DEVELOPMENT.

(3) Wetland setback: 25 feet minimum from any field delineated wetlands on the property.

(4) Shore setback: 35 feet minimum adjacent to any navigable waterways.

(5) Between structures: 20 feet minimum for all structures except for patios which shall be a minimum of 10 feet from any structure.

H. Authorized sanitary sewer system. See § 420-32 of this chapter.

I. Authorized water supply system. See § 420-33 of this chapter.

(ii) Section 420-47 D related to driveway width is amended to read as follows:

D. The minimum width of a driveway shall be 12 feet, and the driveway shall not exceed 24 feet in width at the property line. In addition,

each two unit building identified as Units 9/10, 11/12, 13/14 and 15/16 are required to have one (1) access point/per building connecting to 86th Avenue as shown on the Final Condominium Plat

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 _____ day of _____ 20__.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
David J Klimisch
Village President

_____
Jane C. Snell
Village Clerk

Posted: _____

___- Willow Grove PUD.doc
CODE25-_____

Preliminary Plat Application

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

GENERAL INFORMATION

Development Name: Willow Grove Condominium		☐	Subdivision Plat
Property Location/Address: 88th Ave & 68th St	Abutting roadway: 68th St	☑	Condominium Plat
Tax Parcel Number(s): 92-4-122-043-0200		Proposed Start Date: 9-1-25	
# of Lots: 1	# of Outlots: 0	# of Phases: 1	
Current Zoning District(s): R-4 (UHO)		Proposed Zoning District(s): R-8 (PUD)	

SITE INFORMATION

sq. ft.		Gross site area (acres)	6.21
270,527	Gross site area		
50,078	Right-of-way to be dedicated	sq. ft.	
0	Wetland area to remain	7,915	Wetland area to be filled
N/A	Floodplain area to remain	N/A	Floodplain area to be filled
N/A	Other environmental areas to remain	N/A	Other environmental areas to be filled
220,449	Net residential area (gross area minus right-of-way, wetland, floodplain and other environmental areas to remain)		

MINIMUM SUBMITTAL REQUIREMENTS (provide 3 full size plan sets and a pdf of all documents)

☑	Preliminary Plat	☑	Declarations, Restrictive Covenants, Conditions and Easements
☑	Preliminary Engineering Plans, Profiles & Specifications	☐	Articles of Incorporation for the Neighborhood Association
☑	Landscape Plans	☐	We Energies Application for Gas and Electric Distribution Plans
☑	Color renderings of the project, including site amenities	☐	Any other information as specified by the Village
☐	12 Additional full-size plats shall be submitted for Village to transmit to reviewing and objecting agencies. **Applicant is responsible for sending the Preliminary Plat and required application and review fee to the State.**		

REQUIRED SIGNATURES

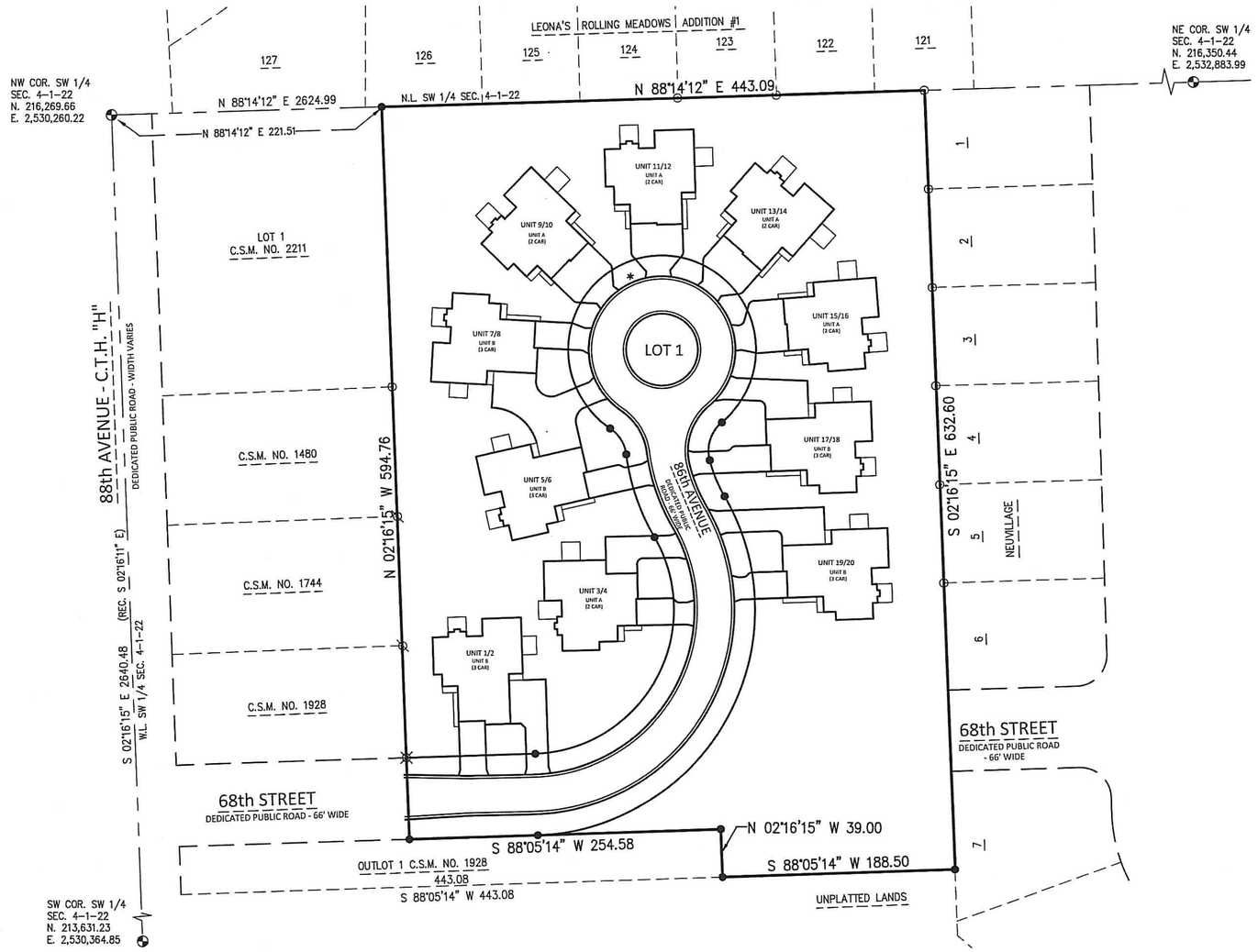
I hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

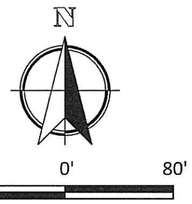
PROPERTY OWNER	APPLICANT
Print Owners Name: Dustin Harpe	Company Name: Nielsen Madsen + Barber
Print Name of Signatory: Dustin Harpe	Print Name of Signatory: Mark D. Eberle
Signature: Dustin Harpe	Signature: Mark D. Eberle
Mailing Address: 8501 75th St., Suite H	Mailing Address: 1458 Horizon Blvd., Suite 200
City/State/ZIP: Kenosha, WI 53142	City/State/ZIP: Racine, WI 53406
Phone: (262) 694-1677	Phone: (262) 634-5588
Email: sales@harpedevelopment.com	Email: meberle@nmbsc.net
Date	Date: 5-5-25

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

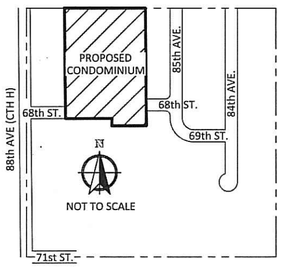
SITE SURVEY / BUILDING EXTERIOR





SCALE 1" = 80'

LOCATION MAP



NW 1/4 OF THE SW 1/4
OF SECTION 4-1-22

NOTES:

EXISTING ZONING: R4 - URBAN SINGLE FAMILY (UHO)
PROPOSED ZONING: R8 (PUD) - URBAN TWO-FAMILY RESIDENTIAL DISTRICT

BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE NORTH LINE OF THE SW 1/4 SEC. 4-1-22 IS ASSUMED TO BEAR N 88°14'12" E.

LEGEND:

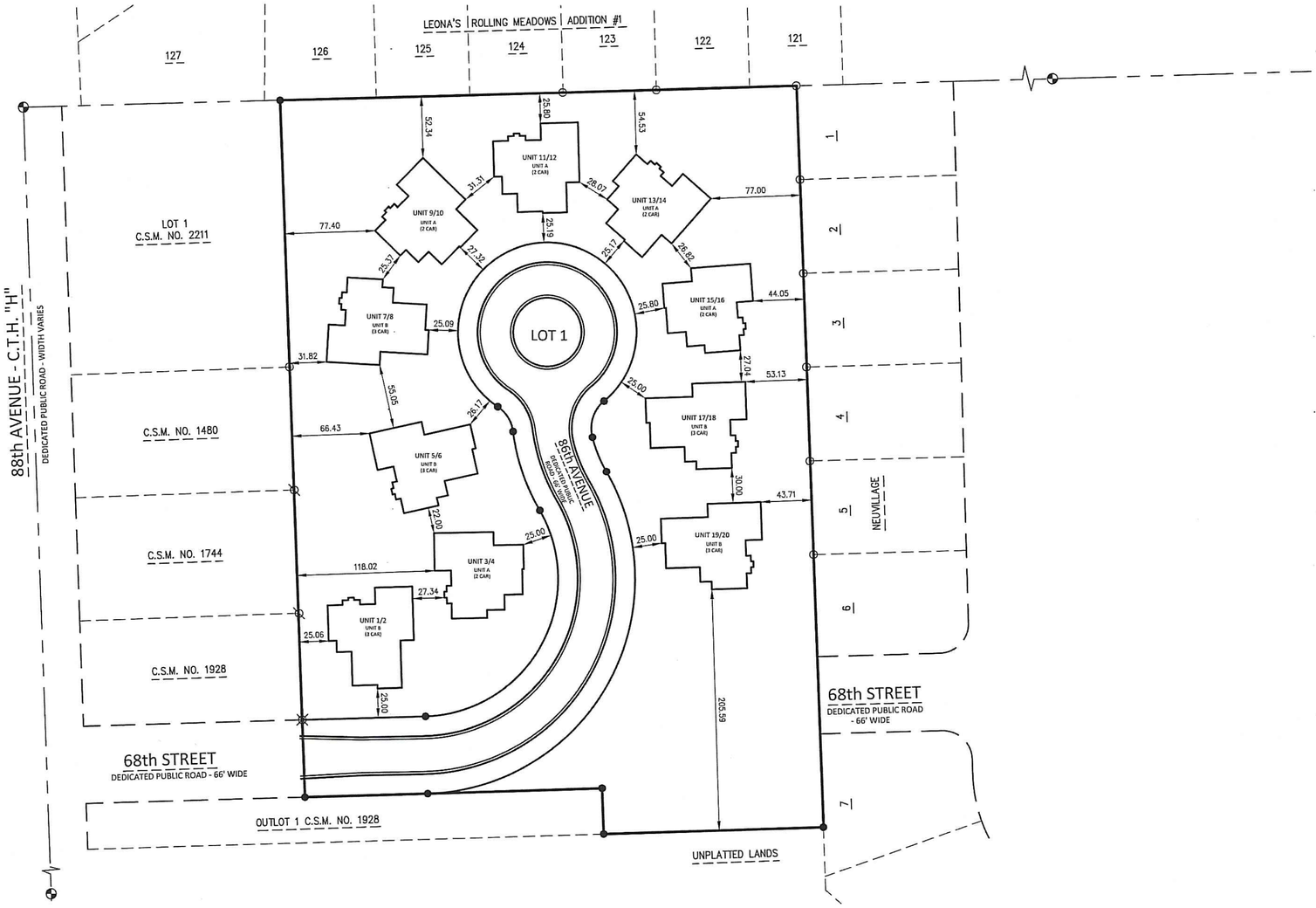
- ● DENOTES A SET 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.65 LBS. / LIN. FT. MIN.
- ○ DENOTES A FOUND 1-1/4" IRON PIPE
- ⊗ DENOTES A FOUND 1" IRON PIPE
- ⊘ DENOTES A FOUND ANGLE IRON
- ◐ DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
(262)634-5588 | www.nmbsc.net

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SITE SURVEY / BUILDING EXTERIOR



N

80' 0' 80'

SCALE 1" = 80'

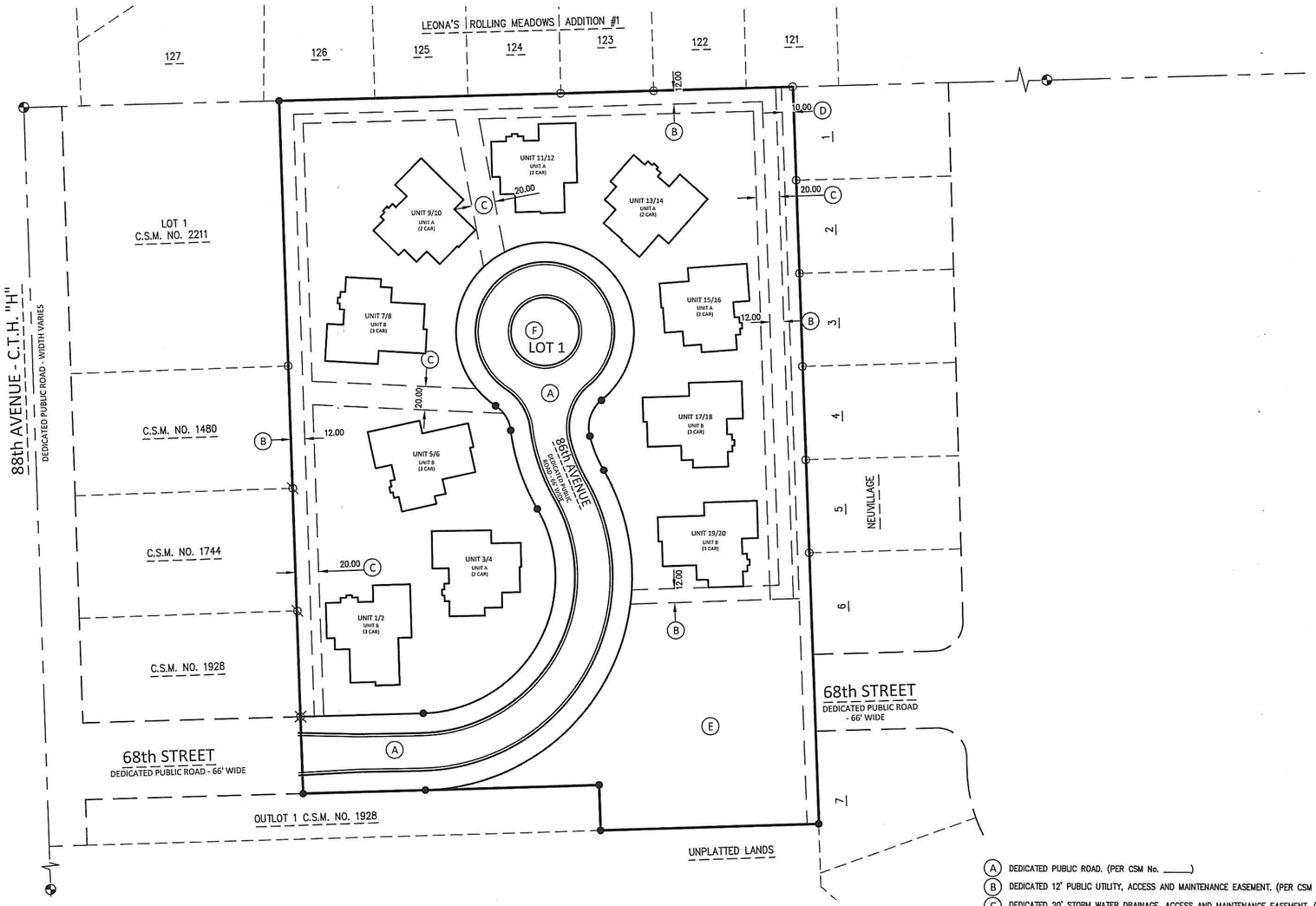
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
(262)634-5588 | www.nmbsc.net

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SITE SURVEY / BUILDING EXTERIOR



N

80' 0' 80'

SCALE 1" = 80'

(A) DEDICATED PUBLIC ROAD. (PER CSM No. _____)

(B) DEDICATED 12' PUBLIC UTILITY, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)

(C) DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)

(D) DEDICATED 10' TREE PRESERVATION, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)

(E) DEDICATED STORM WATER, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)

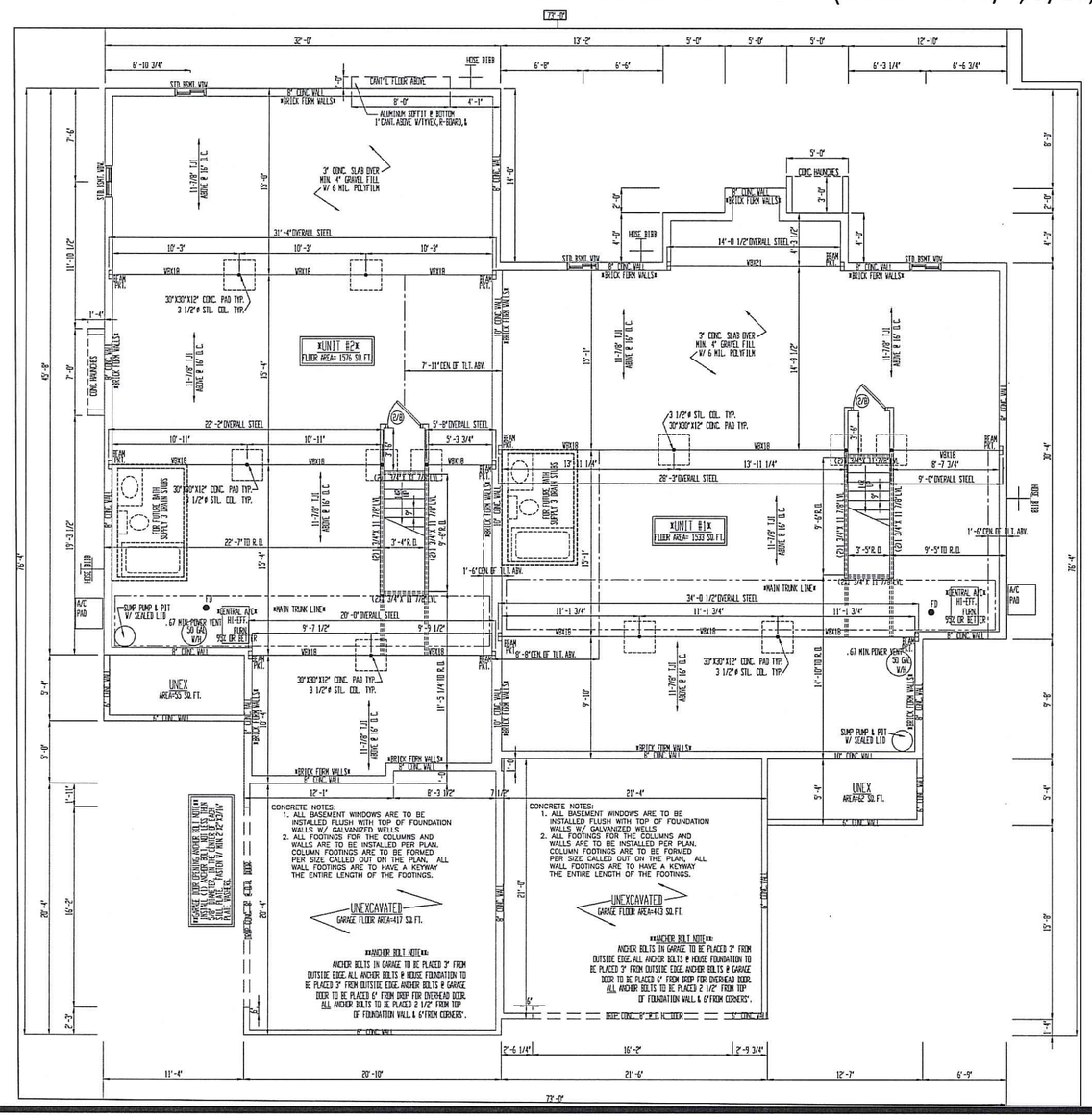
(F) DEDICATED LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
(262)634-5588 | www.nmbsc.net

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-A" (BUILDINGS 3/4, 9/10, 11/12, 13/14 AND 15/16)



Nielsen Madsen + Barber
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1458 Horizon Blvd. Suite 200, Racine, WI. 53406
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FOUNDATION PLAN

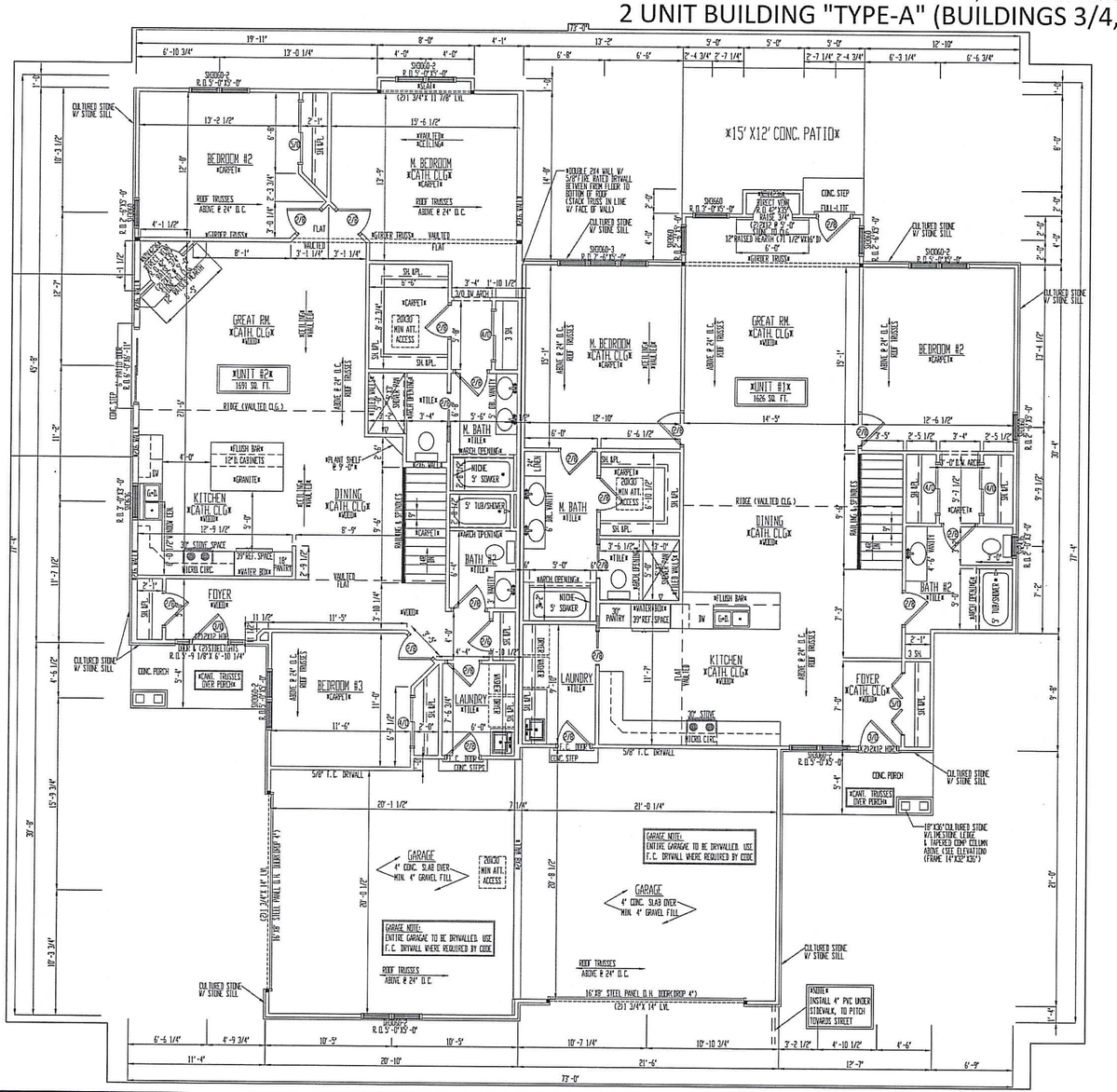
SHEET 4 OF 8

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-A" (BUILDINGS 3/4, 9/10, 11/12, 13/14 AND 15/16)



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1ST FLOOR PLAN

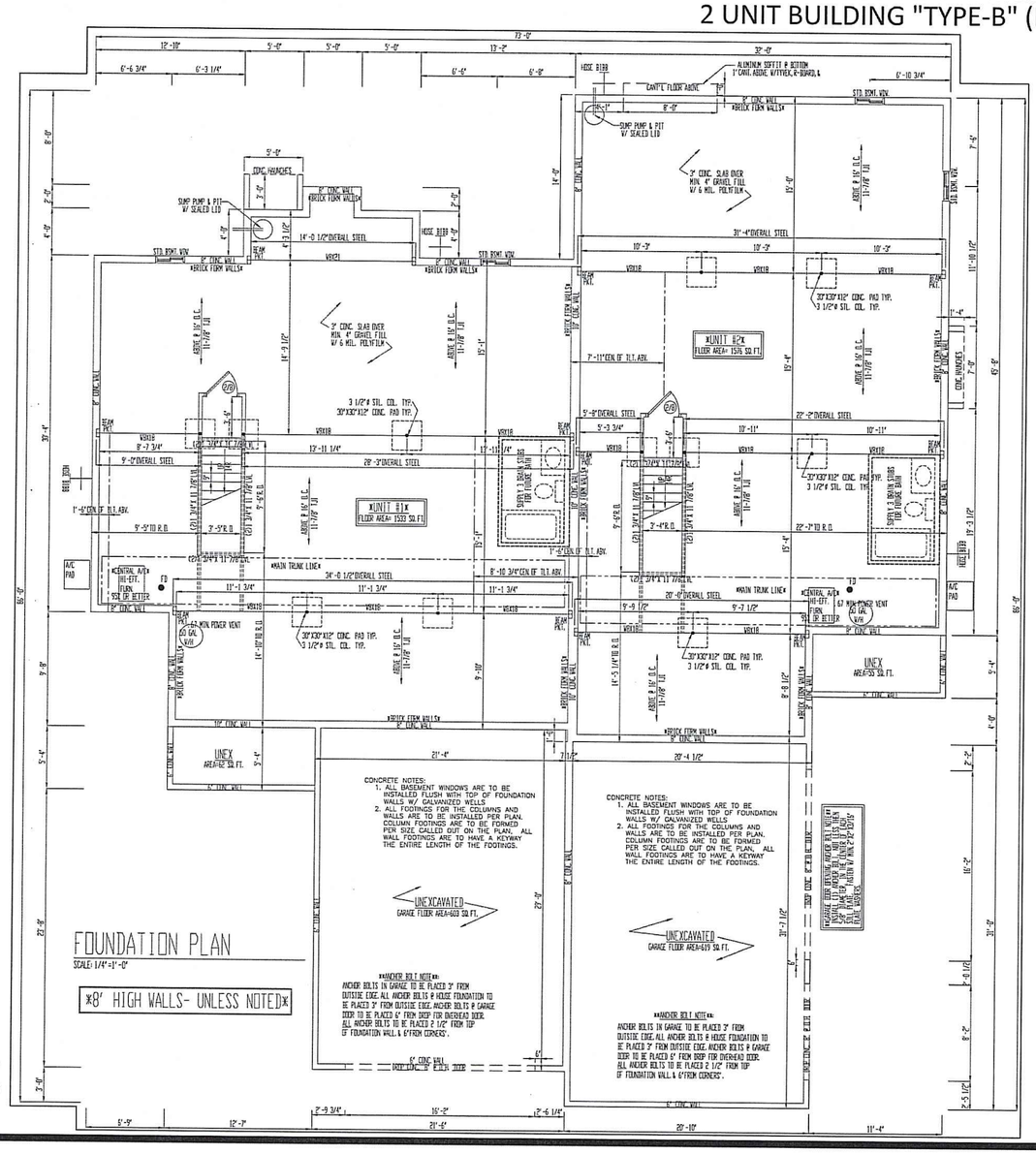
SHEET 5 OF 8

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-B" (BUILDINGS 1/2, 5/6, 7/8, 17/18 AND 19/20)



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

8' HIGH WALLS- UNLESS NOTED

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
(262)634-5588 | www.nmbsc.net

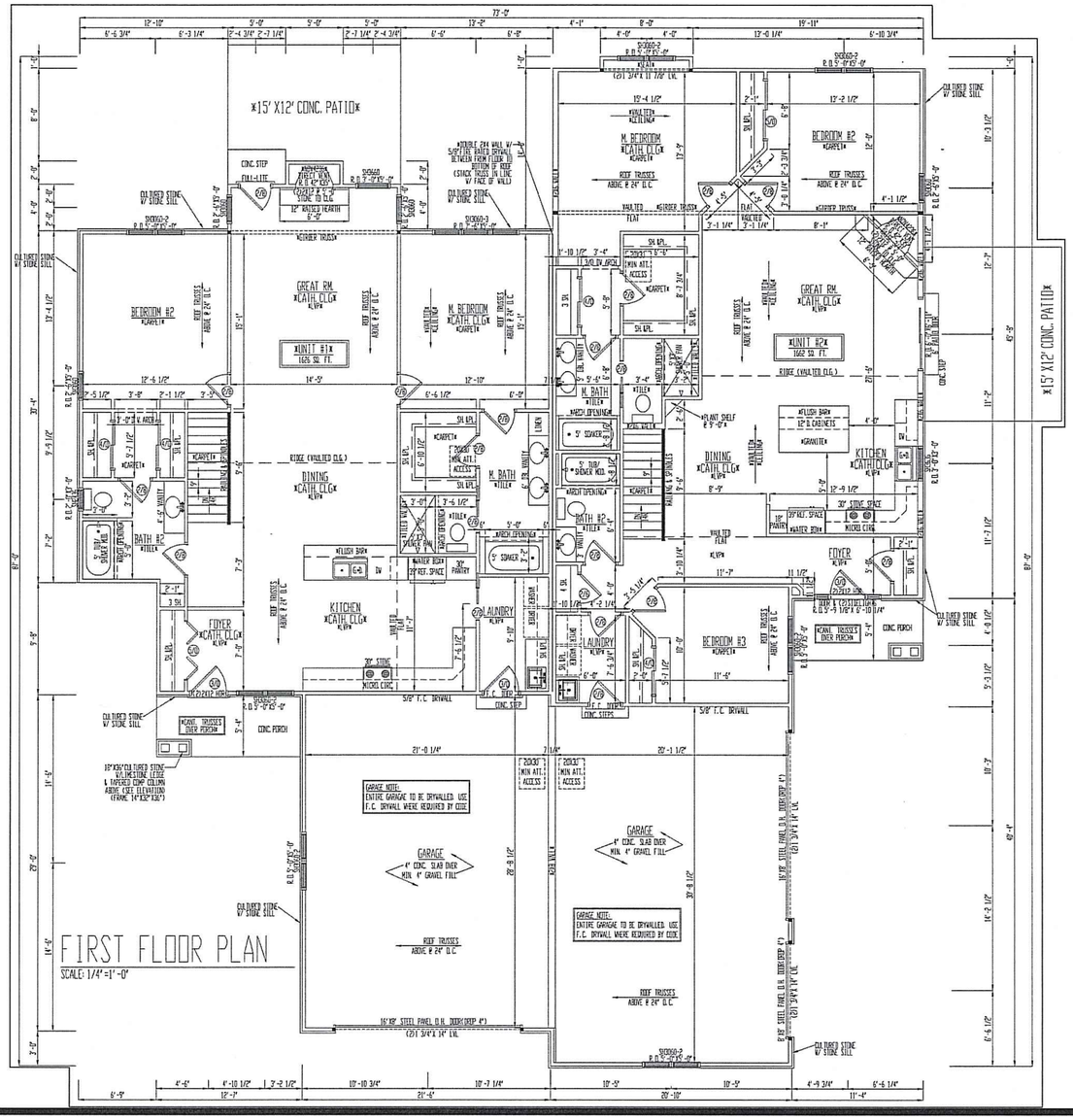
FOUNDATION PLAN

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

2 UNIT BUILDING "TYPE-B" (BUILDINGS 1/2, 5/6, 7/8, 17/18 AND 19/20)



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1ST FLOOR PLAN

SHEET 7 OF 8

2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

SIGNATURES

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. _____ , as recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on _____ __, 2025 as Document No. _____, being part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin. Excepting therefrom lands dedicated to public roadway purposes.

CERTIFICATION

I, Aaron T. Friess, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the building and improvements constructed or to be constructed upon the property.

This plat is a correct representation of the Willow Grove Condominium as proposed at the date thereof, and the identification and location of each unit and the common elements can be determined from the plat.

The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and approximate dimensions and floor areas thereof.

The proposed floor plans, provided by Harpe Development, do not represent as-built conditions.

All areas not occupied by units or limited common elements are common elements.

Aaron T. Friess
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd, Suite 200,
Racine WI 53406
(262) 634-5588

WISCONSIN AARON T. FRIESS S-3260 MT. PLEASANT WI LAND SURVEYOR

OWNER'S CERTIFICATE

As an Agent of _____, Owner, I hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this Plat. We also do further certify that this Plat is required to be submitted to the following for approval or objection: The Village of Pleasant Prairie.

Dated on this _____ day of _____ , 2025.

_____
Agent

STATE OF WISCONSIN } S.S.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, _____ _____, Agent of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signature: _____

Print Name: _____

Notary Public, _____, Wisconsin

My Commission Expires: _____

SEAL

VILLAGE PLAN COMMISSION APPROVAL

Approved by the Village Plan Commission, Village of Pleasant Prairie on this ____ day of _____, 2025.

_____
Michael R. Pollocoff, Chairman

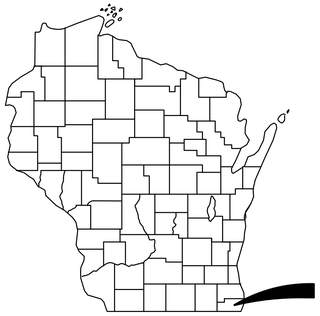
VILLAGE BOARD APPROVAL

Approved by the Village Board, Village of Pleasant Prairie on this ____ day of_____, 2025.

_____ Attest: _____
David J. Klimisch, Village President Jane C. Snell, Village Clerk

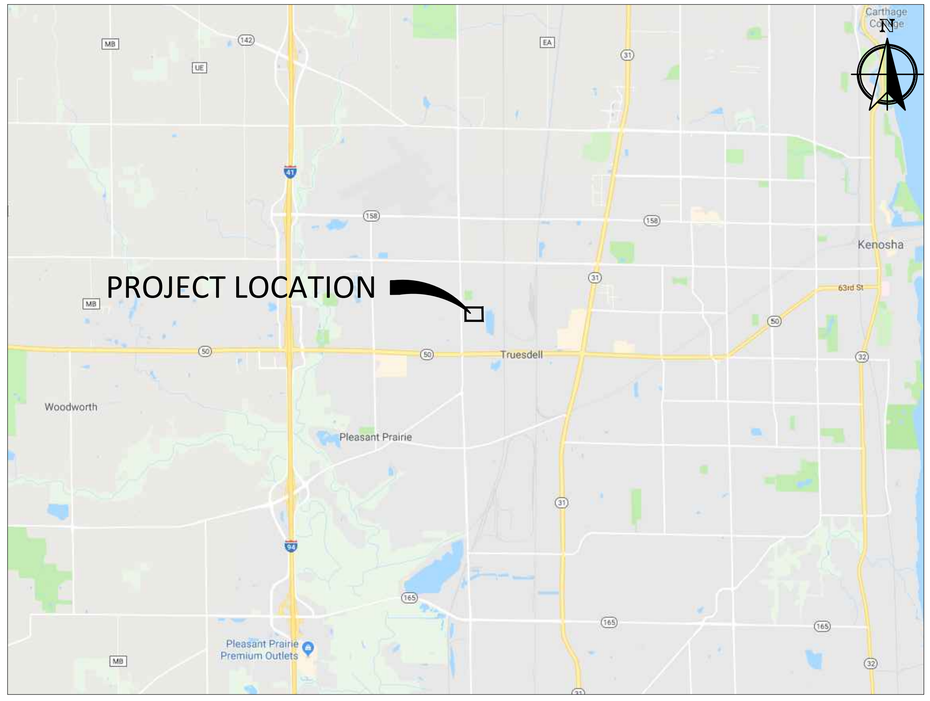
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CONSTRUCTION PLANS
for
WILLOW GROVE CONDOMINIUM
SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS
for
WILLOW GROVE, LLC
PLEASANT PRAIRIE, WISCONSIN



SHEET INDEX

Plan Sheet	Sheet No.
TITLE SHEET	1 OF 19
EXISTING CONDITIONS & SITE DEMOLITION PLAN	2 OF 19
DIMENSIONED SITE PLAN	3 OF 19
MASTER UTILITY PLAN	4 OF 19
SITE GRADING & EROSION CONTROL PLAN	5 OF 19
SANITARY SEWER & WATER MAIN PLAN & PROFILES	6 OF 19
ROADWAY & STORM SEWER PLAN & PROFILES	7 OF 19
STORM SEWER EASEMENT PLAN & PROFILES	8-9 OF 19
TYPICAL SECTIONS & CONSTRUCTION DETAILS	10-15 OF 19
ROADWAY CROSS-SECTIONS	16-19 OF 19
LANDSCAPE PLAN	L-1.0 - L-3.0



LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF	WV	
DECIDUOUS TREE		WATER MAIN VALVE	WV	
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE	S	
BUSH		SANITARY CLEAN OUT		
SOIL BORING	SB 1	STORM MANHOLE	D	
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER	G	SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE	E	CONTOURS	650	650
COMMUNICATION MANHOLE	C	FIRE PROTECTION		FP
WATER MANHOLE	W	UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X X	
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND 1.25" IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET 5/8" rebar IRON PIPE		FORCE MAIN	\	
		GAS MAIN	G	

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

FIELD WORK: 12-17-2019 BY: ETM / BME / JWR
12-18-2019
12-19-2019

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	I.E.
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	CANDG	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
EXISTING	EX	TANGENCY OF CURVE	TAN
FINISHED FIRST FLOOR	FFF	POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FG	PROPOSED	PROP
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE AND RESCUE INSPECTOR, GRADING AND UTILITY CONTRACTORS, AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGE'S OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED, SCHEDULED, AND MODERATED BY THE DESIGN ENGINEER OF RECORD. SEE VILLAGE CHECKLISTS FOR PRE-CON MEETING.

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

BENCH MARKS

1. TOP NUT OF HYDRANT
   NORTHEAST FACE POWER POLE
   ELEVATION: 697.59

2. TOP NUT OF HYDRANT
   68TH STREET DEAD END
   ELEVATION: 699.76

VILLAGE COORDINATION NOTE

EACH CONTRACTOR SHALL HAVE COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND THE VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

EROSION CONTROL NOTE

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

OWNER

WILLOW GROVE, LLC
DUSTIN HARPE
8501 75TH STREET, SUITE H
KENOSHA, WI 53142
OFFICE: 262-694-1677
EMAIL: sales@harpedevelopment.com

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

GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL
9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400

- COMMUNITY DEVELOPMENT DEPARTMENT
ROB HANSON
COMMUNITY DEVELOPMENT DIRECTOR
OFFICE: (262) 925-6717
EMAIL: rhanson@pleasantprairiewi.gov

PEGGY HERRICK
- ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pleasantprairiewi.gov

MIRANDA STEINMETZ
- PLANNER II
OFFICE: (262) 925-6711
EMAIL: msteinmetz@pleasantprairiewi.gov

CARRIE BORLAND
- PLANNING / ZONING TECHNICIAN
OFFICE: (262) 925-6717
EMAIL: cborland@pleasantprairiewi.gov

- ENGINEERING DEPARTMENT
MATT FINEOUR, P.E.
- EXECUTIVE DIRECTOR OF INFRASTRUCTURE MANAGEMENT
OFFICE: (262) 925-6778
EMAIL: mfineour@pleasantprairiewi.gov

KURT DAVIDSEN, P.E.
- VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@pleasantprairiewi.gov

KATIE PETERSEN
CIVIL ENGINEER
OFFICE: (262) 925-8938
EMAIL: kpetersen@pleasantprairiewi.gov

-PUBLIC WORKS DEPARTMENT
TOM HUPP
- DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: thupp@pleasantprairiewi.gov

- BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- DIRECTOR OF BUILDING INSPECTIONS
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@pleasantprairiewi.gov

DONALD KOEHNE
- BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@pleasantprairiewi.gov

MICHAEL KAPRELIAN
- BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: mkaprelian@pleasantprairiewi.gov

-PLEASANT PRAIRIE FIRE & RESCUE DEPARTMENT
CRAIG ROEPKE
- CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
OFFICE: (262) 694-9027
EMAIL: croepke@pleasantprairiewi.gov

AARON LONGRIE
- ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
EMAIL: alongrie@pleasantprairiewi.gov

WISCONSIN MARK D. EBERLE E-34050 RACINE PROFESSIONAL ENGINEER
5-8-25

PUBLIC UTILITY CONTACTS

-AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: (262) 506-6895
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

- AT&T
BRENT LEWIS
-MANAGER OSP PLANNING & ENGINEERING DESIGN
OFFICE: (414) 429-4214
EMAIL: bl521d@att.com

- TDS TELECOM
SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

- WEC ENERGY GROUP
JOEL BUROW
- CEM MANAGER
OFFICE: (414) 221-3192
EMAIL: joel.burrow@wecenergygroup.com

- SPECTRUM
STEVE CRAMER
- UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@charter.com
EMERGENCY NUMBER: (800) 627-2288

-WISCONSIN D.O.T.
ART BAUMANN
-TRAFFIC OPERATIONS ENGINEER
OFFICE: (262) 548-6707
EMAIL:art.baumann@dot.wi.gov

KEVIN KOEHNKE, P.E.
-PERMITS COORDINATOR
OFFICE: (262) 548-5891
EMAIL: kevin.koehnke@dot.wi.gov

- WE-ENERGIES
ALLIE KLAWINSKI
- SR. SERVICE MANAGER
OFFICE: (262) 552-3227
EMAIL: allie.klawinski@we-energies.com

MICHAEL BAKER
- CUSTOMER SERVICE MANAGER
OFFICE: (262) 886-7041
EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
- SENIOR ENGINEER
OFFICE: (262) 886-7074
EMAIL: hussain.biyawerwala@we-energies.com

BRANDON ERTS
- GAS ENGINEERING
OFFICE: (414) 221-3654
EMAIL: brandon.erts@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

- WI DEPARTMENT OF NATURAL RESOURCES
SONYA PONZI
WATER RESOURCE SPECIALIST
OFFICE: 608-598-0346
EMAIL: sonya.ponzi@wisconsin.gov

PETER WOOD, P.E.
- WATER RESOURCES ENGINEER
OFFICE: (262) 884-2360
EMAIL: peter.wood@wisconsin.gov

-KENOSHA COUNTY
GREGORY BOLDT, P.E.
-DIRECTOR / HIGHWAY COMISSIONER
DIVISION OF HIGHWAYS - PUBLIC WORKS
OFFICE: (262) 857-1870
CELL: (262) 220-0805
EMAIL: gregory.boldt@kenoshacountywi.gov

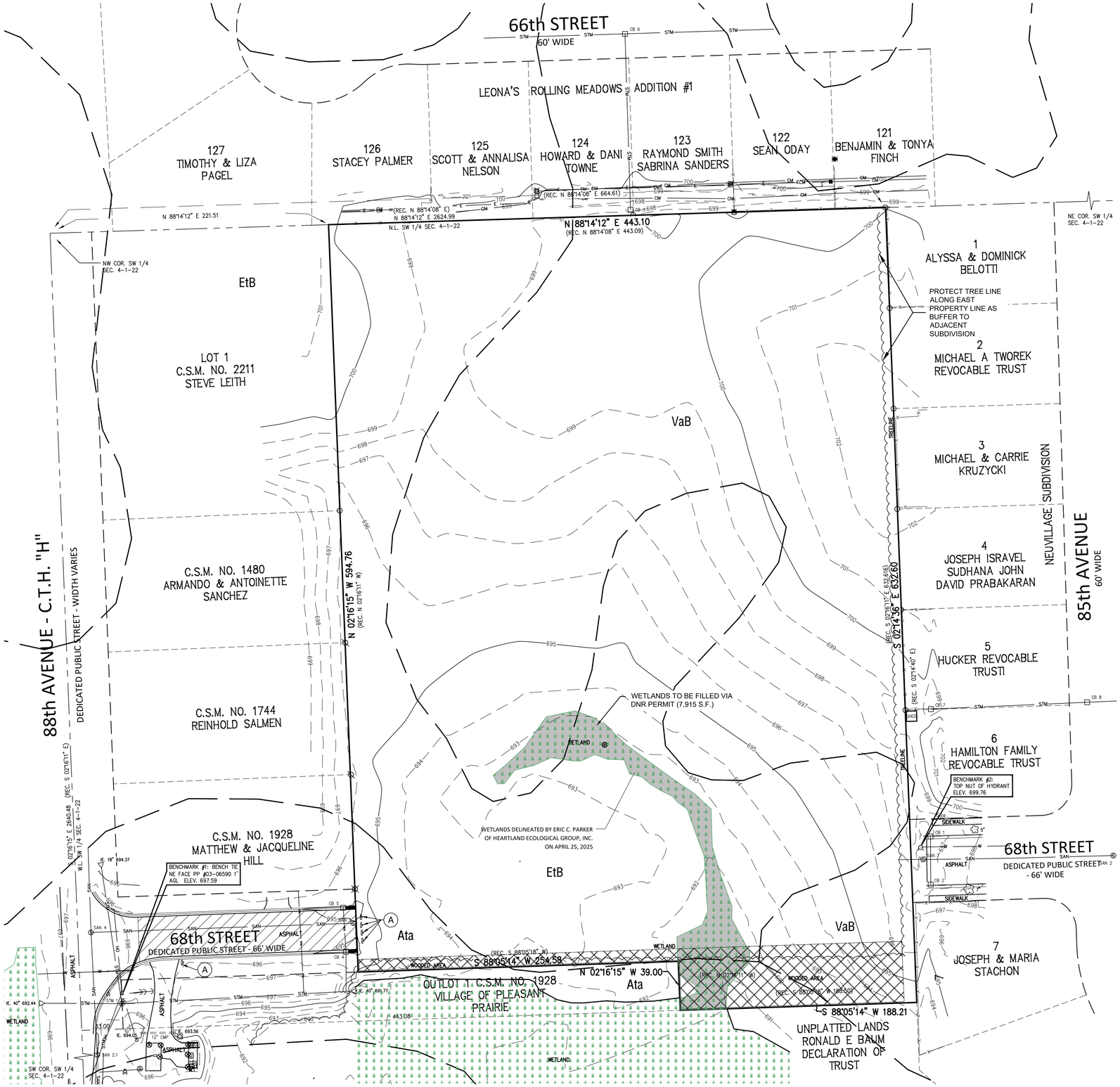
Nielsen Madsen + Barber
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1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

WILLOW GROVE CONDOMINIUM
SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT IMPROVEMENTS
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

ISSUE FOR REVIEW: 5-8-2025

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JGO
DATE:	5-8-2025
CHECKED:	MDE
DATE:	5-8-2025
2018.0328.01	
SHEET	1 OF 19



N

80' 40' 0' 40' 80'

SCALE 1"= 40'

SITE DEMOLITION LEGEND

- REMOVE CURB & GUTTER
- REMOVE & REPLACE 5" ASPHALT PAVEMENT
- CLEAR & GRUB TREES
- SAW CUT PAVEMENT (FULL DEPTH)
- (A) REMOVE END OF ROAD MARKERS AND SALVAGE TO VILLAGE (5 TOTAL)

EXISTING UTILITY DATA

STM 1
RIM 697.01
IE. 18" N 692.61
IE. 40" E 691.96
IE. 18" S 692.41
IE. 40" W 692.21

SAN 1
RIM 696.24
IE. 8" W 687.24
IE. 8" E 687.24

SAN 2
RIM 700.61
IE. 8" N 686.46
IE. 8" W 686.56
IE. 8" S 686.46

SAN 3
RIM 695.09
IE. 8" W 686.04
IE. 8" E 686.04

SAN 4
RIM 696.51
IE. 8" N 684.91
IE. 8" E 685.06
IE. 8" S 684.91

CB 1
RIM 696.35
IE. 12" S 691.75

CB 2
RIM 696.27
IE. 12" N 691.37

CB 3
RIM 697.51
IE. 12" N 694.51

CB 4
RIM 694.58*
IE. 12" N 691.83
IE. 12" S 691.83

CB 5
RIM 694.69*
IE. 12" S 691.04

CB 6
RIM 699.53
IE. 12" W 694.33
IE. 12" S 694.38
IE. 12" E 694.28

CB 7
RIM 697.99
IE. 10" E 695.54

CB 8
RIM 698.93
IE. 10" W 694.73
IE. 10" E 694.63

SAN 2.1
RIM 695.68
IE. 8" N/S 684.63
IE. 8" W 684.58

NOTES:

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

FIELD WORK: 10-16-2018 BY: WJB
12-17-2019 BY: ETM / BME
12-18-2019 BY: ETM / BME
12-19-2019 BY: ETM / JWR
01-07-2020 BY: ETM / BME

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

LEGEND:

- STORM MANHOLE
- CATCH BASIN
- STM STORM SEWER
- SANITARY MANHOLE
- SAN SANITARY SEWER
- VENT PIPE
- HYDRANT
- E ELECTRIC LINE
- GUARD POST
- WV WATER VALVE
- W WATER MAIN
- ELECTRIC PEDESTAL
- ELECTRIC METER
- POWER POLE
- GUY WIRE
- PAD MOUNT TRANSFORMER
- CM COMMUNICATION LINE
- WETLAND SOIL PIT
- DECIDUOUS TREE
- CONIFEROUS TREE
- COMMUNICATION BOX
- LIGHT POLE
- YARD LIGHT
- G GAS MAIN
- GAS METER
- SIGN
- MAILBOX
- X FENCE
- WATER CONTROL VALVE
- FOUND 1-1/4" IRON PIPE
- FOUND 1" IRON PIPE
- FOUND ANGLE IRON
- GENERATOR
- Ata SOIL CLASSIFICATION
- WETLAND FILL

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WILLOW GROVE CONDOMINIUM

EXISTING CONDITIONS & SITE DEMOLITION PLAN

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

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2018.0328.01

SHEET 2 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:47:51 AM

WILLOW GROVE CONDOMINIUM
DIMENSIONED SITE PLAN
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

ISSUE FOR REVIEW: 5-8-2025

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N

60' 30' 0' 30' 60'

SCALE 1"= 30'

DIGGERS HOTLINE
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www.DiggersHotline.com

N 88°14'12" E 221.51

88th AVENUE - C.T.H. "H"
DEDICATED PUBLIC STREET - WIDTH VARIES

85th AVENUE
60' WIDE

86th AVENUE
DEDICATED PUBLIC STREET - 66' WIDE

68th STREET
DEDICATED PUBLIC STREET - 66' WIDE

03-122-04-232-126
STACEY PALMER
8625 66TH AVE

03-122-04-232-125
SCOTT NELSON
8617 66TH AVE

03-122-04-232-124
HOWARD TOWNE
8609 66TH AVE

03-122-04-232-123
RAYMOND SMITH
8601 66TH AVE

03-122-04-232-122
SEAN ODAY
8519 66TH AVE

03-122-04-232-121
BENJAMIN FINCH
8511 66TH AVE

03-122-04-327-001
ALYSSA BELOTTI
6610 85TH AVE

03-122-04-327-002
MICHAEL TWOREK
6618 85TH AVE

03-122-04-327-003
MICHAEL KRUZYCKI
6702 85TH AVE

03-122-04-327-004
JOSEPH ISRAVEL
6710 85TH AVE

03-122-04-327-005
HUCKER REVOCABLE TRUST
6718 85TH AVE

03-122-04-327-006
HAMILTON FAMILY REVOCABLE TRUST
6724 85TH AVE

03-122-04-327-007
JOSEPH STACHON
6806 85TH AVE

91-4-122-043-0210
STEVE LEITH
6651 88TH STREET

91-4-122-043-0100
ARMANDO SANCHEZ
6719 88TH STREET

91-4-122-043-0105
REINHOLD SALMEN
6799 88TH STREET

91-4-122-043-0110
MATTHEW HILL
8780 68TH STREET

91-4-122-043-0115
VILLAGE OF PLEASANT PRAIRIE
88TH AVE

UNITS 11 & 12
FYG: 700.44

UNITS 13 & 14
FYG: 700.93

UNITS 9 & 10
FYG: 700.44

UNITS 7 & 8
FYG: 700.26/696.26

UNITS 15 & 16
FYG: 700.93

UNITS 5 & 6
FYG: 700.29/696.29

UNITS 17 & 18
FYG: 700.05

UNITS 3 & 4
FYG: 699.07

UNITS 19 & 20
FYG: 699.10

UNITS 1 & 2
FYG: 697.04

25' SETBACK

PROTECT TREE LINE ALONG EAST PROPERTY LINE AS BUFFER TO ADJACENT SUBDIVISION

RETENTION BASIN

MONUMENT SIGN

WETLANDS

EASEMENT LEGEND:
A. Dedicated Public Road.
B. Dedicated 12' Public Utility, Access and Maintenance Easement.
C. Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
D. Dedicated 10' Tree Preservation, Access and Maintenance Easement.
E. Dedicated Storm Water, Retention Basin, Access and Maintenance Easement (Outlot 1).
F. Dedicated Landscaping, Access and Maintenance Easement Area.

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SHEET 3 OF 19

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N 88°14'12" E 221.51

03-122-04-232-126
STACEY PALMER
8625 66TH AVE

03-122-04-232-125
SCOTT NELSON
8617 66TH AVE

03-122-04-232-124
HOWARD TOWNE
8609 66TH AVE

03-122-04-232-123
RAYMOND SMITH
8601 66TH AVE

03-122-04-232-122
SEAN ODAY
8519 66TH AVE

03-122-04-232-121
BENJAMIN FINCH
8511 66TH AVE

03-122-04-327-001
ALYSSA BELOTTI
6610 85TH AVE

03-122-04-327-002
MICHAEL TWOREK
6618 85TH AVE

03-122-04-327-003
MICHAEL KRUZYCKI
6702 85TH AVE

03-122-04-327-004
JOSEPH ISRAVEL
6710 85TH AVE

03-122-04-327-005
HUCKER REVOCABLE TRUST
6718 85TH AVE

03-122-04-327-006
HAMILTON FAMILY REVOCABLE TRUST
6724 85TH AVE

03-122-04-327-007
JOSEPH STACHON
6806 85TH AVE

91-4-122-043-0210
STEVE LEITH
6651 88TH STREET

91-4-122-043-0100
ARMANDO SANCHEZ
6719 88TH STREET

91-4-122-043-0105
REINHOLD SALMEN
6799 88TH STREET

91-4-122-043-0110
MATTHEW HILL
8780 68TH STREET

91-4-122-043-0115
VILLAGE OF PLEASANT PRAIRIE
88TH AVE

88th AVENUE - C.T.H. "H"
DEDICATED PUBLIC STREET - WIDTH VARIES

85th AVENUE
60' WIDE

86th AVENUE

68th STREET
DEDICATED PUBLIC STREET - 66' WIDE

UNIT 11 & 12
FYG: 700.44

UNIT 13 & 14
FYG: 700.93

UNIT 9 & 10
FYG: 700.44

UNIT 15 & 16
FYG: 700.93

UNIT 7 & 8
FYG: 700.26/696.26

UNIT 17 & 18
FYG: 700.05

UNIT 5 & 6
FYG: 700.29/696.29

UNIT 19 & 20
FYG: 699.10

UNIT 3 & 4
FYG: 699.07

UNIT 1 & 2
FYG: 697.04

RETENTION BASIN

STM CB 5.0
STM CB 3.0
STM EW 4.0
STM CB 2.1
STM MH 2.0
STM CB 1.1
STM EW 1.0
HYDRANT #2
HYDRANT #3
SAN 5.0
SAN 4.0
SAN 3.0
SAN 2.0
SAN 1.0
STM CB 6.4
STM CB 6.3
STM CB 6.2
STM CB 6.1
STM EW 6.0
HYDRANT #1
OCS 8.0
STM EW 7.0
IE. 18" 694.37
IE. 40" 691.77
0" 692.44
CONNECT TO EXISTING 8" WATERMAIN
EXISTING SUMP PUMP LATERAL
25' SETBACK
20.00
12.00
10.00

N

60' 30' 0' 30' 60'

SCALE 1"= 30'

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

UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SUMP PUMP LATERAL

EASEMENT LEGEND:

A. Dedicated Public Road.
B. Dedicated 12' Public Utility, Access and Maintenance Easement.
C. Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
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E. Dedicated Storm Water, Retention Basin, Access and Maintenance Easement (Outlot 1).
F. Dedicated Landscaping, Access and Maintenance Easement Area.

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WILLOW GROVE CONDOMINIUM
MASTER UTILITY PLAN
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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2018.0328.01

SHEET 4 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:48:01 AM

SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 804.85 EXISTING YARD GRADE
- DRAINAGE SWALE CENTERLINE
- 804.85 SWALE CENTERLINE GRADE
- SILT FENCE
- STORM INLET PROTECTION
- EROSION MAT - CLASS I, TYPE B, URBAN
- EROSION MAT - CLASS III, TYPE B, URBAN
- STONE TRACKING PAD
- MEDIUM RIP RAP ON GEOTEXTILE FABRIC TYPE "HR"
- WETLAND BOUNDARY
- PROPOSED WETLAND FILL VIA DNR PERMIT (7915 S.F.)

88th AVENUE - C.T.H. "H"

DEDICATED PUBLIC STREET - WIDTH VARIES

03-122-04-232-126 STACEY PALMER 8625 66TH AVE

03-122-04-232-125 SCOTT NELSON 8617 66TH AVE

03-122-04-232-124 HOWARD TOWNE 8609 66TH AVE

03-122-04-232-123 RAYMOND SMITH 8601 66TH AVE

03-122-04-232-122 SEAN ODAY 8519 66TH AVE

03-122-04-232-121 BENJAMIN FINCH 8511 66TH AVE

03-122-04-327-001 ALYSSA BELOTTI 6610 85TH AVE

03-122-04-327-002 MICHAEL TWOREK 6618 85TH AVE

03-122-04-327-003 MICHAEL KRUZYCKI 6702 85TH AVE

03-122-04-327-004 JOSEPH ISRAVEL 6710 85TH AVE

03-122-04-327-005 HUCKER REVOCABLE TRUST 6718 85TH AVE

03-122-04-327-006 HAMILTON FAMILY REVOCABLE TRUST 6724 85TH AVE

03-122-04-327-007 JOSEPH STACHON 6806 85TH AVE

91-4-122-043-0210 STEVE LEITH 6651 88TH STREET

91-4-122-043-0100 ARMANDO SANCHEZ 6719 88TH STREET

91-4-122-043-0105 REINHOLD SALMEN 6799 88TH STREET

91-4-122-043-0110 MATTHEW HILL 8780 68TH STREET

91-4-122-043-0115 VILLAGE OF PLEASANT PRAIRIE 88TH AVE

UNITS 11 & 12 FYG: 700.44

UNITS 9 & 10 FYG: 700.44

UNITS 13 & 14 FYG: 700.93

UNITS 7 & 8 FYG: 700.26/696.26

UNITS 15 & 16 FYG: 700.93

UNITS 17 & 18 FYG: 700.05

UNITS 5 & 6 FYG: 700.29/696.29

UNITS 19 & 20 FYG: 699.10

UNITS 3 & 4 FYG: 699.07

UNITS 1 & 2 FYG: 697.04

25' SETBACK

86th AVENUE

85th AVENUE 60' WIDE

68th STREET DEDICATED PUBLIC STREET - 66' WIDE

IE. 18" 694.37

IE. 40" 691.77

PROTECT WETLANDS

INSTALL MEDIUM RIPRAP 8' W x 15' L x 1.5' D

INSTALL MEDIUM RIPRAP 8' W x 15' L x 1.5' D

RETENTION BASIN

RETENTION BASIN
OUTLET CONTROL STRUCTURE 8.0
NORMAL WATER LEVEL: 691.00
1 – 8.0" ORIFICE @ 691.00
1 – 11.0" ORIFICE @ 692.15
48" STANDPIPE @ 694.00
42' – 12" RCP @ 0.86%
IE. 12" (S) 691.00
*** 2 YR. STORM – HWM: 692.03**
*** 100 YR. STORM – HWM: 693.95**

EASEMENT LEGEND:
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B. Dedicated 12' Public Utility, Access and Maintenance Easement.
C. Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
D. Dedicated 10' Tree Preservation, Access and Maintenance Easement.
E. Dedicated Storm Water, Retention Basin, Access and Maintenance Easement (Outlet 1).
F. Dedicated Landscaping, Access and Maintenance Easement Area.

N

60' 30' 0' 30' 60'

SCALE 1"= 30'

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

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WILLOW GROVE CONDOMINIUM

SITE GRADING & EROSION CONTROL PLAN

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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2018.0328.01

SHEET 5 OF 19

ISSUE FOR REVIEW: 5-8-2025

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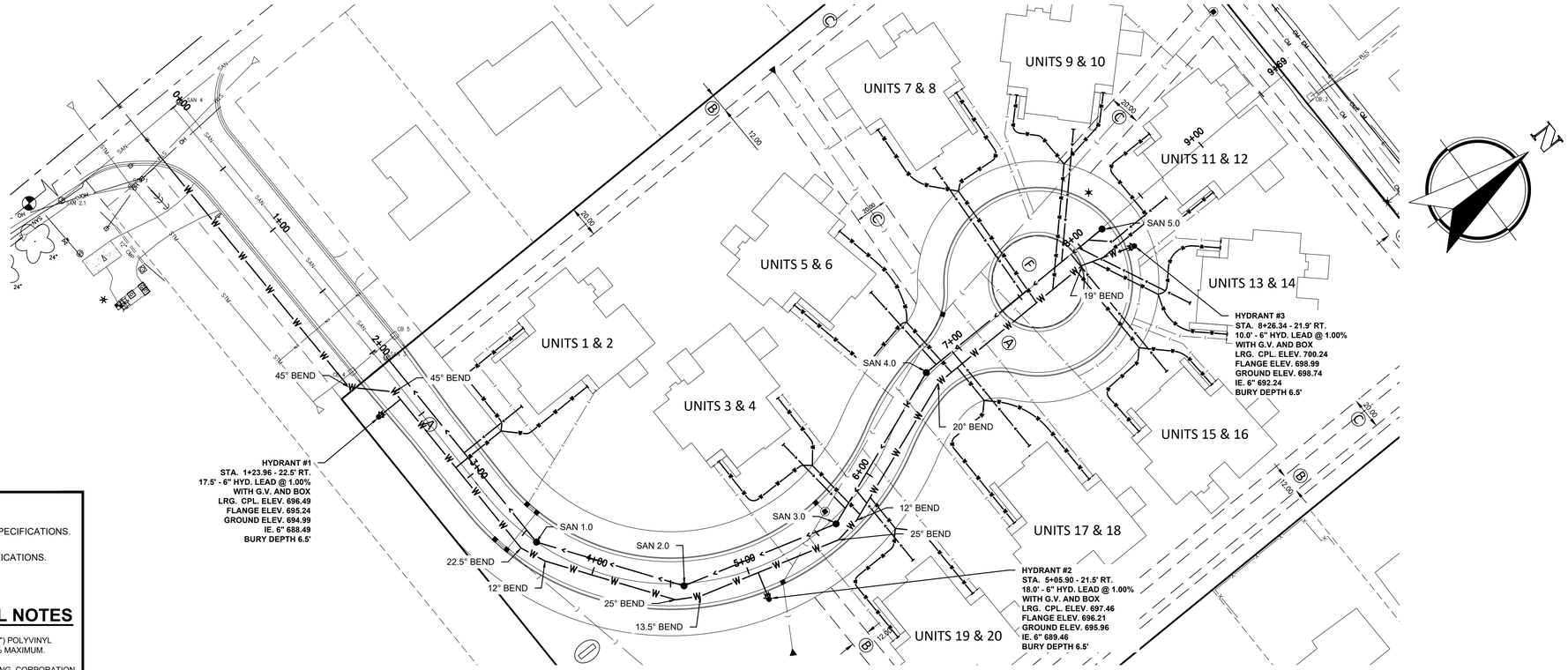
UTILITY BACKFILL NOTES

1. COMPACTED GRANULAR BACKFILL PER VILLAGE SPECIFICATIONS.
2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

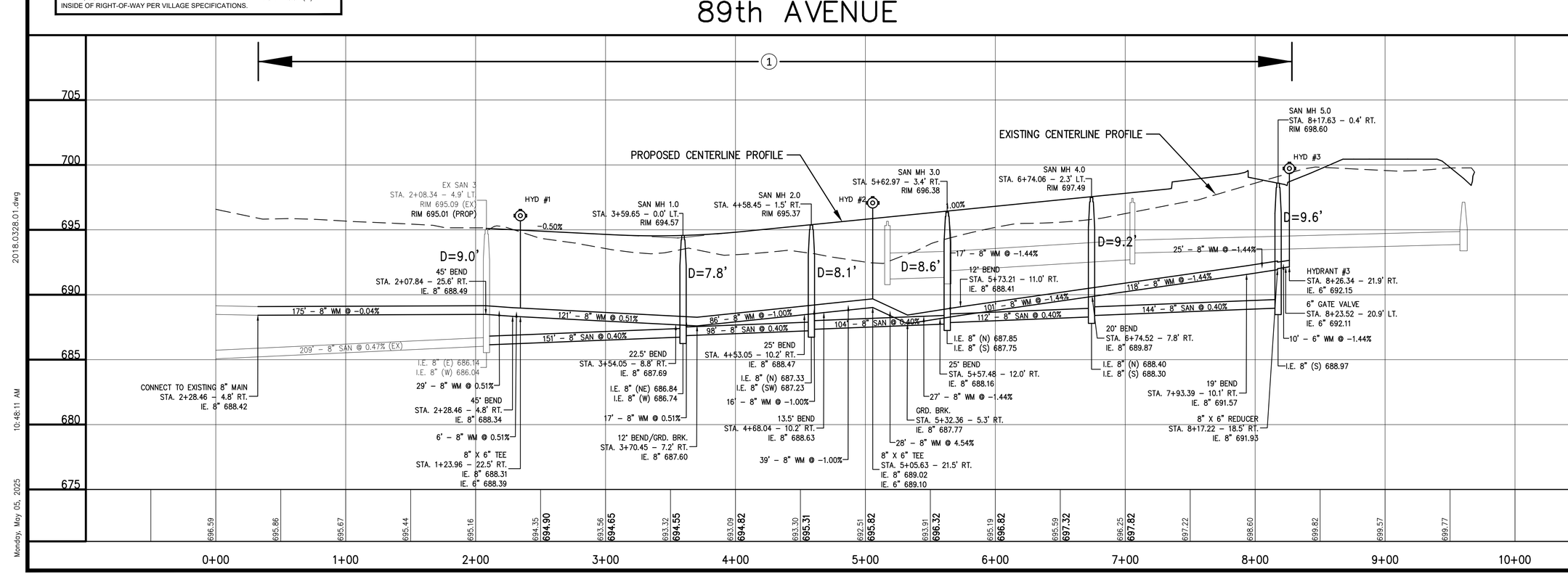
SEWER AND WATER LATERAL NOTES

DOUBLE UNIT SANITARY SEWER LATERALS SHALL BE SIX INCH (6") POLYVINYL CHLORIDE (PVC) INSTALLED AT 2.08% SLOPE MINIMUM AND 4.16% MAXIMUM.

ALL WATER LATERALS SHALL BE 1 1/2" POLYETHYLENE (PE) TUBING. CORPORATION STOPS, CURB VALVES AND CURB BOXES SHALL BE INSTALLED ONE FOOT (1') INSIDE OF RIGHT-OF-WAY PER VILLAGE SPECIFICATIONS.



SCALES:
HORZ. 1"=40'
VERT. 1"=4'



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WILLOW GROVE CONDOMINIUM
86TH AVENUE
SANITARY SEWER & WATERMAIN
STA. 0+00.00 - 9+69.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

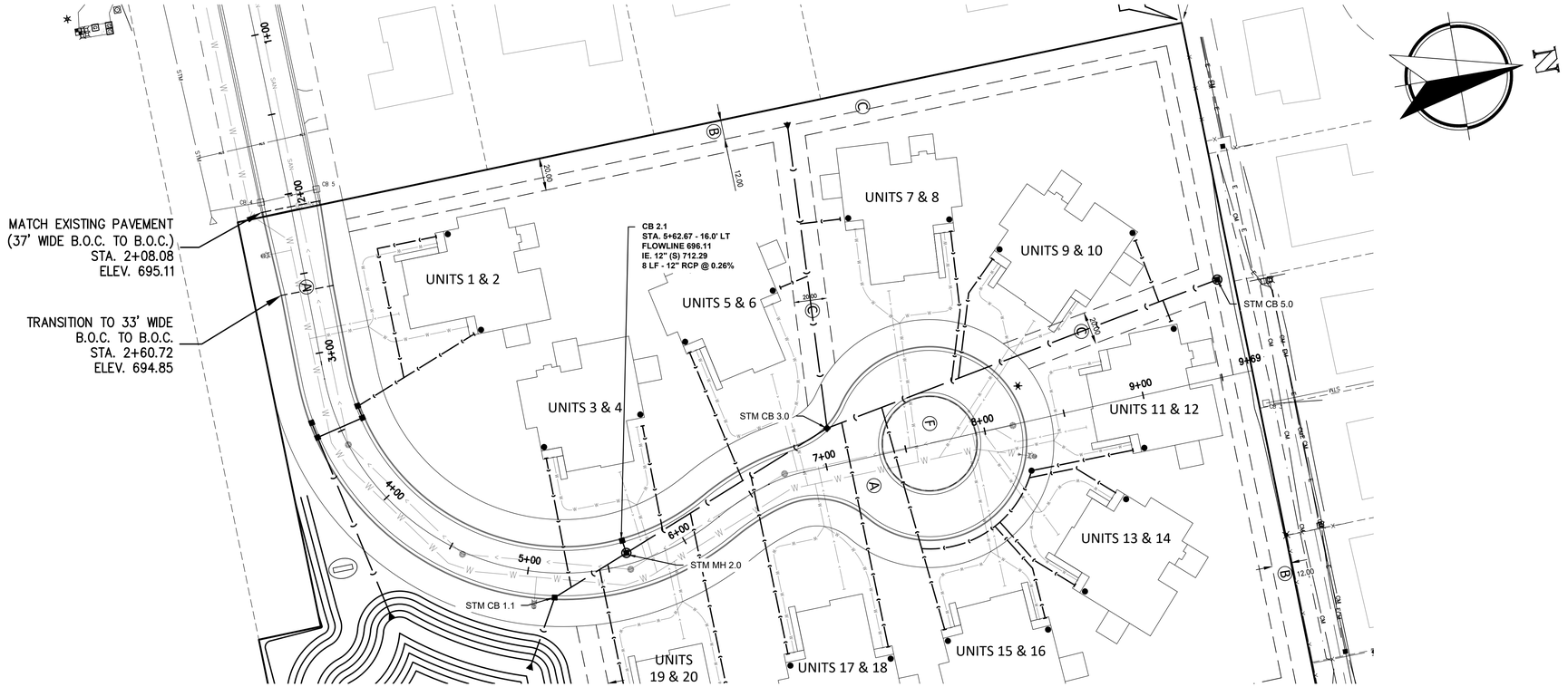
PROJ. MGR:	MDE
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SHEET 6 OF 19

ISSUE FOR REVIEW: 5-8-2025

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Monday, May 05, 2025



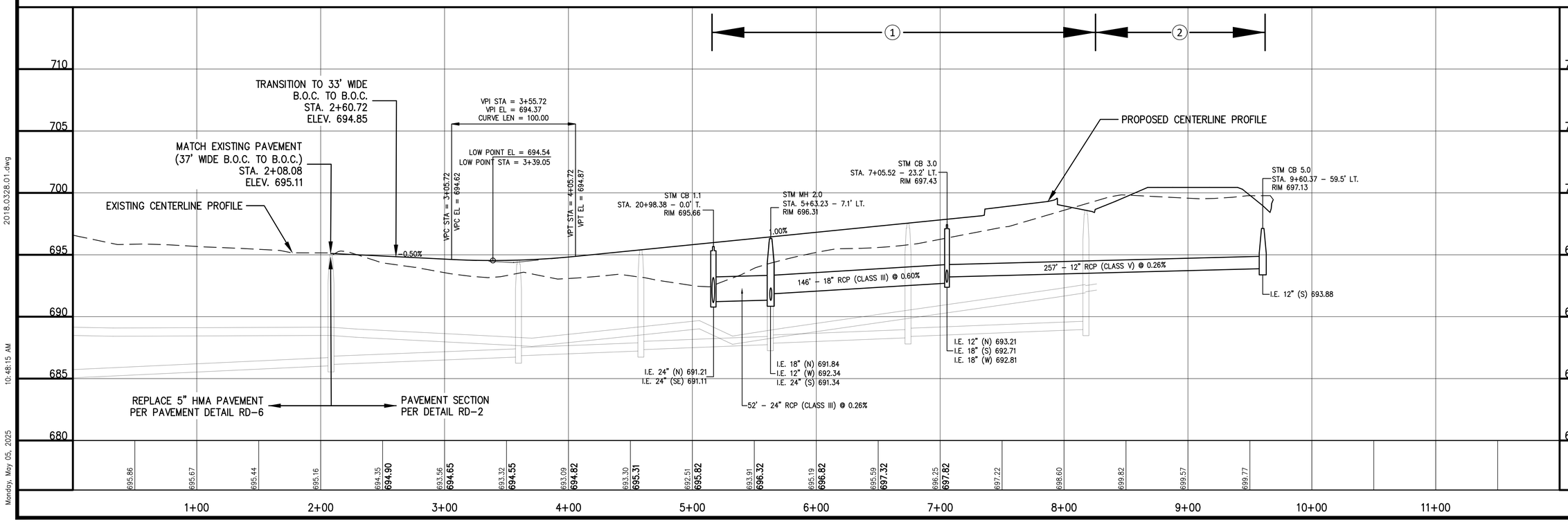
UTILITY BACKFILL NOTES

1. COMPACTED GRANULAR BACKFILL PER VILLAGE SPECIFICATIONS.
2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

STORM LATERALS

SUMP PUMP LATERALS SHALL BE 4" PVC CONFORMING TO ASTM D3034, SDR-26 AT 2.08% (MINIMUM).

SCALES:
HORZ. 1"=40'
VERT. 1"=4'



Nielsen Madsen + Barber
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WILLOW GROVE CONDOMINIUM
86TH AVENUE
ROADWAY & STORM SEWER
STA. 0+00.00 - 9+69.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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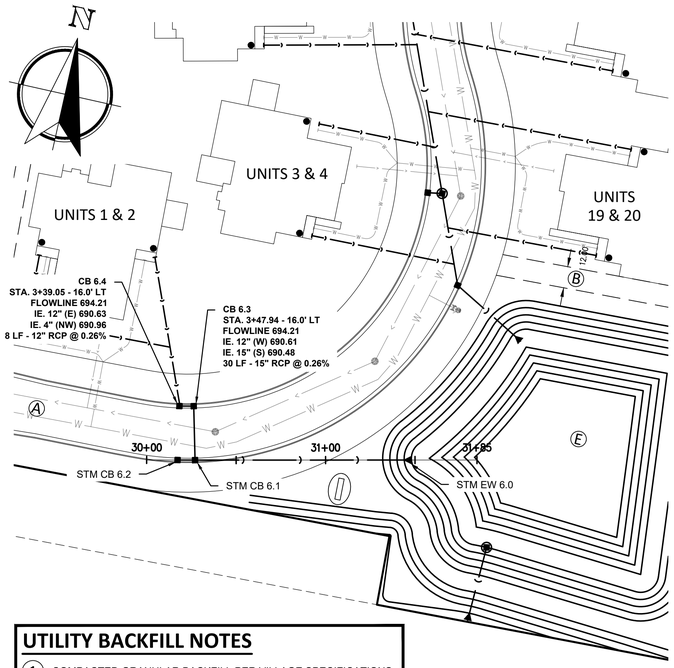
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SHEET 7 OF 19

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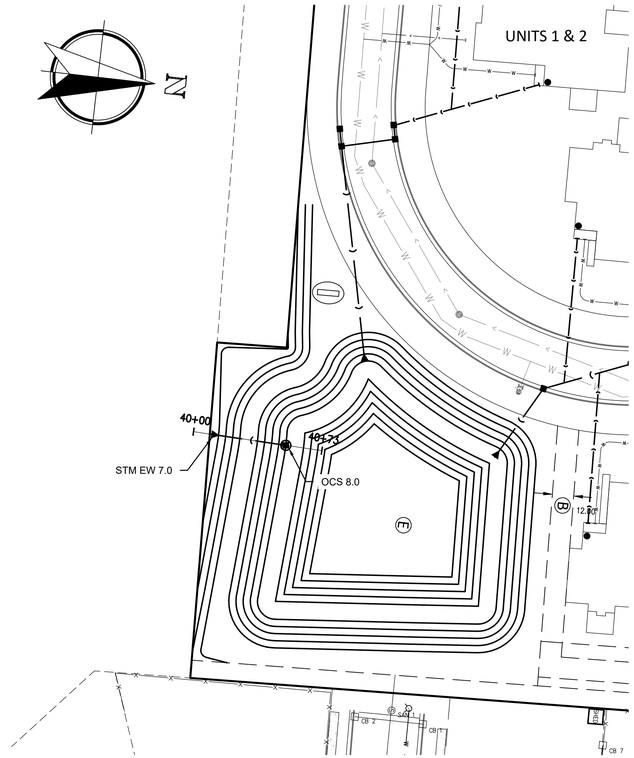
UTILITY BACKFILL NOTES

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2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

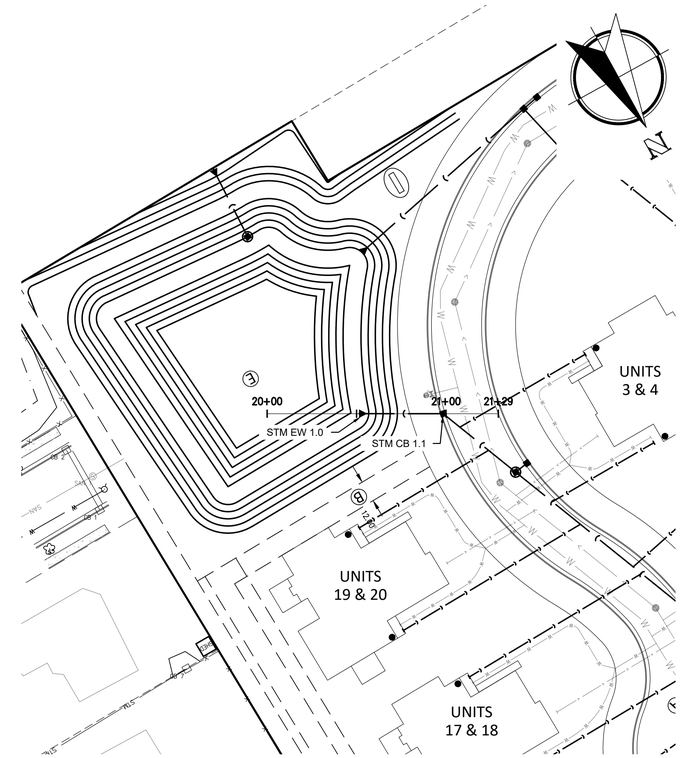
STORM LATERALS

SUMP PUMP LATERALS SHALL BE 4" PVC CONFORMING TO ASTM D3034, SDR-26 AT 2.08% (MINIMUM).

CB 6.2 - EW 6.0

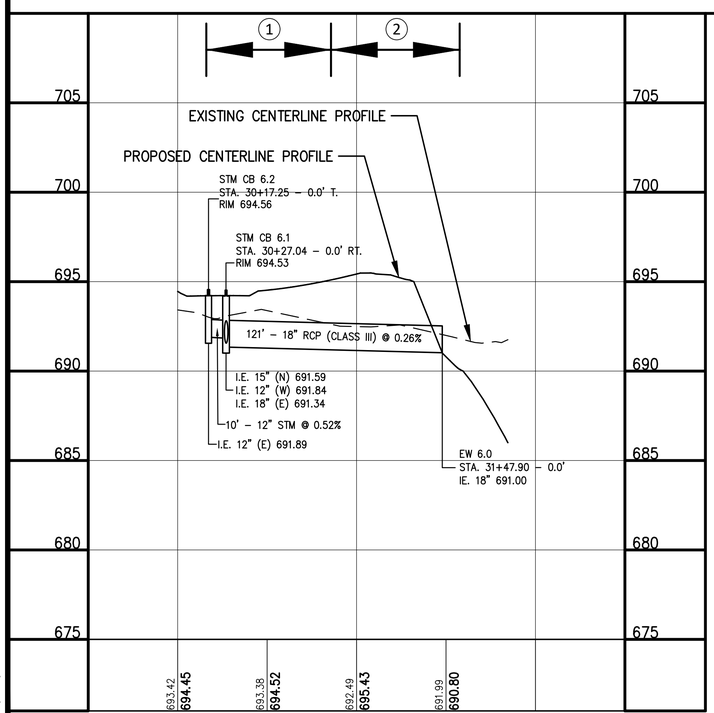


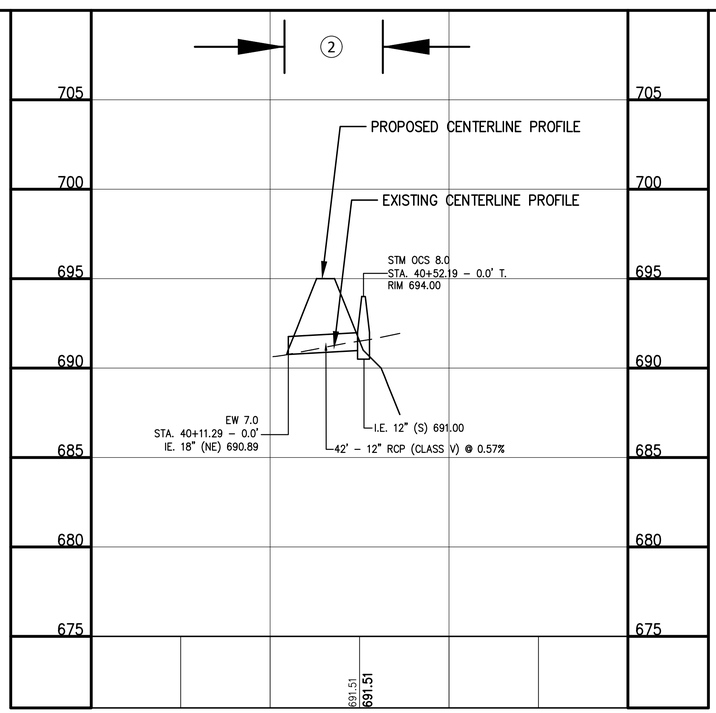
OCS 8.0 - EW 7.0

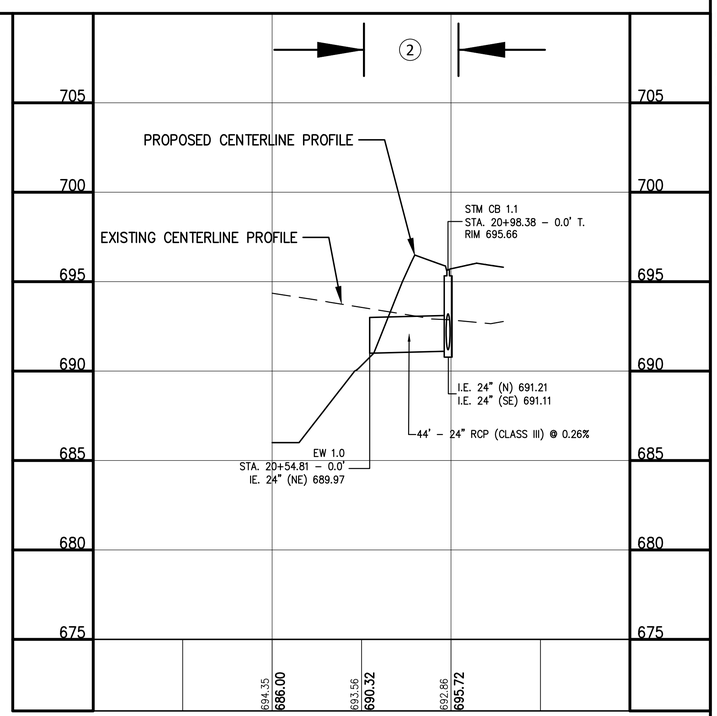


CB 1.1 - EW 1.0

SCALES:
HORZ. 1"=40'
VERT. 1"=4'







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WILLOW GROVE CONDOMINIUM

STORM SEWER EASEMENTS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

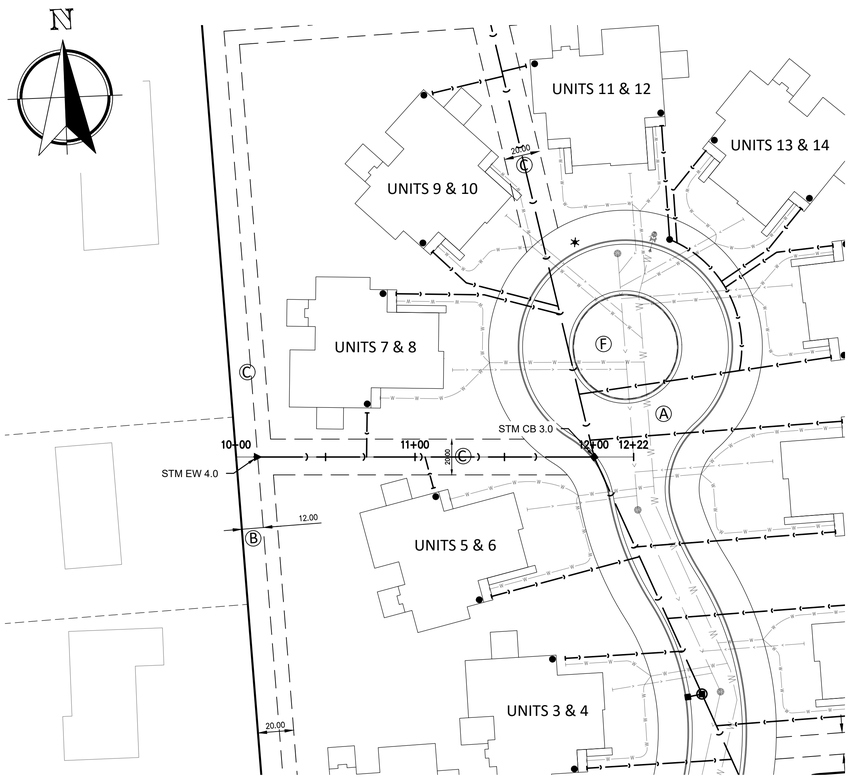
PROJ. MGR:	MDE
DRAFTED:	JGO
DATE:	5-8-2025
CHECKED:	MDE
DATE:	5-8-2025

2018.0328.01

SHEET 8 OF 19

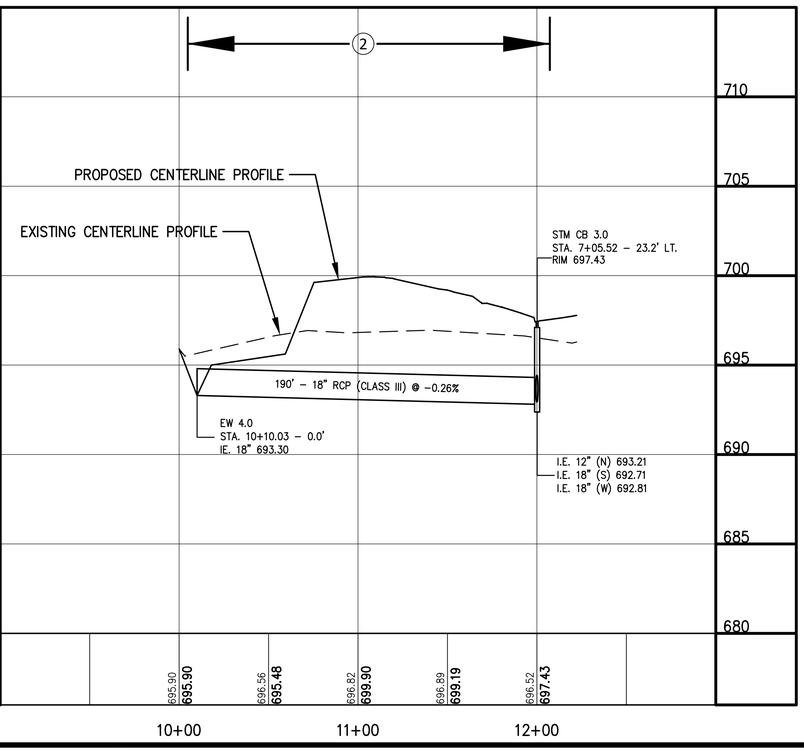
ISSUE FOR REVIEW: 5-8-2025

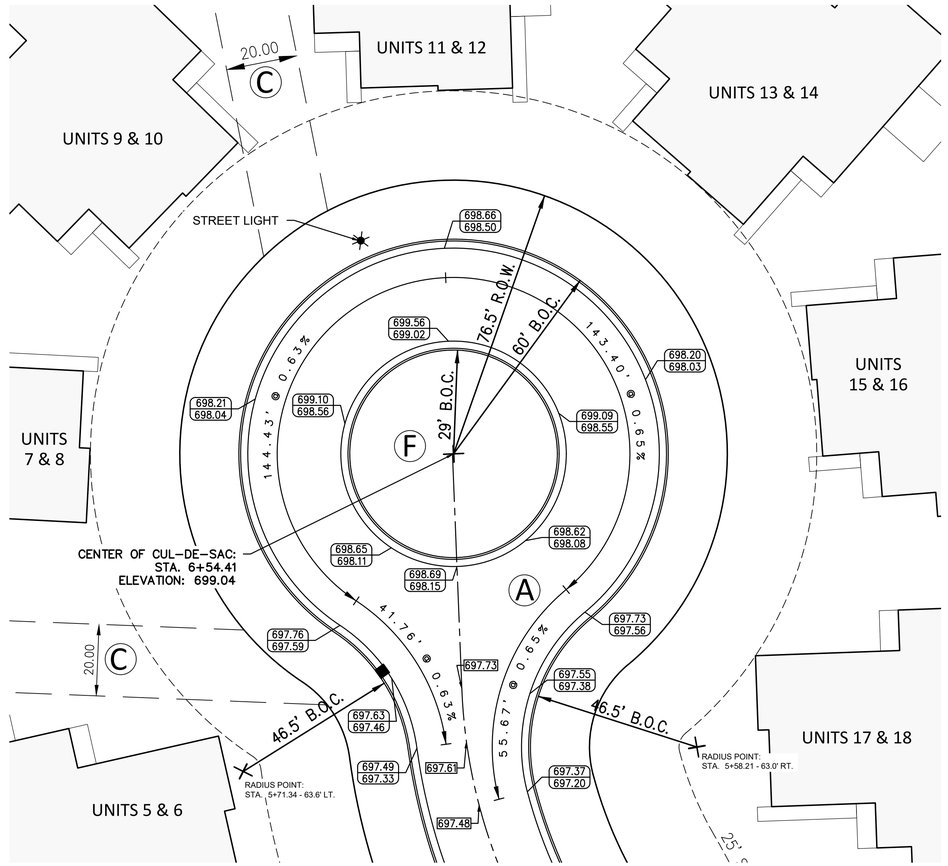
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10:48:24 AM
Monday, May 05, 2025



EW 4.0 - CB 3.0

SCALES:
HORZ. 1"=40'
VERT. 1"=4'





86TH AVENUE
SCALE 1"=20'

UTILITY BACKFILL NOTES

1. COMPACTED GRANULAR BACKFILL PER VILLAGE SPECIFICATIONS.
2. COMPACTED SPOIL BACKFILL PER VILLAGE SPECIFICATIONS.
3. SLURRY BACKFILL PER VILLAGE SPECIFICATIONS.

STORM LATERALS

SUMP PUMP LATERALS SHALL BE 4" PVC CONFORMING TO ASTM D3034, SDR-26 AT 2.08% (MINIMUM).

EASEMENT LEGEND:

A. Dedicated Public Road.
B. Dedicated 12' Public Utility, Access and Maintenance Easement.
C. Dedicated 20' Storm Water Drainage, Access and Maintenance Easement.
D. Dedicated 10' Tree Preservation, Access and Maintenance Easement.
E. Dedicated Storm Water, Retention Basin, Access and Maintenance Easement (Outlot 1).
F. Dedicated Landscaping, Access and Maintenance Easement Area.

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WILLOW GROVE CONDOMINIUM

STORM SEWER EASEMENT & INTERSECTION DETAIL

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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DATE:	5-8-2025
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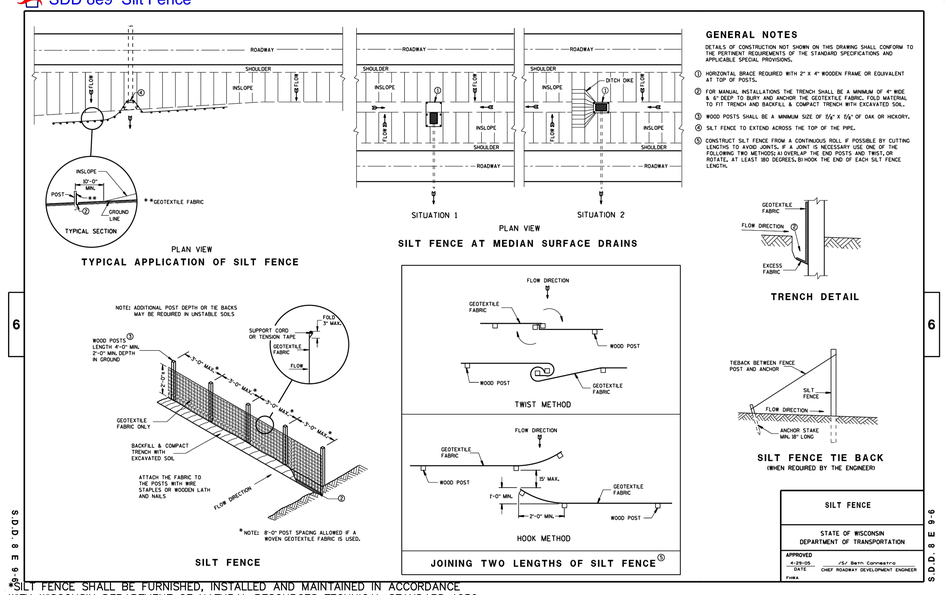
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SHEET 9 OF 19

ISSUE FOR REVIEW: 5-8-2025

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Monday, May 05, 2025

SDD 8e9 Silt Fence



TYPICAL APPLICATION OF SILT FENCE

SILT FENCE AT MEDIAN SURFACE DRAINS

TRENCH DETAIL

SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)

SILT FENCE

JOINING TWO LENGTHS OF SILT FENCE ⑤

GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE 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.

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" x 1½" OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ 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) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

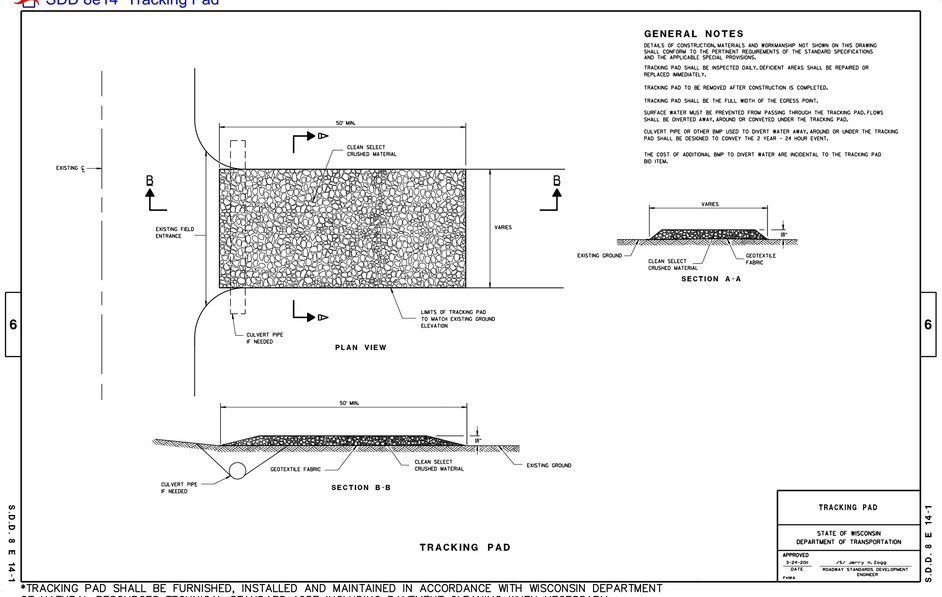
SILT FENCE	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 10-16-02 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 9-6

*SILT FENCE SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1056.

1 SILT FENCE DETAIL N.T.S.

SDD 8e14 Tracking Pad



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.

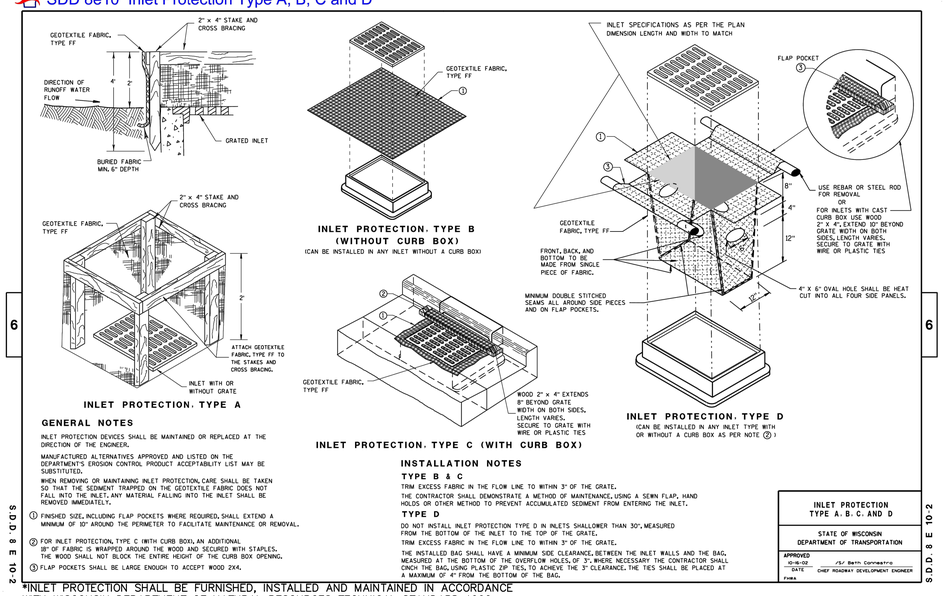
TRACKING PAD	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 3-24-201 DATE	/S/ Jerry M. Zogg ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 14-1

*TRACKING PAD SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1057 INCLUDING PAVEMENT CLEANING WHEN NECESSARY.

2 TRACKING PAD DETAIL N.T.S.

SDD 8e10 Inlet Protection Type A, B, C and D



GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL 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 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL 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 THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

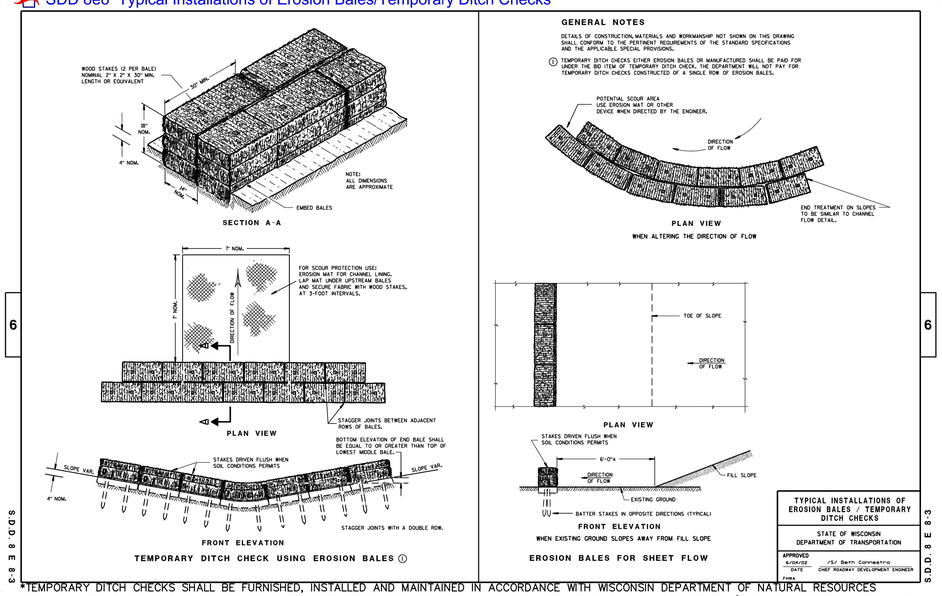
INLET PROTECTION TYPE A, B, C, AND D	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 10-16-02 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 10-2

*INLET PROTECTION SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.

3 INLET PROTECTION DETAIL N.T.S.

SDD 8e8 Typical Installations of Erosion Bales/Temporary Ditch Checks



TYPICAL INSTALLATIONS OF EROSION BALES / TEMPORARY DITCH CHECKS	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 5/24/02 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 8-3

*TEMPORARY DITCH CHECKS SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1062. MANUFACTURED DITCH CHECK PRODUCTS FOUND ON WISCONSIN DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) MAY BE USED.

4 EROSION BALE & TEMPORARY DITCH CHECK DETAIL N.T.S.

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WILLOW GROVE CONDOMINIUM

TYPICAL SECTIONS & CONSTRUCTION DETAILS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

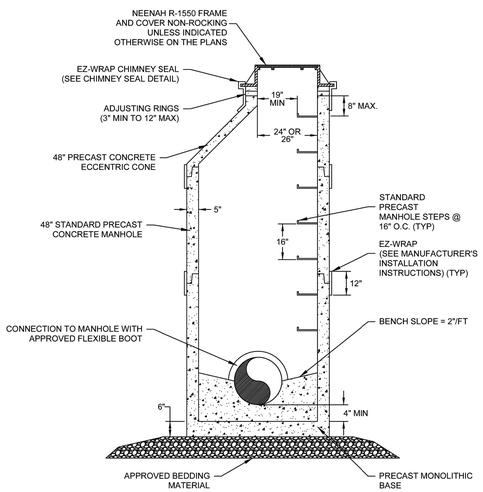
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DATE: 5-8-2025
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SHEET 10 OF 19

ISSUE FOR REVIEW: 5-8-2025

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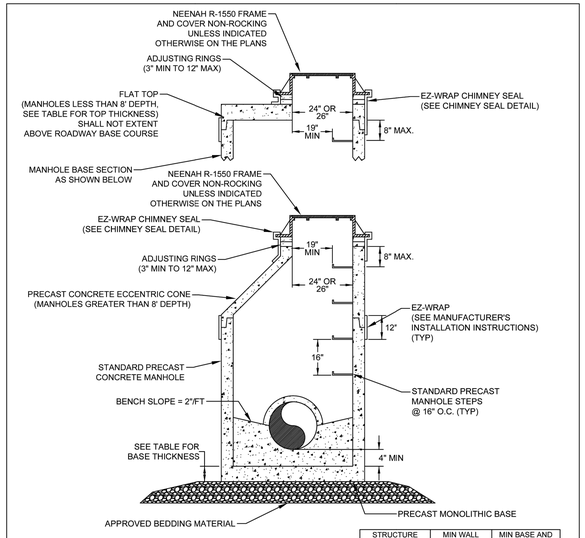


NOTE:
REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

STANDARD SANITARY MANHOLE

DETAIL: SAN - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN



NOTE:
REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.

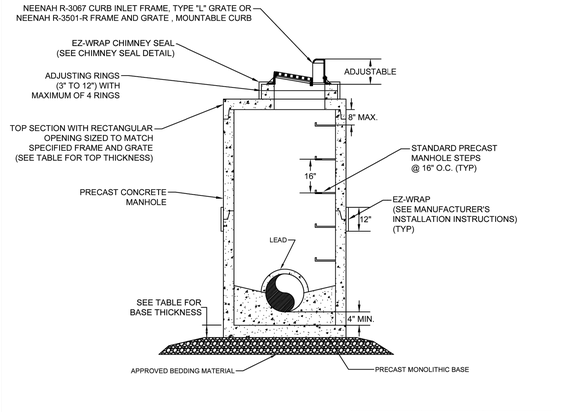
STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

* MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

SCALE: NTS

STANDARD STORM MANHOLE

DETAIL: STM - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN



NOTE:
REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.

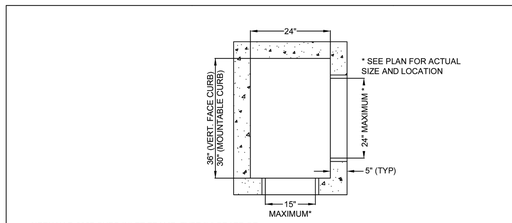
STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4'	5"	6"
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6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

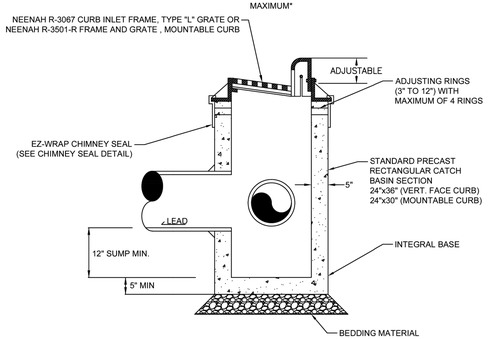
* MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

SCALE: NTS

STANDARD STORM MANHOLE WITH CURB INLET

DETAIL: STM - 2	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN



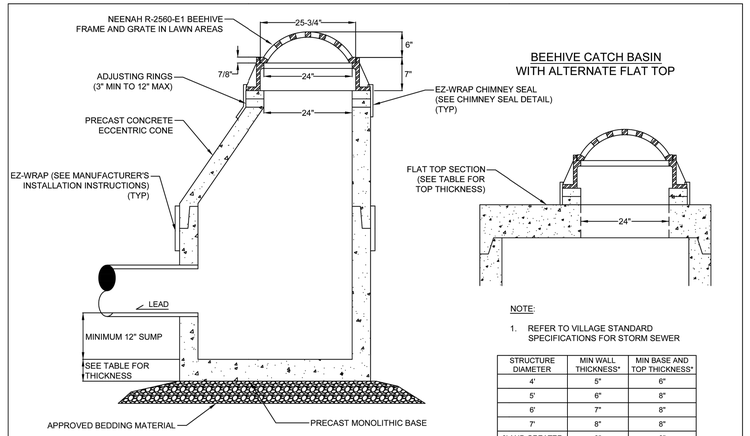


NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

SCALE: NTS

PRECAST RECTANGULAR CATCH BASIN

DETAIL: STM - 3	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-17-18	KENOSHA COUNTY, WISCONSIN



BEEHIVE CATCH BASIN
WITH ALTERNATE FLAT TOP

NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASE AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

* MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

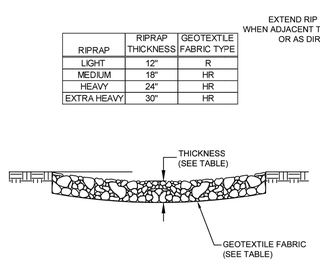
SCALE: NTS

STANDARD BEEHIVE CATCH BASIN

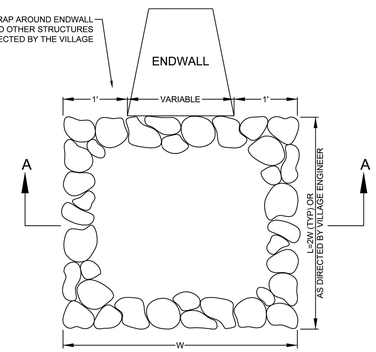
DETAIL: STM - 4	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN

NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWERS

RIPRAP	RIPRAP THICKNESS	GEOTEXTLE FABRIC TYPE
LIGHT	12"	R
MEDIUM	18"	HR
HEAVY	24"	HR
EXTRA HEAVY	30"	HR



SECTION A-A



SCALE: NTS

RIPRAP TREATMENT AT ENDWALLS

DETAIL: STM - 6	VILLAGE OF PLEASANT PRAIRIE
DATE: 10-20-22	KENOSHA COUNTY, WISCONSIN

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WILLOW GROVE CONDOMINIUM

TYPICAL SECTIONS & CONSTRUCTION DETAILS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

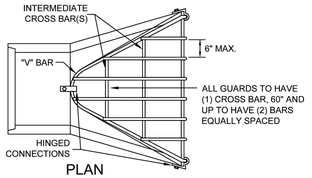
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SHEET 11 OF 19

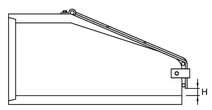
ISSUE FOR REVIEW: 5-8-2025

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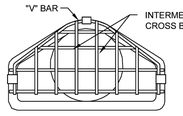


PLAN

ROUND		ARCH	
PIPE SIZE	H	PIPE SIZE	H
12"	2-1/2"	22"-29"	4"
15"	3"	36"-44"	5"
18"-24"	4"	51"-65"	6"
27"-36"	5"	73"-102"	7"
42"-54"	6"		
60"-72"	7"		
78"-90"	8"		



PROFILE



FRONT

NOTE:

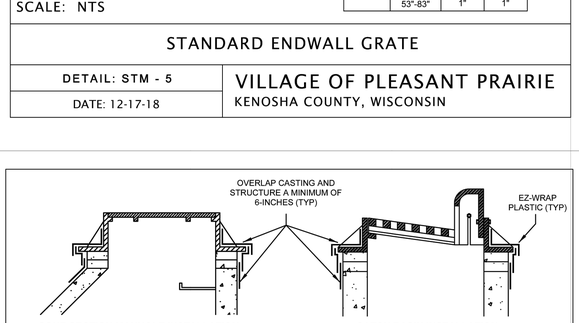
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.
2. SECURE THE LAST TWO PIPE SECTIONS, INCLUDING END SECTIONS, USING JOINT TIES.

	PIPE SIZE	BOLT DIA.	BAR DIA.
ROUND	12"-24"	5/8"	3/4"
	27"-48"	3/4"	1"
	54"-90"	1"	1-1/4"
ARCH	22"-29"	5/8"	3/4"
	36"-59"	3/4"	1"
	65"-88"	1"	1-1/4"
ELIPTICAL	14"-23"	5/8"	3/4"
	19"-30"	5/8"	3/4"
	24"-38"	3/4"	3/4"
	29"-45"	3/4"	3/4"
	34"-53"	3/4"	3/4"
	38"-60"	3/4"	3/4"
	43"-68"	1"	1"
	48"-76"	1"	1"
	53"-83"	1"	1"

SCALE: NTS

STANDARD ENDWALL GRATE

DETAIL: STM - 5	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-17-18	KENOSHA COUNTY, WISCONSIN



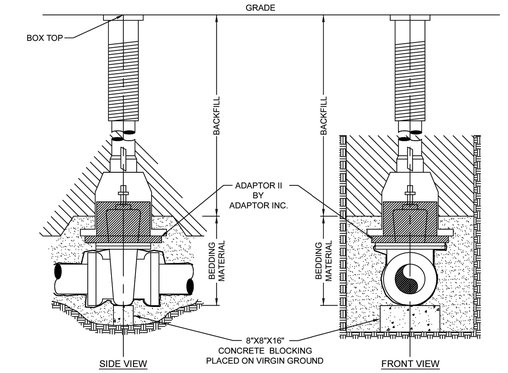
SCALE: NTS

INSTALLATION INSTRUCTIONS:

1. CLEAN AND DRY THE EXTERIOR SURFACES OF THE CASTING, ADJUSTING RINGS, AND STRUCTURE TO BE WRAPPED. SURFACES AND MATERIALS SHALL BE ABOVE 32 DEGREES.
2. APPLY MANUFACTURER RECOMMENDED AEROSOL ADHESIVE OR EZ-PRIMER #4 TO ALL SURFACES TO BE WRAPPED. EZ-PRIMER SHALL BE APPLIED USING A CLEAN PAINT BRUSH OR ROLLER.
3. WAIT FOR SOLVENTS TO DISPENSE FROM THE TREATED SURFACE. EZ-PRIMER TREATED SURFACE SHALL BE DRY AND APPEAR SMOOTH AND CLEAN. AEROSOL ADHESIVE SHALL BE TACKY. DEPENDING ON THE TEMPERATURE THIS MAY TAKE 10-30 MINUTES FOR EZ-PRIMER OR 1-3 MINUTES FOR AEROSOL ADHESIVE.
4. CUT EZ-WRAP TO LENGTH. CUT ENDS SHALL OVERLAP A MINIMUM OF 6".
5. BEGINNING AT THE BOTTOM OF THE STRUCTURE CAREFULLY INSTALL THE EZ-WRAP TO THE DRY, TREATED SURFACES, REMOVING THE RELEASE PAPER AS YOU APPLY THE EZ-WRAP. DO NOT STRETCH THE EZ-WRAP. PRESS THE EZ-WRAP DOWN FIRMLY AND EVENLY AS YOU COVER THE SURFACES.
6. INSTALL EZ-PRIMER OR AEROSOL ADHESIVE OVER TOP 2-INCHES OF EZ-WRAP AND CUT END TO BE OVERLAID. ALLOW SURFACE TO DRY AS STATED IN STEP 3.
7. INSTALL NEXT SECTION OF EZ-WRAP. OVERLAP THE EZ-WRAP VERTICALLY A MINIMUM OF 2-INCHES. DO NOT STRETCH THE EZ-WRAP. PRESS THE EZ-WRAP DOWN FIRMLY AND EVENLY AS YOU COVER THE SURFACES.
8. REPEAT STEPS 6 AND 7 UNTIL THE ENTIRE CHIMNEY SECTION IS WRAPPED.

CHIMNEY SEAL DETAIL

DETAIL: CS - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 2-4-22	KENOSHA COUNTY, WISCONSIN



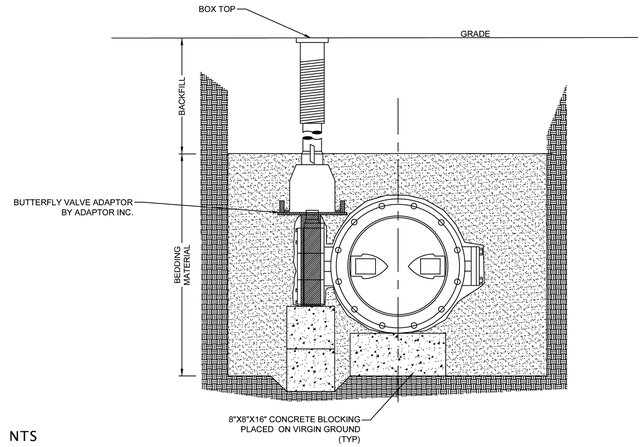
NOTE:

1. VALVE SHALL BE WRAPPED IN BLACK POLYETHYLENE.
2. REFER TO VILLAGE STANDARD SPECIFICATION FOR WATER MAIN

SCALE: NTS

STANDARD GATE VALVE BOX SETTING

DETAIL: W - 3	VILLAGE OF PLEASANT PRAIRIE
DATE: 11-16-15	KENOSHA COUNTY, WISCONSIN



SCALE: NTS

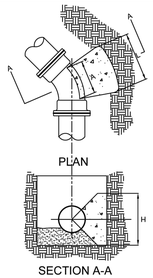
STANDARD BUTTERFLY VALVE BOX SETTING

DETAIL: W - 4	VILLAGE OF PLEASANT PRAIRIE
DATE: 11-16-15	KENOSHA COUNTY, WISCONSIN

SCALE: NTS

NOTES:

1. $L_{(WATER)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
2. $L_{(FIRE)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES.
3. DIMENSION (A) SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MECHANICAL JOINT BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE.
5. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
6. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
7. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



BUTTRESS DIMENSIONS

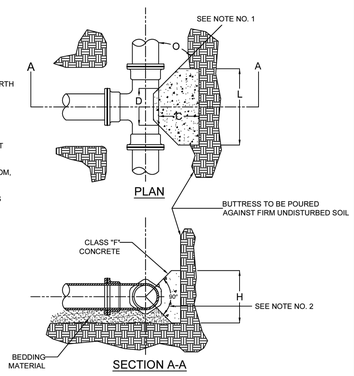
PIPE	11¼ DEG. BEND			22½ DEG. BEND			45 DEG. BEND			90 DEG. BEND		
SIZE	H	$L_{(WATER)}$	$L_{(FIRE)}$	H	$L_{(WATER)}$	$L_{(FIRE)}$	H	$L_{(WATER)}$	$L_{(FIRE)}$	H	$L_{(WATER)}$	$L_{(FIRE)}$
4"	0'-8"	0'-5"	0'-5"	1'-1"	0'-6"	0'-6"	1'-3"	0'-10"	0'-10"	1'-4"	1'-6"	1'-6"
6"	1'-2"	0'-6"	0'-6"	1'-6"	0'-9"	0'-9"	1'-8"	1'-4"	1'-4"	1'-10"	2'-2"	2'-2"
8"	1'-3"	0'-9"	0'-9"	2'-0"	1'-0"	1'-0"	2'-0"	1'-11"	1'-11"	2'-4"	3'-0"	3'-0"
10"	1'-3"	0'-10"	1'-2"	2'-0"	1'-1"	1'-5"	2'-0"	2'-1"	2'-9"	2'-4"	3'-4"	4'-5"
12"	1'-4"	1'-2"	1'-6"	2'-6"	1'-2"	1'-7"	2'-6"	2'-4"	3'-2"	2'-8"	4'-1"	5'-5"
14"	1'-6"	1'-4"	1'-10"	3'-0"	1'-4"	1'-10"	3'-0"	2'-8"	3'-6"	3'-0"	4'-11"	6'-6"
16"	2'-0"	1'-4"	1'-9"	3'-0"	1'-9"	2'-4"	3'-0"	3'-5"	4'-7"	3'-0"	6'-4"	8'-5"
18"	2'-6"	1'-4"	1'-9"	3'-6"	1'-10"	2'-6"	3'-6"	3'-8"	4'-11"	3'-6"	6'-9"	9'-1"
20"	2'-9"	1'-6"	2'-0"	3'-9"	2'-2"	2'-10"	3'-9"	4'-2"	5'-7"	3'-9"	7'-9"	10'-4"
24"	3'-0"	1'-11"	2'-7"	4'-3"	2'-8"	3'-7"	4'-3"	5'-4"	7'-1"	4'-4"	9'-7"	12'-10"

BUTTRESS FOR BENDS

DETAIL: W - 5	VILLAGE OF PLEASANT PRAIRIE
DATE: 8-4-16	KENOSHA COUNTY, WISCONSIN

NOTES:

1. $L_{(WATER)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
2. $L_{(FIRE)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES.
3. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE. CONCRETE SHALL BEAR ON FITTINGS AS SHOWN.
4. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "O" EQUAL TO OR LARGER THAN 45 DEG.
5. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS.
6. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
7. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
9. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



PIPE	TEE		
SIZE	H	$L_{(WATER)}$	$L_{(FIRE)}$
4"	1'-6"	1'-0"	1'-0"
6"	1'-8"	1'-9"	1'-9"
8"	2'-4"	2'-0"	2'-1"
10"	2'-4"	2'-4"	3'-1"
12"	2'-7"	3'-0"	4'-0"
14"	2'-10"	3'-8"	4'-10"
16"	2'-10"	4'-9"	6'-4"
18"	3'-6"	4'-10"	6'-5"
20"	3'-10"	5'-5"	7'-2"
24"	4'-8"	6'-2"	8'-3"

SCALE: NTS

BUTTRESS FOR TEES

DETAIL: W - 5A	VILLAGE OF PLEASANT PRAIRIE
DATE: 8-4-16	KENOSHA COUNTY, WISCONSIN

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

WILLOW GROVE CONDOMINIUM

TYPICAL SECTIONS & CONSTRUCTION DETAILS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: JGO
DATE: 5-8-2025
CHECKED: MDE
DATE: 5-8-2025

2018.0328.01

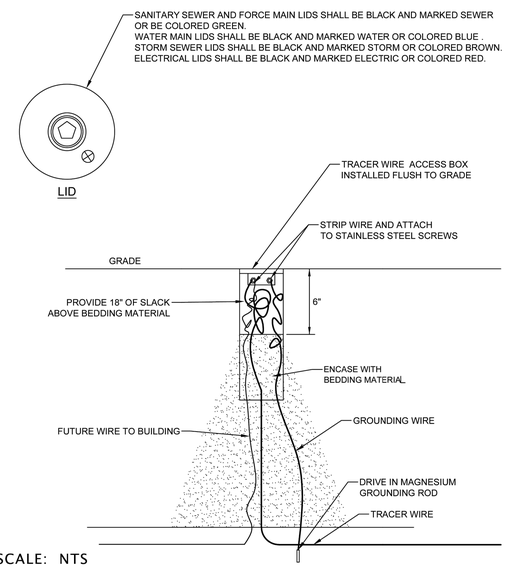
SHEET 12 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:48:55 AM

NOTES

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.

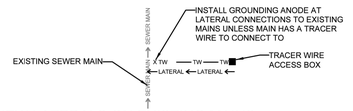


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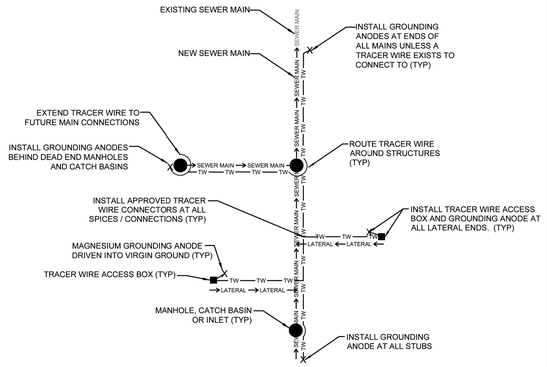
TRACER WIRE ACCESS BOX

DETAIL: TW - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 2-4-2025	KENOSHA COUNTY, WISCONSIN

SCALE: NTS



NEW LATERALS ON EXISTING MAINS



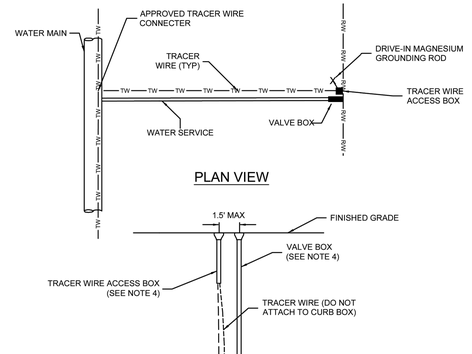
NEW MAINS

NOTES:

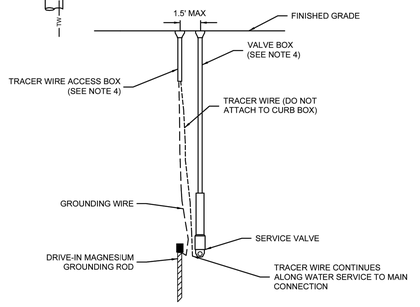
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND LATERALS. WIRE IS SHOWN OFF MAIN AND LATERALS FOR CLARITY.
3. RUN GROUND WIRE DOWN RISERS IF APPLICABLE.

TRACER WIRE INSTALLATION ON SANITARY & STORM SEWERS

DETAIL: TW - 2	VILLAGE OF PLEASANT PRAIRIE
DATE: 3-2-22	KENOSHA COUNTY, WISCONSIN



PLAN VIEW



SECTION VIEW

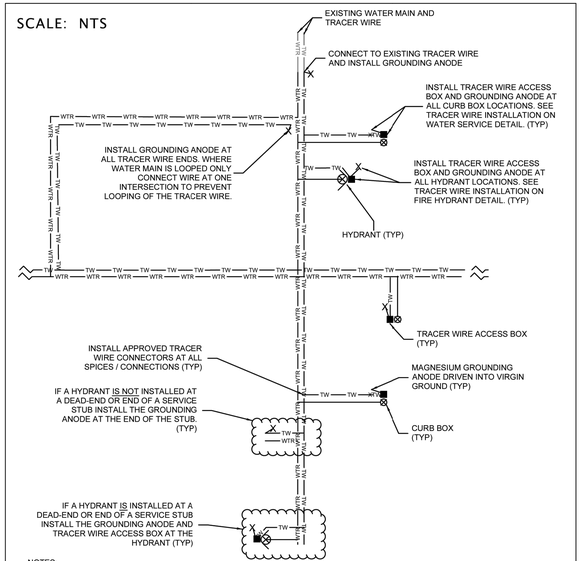
NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE SERVICE VALVE.
4. NEW RESIDENTIAL WATER SERVICES SHALL UTILIZE A COMBINED TRACER WIRE AND CURB BOX. TRACER WIRE ACCESS BOX AND CURB VALVE BOX SHALL BE BOABOX™ WATER.

TRACER WIRE INSTALLATION ON WATER SERVICE

DETAIL: TW - 5	VILLAGE OF PLEASANT PRAIRIE
DATE: 2-4-2025	KENOSHA COUNTY, WISCONSIN

SCALE: NTS

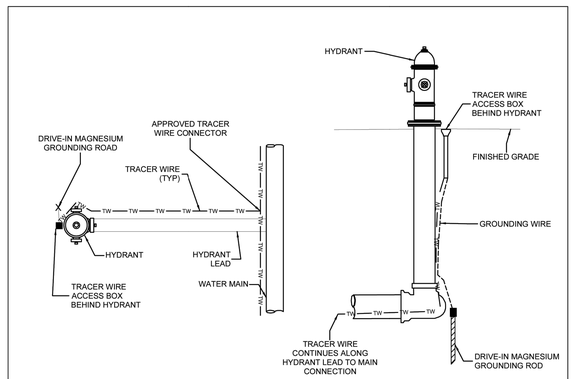


NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. CONNECT TO EXISTING TRACER WIRE AT ONLY ONE LOCATION UNLESS OTHERWISE DIRECTED BY THE VILLAGE.
3. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
4. TAKE CARE TO PREVENT LOOPS IN TRACER WIRE. LOOPING OF WIRE CAN MAKE THE WIRE DIFFICULT TO TRACE.

TRACER WIRE INSTALLATION ON WATER MAIN

DETAIL: TW - 3	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-17-18	KENOSHA COUNTY, WISCONSIN



PLAN VIEW

SECTION VIEW

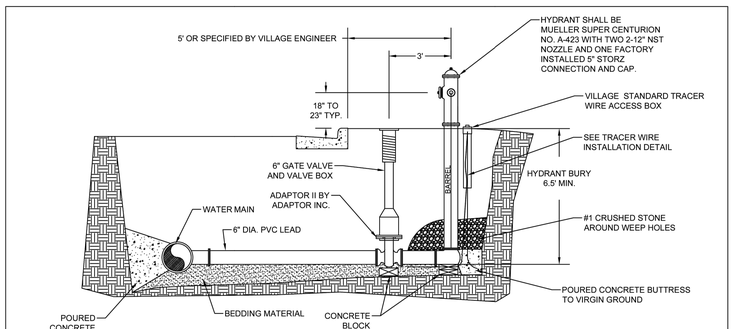
NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN, LEAD AND HYDRANT. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE HYDRANT SHOE.
4. TRACER WIRE ACCESS BOX SHALL BE INSTALLED DIRECTLY BEHIND ALL FIRE HYDRANTS.

SCALE: NTS

TRACER WIRE INSTALLATION ON FIRE HYDRANT

DETAIL: TW - 4	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-17-18	KENOSHA COUNTY, WISCONSIN



NOTES:

1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL
3. HYDRANT EXTENSIONS ARE NOT PERMITTED
4. ALL HYDRANTS, EXCLUDING STORZ CONNECTION, SHALL BE FACTORY PAINTED WITH EPOXY AS IDENTIFIED BELOW:
   A. PUBLIC (VILLAGE) HYDRANTS SHALL BE MUELLER RED - SHERWIN WILLIAMS POLANE F63RL15
   B. PRIVATE HYDRANTS ON VILLAGE SYSTEM PRESSURE SHALL BE CAUTION BLUE - SHERWIN WILLIAMS POLANE F63RXL9667
   C. PRIVATE PRESSURED HYDRANTS ON FIRE LOOPS SHALL BE MUELLER YELLOW - SHERWIN WILLIAMS POLANE F63YL14
5. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION

SCALE: NTS

STANDARD HYDRANT ASSEMBLY

DETAIL: W - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 8-19-19	KENOSHA COUNTY, WISCONSIN

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Tele: (262)634-5588 Website: www.nmbsc.net

WILLOW GROVE CONDOMINIUM

TYPICAL SECTIONS & CONSTRUCTION DETAILS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

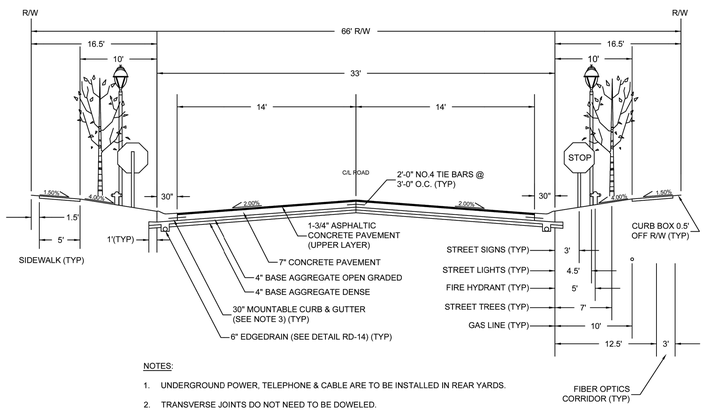
PROJ. MGR:	MDE
DRAFTED:	JGO
DATE:	5-8-2025
CHECKED:	MDE
DATE:	5-8-2025

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SHEET 13 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:49:05 AM



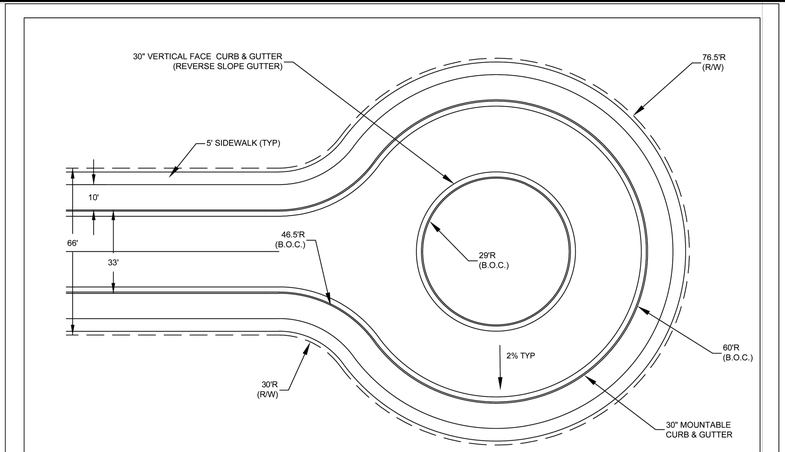
NOTES:

1. UNDERGROUND POWER, TELEPHONE & CABLE ARE TO BE INSTALLED IN REAR YARDS.
2. TRANSVERSE JOINTS DO NOT NEED TO BE DOWELED.
3. GUTTER DEPTHS SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

SCALE: NTS

STANDARD RESIDENTIAL MINOR STREET SECTION

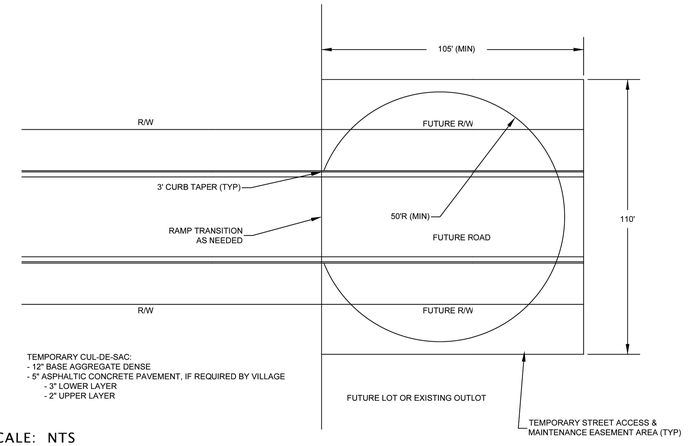
DETAIL: RD - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-11-20	KENOSHA COUNTY, WISCONSIN



SCALE: NTS

STANDARD RESIDENTIAL CUL-DE-SAC DETAIL

DETAIL: RD - 5	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN



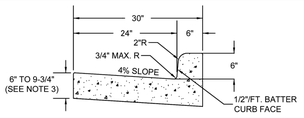
SCALE: NTS

TEMPORARY CUL-DE-SAC TURNAROUND DETAIL

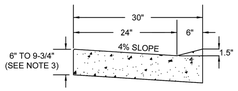
DETAIL: RD - 6	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-1-15	KENOSHA COUNTY, WISCONSIN

NOTES:

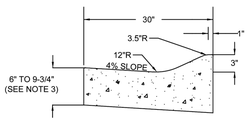
1. DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
2. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. WHERE ADJACENT PAVEMENT SECTION CONTAINS CONCRETE THE GUTTER THICKNESS SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT. CURB AND GUTTER SHALL BE TIED INTO ADJACENT CONCRETE PAVEMENT WITH #4 X 2'0" LONG TIE BARS AT 3' SPACING.



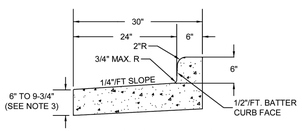
30" VERTICAL FACE CURB AND GUTTER



30" DEPRESSED CURB AND GUTTER AT DRIVEWAYS



30" MOUNTABLE CURB AND GUTTER

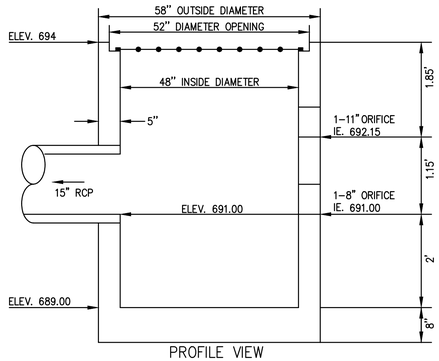


30" VERTICAL FACE CURB AND GUTTER (REVERSE SLOPE GUTTER)

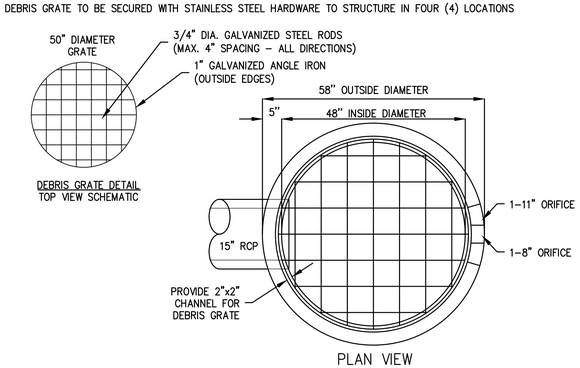
SCALE: NTS

STANDARD CURB & GUTTER DETAILS

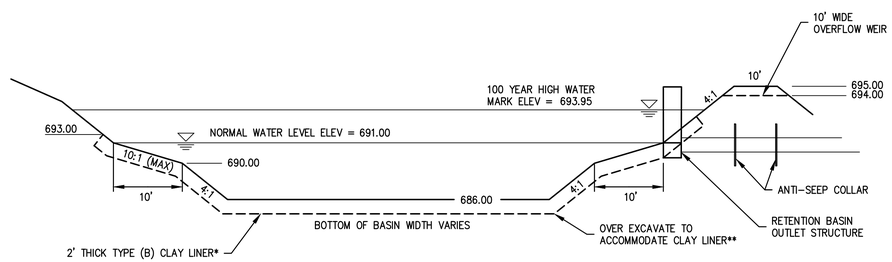
DETAIL: RD - 9	VILLAGE OF PLEASANT PRAIRIE
DATE: 6-5-20	KENOSHA COUNTY, WISCONSIN



NOTE:
DEBRIS GRATE TO BE SECURED WITH STAINLESS STEEL HARDWARE TO STRUCTURE IN FOUR (4) LOCATIONS



1 **RETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL** N.T.S.



*LINER MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH "TECHNICAL STANDARD" 1001
**LINER MATERIAL SHALL BE INSTALLED 4" LOW WHEN ABOVE THE NORMAL WATER LEVEL TO ACCOMMODATE 4" OF TOPSOIL

2 **RETENTION BASIN CROSS SECTION (A-A) DETAIL** N.T.S.

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WILLOW GROVE CONDOMINIUM

TYPICAL SECTIONS & CONSTRUCTION DETAILS

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

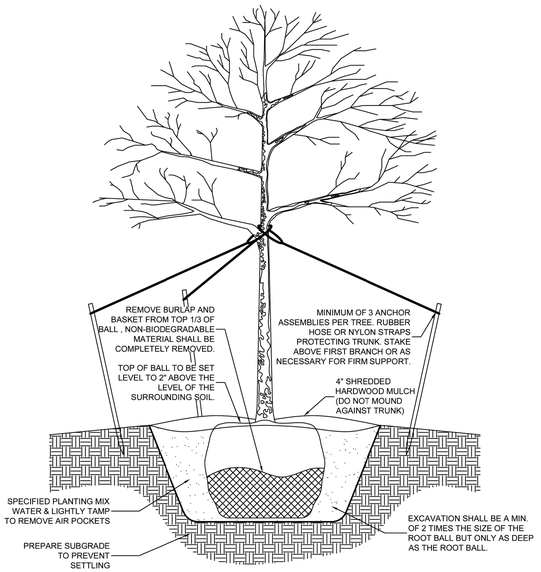
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DRAFTED:	JGO
DATE:	5-8-2025
CHECKED:	MDE
DATE:	5-8-2025

2018.0328.01

SHEET 14 OF 19

ISSUE FOR REVIEW: 5-8-2025

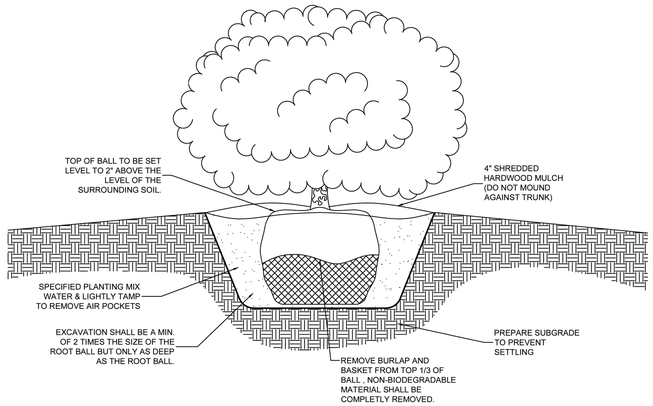
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SCALE: NTS

STREET TREE PLANTING DETAIL

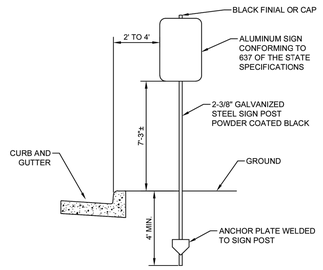
DETAIL: L - 1	VILLAGE OF PLEASANT PRAIRIE
DATE: 11-11-15	KENOSHA COUNTY, WISCONSIN



SCALE: NTS

SHRUB PLANTING DETAIL

DETAIL: L - 2	VILLAGE OF PLEASANT PRAIRIE
DATE: 11-18-15	KENOSHA COUNTY, WISCONSIN

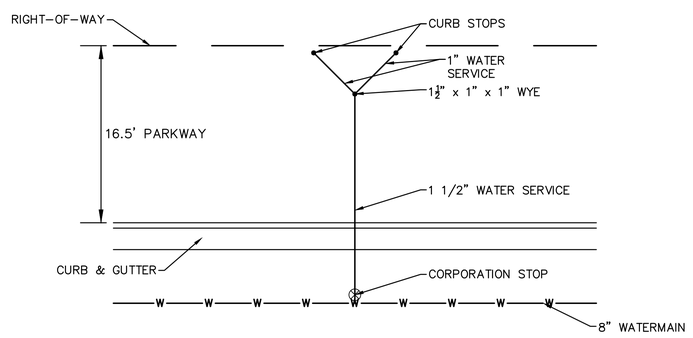


NOTES:
1. SIGN POST SHALL BE DRIVEN INTO THE GROUND. EXCAVATING THE POLE IS NOT PERMITTED. POST SHALL BE PLUMB.
2. ANCHOR PLATE SHALL BE SECURED TO THE POST BY WELDING.
3. SECURE SIGN TO POST WITH ALUMINUM OR STAINLESS STEEL HARDWARE.
4. RURAL ROADWAYS:
   - 4.1. THE BOTTOM OF THE SIGN SHALL BE 6'-3" ABOVE THE EDGE OF THE TRAVELED ROADWAY.
   - 4.2. THE EDGE OF THE SIGN SHALL BE 6' FROM THE EDGE OF PAVED SHOULDER OR 12' FROM THE EDGE OF PAVEMENT (EDGE LINE LOCATION) OR 2' FROM THE OUTSIDE EDGE OF GRAVEL, WHICHEVER IS GREATER UNLESS DIRECTED BY THE VILLAGE.
5. IF MULTIPLE SIGNS ARE ON THE SAME POST DISTANCE TO THE BOTTOM OF THE LOWEST SIGN SHALL BE REVISED TO 6'-3" ON URBAN ROADWAYS AND 5'-3" ON RURAL ROADWAYS.
6. SIGN OFFSET DISTANCE SHALL CONSISTENT WITH EXISTING SIGNS AND THROUGHOUT THE LENGTH OF THE PROJECT.
7. SEE THE WISCONSIN DOT SIGN PLATE MANUAL FOR ADDITIONAL INSTALLATION REQUIREMENTS FOR SIGNS AND FOR ALL SIGNS EXCEEDING 4' WIDTH OR 20 SQ FT

SCALE: NTS

TYPICAL ROADWAY SIGN POST INSTALLATION

DETAIL: RD - 18	VILLAGE OF PLEASANT PRAIRIE
DATE: 8-31-22	KENOSHA COUNTY, WISCONSIN



1	2-UNIT WATER LATERAL DETAIL	N.T.S.

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WILLOW GROVE CONDOMINIUM
TYPICAL SECTIONS & CONSTRUCTION DETAILS
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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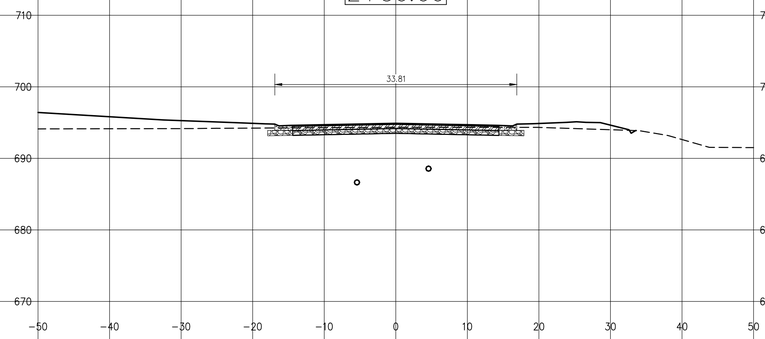
SHEET 15 OF 19

ISSUE FOR REVIEW: 5-8-2025

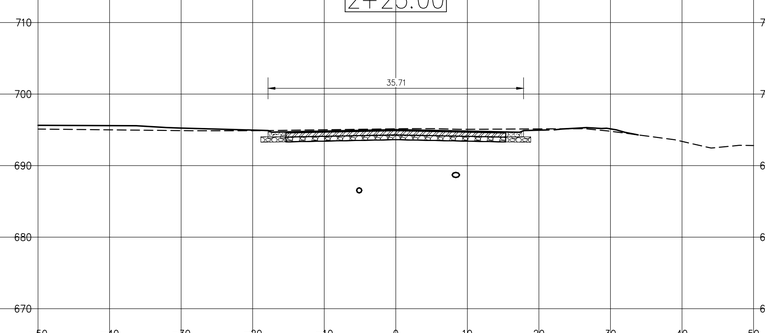
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TRANSITION TO 33' WIDE (B.O.C. TO B.O.C.)
STATION 2+60.72
ELEVATION 694.85

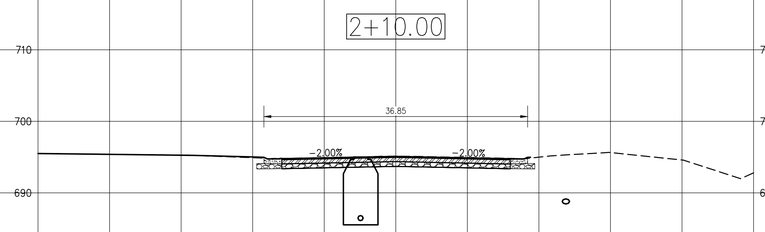
2+50.00



2+25.00

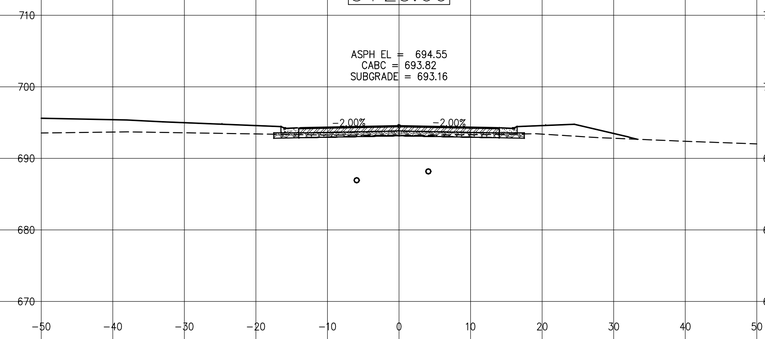


2+10.00

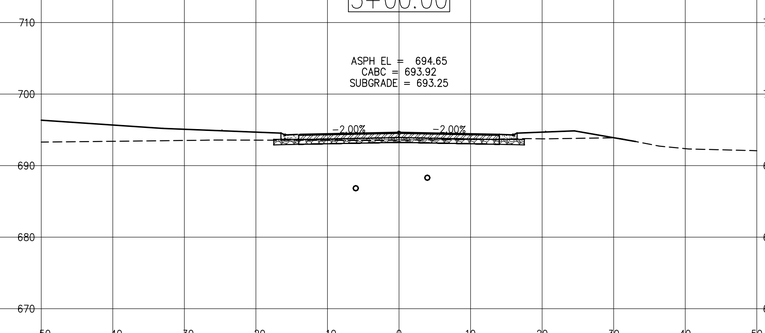


MATCH EXISTING PAVEMENT
STATION 2+08.08
ELEVATION 695.11

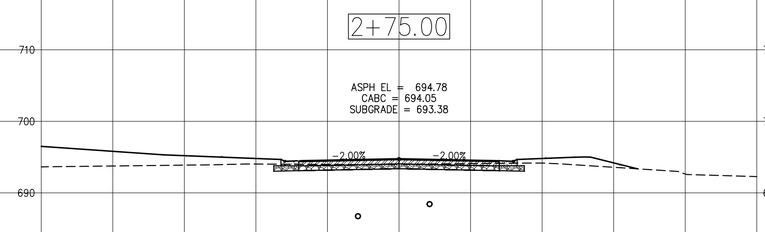
3+25.00

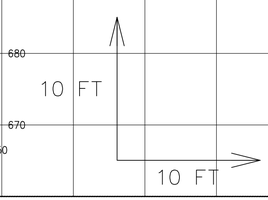


3+00.00



2+75.00





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WILLOW GROVE CONDOMINIUM

86TH AVENUE
CROSS SECTIONS
STA. 2+10.00 - 3+25.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

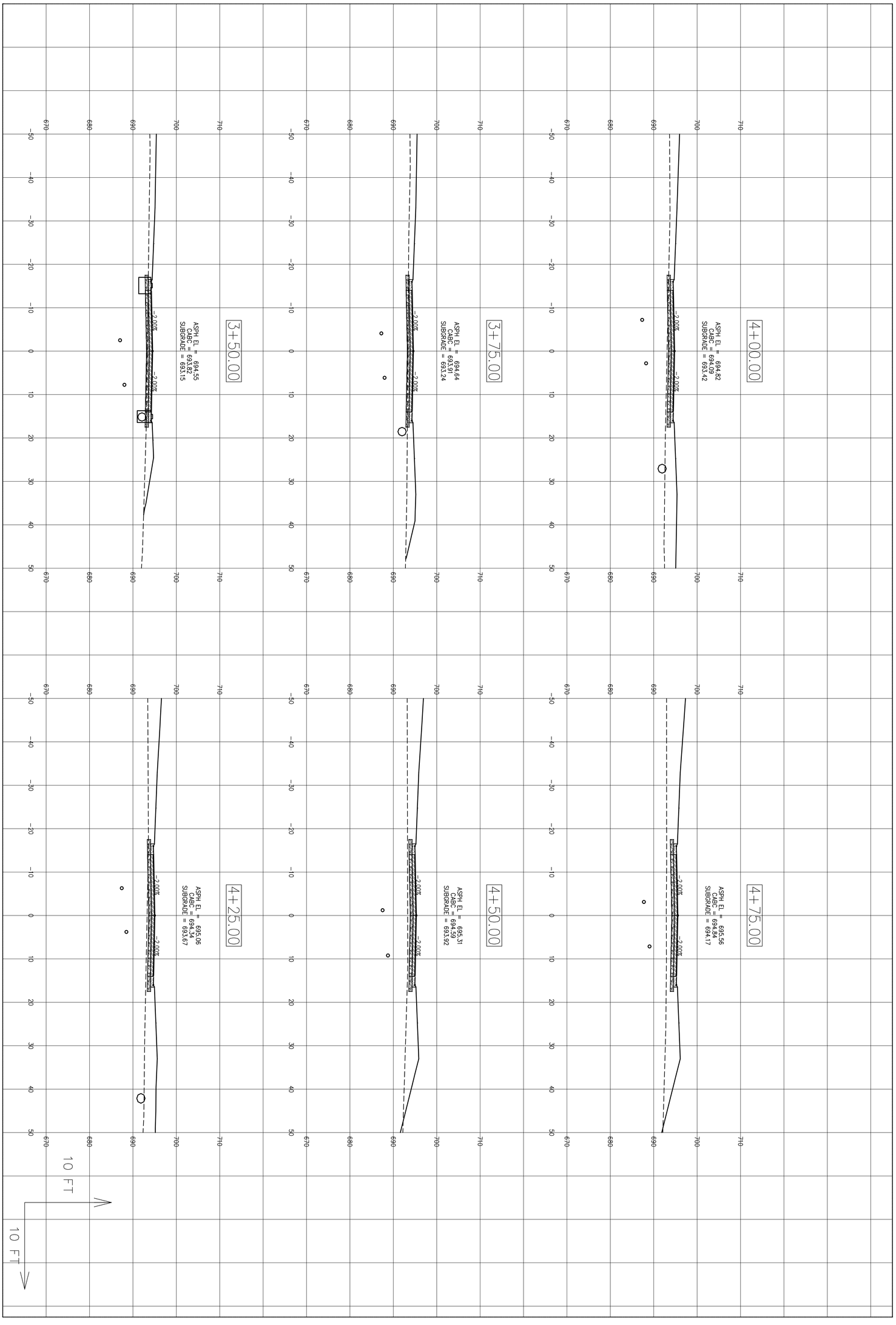
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DATE:	5-8-2025

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SHEET 16 OF 19

ISSUE FOR REVIEW: 5-8-2025

Monday, May 05, 2025 10:49:20 AM



NO.	REVISION	BY	DATE

PROJ. MGR: ____MDE
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CHECKED: ____MDE
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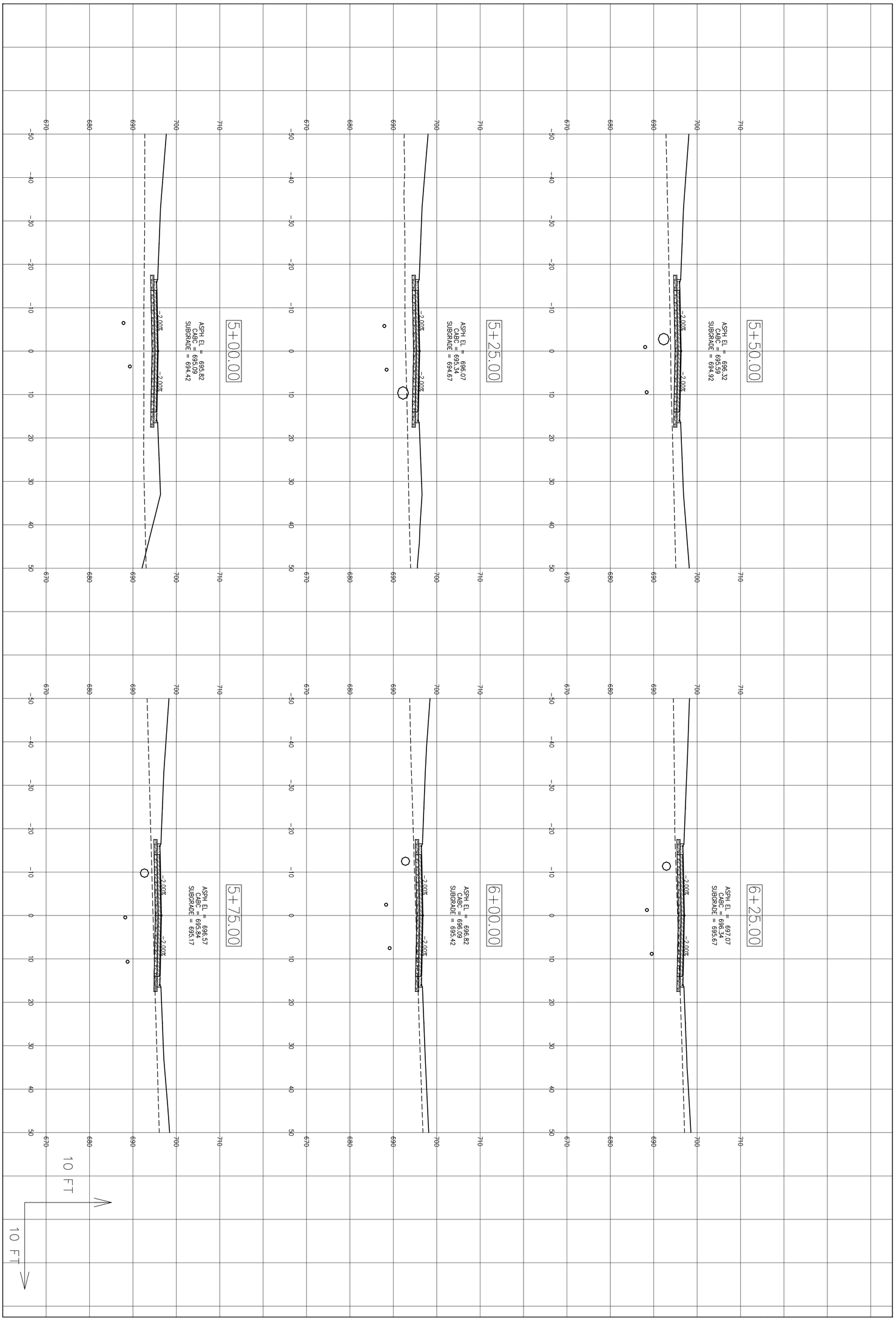
SHEET 17 OF 19

WILLOW GROVE CONDOMINIUM

86TH AVENUE
CROSS SECTIONS
STA. 3+50.00 - 4+75.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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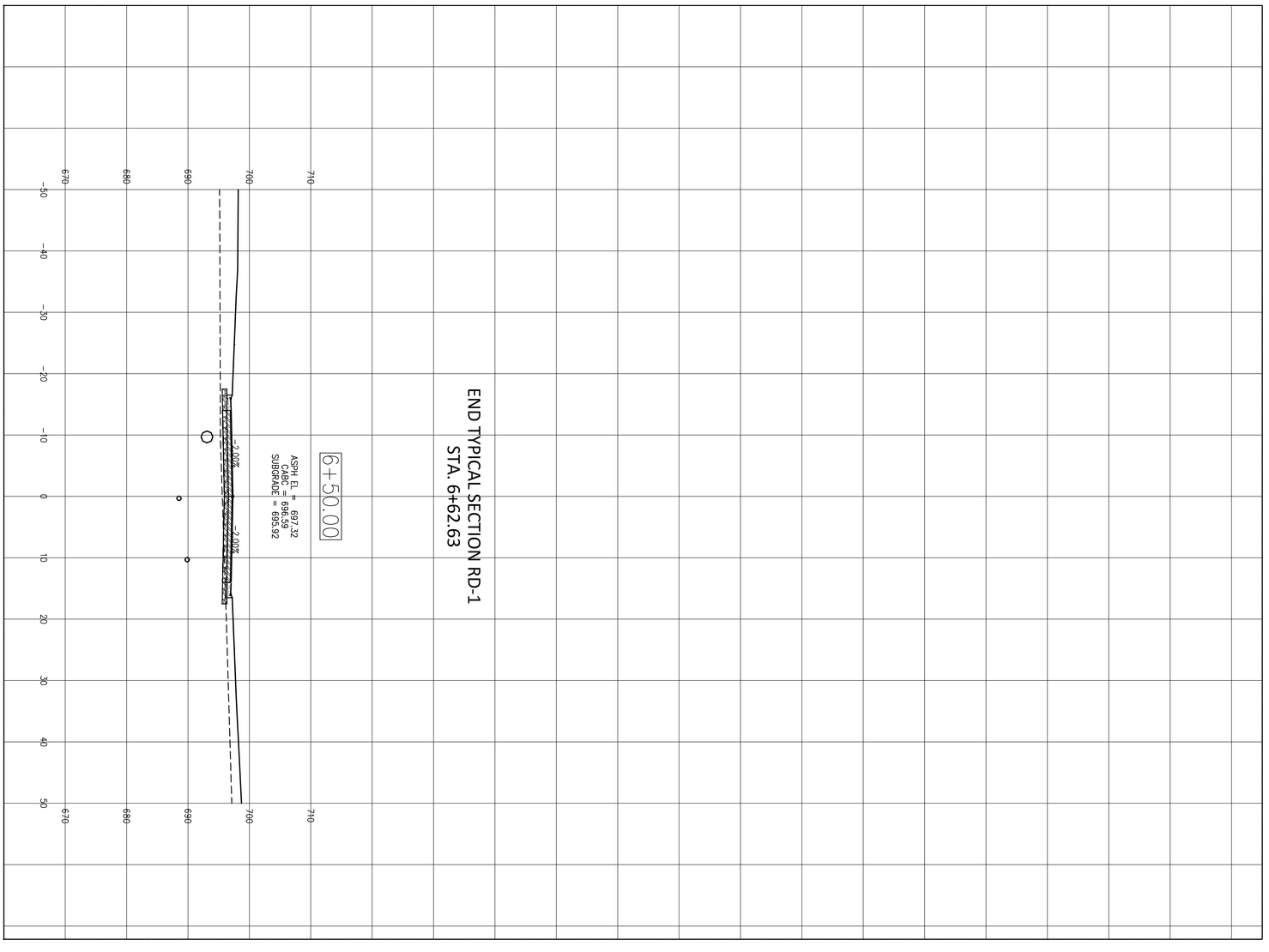
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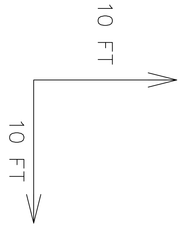
WILLOW GROVE CONDOMINIUM

86TH AVENUE
CROSS SECTIONS
STA. 5+00.00 - 6+25.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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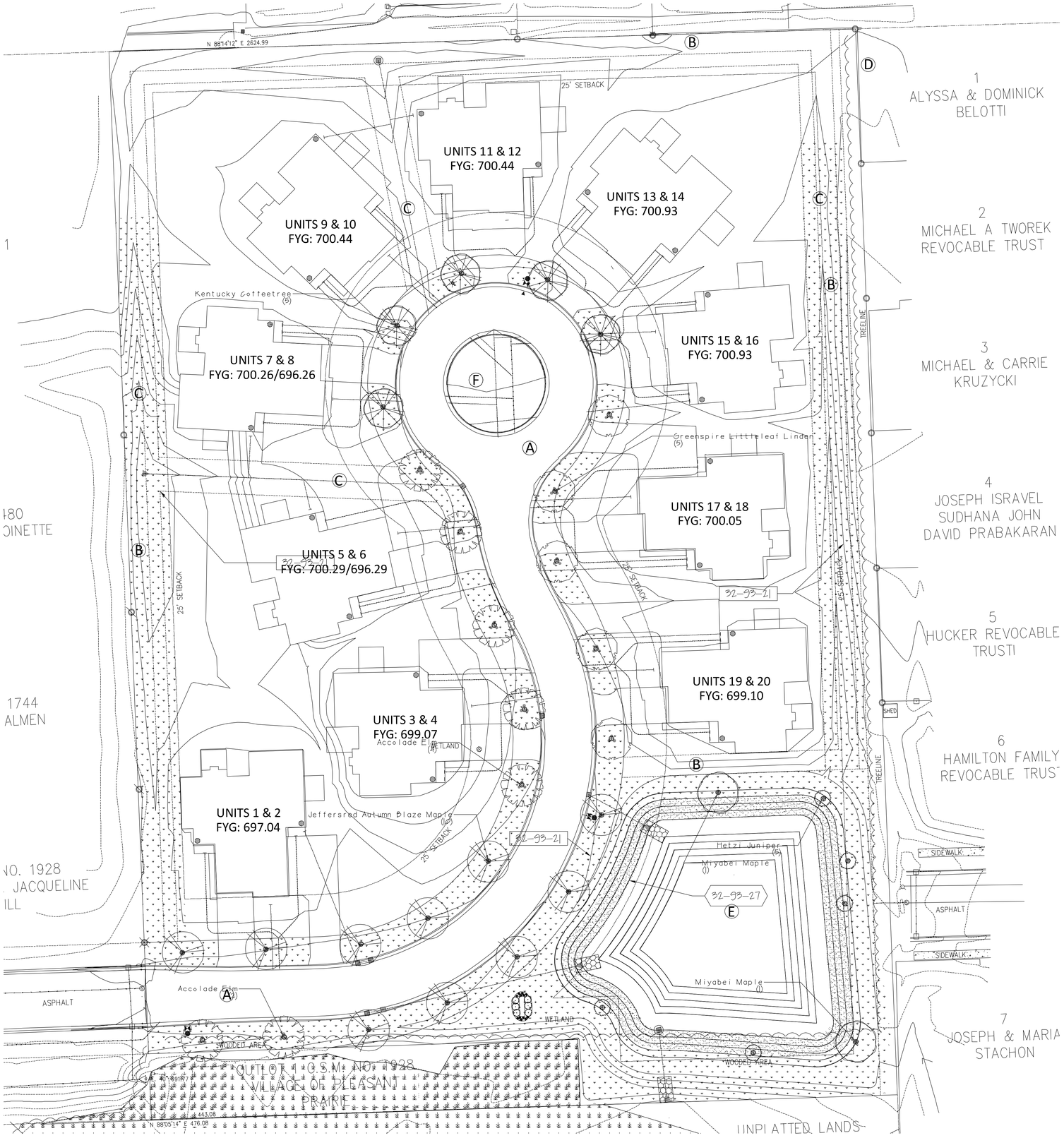
SHEET 19 OF 19

WILLOW GROVE CONDOMINIUM

86TH AVENUE
CROSS SECTIONS
STA. 6+50.00 - 7+75.00
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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STREET TREE AND COMMON AREAS

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THOMAS NORDLOH ASSOCIATES
Landscape Architecture
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Project Management
4111 Taft Rd, Kenosha Wi 53142

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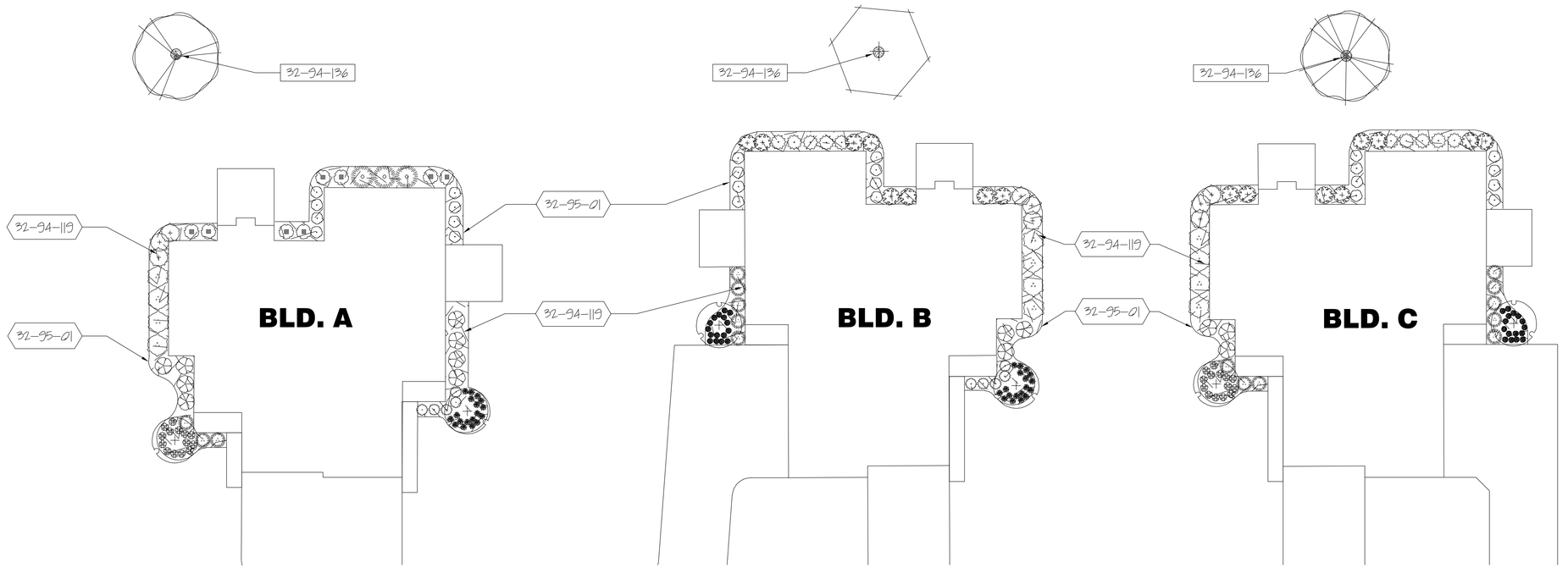
No.	Revision/Issue	Date
1		
2		
3		
4		

WILLOW GROVE CONDOMINIUM
PLEASANT PRAIRIE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project: 20250415
Date: 5-5-25_2
Scale:

Sheet
L-1.0



REFERENCE NOTES SCHEDULE BLD. A

SYMBOL	CODE	DESCRIPTION	QTY
Planting Accessories			
	32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	1,131 sf
	32-94-136	3' DIAMETER MULCH TREE RING	1
	32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	233 lf

REFERENCE NOTES SCHEDULE BLD. B

SYMBOL	CODE	DESCRIPTION	QTY
Planting Accessories			
	32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	945 sf
	32-94-136	3' DIAMETER MULCH TREE RING	1
	32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	204 lf

REFERENCE NOTES SCHEDULE BLD. C

SYMBOL	CODE	DESCRIPTION	QTY
Planting Accessories			
	32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	964 sf
	32-94-136	3' DIAMETER MULCH TREE RING	1
	32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	203 lf

PLANT SCHEDULE BLD. A

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES					
	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	6' Ht.	B&B	2
	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	1
SHRUBS					
	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	5 gal		8
	Aphrodite Rose of Sharon	Hibiscus syriacus 'Aphrodite'	3'		3
	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	3'		4
	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	3 gal.		8
	Spilled Wine Weigela	Weigela florida 'Bokraspiwi'	5 gal		8
ANNUALS/PERENNIALS					
	Blue Wonder Catmint	Nepeta x faassenii 'Blue Wonder'	1 gal		18
	Viette's Little Suzy Coneflower	Rudbeckia fulgida speciosa 'Viette's Little Suzy'	1 gal		14
SHRUB EVERGREENS					
	Glencoe Boxwood	Buxus x 'Chicagoland Green' TM	24"		5
	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	5 gal		3
	Dense Yew	Taxus x media 'Densiformis'	24"		3

PLANT SCHEDULE BLD. B

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES					
	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	6' Ht.	B&B	2
	Honey Locust	Gleditsia triacanthos	2" Cal.	B&B	1
SHRUBS					
	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	5 gal		3
	Aphrodite Rose of Sharon	Hibiscus syriacus 'Aphrodite'	3'		3
	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	5 gal		8
	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	3'		4
	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	3 gal.		8
ANNUALS/PERENNIALS					
	Siloam Double Classic Daylily	Hemerocallis x 'Siloam Double Classic' TM	1 gal		16
	Blue Wonder Catmint	Nepeta x faassenii 'Blue Wonder'	1 gal		18
SHRUB EVERGREENS					
	Glencoe Boxwood	Buxus x 'Chicagoland Green' TM	24"		5
	Old Gold Juniper	Juniperus chinensis 'Old Gold'	5 gal		5
	Dense Yew	Taxus x media 'Densiformis'	24"		5

PLANT SCHEDULE BLD. C

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES					
	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	6' Ht.	B&B	2
	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2" Cal.	B&B	1
SHRUBS					
	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	5 gal		3
	Aphrodite Rose of Sharon	Hibiscus syriacus 'Aphrodite'	3'		3
	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	5 gal		8
	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	3'		4
	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	3 gal.		8
ANNUALS/PERENNIALS					
	Siloam Double Classic Daylily	Hemerocallis x 'Siloam Double Classic' TM	1 gal		16
	Viette's Little Suzy Coneflower	Rudbeckia fulgida speciosa 'Viette's Little Suzy'	1 gal		14
SHRUB EVERGREENS					
	Old Gold Juniper	Juniperus chinensis 'Old Gold'	5 gal		5
	Dense Yew	Taxus x media 'Densiformis'	24"		8

0 16 32 48 feet

SCALE: 1" = 16

TYPICAL BUILDING LANDSCAPE PLAN

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No.	Revision/Issue	Date
1		
2		
3		
4		

WILLOW GROVE CONDOMINIUM
PLEASANT PRAIRIE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project: 20250415
Date: 5-5-25_2
Scale:

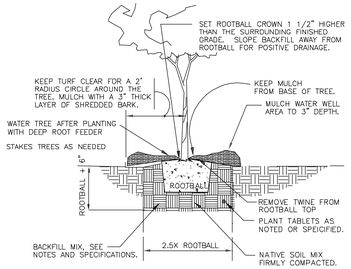
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PLANT SCHEDULE STREET TREES AND COMMON AREAS

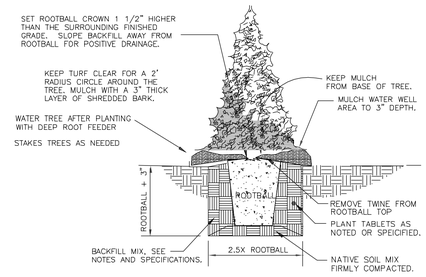
COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES				
Jeffersred Autumn Blaze Maple	Acer freemanii 'Jeffersred' TM	2" Cal.	B&B	10
Miyabei Maple	Acer miyabei	2" Cal.	B&B	2
Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2" Cal.	B&B	5
Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2" Cal.	B&B	5
Accolade Elm	Ulmus x 'Accolade'	2" Cal.	B&B	7
EVERGREEN TREES				
Hetzi Juniper	Juniperus chinensis 'Hetzii'	5'		5

REFERENCE NOTES SCHEDULE STREET TREES AND COMMON AREAS

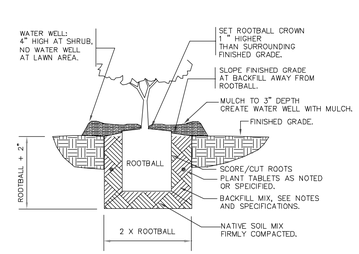
SYMBOL	CODE	DESCRIPTION	QTY
Planting			
	32-93-21	SHORT TERM DOUBLE NET STRAW EROSION CONTROL BLANKET OVER MULCH BEFORE INSTALLING PLANTS, INSTALL WITH METAL STAKES FULLY INSTALLED IN SOIL. DO NOT USE LONG TERM EROSION BLANKET.	51,978 sf
	32-93-27	REINDARS-NO-MOW/LOW GROW FESCUE MIX (OR APPROVED EQUAL) AND DN SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. APPLY 13-13-13 FERTILIZER PER MANUFACTURERS APPLICATION RATES BEFORE INSTALLING EROSION BLANKET. LONG TERM AND GREEN NETTED BLANKET AND BENT OVER STAPLES WILL NOT BE ACCEPTED.	6,276 sf
Planting Accessories			
	32-94-136	3' DIAMETER MULCH TREE RING	34



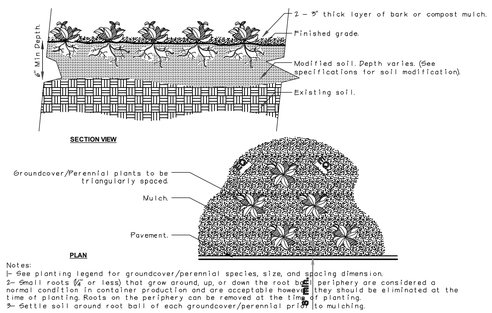
101 TREE PLANTING DETAIL
1" = 1'-0"



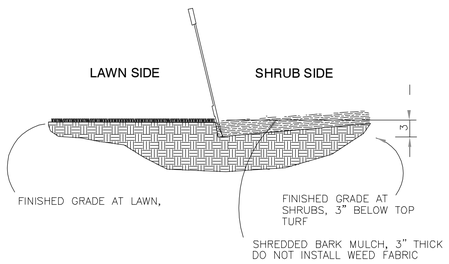
102 EVERGREEN PLANTING DETAIL
1" = 1'-0"



103 SHRUB PLANTING
1" = 1'-0"



104 GROUNDCOVER AND PERENNIAL DETAIL
3/4" = 1'-0"



201 SHOVEL CUT BED EDGE
3" = 1'-0"

GENERAL LANDSCAPE NOTES;

1. **Topsoil return to depth of 6" minimum is by excavating contractor. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.**
2. **Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.**
3. **Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.**
4. **Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..**
5. **Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.**
6. **Spade cut plant beds and tree rings with a 4" deep shovel cut.**
7. **Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.**
8. **Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.**
9. **Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less and easement. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.**
10. **Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.**
11. **Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.**

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

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
4111 Taft Rd, Kenosha Wi 53142

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TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

WILLOW GROVE CONDOMINIUM
PLEASANT PRAIRIE, WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000629

Project: 20250415
Date: 5-5-25_2
Scale:

Sheet
L-3.0

LANDSCAPE SCHEDULES AND DETAILS


91


92


93


94

focus on energy
Partnering with Wisconsin utilities

ARCHITECTURAL ROOF W/ METAL VALLEYS

ALLIANCE SINGLE-HUNG WINDOWS
DRYWALL RETURNS W/ WOOD SILLS

HOUSEWRAP ENTIRE BUILDING

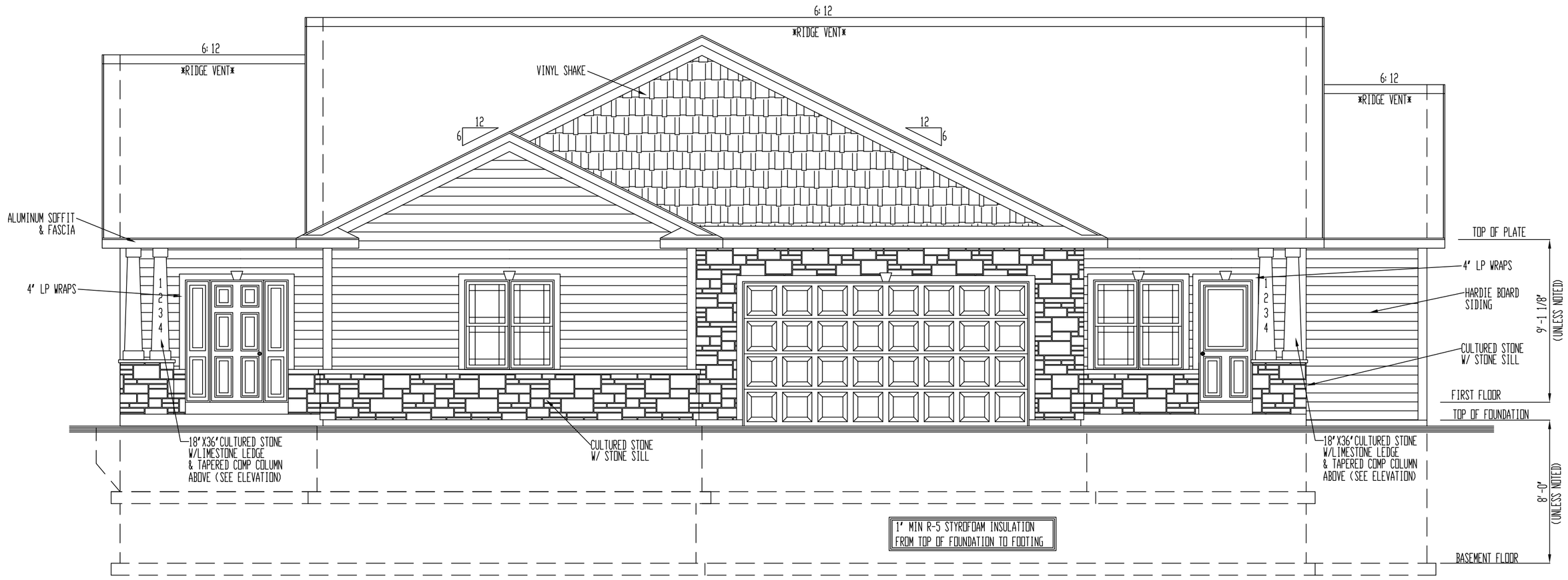
9' HIGH WALLS- UNLESS NOTED

R-50 BLOWN-IN ATTIC INSULATION

R-21 SPRAY FOAM JOIST ENDS

FOCUS N ENERGY NOTES:

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   80 CFM IN ANY ADDITIONAL BATHROOMS. 4" METAL DUCT
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9. FIREPLACE DIRECT VENT/ INTAKE CLOSED COMBUSTION AIR INTAKE CONNECTED DIRECTLY TO EXTERIOR OF BUILDING.
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FRONT ELEVATION

SCALE: 1/4"=1'-0"

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X_____ / /
X_____ / /

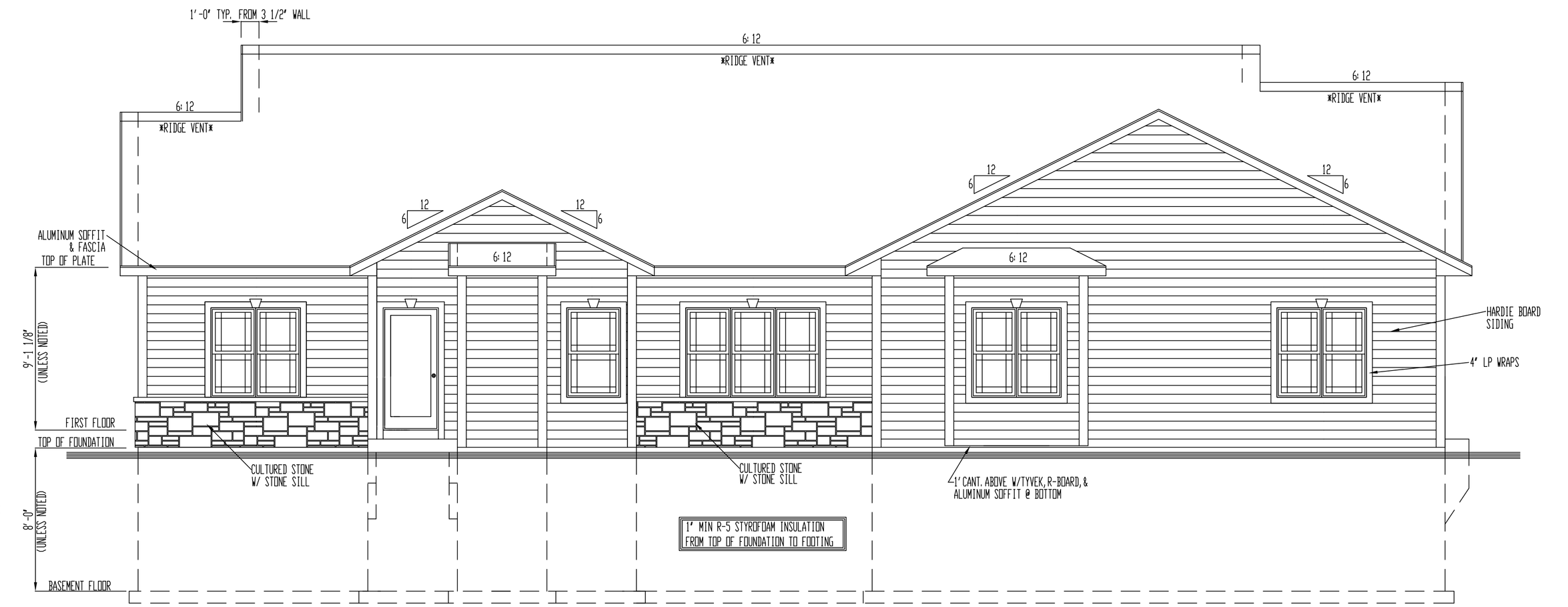
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X_____ / /
X_____ / /

ROUGH CARPENTER NOTE:

1. NOTE LOCATION OF TOILET AND R.V. PIPE DO NOT PLACE FLOOR JOISTS DIRECTLY IN THIS AREA. ALLOW 6" TO THE CENTER ON BOTH SIDES AND 13" FROM THE WALL FOR THE TOILET AND 5" TO THE CENTER ON BOTH SIDES OF THE R.V. PIPE.
2. ALL EXTERIOR OPENINGS (WINDOWS,DOORS,ETC.) ON THE FIRST FLOOR ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, UNLESS IT IS OTHERWISE NOTED AS SUCH ON THE PLAN. ALL EXTERIOR OPENINGS ON THE SECOND FLOOR UP TO A 6'0" SPAN ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, ANY (BEARING) OPENING ON FIRST OR SECOND FLOOR OVER 6'0" SPAN ARE TO BE A MINIMUM OF 2-PLY MICROLAM HEADERS AS NOTED PER THE PLAN.
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REAR ELEVATION

SCALE: 1/4"=1'-0"

RESIDENCE CUSTOM DESIGNED FOR:

WILLOW GROVE
CUSTOM DUPLEX
PLEASANT PRAIRIE, WI

8501 75th St., Suite H
Kenosha, WI 53142
O: 262-694-1677
www.HarpeDevelopment.com

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REVISIONS:

DRAWN BY: P. A.	SHEET: 1 OF 4
DATE: 7/28/21	
SCALE: 1/4"=1'-0"	

SHEET: 2 OF 4

DRAWN BY: P. A.

DATE:

SCALE: 1/4"=1'-0"

REVISIONS:

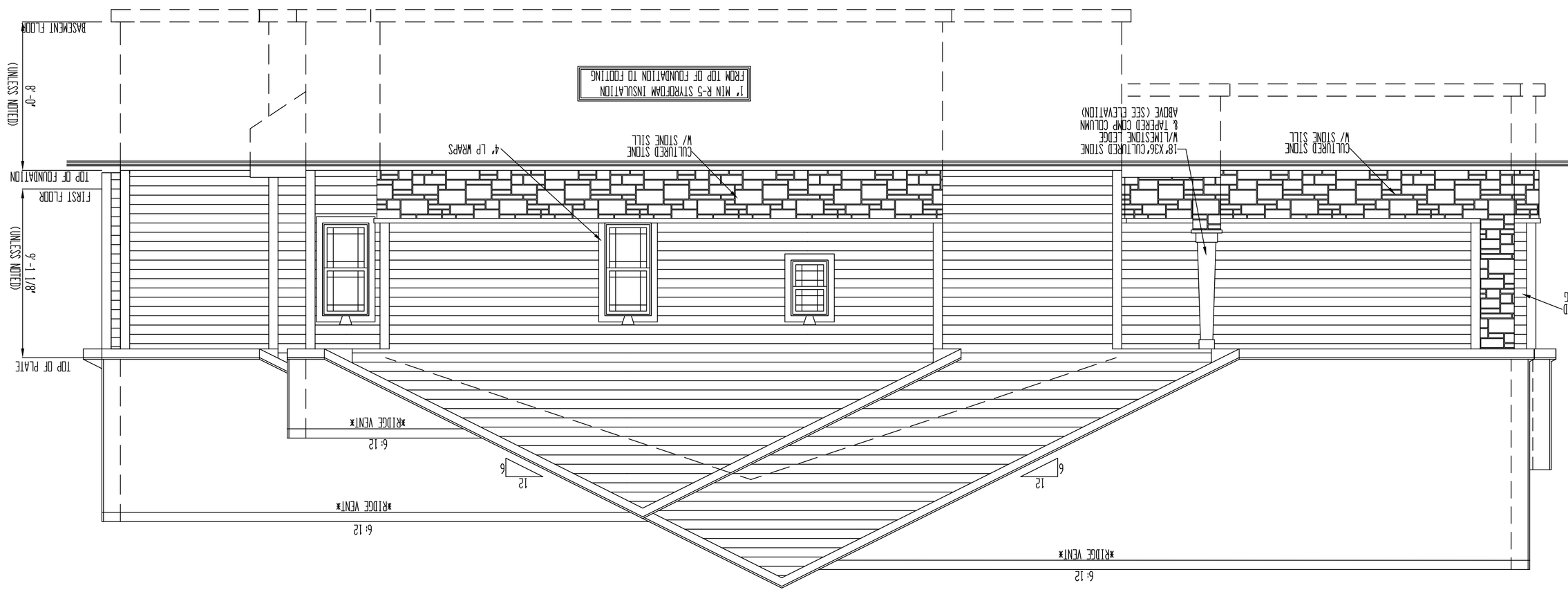
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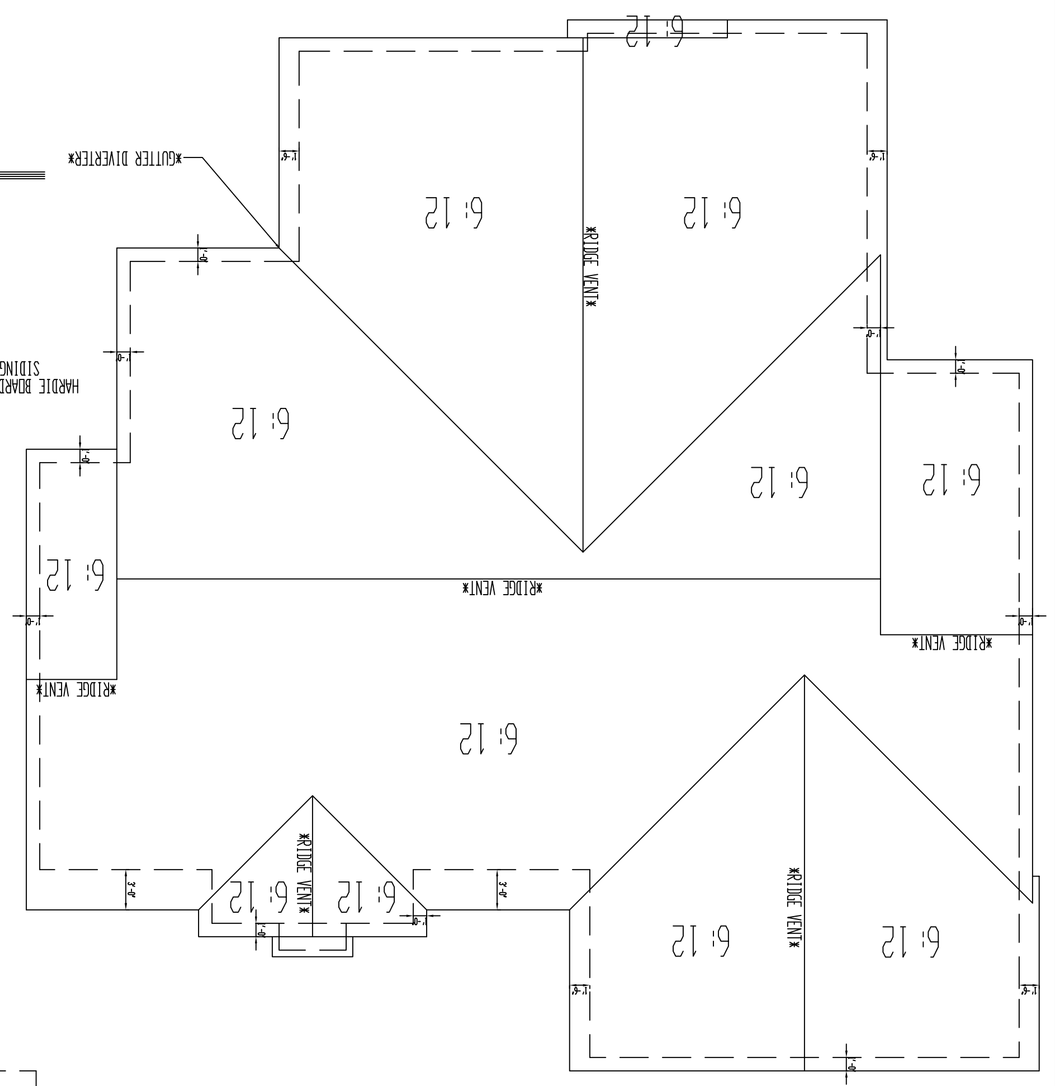
RIGHT ELEVATION

SCALE: 1/4"=1'-0"



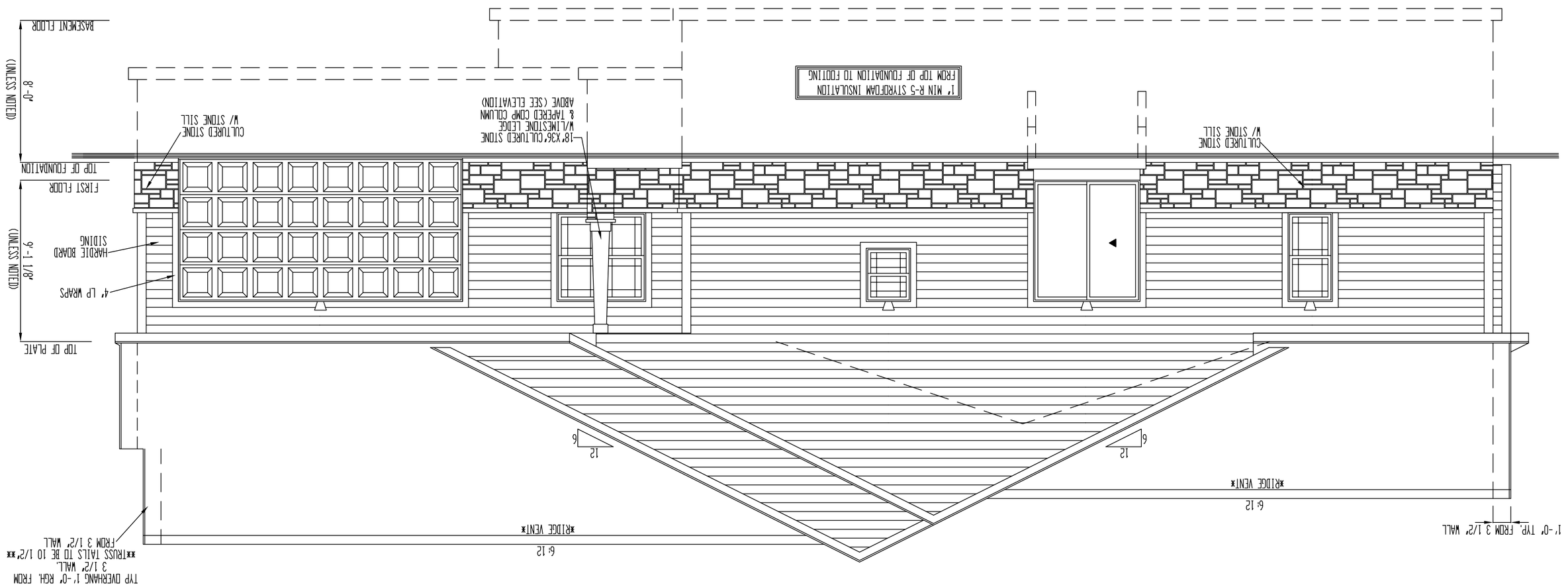
ROOF PLAN

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"



#R-21 SPRAY FOAM JOIST ENDS#

#ALLIANCE SINGLE-HUNG WINDOWS#
DRYWALL RETURNS W/ WOOD SILLS

#HOUSEWRAP ENTIRE BUILDING#

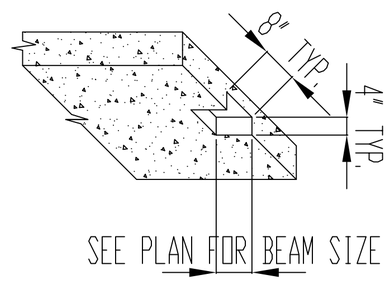
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9' HIGH WALLS- UNLESS NOTED

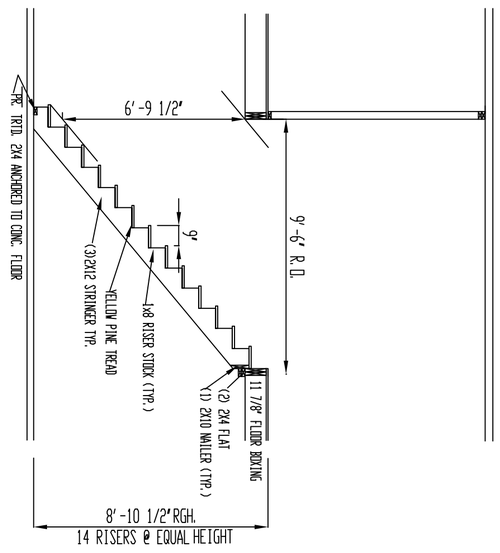
#CONTINUOUS RIDGE VENT (PER PLAN)#

#ARCHITECTURAL ROOF W/ METAL VALLEYS#

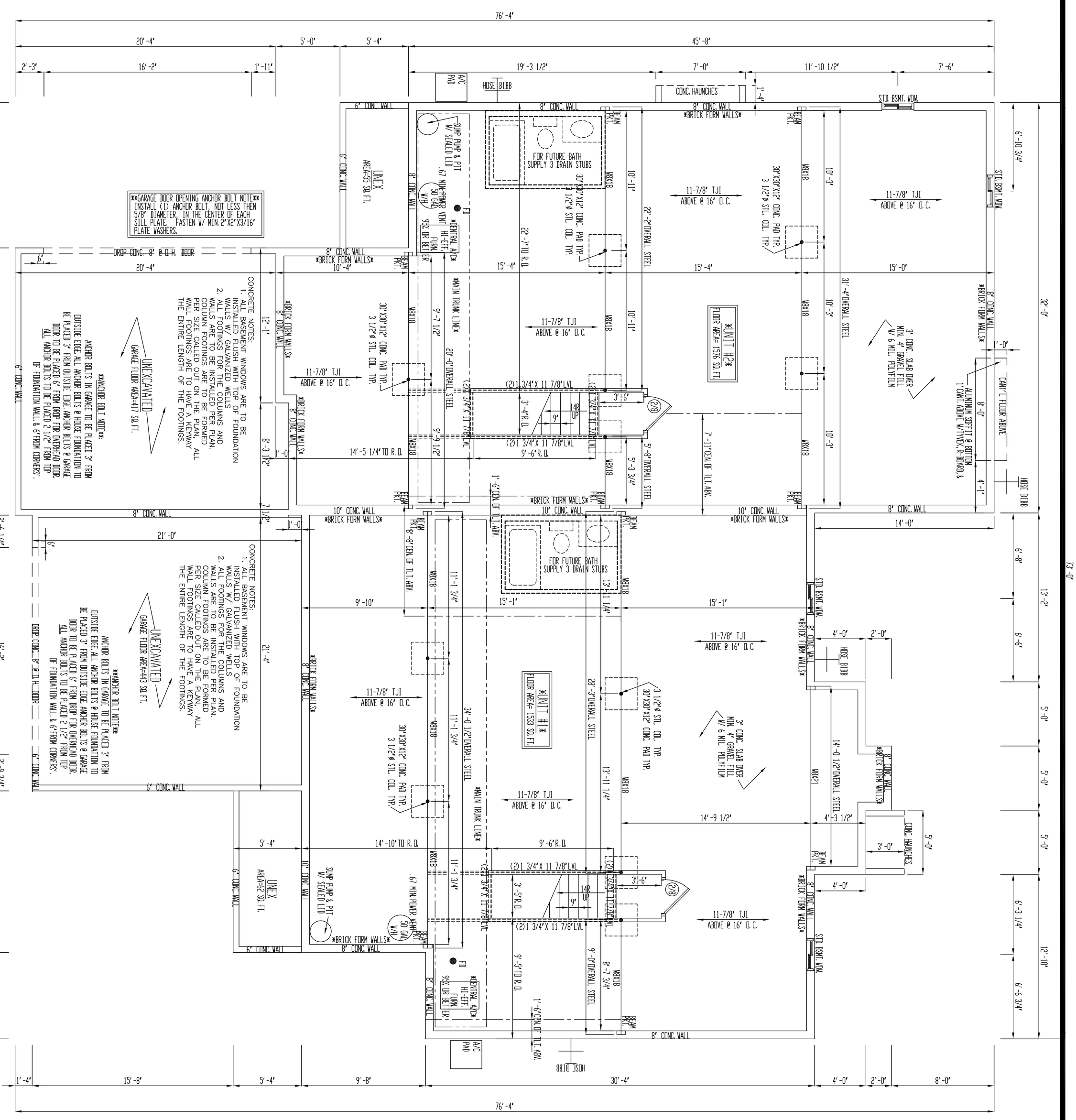
#ICE & WATER BARRIER IN ALL VALLEYS, EAVES AND ROOF TO WALL AREAS#



BEAM POCKET DETAIL
SCALE: 1/2"=1'-0"



STAIR SECTION
SCALE: 1/4"=1'-0"



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

8' HIGH WALLS- UNLESS NOTED

CARPENTERS: PLEASE NOTE LOCATIONS OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE

DRAWN BY: P. A.
DATE:
SCALE: 1/4"=1'-0"
SHEET: 3 OF 4

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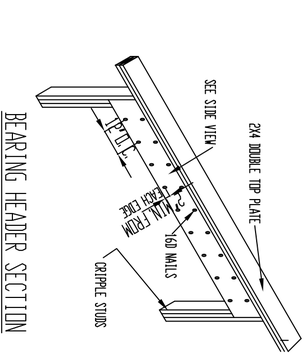
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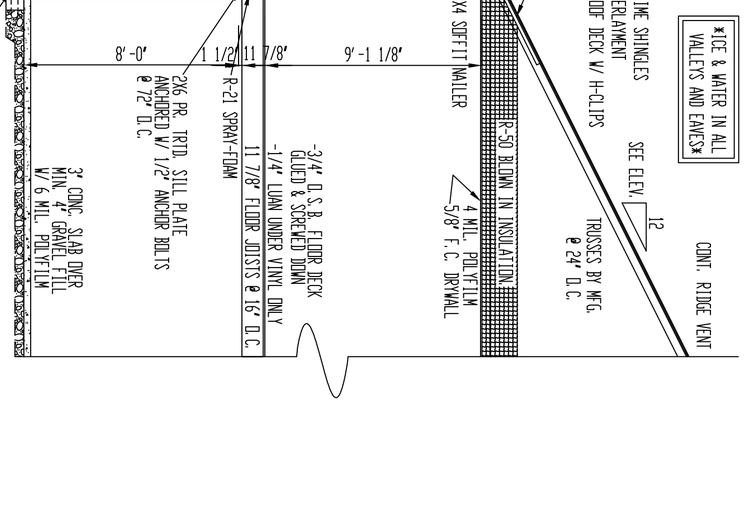
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ARCHITECTURAL ROOF W/ METAL VALLEYS



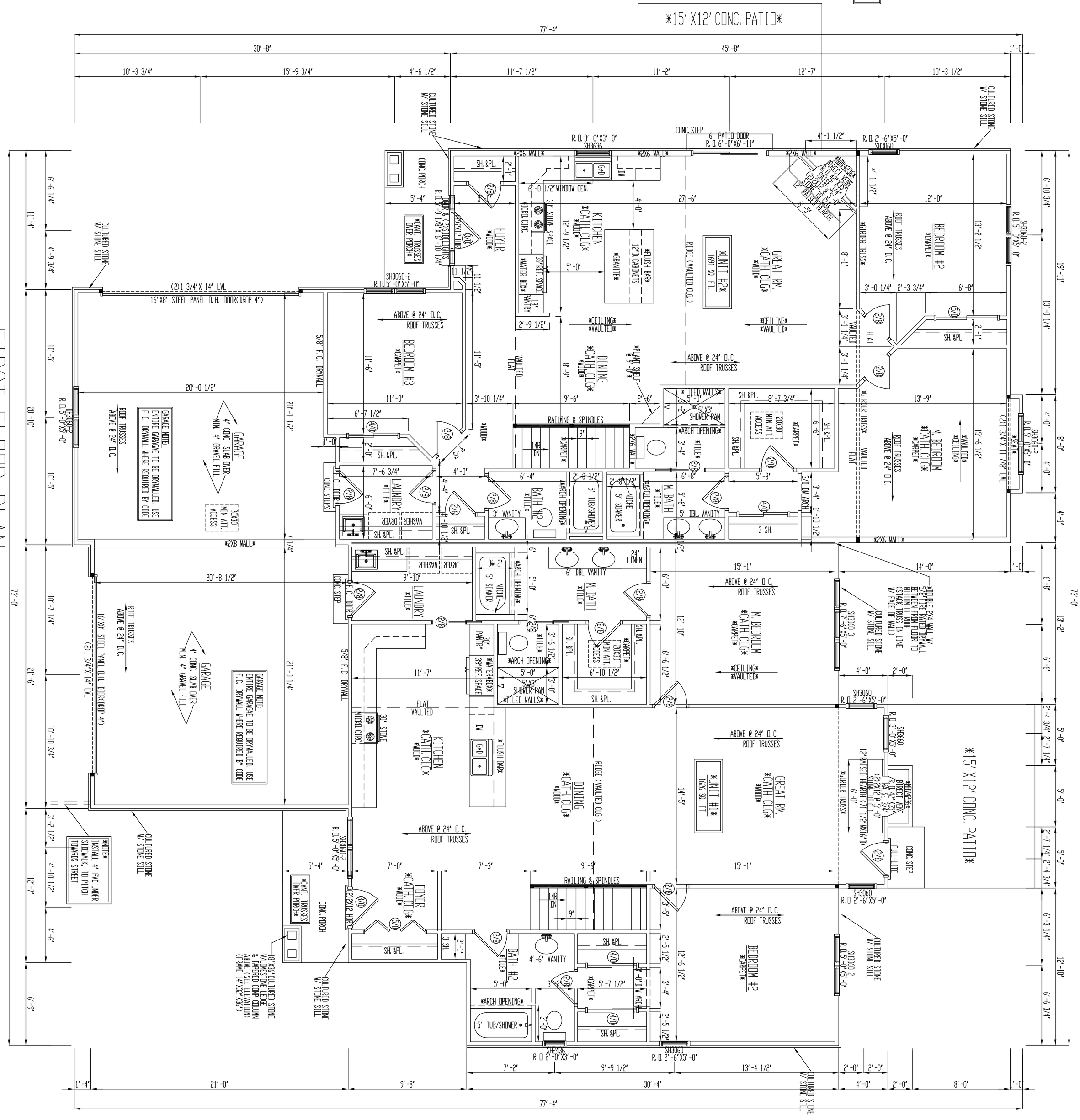


FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

15' X12' CONC. PATIO

15' X12' CONC. PATIO



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DATE:
SCALE: 1/4"=1'-0"
SHEET: 4 OF 4

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X_____ / /

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X_____ / /
X_____ / /

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ARCHITECTURAL ROOF W/ METAL VALLEYS

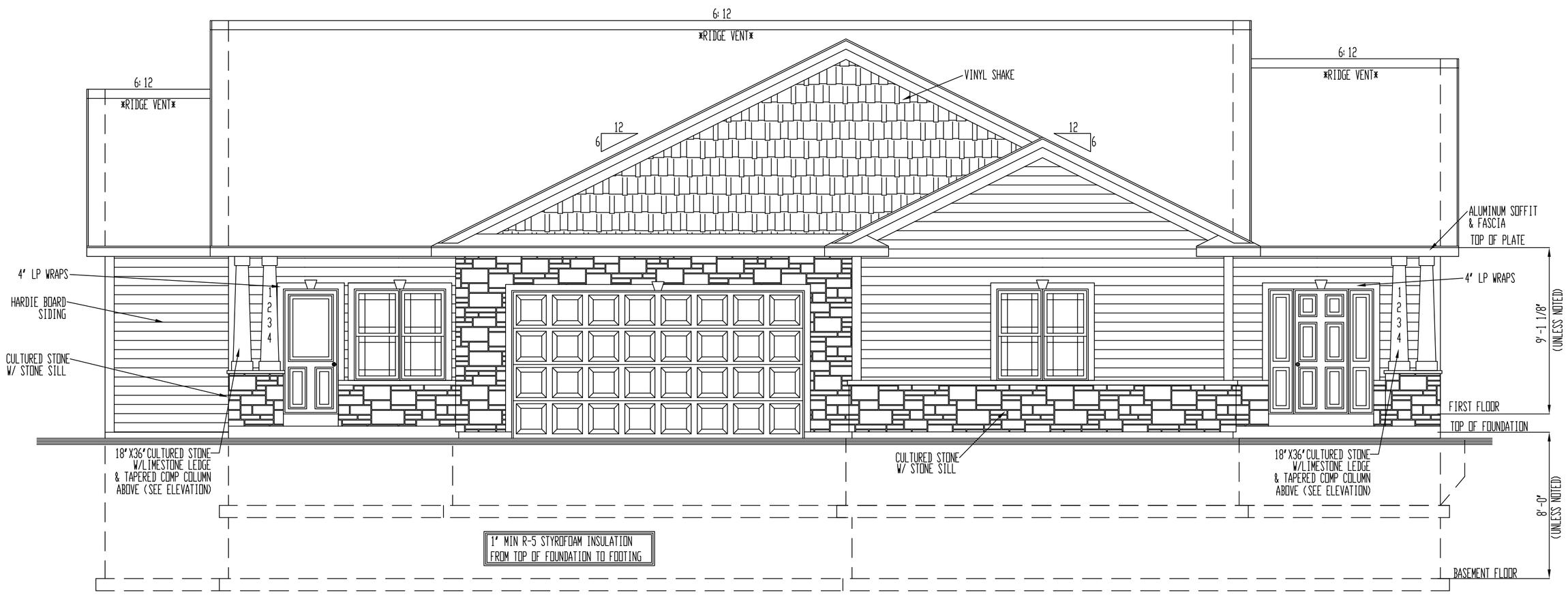
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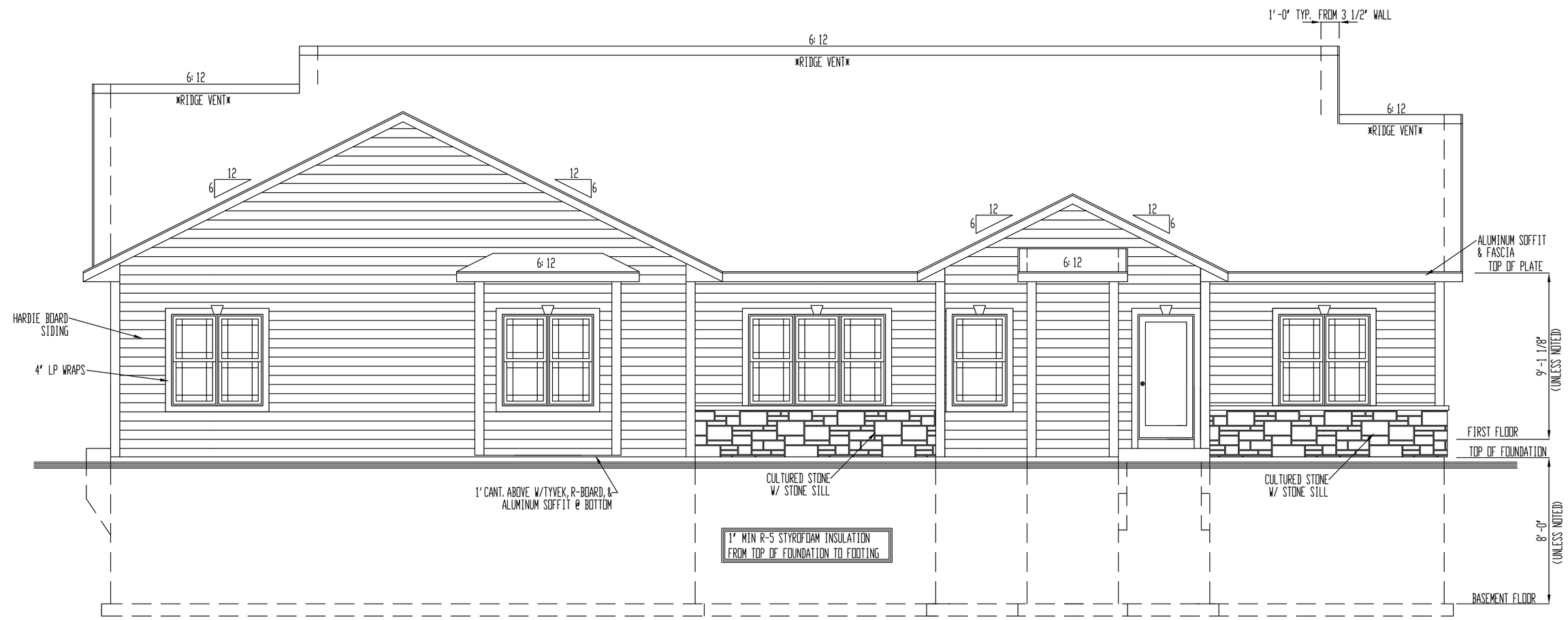
R-50 BLOWN-IN ATTIC INSULATION

R-21 SPRAY FOAM JOIST ENDS



FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

RESIDENCE CUSTOM DESIGNED FOR:

WILLOW GROVE
CUSTOM DUPLEX, 3 CAR OPTION
PLEASANT PRAIRIE, WI

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Kenosha, WI 53142
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REVISIONS:

DRAWN BY: P. A.	SHEET: 1 OF 4
DATE: 7/28/21	
SCALE: 1/4"=1'-0"	

DRAWN BY:	P. A.
DATE:	
SCALE:	1/4"=1'-0"
SHEET:	2 OF 4

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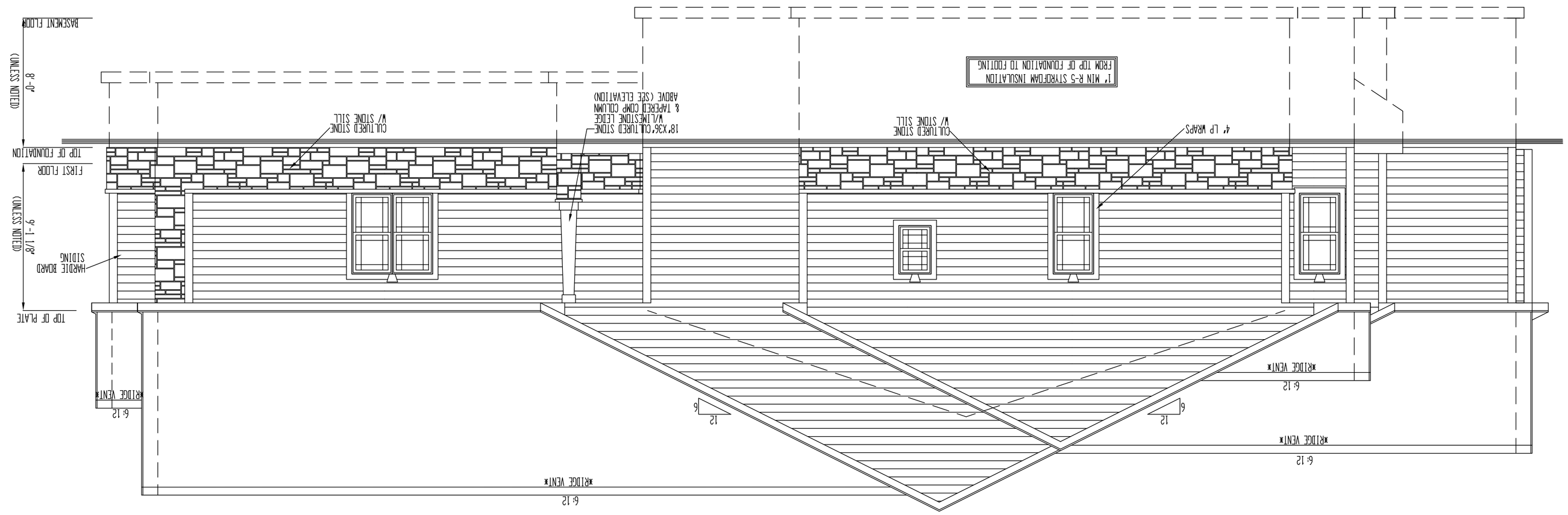
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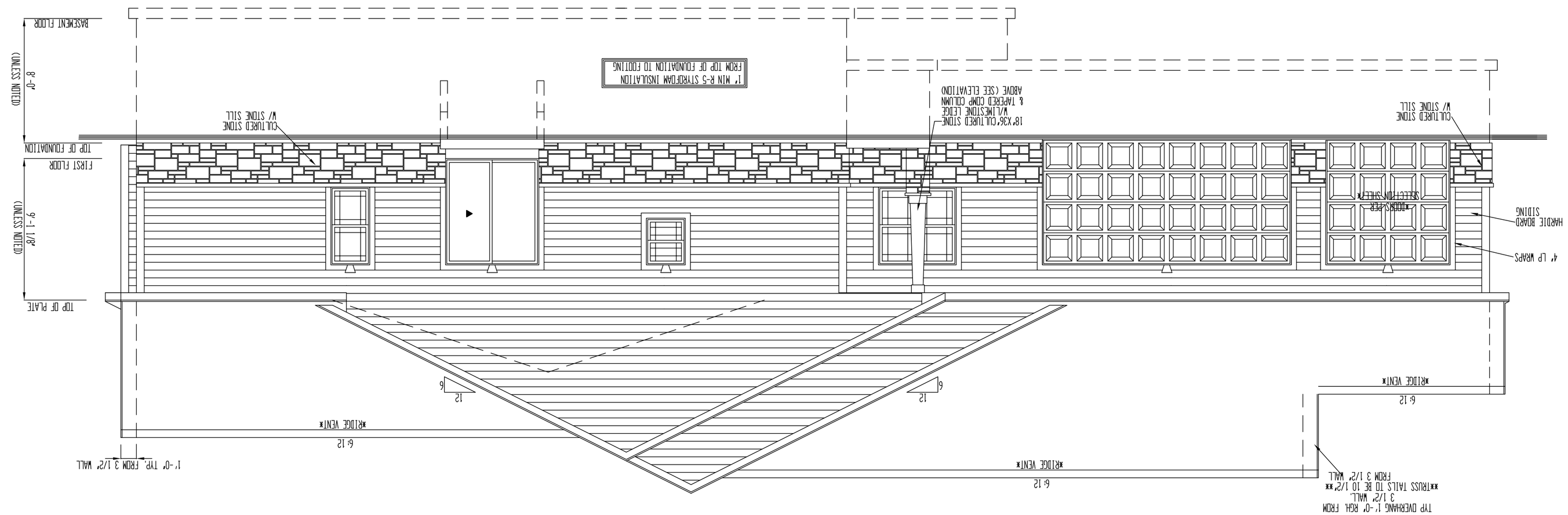
LEFT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



ARCHITECTURAL ROOF W/ METAL VALLEYS

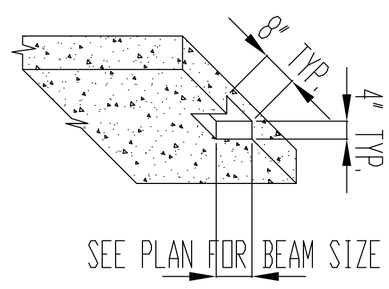
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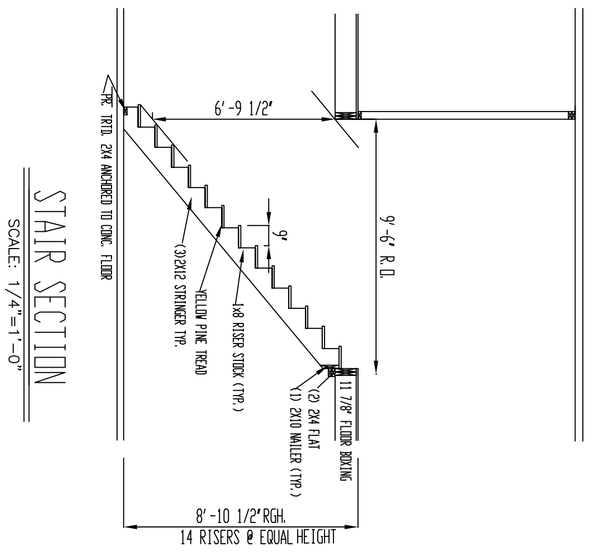
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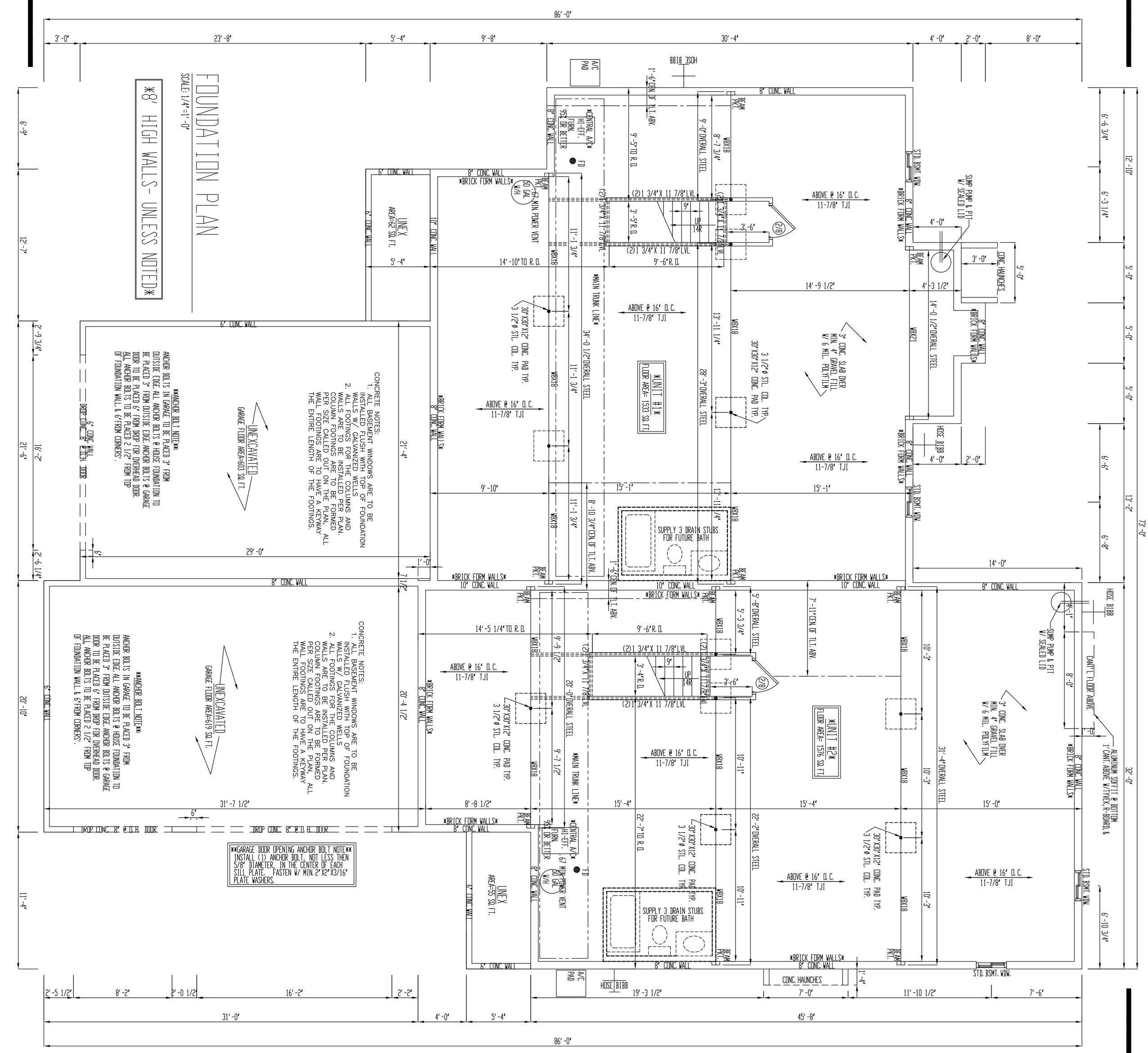
R-21 SPRAY FOAM JOIST ENDS



BEAM POCKET DETAIL
SCALE: 1/2"=1'-0"



STAIR SECTION
SCALE: 1/4"=1'-0"



CARPENTERS: PLEASE NOTE LOCATIONS OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE

DRAWN BY: P. A.
DATE:
SCALE: 1/4"=1'-0"
SHEET: 3 OF 4

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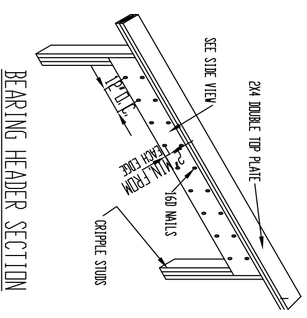
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9' HIGH WALLS- UNLESS NOTED

R-50 BLOWN-IN ATTIC INSULATION

ARCHITECTURAL ROOF W/ METAL VALLEYS



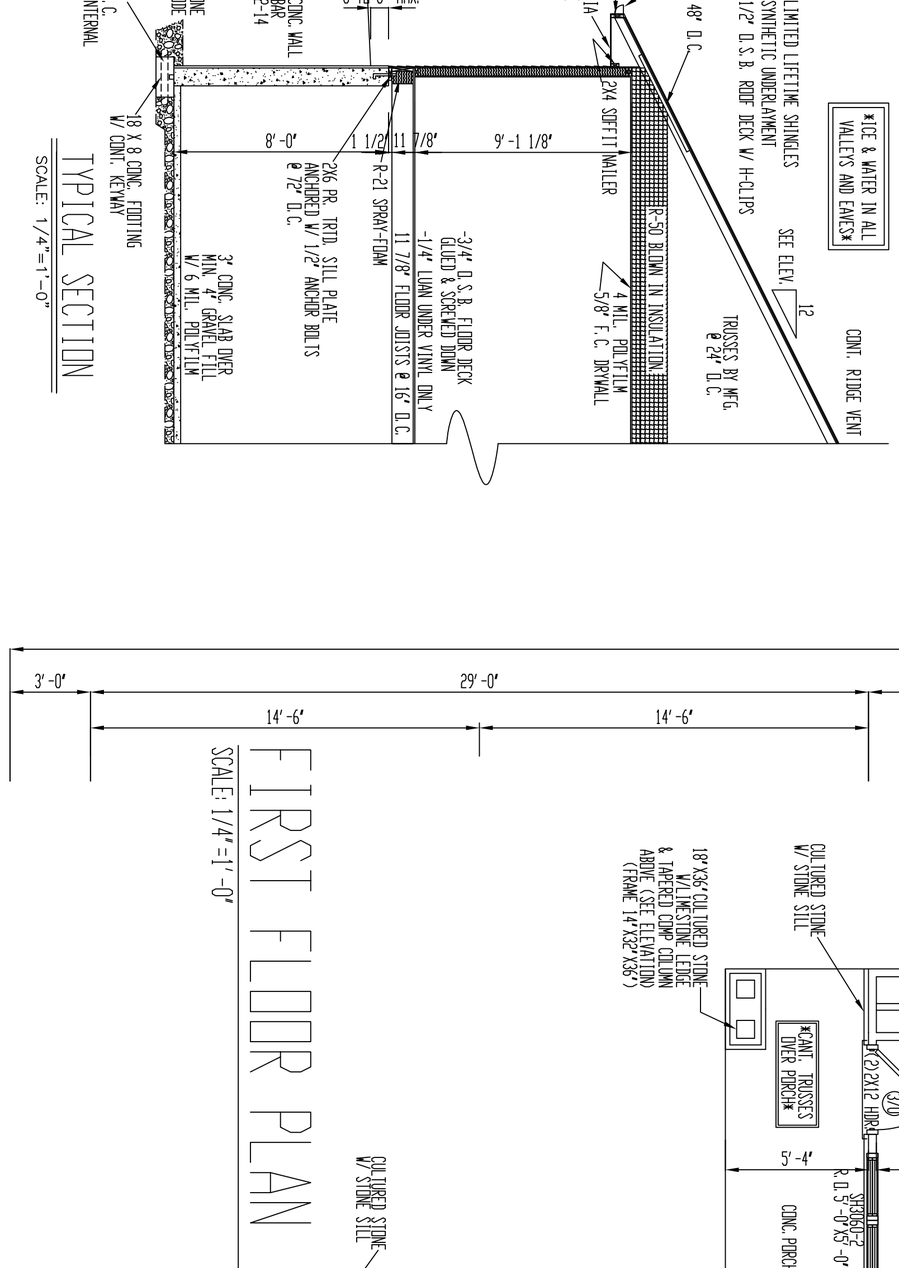
BEARING HEADER SECTION

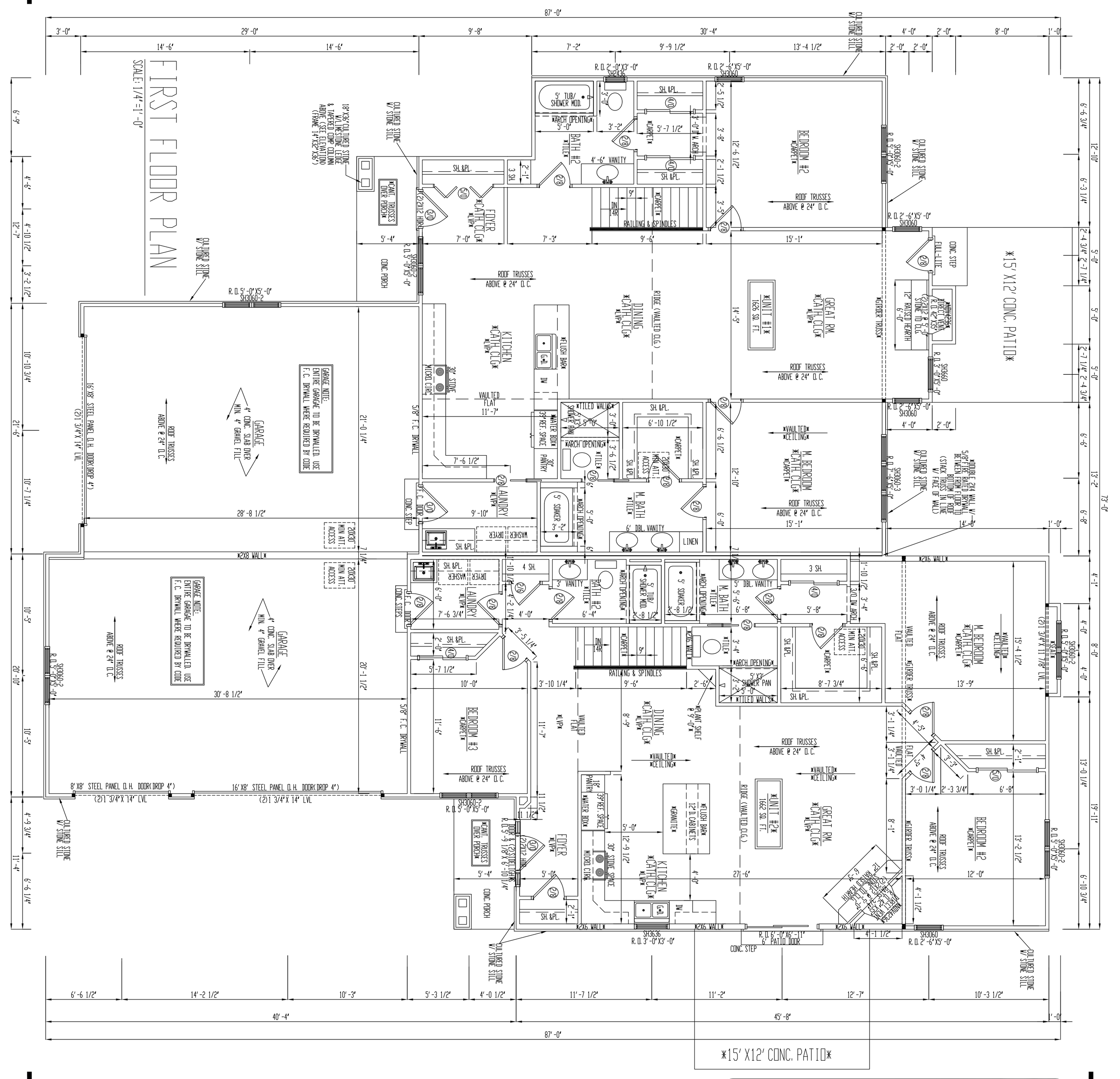
NOTE: 9 1/2" AND 11 7/8" MICRO-LAMS TO BE MADE UP OF TWO (2) ROWS OF 16D NAILS. 14", 16", AND 18" MICRO-LAMS TO HAVE THREE (3) ROWS OF 16D NAILS. *STAGGER NAILING PATTERN ON OPPOSITE SIDE OF HEADER*

HEADER SIDE VIEW

HEADER DETAIL

NOT TO SCALE.




FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
87'-0"
3'-0"
29'-0"
9'-8"
30'-4"
4'-0"
2'-0"
8'-0"
1'-0"
14'-6"
14'-6"
7'-2"
9'-9 1/2"
13'-4 1/2"
2'-0"
2'-0"
6'-9"
4'-6"
4'-10 1/2"
3'-2 1/2"
12'-7"
10'-10 3/4"
21'-6"
10'-7 1/4"
10'-5"
10'-5"
20'-10"
4'-9 3/4"
11'-4"
6'-6 1/4"
12'-10"
6'-6 3/4"
6'-3 1/4"
2'-4 3/4"
2'-7 1/4"
5'-0"
5'-0"
2'-7 1/4"
2'-4 3/4"
6'-6"
13'-2"
6'-8"
4'-1"
8'-0"
4'-0"
13'-0 1/4"
19'-11"
6'-10 3/4"
73'-0"
R.O. 2'-0"X3'-0" SH2436
R.O. 2'-6"X5'-0" SH3060
5' TUB/ SHOWER MOD.
SH. &PL.
4/0
3'-0"
2'-5 1/2"
ARCH OPENING 5'-0"
3'-2"
2/8
CARPET
5'-7 1/2"
3'-0" W. ARCH
BATH #2
TILE
4'-6" VANITY
3'-8"
2'-1 1/2"
3'-5"
2'-1" 3 SH.
5/0
CERAM. CLG *LVP*
FOYER
12"X12" HDR.
3/0
CANT. TRUSSES OVER PORCH
5'-4"
7'-0"
7'-3"
9'-6"
15'-1"
9'
DN 14R
CARPET
RAILING & SPINDLES
BEDROOM #2
CARPET
ROOF TRUSSES ABOVE @ 24" O.C.
R.O. 2'-6"X5'-0" SH3060
CULTURED STONE W/ STONE SILL
18"X36" CULTURED STONE W/LIMESTONE LEDGE & TAPERED COMP COLUMN ABOVE (SEE ELEVATION) (FRAME 14"X32"X36")
CONC. STEP
FULL-LITE
15' X12' CONC. PATIO
WDW 4236 DIRECT VENT R.O. 42"X36"
(2)2X12 @ 5'-0" STONE TO CLG.
12" RAISED HEARTH 6'-0"
R.O. 3'-0"X5'-0" SH3660
R.O. 5'-0"X5'-0" SH3060-2
R.O. 5'-0"X5'-0" SH3060-2
R.O. 5'-0"X5'-0" SH3060-2
CONC. PORCH
5'-4"
CANT. TRUSSES OVER PORCH
GIRDER TRUSS
UNIT #1 1626 SQ. FT.
GREAT RM. *CATH. CLG* *LVP*
VAULTED *CEILING*
DOUBLE 2X4 WALL W/ 5/8" FIRE RATED DRYWALL BETWEEN FROM FLOOR TO BOTTOM OF ROOF (STACK TRUSS IN LINE W/ FACE OF WALL)
14'-0"
1'-0"
GARAGE NOTE: ENTIRE GARAGAE TO BE DRYWALLED. USE F.C. DRYWALL WHERE REQUIRED BY CODE
16'X8' STEEL PANEL O.H. DOOR(DROP 4') (2)1 3/4"X 14" LVL
8'X8' STEEL PANEL O.H. DOOR(DROP 4') (2)1 3/4"X 14" LVL
4" CONC. SLAB OVER MIN. 4" GRAVEL FILL
GARAGE
ROOF TRUSSES ABOVE @ 24" O.C.
28'-8 1/2"
30'-8 1/2"
21'-0 1/4"
20'-1 1/2"
7 1/4"
2X8 WALL
20X30 MIN ATT. ACCESS
5/8" F.C. DRYWALL
F.C. DOOR
CONC. STEP
CONC. STEPS
LAUNDRY *LVP*
WASHER
DRYER
9'-10"
5'-7 1/2"
10'-0"
7'-6 3/4"
4'-0"
2'-0"
3'-5 1/4"
3'-10 1/4"
BEDROOM #3 *CARPET*
11'-6"
11'-7"
VAULTED FLAT
LVP
ROOF TRUSSES ABOVE @ 24" O.C.
SH3060-2 R.O. 5'-0"X5'-0"
11 1/2"
DOOR & (2)SIDELIGHTS R.O. 5'-9 1/8"X 6'-10 1/4"
CANT. TRUSSES OVER PORCH
CONC. PORCH
5'-4"
5'-0"
2'-1"
SH. &PL.
FOYER *LVP*
KITCHEN *CATH. CLG* *LVP*
30" STOVE
MICRO. CIRC.
5/8" F.C. DRYWALL
VAULTED FLAT
11'-7"
DINING *CATH. CLG* *LVP*
8'-9"
RIDGE (VAULTED CLG.)
PLANT SHELF @ 9'-0"
FLUSH BAR
GRANITE
12" D. CABINETS
5'-0"
12'-9 1/2"
4'-0"
27'-6"
18" PANTRY
39" REF. SPACE
WATER BOX
30" STOVE SPACE
DW
GD
2X6 WALL
SH3636 R.O. 3'-0"X3'-0"
R.O. 6'-0"X6'-11" 6' PATIO DOOR
CONC. STEP
4'-1 1/2"
SH3060 R.O. 2'-6"X5'-0"
CULTURED STONE W/ STONE SILL
GIRDER TRUSS
ROOF TRUSSES ABOVE @ 24" O.C.
BEDROOM #2 *CARPET*
13'-2 1/2"
12'-0"
4'-1 1/2"
UNIT #2 1662 SQ. FT.
GREAT RM. *CATH. CLG* *LVP*
VAULTED *CEILING*
12" MASCO HEARTH (2)2X12 @ 5'-0" STONE TO CLG. 12" RAISED HEARTH 6'-0"
WDW 4236 DIRECT VENT R.O. 42"X36"
R.O. 3'-0"X5'-0" SH3660
R.O. 5'-0"X5'-0" SH3060-2
2X6 WALL
VAULTED FLAT
GIRDER TRUSS
ROOF TRUSSES ABOVE @ 24" O.C.
M. BEDROOM *CATH. CLG* *CARPET*
15'-4 1/2"
13'-9"
(2)1 3/4"X 11 7/8" LVL
R.O. 5'-0"X5'-0" SH3060-2
SLAB
4'-0"
8'-0"
4'-0"
2'-7 1/4"
2'-4 3/4"
5'-0"
5'-0"
2'-7 1/4"
2'-4 3/4"
6'-6"
13'-2"
6'-8"
4'-1"
8'-0"
4'-0"
13'-0 1/4"
19'-11"
6'-10 3/4"
73'-0"
1'-0"
14'-0"
15'-1"
12'-6 1/2"
2'-1 1/2"
3'-8"
3'-5"
2'-1"
3 SH.
ARCH OPENING
3'-0" DW ARCH
M. BATH *TILE*
5' DBL. VANITY
5'-6"
6'-8"
5'-8"
3'-10 1/2"
3'-4"
3/0 DW ARCH
2X6 WALL
TILE
3'-4"
ARCH OPENING
5' X3' SHOWER PAN
3'-2"
3'-5"
TILED WALLS
SH. &PL.
8'-7 3/4"
20X30 MIN ATT. ACCESS
6'-6"
CARPET
RAILING & SPINDLES
9'-6"
2'-6"
DN 14R
9'
CARPET
2X6 WALL
3'-10 1/2"
4'-2 1/4"
4'-0"
6'-4"
BATH #2 *TILE*
5' TUB/ SHOWER MOD.
2'-8 1/2"
5' SHAKER
2'-8 1/2"
M. BATH *TILE*
6'-8"
5' DBL. VANITY
5'-6"
3 SH.
4/0
5'-8"
ARCH OPENING
ARCH OPENING
ARCH OPENING
TILED WALLS
5' X3' SHOWER PAN
3'-2"
3'-5"
6'-10 1/2"
SH. &PL.
CARPET
ARCH OPENING
TILE
3'-6 1/2"
7'-6 1/2"
18" PANTRY
39" REF. SPACE
WATER BOX
30" PANTRY
20X30 MIN ATT. ACCESS
SH. &PL.
6'-6 1/2"
12'-10"
6'-0"
VAULTED *CEILING*
M. BEDROOM *CATH. CLG* *CARPET*
ROOF TRUSSES ABOVE @ 24" O.C.
15'-1"
14'-5"
UNIT #1 1626 SQ. FT.
GREAT RM. *CATH. CLG* *LVP*
VAULTED *CEILING*
GIRDER TRUSS
ROOF TRUSSES ABOVE @ 24" O.C.
R.O. 2'-6"X5'-0" SH3060
4'-0"
2'-0"
SH3060-3 R.O. 7'-6"X5'-0"
CULTURED STONE W/ STONE SILL
TILED WALLS
5' X3' SHOWER PAN
3'-0"
3'-6 1/2"
5'-0"
ARCH OPENING
TILE
SH. &PL.
6'-0"
F.C. DOOR
CONC. STEP
LAUNDRY *LVP*
9'-10"
5' SHAKER
3'-2"
ARCH OPENING
5'-0"
6'
M. BATH *TILE*
6' DBL. VANITY
LINEN
6'-0"
WASHER
DRYER
SH. &PL.
20X30 MIN ATT. ACCESS
7 1/4"
2X8 WALL
F.C. DOOR
CONC. STEPS
LAUNDRY *LVP*
7'-6 3/4"
6'-0"
4'-0"
4'-2 1/4"
3'-5 1/4"
3'-10 1/4"
2'-0"
5'-7 1/2"
10'-0"
BEDROOM #3 *CARPET*
11'-6"
5/8" F.C. DRYWALL
20'-1 1/2"
30'-8 1/2"

RETURN TO:

Harpe Development, LLC
Dustin Harpe
8501 75th Street, Suite H
Kenosha, WI 53142

PARCEL IDENTIFIER NUMBERS:
See Attached Exhibit "A"

CONDOMINIUM DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR WILLOW GROVE CONDOMINIUM

THIS DECLARATION (hereinafter "Declaration") is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of Wisconsin Statutes, (hereinafter referred to as the "Act"), this _____ day of _____, 2025, by Harpe Development, LLC, a Wisconsin limited liability company (hereinafter referred to as "Declarant").

1. STATEMENT OF DECLARATION

1.1 General Statement. The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed or to be constructed thereon to the condominium form of ownership in the manner provided by the Act and by this Declaration.

Declarant hereby declares that it is the sole owner of the real property described in Section 2.1 hereof, together with all buildings and improvements thereon (hereinafter referred to as the "Property") which is hereby submitted to the condominium form of use and ownership as provided in the Act and this Declaration, and which property shall be held, conveyed, devised, leased, encumbered, used, improved, and in all respects otherwise effected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the Act. All provisions hereof shall be deemed to run with the land and shall constitute benefits and burdens to the Declarant, its successors, and assigns, and to all parties hereinafter having any interest in the property. The property, together with all buildings and improvements is hereinafter called the "Condominium."

2. LEGAL DESCRIPTION AND NAME

2.1 LEGAL DESCRIPTION. The following described real estate is subject to the provisions of this Declaration:

Legal description of Phase 1, as set forth on the attached Exhibit "A".

2.2 NAME. The aforesaid real estate and all buildings and improvements thereon shall be known as Willow Grove Condominium.

3. DESCRIPTION AND LOCATION OF BUILDINGS

There shall be (10) buildings in Willow Grove Condominium which shall contain a total of twenty (20) living units and Twenty Five (25) garage units. Each Unit (hereinafter described) shall have an attached garage. There will be Six Ten (10) 2-family buildings.

Complete construction details of the Units are contained in working plans and drawings available for inspection at the office of the Declarant. The units are more fully described in the Condominium Plat attached hereto marked Exhibit "A" and made a part hereof. Declarant shall have the right to amend this Declaration at its sole discretion for the purpose of recording a plat of survey or plans depicting the lay-out, location, unit numbers and dimensions of the building and Units as finally located and erected. Declarant reserves the right to change the layout and dimensions of the buildings and Units shown in Exhibit "A" which are not presently constructed, provided that such changes will not substantially alter the architectural design, nature and quality of the buildings and Units.

4. NUMBER AND IDENTIFICATION OF UNITS

4.1 NUMBER. There shall be a total of Twenty (20) Units in Willow Grove Condominium.

4.2 IDENTIFICATION. A "Unit" is that part of a building intended for individual, private use, comprised of one or more contiguous or noncontiguous cubicles of air at one or more levels of space having outer boundaries formed by the unfinished interior surface of the perimeter walls, floors and ceilings of the building. The Unit shall also consist of the windows, window frames, doors and door frames located within or contiguous to the Unit. The Units are designated by identifying numbers, and their location, boundaries, and immediate Limited Common Elements (hereinafter described) to which the Units have access and further details identifying and describing the Units are shown on the Condominium Plat, together with all fixtures and improvements therein

contained. Each Unit shall also consist of one (1) "Garage Unit" which is intended for individual, private use comprised of one cubicle of air having outer boundaries formed by the interior surfaces of the perimeter walls, floors, and ceilings of the building. The Garage Unit shall also consist of the windows, window frames, doors and door frames which are located within or contiguous to the Unit. Said boundaries are shown on the Condominium Plat, together with all fixtures and improvements therein contained. A Unit and a Garage Unit may not be separated.

The post office addresses of the Units are: Are to be Determined

The owner of a Unit shall be known as "Unit Owner."

5. COMMON ELEMENTS

The "Common Elements" shall consist of all of the Condominium, except the Units as defined hereunder, including without limitation: the land on which the building or buildings are located; bearing walls, floors and ceilings (except the interior surfaces thereof, which form the outer boundaries of each Unit), roofs, foundations, entrances and exits, windows, pipes, ducts, electrical wiring and conduits, centralized utility services, public utility lines, water and sewer laterals, outside walls, girders, beams and support, structural parts of the building, and the walks, driveways and landscaping.

Each Unit Owner shall have an easement to the space between the interior and exterior walls for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls and the like, where space between the walls may be necessary for such uses, provided that the Unit Owner shall do nothing to impair the structural integrity of the building or the soundproofing of common walls between the Units, and provided further that the Common Elements be restored to their former condition by the Unit Owner at his sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the Unit Owners, Declarant, and the Association of Unit Owners (hereinafter described) for the installation, maintenance, and repair of common utility services in and on any part of the Common Elements or Units.

The manner of use of the Common Elements shall be governed by the Bylaws of, and such rules and regulations as may be established by Green Bay Trail Condominium Association, Inc., (the "Association"), and no Unit Owner shall decorate, landscape, or adorn any Common Elements, or permit such, in any manner contrary to such Bylaws and rules and regulations.

6. LIMITED COMMON ELEMENTS

6.1 DESCRIPTION. A portion of the Common Elements are designated as "Limited Common Elements" as are shown on the Condominium Plat. Limited

Common Elements consist of patios, balconies, and parking immediately in front of a Garage Unit. Limited Common Elements shall be reserved for the exclusive use of the Unit to which they are appurtenant.

6.2 PARKING. Unit Owners may park automobiles immediately in front of their Garage Unit, provided such parking does not interfere with the access to other Unit's garage. At no time shall a Unit Owner allow boats, trucks, motor homes, recreational vehicles, or trailers to be parked overnight in such assigned parking space without first obtaining the written consent of the Association.

6.3 SATELLITE DISH. There shall be no television satellite dish of any type placed upon any of the Common Elements or Limited Common Elements, except as provided herein. The Unit Owner may place a satellite dish in such a location as to minimize its obstruction and offensiveness to other Unit Owners either by location or by use of screening appropriate to the design, decoration, and landscaping of the Condominium. The installation shall not effect the structural soundness or integrity of any building. The Unit Owner shall bear all costs associated with the installation of the satellite dish and with concealing the satellite dish from public view, including, but not limited to, the installation of shrubbery, partition wall or other such costs associated with the concealment of the satellite dish. The intention of this paragraph is to harmonize aesthetics with the Unit Owner's right to receive satellite signals to the extent possible. Any disputes under this paragraph shall be resolved by binding arbitration.

6.4 USE. The manner of use of the Limited Common Elements shall be governed by the Bylaws of, and such rules and regulations as may be established by, the Association, and no Unit Owner shall decorate, landscape, or adorn any Limited Common Elements, or permit such, in any manner contrary to such Bylaws and rules and regulations.

7. PERCENTAGE OF OWNERSHIP IN COMMON ELEMENTS

Each Unit Owner shall own an undivided interest in the Common Elements and Limited Common Elements as a tenant in common with all other Unit Owners and, except as otherwise limited in this Declaration, shall have the right to use and occupy the Common Elements and Limited Common Elements for all purposes incident to the use and occupancy of the Unit as a place of residence, and such other incidental uses permitted by this Declaration, which right shall be appurtenant to and run with the Unit. The percentage of such undivided interest in the Common Elements and Limited Common Elements appertaining to each Unit shall be 5%.

8. RESIDENTIAL PURPOSE

All buildings and the Units therein contained are intended for and restricted exclusively to residential use.

9. ASSOCIATION OF UNIT OWNERS

9.1 DUTIES AND OBLIGATIONS. All Unit Owners shall be entitled and required to be a member of the Association. The affairs of the Association shall be managed by a Board of Directors (the "Board of Directors") consisting of such number of persons as provided in the Bylaws of the Association. The Association may be incorporated as a non-profit corporation under the Laws of the State of Wisconsin. Each Unit Owner and the occupants of the Units shall abide by and be subject to all of the rules, regulations, duties and obligations of this Declaration and the Bylaws and rules and regulations of the Association.

9.2 VOTING RIGHTS. Each Unit Owner shall be entitled to one (1) vote for each Unit owned. The Unit Owners shall have the right to vote on all matters submitted to a vote of the Members and such other additional rights and powers as set forth in the By-Laws. The Declarant shall be entitled to one (1) vote for each Unit owned by Declarant. Notwithstanding the foregoing provisions for voting, the Declarant shall be deemed to have sufficient votes to constitute a majority of votes until all of Declarant's Units are sold; provided, however, that Declarant's control shall cease ten (10) years after the first Unit is conveyed to a purchaser other than Declarant, or thirty (30) days after the conveyance of Seventy-five percent (75%) of the Common Elements, whichever time is earlier following the creation of an owner operated and responsible Association.

9.3 ASSOCIATION PERSONNEL. The Declarant and Association may obtain and pay for the services of any person or entity to manage its affairs to the extent it deems advisable and may hire such other personnel as it shall determine to be necessary or advisable for the proper operation of the Condominium. The Declarant and Association may contract for lighting, heating, water, trash collection, sewer service and such other common services as may be required for each Unit.

9.4 CONDOMINIUM DOCUMENTATION. The Association shall be required to make available to Unit Owners, their lenders and the holders and insurers of the first mortgage on any Unit, current copies of the Declaration, Bylaws and other rules governing the Condominium, and other books, records, and financial statements of the Association. The Association shall be required to make available to prospective purchasers current copies of the Declaration, Bylaws, and other rules governing the Condominium, and the most recent annual audited financial statement, if such is prepared. Upon written request from any of the agencies or corporations which have an interest or prospective interest in the Condominium, the Association shall be required to prepare and furnish within a reasonable time a financial statement of the Association for the immediately preceding fiscal year. The Homeowners Association shall make an audited financial statement for the preceding fiscal year available to the Holder, insurer,

or guarantor of any first mortgage that is secured by a Unit on submission of a written request for it. The audited financial statement shall be made available within one hundred twenty (120) days of the fiscal year end of the Homeowners Association. The cost of the audit shall be at the expense of the Homeowners Association.

9.5 INITIAL WORKING CAPITAL AND RESERVE FUND. At the time of the first conveyance of a Unit from the Declarant, the purchaser of such Unit shall pay to the Association a one-time contribution in effect at the time of sale. The contribution shall be placed into a reserve for future repairs and replacements. Amounts paid pursuant hereto are not to be considered as an advance payment of the monthly assessment.

9.6 REMEDIES FOR VIOLATIONS BY UNIT OWNER. A Unit Owner who fails to comply with the Declaration, the Bylaws, the Association rules, or the Act, is liable for any charges, fines, or assessments imposed by the Association pursuant to the Bylaws or Association rules as a result of the violation and may be subject to a temporary or permanent injunction.

10. REPAIRS AND MAINTENANCE

10.1 COMMON ELEMENTS. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements and shall cause the same to be kept in good, clean, attractive, and sanitary conditions, order, and repair. Without in any way limiting the foregoing, this shall include all painting, repairing, and decorating of exteriors, maintenance and repair of walks, drives, parking areas and access routes, and maintenance of all grounds and landscaping. In addition, the Association shall regulate the use of the Common Elements to ensure proper and attractive conditions. Unit Owners, and their occupants, shall promptly report to the Association, any condition that might damage the Common Elements or Limited Common Elements. Unit owners shall keep their screens in place in their exterior windows and in good repair.

10.2 INDIVIDUAL UNITS AND LIMITED COMMON ELEMENTS. Each Unit Owner shall be responsible for keeping the interior of his/her Unit and all of its equipment, fixtures and appurtenances in good order, condition, and repair and in a clean and sanitary condition, and shall be responsible for decorating, painting, and varnishing which may at any time be necessary to maintain the good appearance and condition of the Unit. Without in any way limiting the foregoing, in addition to decorating and keeping the interior of the Unit in good repair, each Unit Owner shall be responsible for all plumbing fixtures and piping connected to the Unit, fireplace, chimney, and flue, the replacement of windows, doors,

lighting fixtures, refrigerators, air-conditioning equipment, all components of any furnaces or heating equipment, dishwashers, disposal, laundry equipment such as washers and dryers, ranges, or other equipment which may be in, or connect with, the Unit. Each Unit Owner shall keep the Limited Common Elements appurtenant to his Unit in a good, clean, sanitary, and attractive condition. In addition, the Association shall regulate the use of the Limited Common Elements to ensure proper and attractive conditions.

10.3 PROHIBITION AGAINST STRUCTURAL CHANGES BY OWNER. A Unit Owner shall not, without first obtaining the written consent of the Association, make any alteration that would jeopardize the soundness or safety of the Condominium, reduce the value of the Condominium, or impair any easement or hereditament, or change the exterior appearance of a Unit including but not limited to painting the exterior or changing or adding different windows or doors or any other portion of the Condominium not part of the Unit. A Unit Owner may make improvements or alterations within the Unit that do not impair the structural integrity or lessen the support of any portion of the Condominium, and that do not create a nuisance substantially affecting the use and enjoyment of other Units or the Common Elements.

10.4 ENTRY FOR REPAIRS. The Association shall have an irrevocable right and easement to enter any Unit at reasonable times and under reasonable conditions when necessary to make repairs to Common Elements and Limited Common Elements when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the Condominium. The Association shall make a reasonable effort to give prior notice to the owners, except in cases involving manifest danger to public safety or property, and with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and be treated as a common expense. No entry by the Association for the purposes specified in this paragraph may be considered a trespass.

10.5 IMPROVEMENTS TO LIMITED COMMON ELEMENTS. A Unit Owner may improve the Limited Common Elements appurtenant exclusively to the Unit Owner's Unit if all the following conditions are met:

1. A statement describing the improvement, including a description of the project, the materials to be used, and the project's proposed impact on the appearance of the Condominium, and identifying the project contractor is submitted to the Board of Directors of the Association.

2. The improvements will not interfere with the use and enjoyment of the Units of other Units Owners, or the Common Elements, or Limited Common Elements of the Condominium.

3. The improvement will not impair the structural integrity of the Condominium.

4. Any change to the exterior appearance of the Condominium is approved by the Board of Directors of the Association

5. All costs and expenses of an improvement, and any increased costs of maintenance and repair of the Limited Common Elements resulting from the improvement, are the obligation of the Unit Owner. The Unit Owner shall protect the Association and other Unit Owners from liens on property of the Association, or of other Unit Owners that otherwise might result from the improvement.

11. UNIT OWNER'S RIGHTS WITH RESPECT TO INTERIORS

Each Unit Owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise furnish and decorate the interior surfaces of the walls, ceilings, floors and doors forming the boundaries of the Unit and all walls, ceilings, floors, and doors within such boundaries, and to erect partition walls of a non-structural nature, provided that such Unit Owner shall take no action which in any way will materially change any common walls.

12. RESTRICTION ON USE AND OCCUPANCY

Each Unit shall be occupied and used only for single family private dwelling purposes as provided in the Bylaws of the Association. No trade, except an approved home office, shall be carried on anywhere within the Condominium, except as otherwise provided herein. All leases or rental agreements shall be in writing. The Declarant may lease a Unit on such terms and conditions as it desires in its sole discretion.

Unit Owners other than Declarant may lease or rent a Unit; however, the lease must have a minimum initial term of one (1) year. No rooms in any Unit may be rented and no transient tenants may be accommodated. As a condition of the rental or lease of a Unit, the Unit Owner grants the Association power of attorney to bring an eviction action against a tenant of the Unit Owner who has failed to comply with the Declaration, the Bylaws, rules of the Association, or any act or omission that constitutes grounds for eviction under Chapter 704 of the Wisconsin Statutes, if the Unit Owner, after being requested by the Association to evict the tenant, fails to take reasonable action to evict the tenant. Giving notice terminating or not renewing a tenant's lease or rental agreement within sixty (60) days after an eviction request by the Association, constitutes reasonable action to evict the tenant for purposes of this paragraph. The Association shall give the Unit Owner ten (10) days' written notice of the Association's intent to evict a

tenant. The cost of the eviction shall be the responsibility of the Unit Owner and shall immediately become a personal debt of the Unit Owner and also a lien, against the Unit to which the charges are assessed, until paid, if a statement of lien is filed within two (2) years after the date the assessment becomes due.

Notwithstanding anything to the contrary herein, at least 80% of the Units shall be owner occupied. In addition, no Unit Owner may have a storage pod or trailer in the parking lot or adjacent to a unit for more than 2 weeks.

A tenant of a Unit who fails to comply with this Declaration, the Bylaws, rules of the Association, or the Act that results in a charge, fine, or assessment imposed by the Association pursuant to the Bylaws or Association rules is liable for the charge, fine, or assessment. The Unit Owner of the Unit occupied by the tenant when the violation occurred is liable for any charges, fines, or assessments imposed by the Association for which the tenant is liable that are not paid by the tenant within thirty (30) days after receiving notice of the charge, fine, or assessment. If the Association imposes a charge, fine, or assessment as a result of a violation by the tenant of a Unit, the Association shall give notice to the tenant by any method under Wisconsin Statute Section 704.21(1)(a) – (e) and to the Unit Owner of the Unit occupied by the tenant by any method under Wisconsin Statute Section 704.21(2)(a) – (d). The notice shall include all of the following:

A. The amount of charges, fines, or assessments for which the tenant is liable.

B. Notice that if the tenant fails to pay the Association the amount for which the tenant is liable within thirty (30) days after the tenant receives the notice, the Unit Owner is liable to the Association for the unpaid amount by the tenant.

The rental or lease of a Unit constitutes an agreement by the tenant, as a condition of the Lease, to comply with this Declaration, the Bylaws, the rules of the Association, and the provisions of the Act. Within five (5) business days after entering into or renewing a written Lease Agreement, the Unit Owner shall provide a copy of the Lease Agreement to the Association. The Association shall keep a copy of the Lease Agreement on file while the Lease Agreement is in effect. Prior to the occupancy of a Unit, the Unit Owner shall provide a copy of this Declaration, the Bylaws, and the rules of the Association, to the tenant, or place the information in the Unit.

13. DESTRUCTION AND RECONSTRUCTION

In the event of a partial or total destruction affecting one or more of the Units of the Condominium, the Association shall promptly undertake to repair or reconstruct it to a condition compatible with the remainder of the Condominium. On reconstruction the design, plan, and specifications, of any building or Unit, may vary from that of the original upon the approval of the Association, provided, however, that the number of square feet of any Unit may not vary

more than five percent (5%) from the number of square feet for such Unit as originally constructed, and the location of the buildings shall be substantially the same as prior to damage or destruction.

If a Condominium is damaged to an extent more than the available insurance proceeds, the Condominium shall be subject to an action for partition upon obtaining the written consent of the Unit Owners having seventy-five percent (75%) or more of the votes. A determination as to whether or not to reconstruct and repair the damaged premises or to subject the Condominium to an action for partition shall be made within ninety (90) days from the date of the fire, casualty, or disaster. In the case of partition, the net proceeds of sale together with any net proceeds of insurance shall be considered as one fund and shall be divided among all Unit Owners in proportion to their percentage interest in the Common Elements and shall be distributed in accordance with the priority of interest in each Unit.

If the insurance proceeds are insufficient to reconstruct or repair the damaged premises and the necessary seventy-five percent (75%) or more of the votes necessary to subject the Condominium to an action for partition are not obtained, then the damaged premises shall be reconstructed and repaired by the Association with the insurance proceeds, and the Unit Owners shall be assessed for the deficiency in accordance with the percentage of ownership in the Common Elements.

14. INSURANCE

The Board of Directors of the Association shall obtain and maintain insurance for the Condominium against loss or damage by fire and such hazards for not less than full replacement value of the property insured. The insurance shall also cover the replacement of interior walls, heating and air conditioning units, electrical wires and conduit, plumbing pipes, and heating and air conditioning duct work in the interior and exterior walls. The Association shall also provide insurance coverage for fixtures, improvements, and alterations that are a part of the building or structure located within the Units to the extent provided for in the original building specifications, if said coverage is available to the Association by the terms of the blanket casualty insurance policy. The insurance shall be obtained in the name of the Association as trustee for each of the Unit Owners and their respective mortgagees as their interest may appear. Premiums shall be a common expense. The Association is hereby designated, and each Unit Owner hereby appoints, the Association to represent the Unit Owners in any related proceedings, negotiations, settlement, or agreements, regarding the insurance coverage. Each Unit Owner hereby appoints the Association as an attorney-in-fact for the purpose of representation in any related proceedings, negotiations, settlements, or agreements, regarding insurance. To the extent possible, the insurance shall provide that the insurer waives its right of subrogation as to any claim against Unit Owners, the Association, and their respective servants, agents and guests, and that the insurance cannot be cancelled, invalidated nor suspended on account of conduct of any one or more Unit Owners or the Association or their servants, agents and guests, without thirty (30) days prior written notice to the Association giving it opportunity to cure the defect within that time. The amount of protection and the types of hazards to be covered shall be reviewed by

the Board of Directors at least annually and the amount of coverage may be increased or decreased at any time it is deemed necessary as determined by the Board of Directors to conform to the requirements of full insurable value.

The Unit Owner shall be responsible for and shall obtain insurance coverage for personal property and the replacement of appliances including refrigerators, dishwashers, disposal, laundry equipment such as washers and dryers, and ranges.

In the event of partial or total destruction of a building or buildings and it is determined to repair or reconstruct such building or buildings in accordance with Section 13 hereof, the proceeds of such insurance shall be paid to the Association to be applied to the cost thereof and the Unit Owners and mortgagees shall not be entitled to receive payment of any portion of insurance proceeds. If it is determined not to reconstruct or repair the Condominium, or the Court has ordered partition of the Condominium, then the proceeds shall be distributed to the Unit Owners and their mortgagees, if any, as their respective interest may appear in the manner provided by the Act. If after the Common Elements have been completely repaired or restored, and there is a surplus of insurance proceeds, then the surplus shall be considered a common surplus and may, at the direction of the Board of Directors, be distributed to the Unit Owners in accordance with their percentage of ownership in the Common Elements.

If insurance coverage is available to combine protection for the Association and the Unit Owner's individual Unit, the Board of Directors is hereby given discretionary power to negotiate such combination of insurance protection on an equitable cost-sharing basis under which the Unit Owner would be assessed individually for the amount of insurance which he directs the Board of Directors to include such policies for his additional protection. Copies of all such policies shall be provided to each mortgagee. Nothing contained in this paragraph shall be deemed to prohibit any Unit Owner, at his expense, to provide any additional insurance coverage on his improvements which will duplicate any insurance provided by the Association of Unit Owners. The Board of Directors shall also provide and maintain public liability insurance covering the Common Elements in such amounts as may be determined at the discretion of the Board of Directors from time to time but, in any event such coverage shall be for at least $1,000,000.00 for bodily injury and personal injury including deaths of persons and property damage arising out of a single occurrence. The Board of Directors may also provide workmen's compensation insurance and fidelity bonds on such officers and employees and in such amounts as is determined by the Board of Directors to be necessary from time to time.

15. LIABILITY FOR COMMON EXPENSES

The costs of administration of the Association, insurance, repair, maintenance and other expenses of the Common Elements and Limited Common Elements, and the common services provided to the Unit Owners shall be paid for by the Association. The Association shall make assessments against the Unit Owners (except the Declarant, which shall be obligated to pay for common expenses in accordance with the provisions set forth below) as well as the Units themselves, for such common expenses and for the creation of reserves for the payment of future

common expenses with each Unit subject to said assessment paying an equal share of the assessment. With each phase of development, the share shall change accordingly. It being the intent of the Declarant that the share shall initially be, after construction of the initial phase, one/sixteenth (1/16th) per Unit, and upon the conclusion of the total envisioned project, the share shall be one/ninety-sixth (1/96th) per Unit. Any Unit Owner or mortgagee gaining an interest in any Unit, prior to completion of all intended phases, consents to the automatic alteration of this fraction, from time to time, using the aforementioned formula.

A Unit Owner, except Declarant, shall be liable for all assessments, or installments thereof, coming due while owning a Unit, including any assessments coming due during the pendency of any claim by the Unit Owner against the Association, or during any period in which the Unit is not occupied by the Unit Owner, or is leased or rented to any other person. In a voluntary grant, the grantee shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor for his or her share of the common expenses up to the time of the voluntary grant for which a statement of condominium lien is recorded, without prejudice to the rights of the grantee to recover from the grantor the amounts paid by the grantee for such assessments.

No Unit Owner may exempt himself or his Unit from liability for his contribution toward the common expenses by waiver of the use or enjoyment of the Common Elements or Limited Common Elements or services or by the abandonment of his Unit.

The Declarant shall be responsible for paying the difference between the actual aggregate common expenses incurred by the Association, and the actual aggregate amount of assessments collected from Unit Owners from the date the first Unit is sold until the date the last Unit is sold by Declarant. In no event shall Declarant's obligation for common expenses exceed the amount that Declarant would have been obligated to pay in assessments had Declarant been deemed an owner of a Unit subject to the imposition of assessments from the date a permanent occupancy permit was issued for a Unit owned by Declarant. The Declarant shall not be responsible for paying any expenses after the date of conveyance of the last Unit by the Declarant.

All common expenses and assessments, when due, shall immediately become a personal debt of the Unit Owner and also a lien against the Unit to which the charges are assessed, until paid, if a statement of lien is filed within two years after the date the assessment becomes due. The lien is effective against a Unit at the time the assessment became due regardless of when within the two year period it is filed. The Association must serve the Declarant with a notice of dues within thirty (30) days of assessment.

A lien for delinquent common expenses that the Association assesses against a Unit will be subordinate to a first mortgage on the Unit, if the mortgage was recorded before the delinquent assessment was due. In addition, a lien for common expenses will not be affected by the sale or transfer of a Unit unless a foreclosure of a first mortgage is involved, in which case the foreclosure will extinguish the lien for any assessments that were payable before the

foreclosure sale but will not release any subsequent Unit Owner from paying any further assessments.

The Association is granted the power to collect levied assessments from the Unit Owners in accordance with legal remedies available if the assessments are not paid when they are due. The assessments, including interest at Twelve percent (12%) annum, costs, and reasonable attorney's fees, shall become a lien against the Unit.

All sums assessed by an association, but unpaid for, regarding the share of the common expenses chargeable to any Unit constitutes a lien on the Unit and on the undivided interest in the Common Elements and Limited Common Elements appurtenant thereto prior to all other liens except:

A. Liens of general and specific taxes;
B. All sums unpaid on a first mortgage recorded prior to the making of the assessment;
C. Mechanics liens filed prior to the making of the assessment;
D. All sums unpaid on any mortgage loan made under Section 45.80 (1989 Stats.) of the Wisconsin Statutes;
E. A lien under Section 292.31(8)(i) or 292.81 of the Wisconsin Statutes.

The common surpluses resulting from the operation of the Condominium shall be credited to the Unit Owner's assessments for common expenses or shall be used for any other purpose as the Association decides, or shall be refunded to the Unit Owners with each Unit receiving a share of said surplus in proportion to the dues paid by the Unit Owner during the preceding twelve (12) month period.

A grantee of a Unit is entitled to a statement from the Association, or the Board of Directors, setting forth the amount of unpaid assessments against the grantor of a Unit. The grantee of a Unit is not liable for, nor shall the Unit conveyed be subject to a lien that is not filed for, any unpaid assessment against the grantor in excess of the amount set forth in the statement. If the Association, or the Board of Directors, does not provide such a statement within ten (10) business days after the grantee's request, the Association is barred from claiming under any lien that is not filed prior to the request for the statement against the grantee.

16. PARTITION OF COMMON ELEMENTS PROHIBITED

There shall be no partition of the Common Elements and Limited Common Elements through judicial proceedings or otherwise until this agreement is terminated and the property is withdrawn from its terms or from the terms of the applicable statutes regarding unit ownership or condominium ownership; provided, however, that if any Unit shall be owned by two or more co-owners as tenants in common or as joint tenants, nothing contained herein shall be deemed to prohibit a voluntary or judicial partition of said single Units as between such co-owners. Ownership shall be limited to 4 or fewer co-owners as tenants in common or as joint tenants.

17. CONVEYANCE TO INCLUDE INTEREST IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

The percentage of the undivided interest in the Common Elements and Limited Common Elements shall not be separated from the Unit to which it appertains. No Unit Owner shall execute any deed, mortgage, lease, or other instrument affecting title to such Unit without including therein both his interest in the Unit and his corresponding percentage of ownership in the Common Elements and Limited Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease, or other instrument purporting to affect the one without including also the other shall be deemed and taken to include the interest so omitted even though the latter is not expressly mentioned or described therein.

18. EASEMENTS, RESERVATIONS AND ENCROACHMENTS

18.1 UTILITIES. Easements are hereby declared and granted for the benefit of the Unit Owners and the Association and reserved for the benefit of the Declarant for utility purposes, including the right to install, lay, maintain, repair and replace water mains and pipes, heating ducts and piping, sewer lines, gas mains, telephone wires and equipment, master television antenna system wires and equipment, cable television equipment, and electrical conduits and wires and equipment, including power transformers, over, under, along and on any part of the Common Elements and Limited Common Elements.

18.2 PERMITS, LICENSES AND EASEMENTS. The Association and the Declarant shall have the right to grant permits, licenses, and easements over the common elements for utilities, roads, and other purposes reasonably necessary or useful for the proper maintenance or operation of the property.

The Declarant hereby reserves the unqualified right of access or ingress and egress across the property set forth in Section 2.1 Said easement shall run with the land and inure to the benefit of the Declarant, its successors, and assigns.

18.3 ENCROACHMENTS. In the event that by reason of the construction, reconstruction, settlement, or shifting of any building, or the design or construction of any Unit, any part of the Common Elements, or Limited Common Elements, encroaches or shall hereafter encroach upon any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach upon any part of the Common Elements, Limited Common Elements, or any portion of any Unit encroaches upon any part of any other Unit, valid easements for the maintenance of such encroachment are hereby established and shall exist for the benefit of such Unit so long as all or any part of the building containing such Unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any Unit or in favor of the

owner or owners of the Common Elements or Limited Common Elements, if such encroachments occurred due to the willful conduct of said owner or owners.

18.4 BINDING EFFECT. All easements and rights described herein are easements appurtenant, running with the land, and are subject to the reasonable control of the Association. All easements and rights described herein are granted and reserved to and shall inure to the benefit of and be binding on, the undersigned, its successors, and assigns, and on all Unit Owners, purchasers and mortgagees and their heirs, executors, administrators, successors, and assigns. The Association shall have the authority to execute all documents necessary to carry out the intent of this Section 18.

19. FAILURE OF ASSOCIATION TO INSIST ON STRICT PERFORMANCE NOT WAIVER

The failure of the Association to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a Unit Owner, with knowledge of the breach of any covenant hereof, shall not be deemed as a waiver of such breach, and no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the Association.

20. AMENDMENTS TO DECLARATION

Except as otherwise provided by the Act, this declaration may be amended with the written consent of at least Sixty-seven percent (67%) of the aggregate votes of the Unit Owners. A Unit Owner's written consent is not effective unless it is approved in writing by the first mortgagee of the Unit, or the holder of an equivalent security interest, if any. Approval from the first mortgage lender or equivalent security interest holder, or the person servicing the first mortgage loan, or its equivalent on a Unit, constitutes approval of the first mortgagee or equivalent security interest holder under this Paragraph. The documents submitting the amendment for recording shall state that the required consents and approval for the amendment were received. A copy of the amendment shall be recorded with the Register of Deeds for Kenosha County and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at his address on file with the Association. In addition to the foregoing, this Declaration may be amended in any other manner provided under the Act. No action to challenge the validity of an amendment under this Section may be brought more than one (1) year after the amendment is recorded.

21. VOLUNTARY TERMINATION OF CONDOMINIUM

Upon the written consent of all Unit Owners, all or part of the Condominium may be removed from the provisions of the Act by an instrument to that effect, duly recorded with the Register of Deeds for Kenosha County, provided that the holders of all liens affecting any of the Units consent thereto or agree, in either case by instrument duly recorded with the Register of Deeds of Kenosha County, that their liens be transferred to the percentage of the undivided interest of the Unit Owner in the property. Upon removal of any property from the act, the property shall be deemed to be owned in common by the Unit Owners. The undivided interest in the property owned in common which appertains to each Unit Owner shall be the percentage of undivided interest previously owned by the owner in the Common Elements.

22. NOTICES

22.1 NOTICES TO UNIT OWNERS. All notice and other documents required to be given pursuant to this Declaration or the Bylaws of the Association shall be sufficient if given to one (l) registered owner of a Unit regardless of the number of owners who have an interest therein. All Unit Owners shall provide the Secretary of the Association with an address for the mailing or service of any notice or other documents and the Secretary shall be deemed to have discharged his duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him.

22.2 NOTICES TO FIRST LIEN HOLDERS. A holder, insurer, or guarantor of a first mortgage (an eligible mortgage holder), upon written request to the Association will be entitled to timely written notice of:

A. Any proposed amendment of the Condominium Declaration affecting a change in (l) the boundaries of any Unit or the exclusive easement rights appertaining thereto, (2) the interest in the Limited Common Elements appertaining to any Unit or the liability for common expenses appertaining thereto, (3) the number of votes in the Association appertaining to any Unit, (4) the purposes to which any Unit or the Common Elements are restricted; (5) in assessments that raise the previous assessed amount by more than Twenty five percent (25%), (6) the reserves for maintenance, repair and replacement of common elements which results in a reduction, (7) expansion or contraction of the project or the addition, annexation, or withdrawal of property to or from the project, (8) imposition of any restrictions on the leasing of Units, (9) imposition or restriction on a Unit Owner’s right to sell or transfer his Unit, or (10) the restoration or repair of the project in a manner other than specified in the document.

B. Any proposed termination of the Condominium regime;

C. Any condemnation loss or any casualty loss which affects a material portion of the Condominium, or which affects any Unit on which there is a first mortgage held, insured, or guaranteed by such eligible holder;

D. Any delinquency in the payment of assessments or charges owned by a Unit Owner or a Unit subject to the mortgage of such eligible holder, insurer, or guarantor, where such delinquency has continued for a period of sixty (60) days;

E. Any lapse, cancellation or material modification of any insurance policy maintained by the Association.

23. FURTHER MATTERS

A. All present and future owners of Units, tenants of such owners and any other occupants of Units, employees of owners, or any other persons that in any manner use or come upon the Condominium or any part thereof shall be subject to and shall comply with the provisions of this Declaration, the Articles of Incorporation of the Association, and the Bylaws and rules and regulations adopted pursuant thereto, as these instruments may be amended from time to time. The acceptance of a deed or conveyance, or the entering into of a lease, or the entering into of occupancy of any Unit shall constitute an acceptance of the provisions of such instruments, as they may be amended from time to time, by such owner, tenant, or occupant. The provisions contained in such instrument shall be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and fully stipulated in each deed, conveyance, or lease thereof. The enforcement thereof may be by such judicial proceedings as the Board of Directors of the Association may deem appropriate, as well as by the provisions of the Act.

B. The Declarant hereby reserves the right to cause one or more of the Units it owns to be maintained as a model unit and to display such models and the Common Elements of the Condominium. The Declarant further reserves the right to maintain signs offering the sale of Units in the Condominium until all Units are sold at which time “For Sale” or “For Lease” signs shall be prohibited.

C. If entered into before the officers elected by the Unit Owners pursuant to the Bylaws take office, any management contract, lease of recreational or parking areas or facilities, any contract or lease to which a Declarant or any person affiliated with the Declarant is a party and any contract or lease which is not bona fide or which was not commercially reasonable to Unit Owners, when

entered into under the circumstances then prevailing may be terminated by the Association or its Board of Directors at any time without penalty upon not less than ninety (90) days notice to the other party thereto.

24. RESIDENT AGENT

…….

25. NUMBER AND GENDER

Whenever used herein unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

26. CAPTIONS

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

27. SEVERABILITY

The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of the remaining portion of said provisions or of any other provision hereof.

28. CONFLICTS IN PROVISIONS

If there is any conflict between any provision and this Declaration and the provisions of the Condominium Plat or any provisions of the Bylaws, the provisions of this Declaration shall control. If there is any conflict between any provisions of any condominium instruments and any provisions of any Bylaws, the provisions of the condominium instruments shall control. If there is any conflict between any provisions of any condominium instruments or any provisions of any Bylaws and any provisions of Wisconsin Statutes Chapter 703, the provisions of Wisconsin Statutes Chapter 703 shall control.

29. HOMESTEAD

This is not homestead property.

IN WITNESS WHEREOF, the said Declarant, Harpe Development, LLC, has caused this Amendment to be executed at _____, Wisconsin, this _____ day of _____, 2025

Harpe Development, LLC

By:_____
Dustin Harpe, Managing Member

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

On this ____ day of _____, 2025, before me personally came Harpe Development, LLC, by Dustin Harpe, Managing Member, to me known to be the person described in and who executed the foregoing instrument and said person acknowledged that said person executed the same freely and voluntarily, for the uses and purposes therein expressed.

_____
Notary Public, State of Wisconsin.
My commission expires:_____

This instrument was drafted by:
Dustin Harpe
Harpe Development, LLC

Date: September 17, 2024

Traffic Study Analysis Memorandum

To: Phil Anderson
Harpe Development

From: Daniel C. Bieberitz, P.E. PTOE

cc List: Mark Eberle, Nielsen Madsen & Barber, SC
John Bieberitz, P.E., PTOE

Subject: Willow Grove Condominiums Development
Pleasant Prairie, Kenosha County, Wisconsin

PART A – INTRODUCTION

Harpe Development is proposing 20 units of condominiums (10 buildings) on 13 acres located on the east side of CTH H/88th Avenue on 68th Street in the Village of Pleasant Prairie. A site location map is shown in Exhibit 1. The development conceptual site plan is shown in Exhibit 2.

TADI performed this traffic study to determine and document the expected weekday morning and evening peak hour operating conditions and recommendations at identified study area intersection of 88th Avenue at 68th Street. This report documents the procedures, findings, and conclusions of the analysis at the study intersection.

PART B – STUDY AREA

The study area includes the intersection of 88th Avenue (CTH H) at 68th Street. A transportation detail illustrating existing intersection lane configurations and speed limits is shown in Exhibit 3.

County Trunk Highway (CTH) H/88th Avenue is a two-lane north/south minor arterial highway with a posted speed limit of 40 mph. According to WisDOT, the Year 2014 annual average daily traffic (AADT) volumes on 88th Avenue were approximately 13,400 vehicles per day (vpd) south of 71st Street. There are no sidewalks along 88th Avenue and there is one streetlight at the 88th Avenue and 68th Street intersection.

PART C – TRAFFIC VOLUMES

C1. Year 2024 Existing Traffic Volumes

Intersection turning movement traffic counts were performed on 88th Avenue at 70th Street, which is the next street south of 68th Street, on Thursday, August 29, 2024. Based on the counts, the weekday morning and evening peak hours were identified as being 6:45 to 7:45 am and 4:15 to 5:15 pm. The Year 2024 existing traffic volumes are shown in Exhibit 4 and Appendix A.

C2. Trip Generation and Distribution

To address potential future traffic impacts at the study area intersection, it is necessary to identify the hourly volume of traffic generated by the new development. Trips for the proposed residential development were calculated based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition.* ITE land use #215 Single-Family Attached Housing were used for the trip generation for the 20 condominium homes. As shown on Exhibit 5, the development is expected to generate 100 trips on a typical weekday with 5 trips (0 in/5 out) during the weekday AM peak hour and 10 (5 in/5 out) during the weekday PM peak hour. The trip distribution of new site trips was based on the existing traffic count. The distribution of the development trips is listed below and shown graphically on Exhibit 6.

- 40% to/from the north on 88th Avenue
- 60% to/from the south on 88th Avenue

The new trips were assigned to the study intersection based on their respective trip distribution percentages. The traffic assignments of the new development trips are shown on Exhibit 6. The development trips were added to the Year 2024 existing traffic volumes (Exhibit 4) to attain the Year 2025 Build traffic volumes, which are shown on Exhibit 7.

PART D – INTERSECTION CAPACITY ANALYSIS

The study area intersections were analyzed based on the procedures set forth in the *Highway Capacity Manual, 6th Edition* (HCM). Intersection operation is defined by "Level of Service." Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS 'A', to very poor, represented by LOS 'F'. For the purpose of this study, and as is standard for use in areas in southeastern Wisconsin, LOS D or better was used to define desirable peak hour operating conditions at the study area intersections. Descriptions of the various levels of service are shown in Table 1.

Table 1: Level of Service Descriptions

LOS	Control Delay/Vehicle (sec/veh)	Unsignalized Intersection - Traffic Flow Description	Relative Delay
A	≤10	Free-flow traffic operations at avearge travel speeds. Vehicles completely unimpeded in ability to maneuver.	Short Delays
B	> 10 - 15	Reasonably unimpeded traffic operations at average travel speeds. Vehicle maneuverability slightly restricted. Low traffic delays.	
C	> 15 - 25	Stable traffic operations. Lane changes becoming more restricted. Travel speeds reduced to half of average free flow travel speeds. Longer intersection delays.	
D	> 25 - 35	Small increases in traffic flow can cause increased delays. Delays likely attributable to increased traffic and less acceptable gaps in traffic at two-way stop intersections.	Moderate Delays
E	> 35 - 50	Significant delays. Travel speeds reduced to one-third of average free flow travel speed.	
F	> 50	Extremely low speeds. Intersection congestion. Long delays. Extensive traffic queues at intersections.	Long Delays

Source: Highway Capacity Manual, Transportation Research Board, Washington, D.C., 2010

The Year 2024 existing traffic (Exhibit 4) and Year 2025 build traffic (Exhibit 7) were analyzed using the existing transportation detail shown in Exhibit 3. Table 2 shows the results of the Year 2024 existing traffic volumes analysis (LOS, delay, and queue length) for each movement at the study intersections with the existing geometry and traffic control. For the existing traffic analysis, one vehicle was entered for the southbound left-turn and the westbound left-turn to determine the existing side-street stop delays on 68th Street. As shown on Table 2, the westbound lane is shown to operate at a LOS D. Due to the high through volumes on 88th Avenue during the PM peak hour, drivers would expect to wait on average 27 seconds before finding an acceptable gap.

Table 2
Year 2024 Existing Traffic Peak Hour Operating Conditions
With Existing Geometrics and Traffic Control

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
		Lanes->	-			*1*			-	*1*		*1*		-	
Node 100: 88th Ave. & 68th St. *One-Way Stop Control*	AM	LOS	-			C			-	*		A		-	A
		Delay	-			17.6			-	*		8.2		-	0
		Queue	-			25'			-	*		25'		-	
	PM	LOS	-			D			-	*		A		-	A
		Delay	-			27.2			-	*		9		-	0
		Queue	-			25'			-	*		25'		-	

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

Table 3 shows the results of the analysis for the Year 2025 build traffic volume conditions (with new development traffic) with no changes to the geometry at the study intersection. As shown in Table 3, all of the movements at this intersection are expected to continue to operate at a LOS D or better with a 95th percentile queue of 25 feet (one vehicle). The reason for the slightly better (less) delay for the westbound movement in the build volume condition (Table 3) as compared to the existing traffic volume condition (Table 2) is because in the build volume condition, there was one vehicle entered for the westbound right-turn movement. The delay for the westbound right-turn movement is significantly less than the delay for the westbound left-turn movement, so the one right-turn vehicle lowers the overall average delay of this approach.

See Appendix B for Synchro analysis worksheets.

Table 3
Year 2024 Build Traffic Volumes Peak Hour Operating Conditions
With Existing Geometrics and Traffic Control

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
		Lanes->	-			*1*			-	*1*		*1*		-	
Node 100: 88th Ave. & 68th St. *One-Way Stop Control*	AM	LOS	-			C			-	*		A		-	A
		Delay	-			16.7			-	*		8.2		-	0.1
		Queue	-			25'			-	*		25'		-	
	PM	LOS	-			D			-	*		A		-	A
		Delay	-			25.5			-	*		9		-	0.1
		Queue	-			25'			-	*		25'		-	

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

PART E – LEFT & RIGHT-TURN LANE WARRANTS

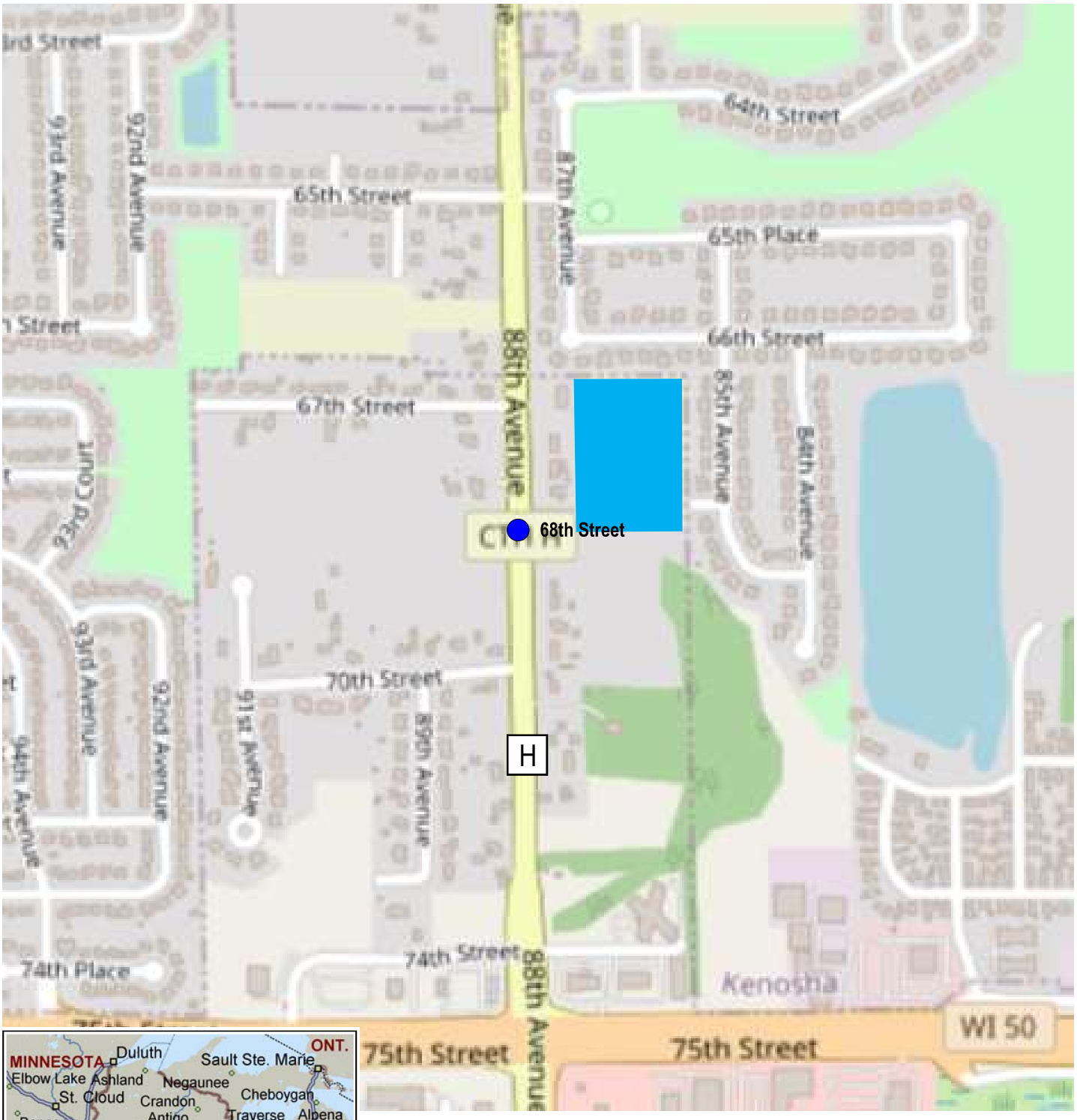
The left-turn lane and right-turn lane warrants were investigated for the intersection of 88th Avenue at 68th Street. Based on WisDOT's Facilities Design Manual (FDM) Section 11-25-5, left-turn lanes are recommended when the mainline AADT is over 4,000 vpd and the side street AADT is over 400 vpd. With the proposed development, the side street AADT is expected to be around 100 vpd, well under the 400 vpd recommendation. The WisDOT FDM, Section 11-25-5 also cites for the left-turn lane warrant Table 5.1, which the values are shown in graph form in Exhibit 8. The left-turn warrant applies only if the left turns are 5% or more of the total approach volume. Based on the build volumes, the amount of southbound left-turn volumes is expected to be less than 5 vehicles per hour, or less than 1% of the total approach volumes. Therefore, a southbound left-turn lane is not warranted based on the values shown in Exhibit 8.

The right-turn lane warrant is also shown on Exhibit 8. Based on the low volume of northbound right turns, a right-turn lane is not warranted. There is an existing 75-foot northbound taper for 68th Street, which will help the northbound through traffic to keep moving when there is a vehicle making a right-turn onto 68th Street.

PART F – RECOMMENDATION & CONCLUSION

Based on the proposed development traffic and capacity analysis, there are no geometric or traffic control improvements needed at the 88th Avenue and 68th Street intersection.

With the addition of the new development, traffic volumes are expected to slightly increase along 88th Avenue; however, all movements at the study intersection are expected to operate safely and efficiently.





LEGEND

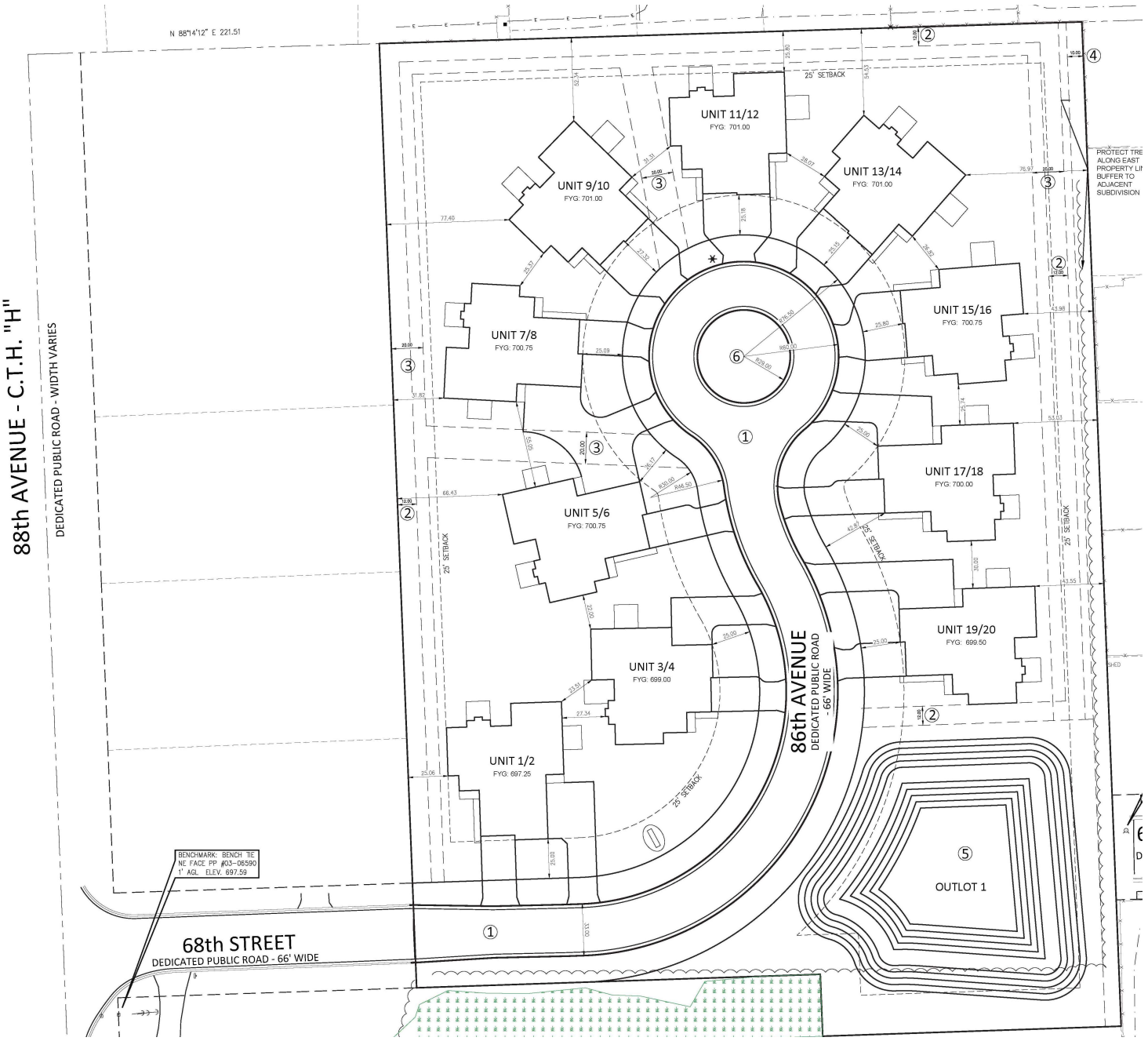
- Study Area Intersection
- On-Site Development Site

TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3335; 9/13/24

N

EXHIBIT 1
PROJECT OVERVIEW MAP

PLEASANT PRAIRIE, WISCONSIN



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3335; 9/13/24

N

EXHIBIT 2
CONCEPTUAL SITE PLAN

PLEASANT PRAIRIE, WISCONSIN



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3335; 9/13/24

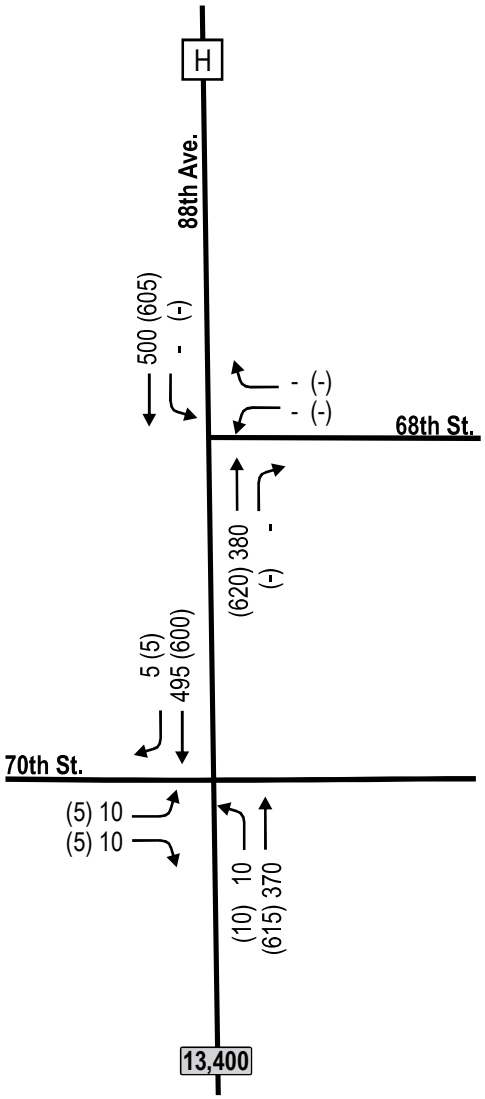
N
NOT TO SCALE

EXHIBIT 3
EXISTING TRANSPORTATION DETAIL

PLEASANT PRAIRIE, WISCONSIN

LEGEND

XX	AM Peak Hour Volumes (6:45 - 7:45 AM)
(XX)	PM Peak Hour Volumes (4:15 - 5:15 PM)
-	Fewer than 3 vehicles per hour
X,XXX	2014 Annual Average Daily Traffic (AADT)



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N
NOT TO SCALE

EXHIBIT 4
YEAR 2024 EXISTING TRAFFIC VOLUMES

BEAVER DAM, WISCONSIN

On-Site Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Single-Family Attached Housing	215	20 Units	100 FCE	0 (31%)	5 (69%)	5 FCE	5 (57%)	5 (43%)	10 FCE
Total New Trips			**100**	**0**	**5**	**5**	**5**	**5**	**10**

TRIP DISTRIBUTION

North on 88th Ave	40%		40	0	0		0	0
South on 88th Ave	60%		60	0	5		5	5
	100%	***0***	***100***	***0***	***5***		***5***	***5***

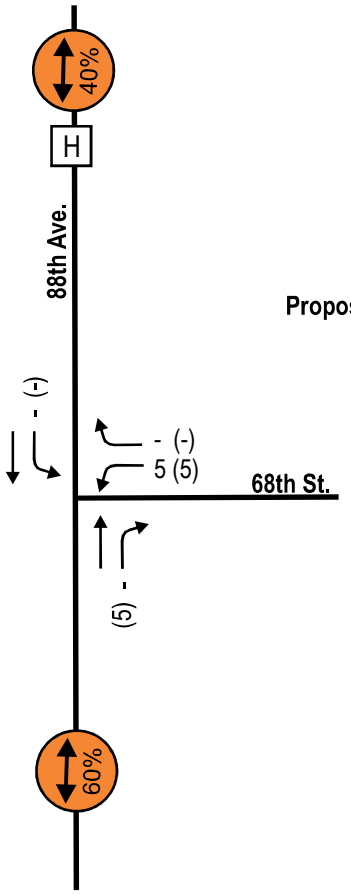
TADI
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EXHIBIT 5
ON-SITE DEVELOPMENT
TRIP GENERATION & DISTRIBUTION TABLES

PLEASANT PRAIRIE, WISCONSIN

LEGEND

XX	AM Peak Hour Volumes (6:45 - 7:45 AM)
(XX)	PM Peak Hour Volumes (4:15 - 5:15 PM)
-	Fewer than 3 vehicles per hour
XX%	Proposed Trip Distribution Percentage



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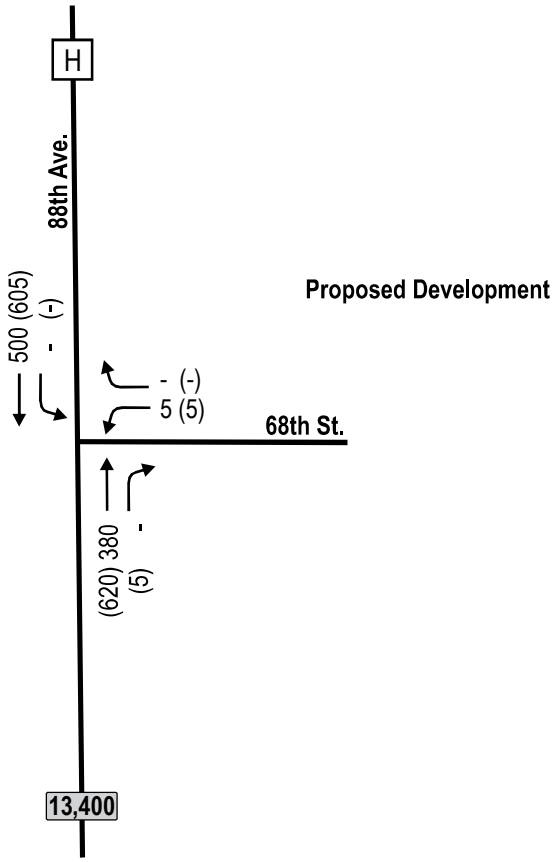
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NOT TO SCALE

EXHIBIT 6
ON-SITE DEVELOPMENT TRAFFIC ASSIGNMENT
NEW TRIPS

PLEASANT PRAIRIE, WISCONSIN

LEGEND

XX	AM Peak Hour Volumes (6:45 - 7:45 AM)
(XX)	PM Peak Hour Volumes (4:15 - 5:15 PM)
-	Fewer than 3 vehicles per hour



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N
NOT TO SCALE

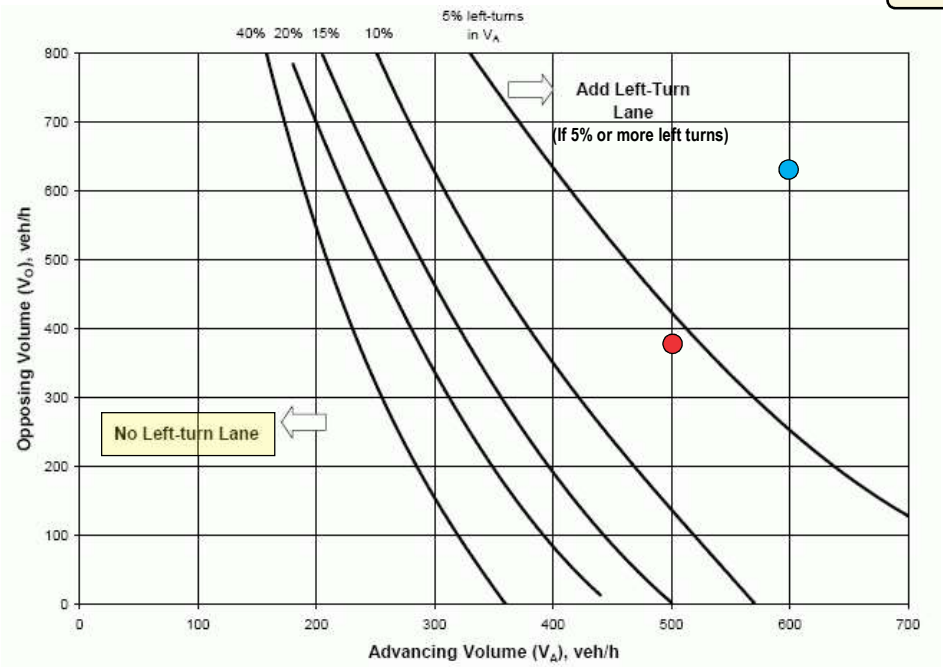
EXHIBIT 7
YEAR 2025 BUILD TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

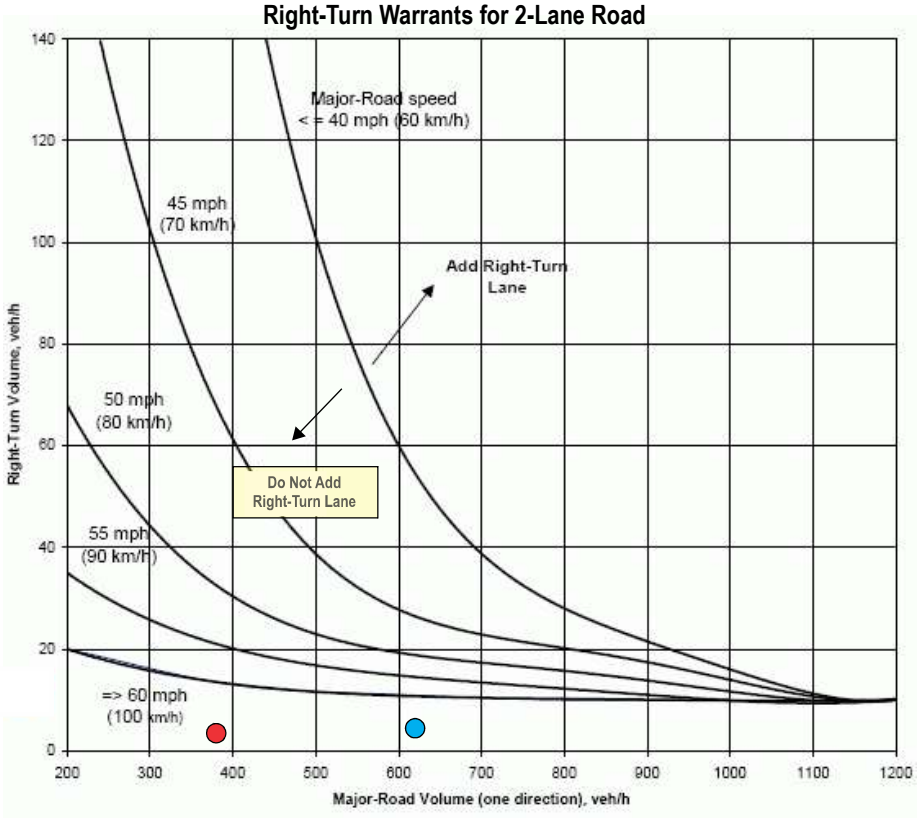
LEGEND

- AM Peak Hour Data
- PM Peak Hour Data

Left-Turn Warrant for 2-Lane Road with 40mph Design Speed



Right-Turn Warrants for 2-Lane Road



TRAFFIC ANALYSIS & DESIGN, INC.
3335; 9/13/24

N

NOT TO SCALE

EXHIBIT 8
LEFT-TURN & RIGHT-TURN WARRANT CHART
YEAR 2030 BUILD TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

Appendix A
Traffic

Existing Turning Movement Counts

Intersection Traffic Volume Report

Count Basics	Version 2024.04		Page 1 of 13
Start Date:	Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Major St: **88th Avenue**
Minor St: **70th Street**
Intersection of: ***88th Avenue & 70th Street***

IX_ID:

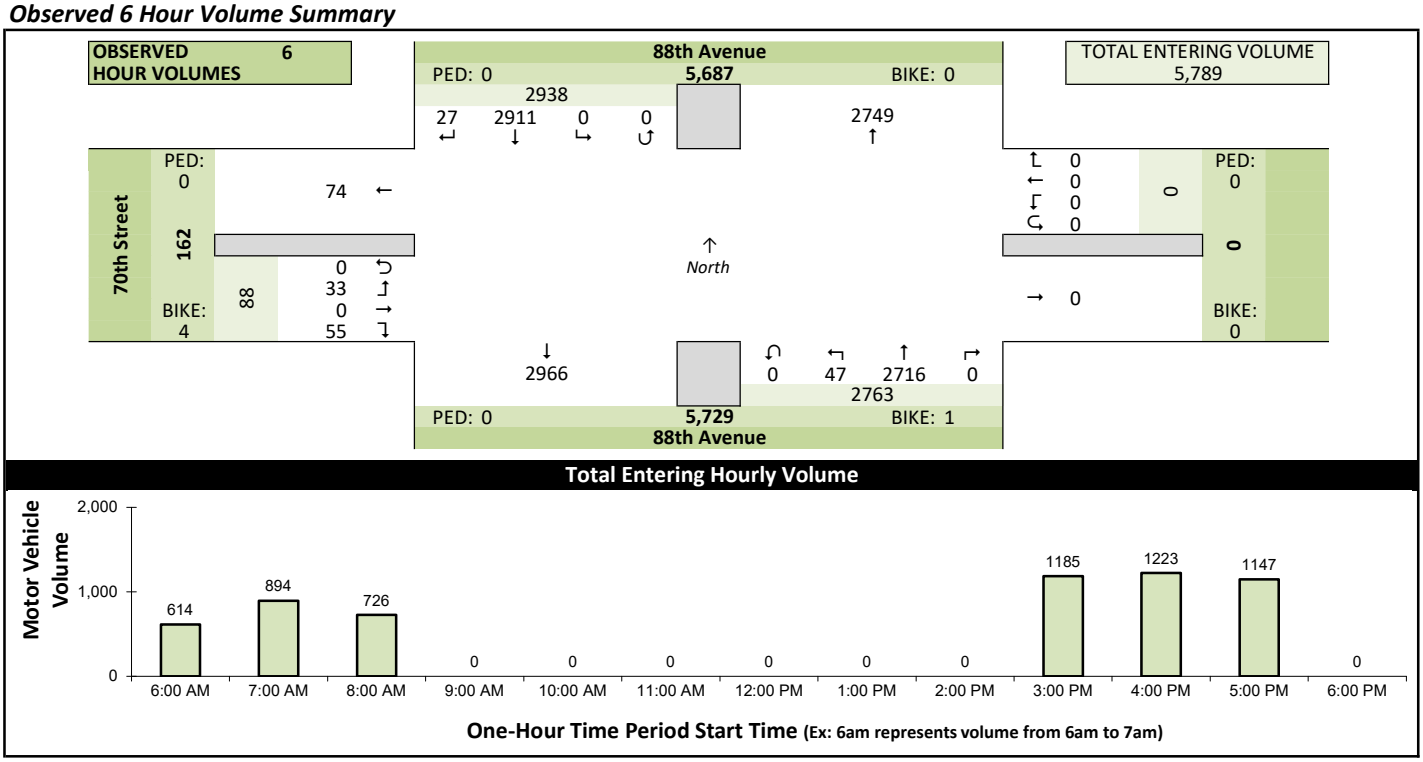
Site Information

Municipality	Village of Pleasant Prairie		
County	30 - Kenosha	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	88th Avenue		
East Leg			
South Leg	88th Avenue		
West Leg	70th Street		
Special Considerations			
Schools	Not in Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

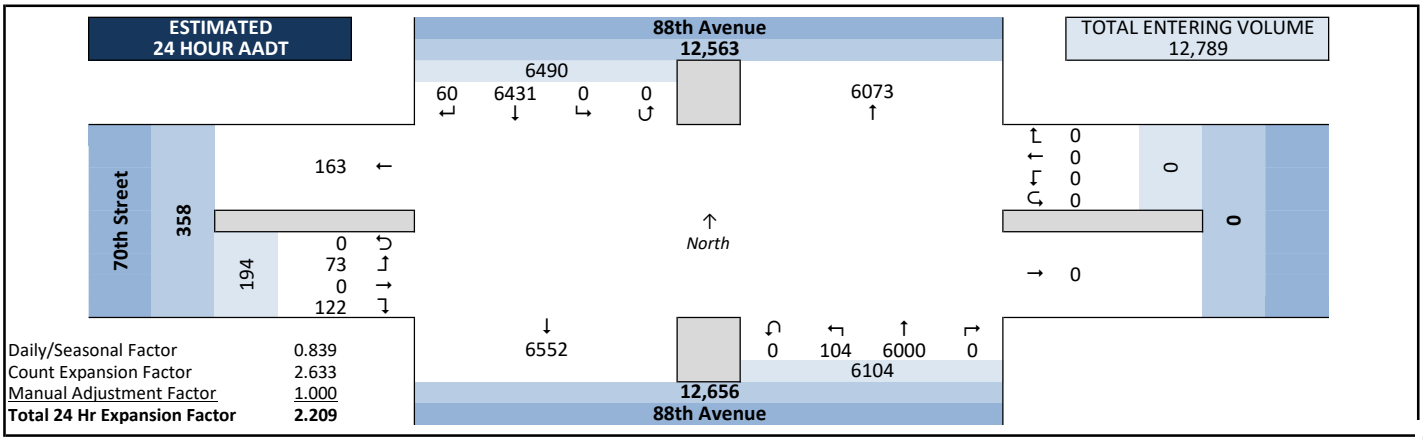
Count Information

Hrs Counted:	06:00 AM-09:00 AM and 03:00 PM-06:00 PM				
1st Day of Count	Thursday, August 29, 2024			Weather	
AM Peak Period	Thursday, August 29, 2024			Clear & Dry	
Midday Peak Period	Thursday, August 29, 2024			Clear & Dry	
PM Peak Period	Thursday, August 29, 2024			Clear & Dry	
Calculated Peak Hours					
AM	6:45-7:45am	MD		PM	4:15-5:15pm
Peak Hours Selected for Analysis					
AM	6:45-7:45am	MD		PM	4:15-5:15pm
Daily/Seasonal Adjustment Group	(2) Urban Arterials & Collectors				
Count Expansion Group	(2) Urban Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.839	Count Expansion Factor	2.633		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers	AM Peak Period	Jane Fait			
	Midday Peak Period	None			
	PM Peak Period	Jane Fait			
Comments	2021 DOT Daily & Seasonal Factors				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

Peak Hour Volume Graphical Summary

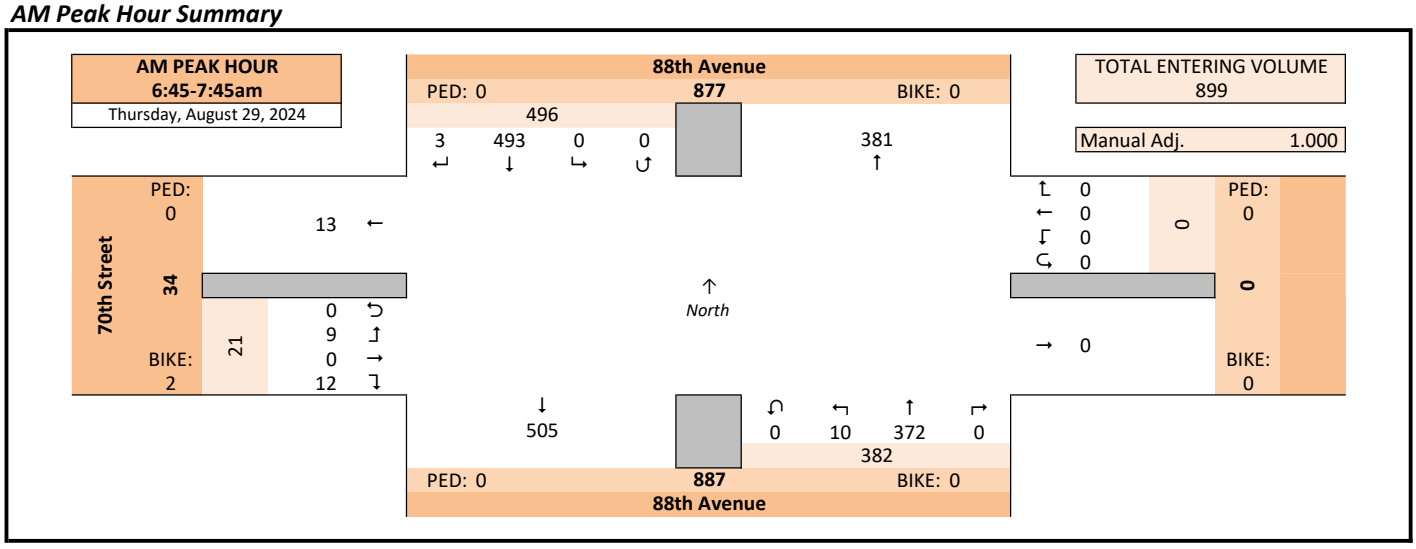
88th Avenue & 70th Street

Count Basics			*Page 2 of 13*
Start Date:	Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

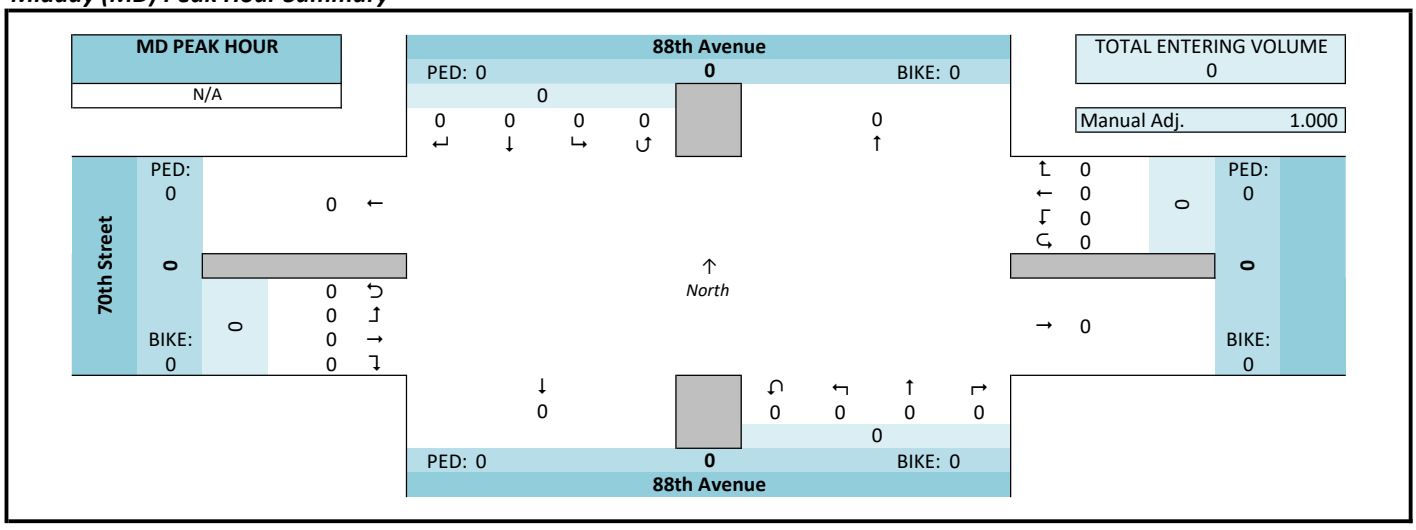
All Motor Vehicles



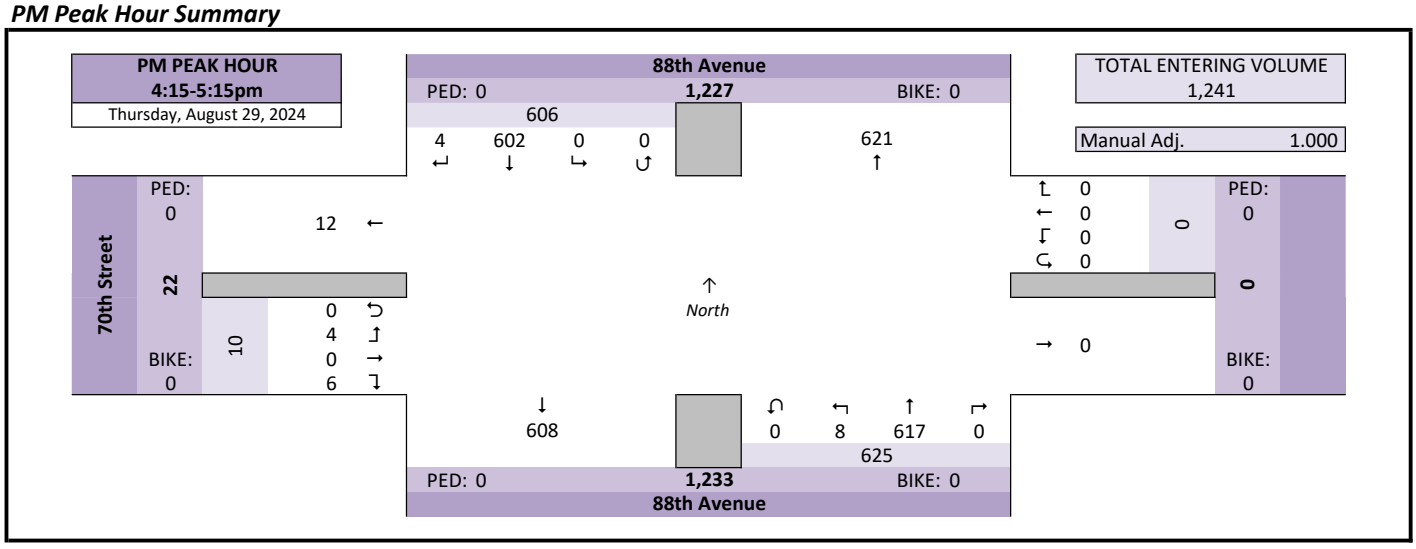
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary

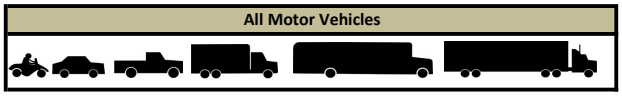


Intersection Traffic Volume Report

Count Basics			Page 3 of 13
Start Date:	Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Summary

88th Avenue & 70th Street



Peak Hour Volumes, Truck Percentages, and PHFs

Thursday, August 29, 2024		From North					From East					From South					From West					
	AM Peak Hour	88th Avenue										88th Avenue					70th Street					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	6:45 AM	1	105	0	0	106	0	0	0	0	0	0	105	2	0	107	1	0	1	0	2	215
	7:00 AM	1	118	0	0	119	0	0	0	0	0	0	78	1	0	79	3	0	3	0	6	204
	7:15 AM	0	139	0	0	139	0	0	0	0	0	0	90	4	0	94	2	0	1	0	3	236
	7:30 AM	1	131	0	0	132	0	0	0	0	0	0	99	3	0	102	6	0	4	0	10	244
	Peak Hour Volume	3	493	0	0	496	0	0	0	0	0	0	372	10	0	382	12	0	9	0	21	899
	Rounded Hourly Volume	5	495	0	0	500	0	0	0	0	0	0	370	10	0	380	10	0	10	0	20	900
	% Single Unit Trucks	33.3	3.9	0.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0	1.6	8.3	0.0	11.1	0.0	9.5	3.1
	% Heavy Trucks	0.0	1.6	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	1.7
	% Trucks (Total)	33.3	5.5	0.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	0.0	3.5	0.0	0.0	3.4	8.3	0.0	11.1	0.0	9.5	4.8
	Peak Hour Factor (PHF)	0.75	0.89	0.00	0.00	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.62	0.00	0.89	0.50	0.00	0.56	0.00	0.52	0.92

N/A		From North					From East					From South					From West					
	MD Peak Hour	88th Avenue										88th Avenue					70th Street					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Thursday, August 29, 2024		From North					From East					From South					From West					
	PM Peak Hour	88th Avenue										88th Avenue					70th Street					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:15 PM	0	140	0	0	140	0	0	0	0	0	0	148	4	0	152	2	0	0	0	2	294
	4:30 PM	2	176	0	0	178	0	0	0	0	0	0	163	2	0	165	1	0	1	0	2	345
	4:45 PM	0	134	0	0	134	0	0	0	0	0	0	140	0	0	140	0	0	2	0	2	276
	5:00 PM	2	152	0	0	154	0	0	0	0	0	0	166	2	0	168	3	0	1	0	4	326
	Peak Hour Volume	4	602	0	0	606	0	0	0	0	0	0	617	8	0	625	6	0	4	0	10	1241
	Rounded Hourly Volume	5	600	0	0	605	0	0	0	0	0	0	615	10	0	625	5	0	5	0	10	1240
	% Single Unit Trucks	0.0	1.7	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	2.3	12.5	0.0	2.4	0.0	0.0	0.0	0.0	0.0	2.0
	% Heavy Trucks	0.0	0.7	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	1.0
	% Trucks (Total)	0.0	2.3	0.0	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	3.7	12.5	0.0	3.8	0.0	0.0	0.0	0.0	0.0	3.1
	Peak Hour Factor (PHF)	0.50	0.86	0.00	0.00	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.93	0.50	0.00	0.93	0.50	0.00	0.50	0.00	0.62	0.90

Peak Hour Pedestrian and Bicyclist Volumes

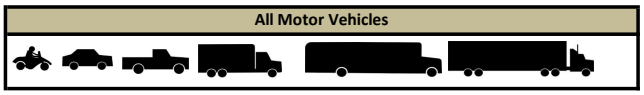
Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		88th Avenue						88th Avenue			70th Street			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	1	1	1
	7:15 AM	0	0	0	0	0	0	0	0	0	0	1	1	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	2	2	2
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Traffic Volume Report

Hourly Volume Summary - Motor Vehicle Data

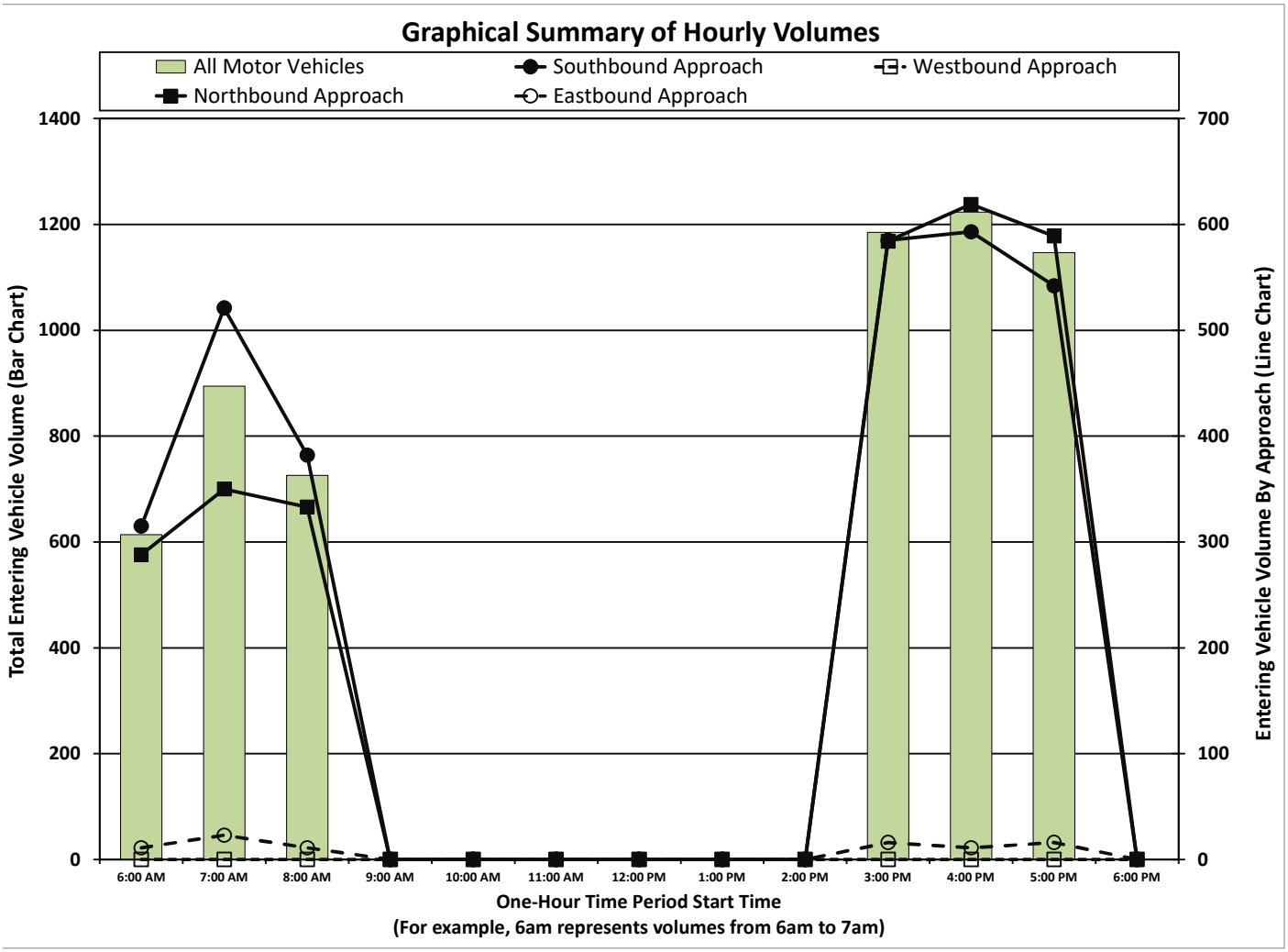
88th Avenue & 70th Street

Count Basics		*Page 4 of 13*
Start Date: Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events



One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					Total Vehicle Volume	Directional Volume Totals E/W	Directional Volume Totals N/S
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM	6:00 AM	2	313	0	0	315	0	0	0	0	0	0	285	3	0	288	7	0	4	0	11	614	11	603
	7:00 AM	4	517	0	0	521	0	0	0	0	0	0	342	8	0	350	14	0	9	0	23	894	23	871
	8:00 AM	3	379	0	0	382	0	0	0	0	0	0	328	5	0	333	8	0	3	0	11	726	11	715
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	8	577	0	0	585	0	0	0	0	0	0	569	15	0	584	13	0	3	0	16	1185	16	1169
	4:00 PM	3	590	0	0	593	0	0	0	0	0	0	611	8	0	619	7	0	4	0	11	1223	11	1212
	5:00 PM	7	535	0	0	542	0	0	0	0	0	0	581	8	0	589	6	0	10	0	16	1147	16	1131
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		27	2911	0	0	2938	0	0	0	0	0	0	2716	47	0	2763	55	0	33	0	88	5789	88	5701



Intersection Traffic Volume Report

15-Minute Motor Vehicle Data

88th Avenue & 70th Street

Count Basics		*Page 5 of 13*
Start Date: Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

All Motor Vehicles



15-Minute Motor Vehicle Data

15-Minute Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					15-Min	Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum	PHF
AM Peak Period	6:00 AM	1	63	0	0	64	0	0	0	0	0	0	31	0	0	31	1	0	2	0	3	98	614	0.71
	6:15 AM	0	57	0	0	57	0	0	0	0	0	0	61	1	0	62	1	0	0	0	1	120	720	0.84
	6:30 AM	0	88	0	0	88	0	0	0	0	0	0	88	0	0	88	4	0	1	0	5	181	836	0.89
	6:45 AM	1	105	0	0	106	0	0	0	0	0	0	105	2	0	107	1	0	1	0	2	215	899	0.92
	7:00 AM	1	118	0	0	119	0	0	0	0	0	0	78	1	0	79	3	0	3	0	6	204	894	0.92
	7:15 AM	0	139	0	0	139	0	0	0	0	0	0	90	4	0	94	2	0	1	0	3	236	878	0.90
	7:30 AM	1	131	0	0	132	0	0	0	0	0	0	99	3	0	102	6	0	4	0	10	244	792	0.81
	7:45 AM	2	129	0	0	131	0	0	0	0	0	0	75	0	0	75	3	0	1	0	4	210	740	0.88
	8:00 AM	2	108	0	0	110	0	0	0	0	0	0	75	1	0	76	2	0	0	0	2	188	726	0.93
	8:15 AM	0	77	0	0	77	0	0	0	0	0	0	72	0	0	72	1	0	0	0	1	150		
	8:30 AM	1	98	0	0	99	0	0	0	0	0	0	87	3	0	90	3	0	0	0	3	192		
	8:45 AM	0	96	0	0	96	0	0	0	0	0	0	94	1	0	95	2	0	3	0	5	196		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	2	136	0	0	138	0	0	0	0	0	0	131	1	0	132	2	0	0	0	2	272	1185	0.85
	3:15 PM	2	132	0	0	134	0	0	0	0	0	0	138	6	0	144	3	0	2	0	5	283	1221	0.88
	3:30 PM	2	165	0	0	167	0	0	0	0	0	0	171	4	0	175	6	0	0	0	6	348	1232	0.89
	3:45 PM	2	144	0	0	146	0	0	0	0	0	0	129	4	0	133	2	0	1	0	3	282	1229	0.89
	4:00 PM	1	140	0	0	141	0	0	0	0	0	0	160	2	0	162	4	0	1	0	5	308	1223	0.89
	4:15 PM	0	140	0	0	140	0	0	0	0	0	0	148	4	0	152	2	0	0	0	2	294	1241	0.90
	4:30 PM	2	176	0	0	178	0	0	0	0	0	0	163	2	0	165	1	0	1	0	2	345	1235	0.89
	4:45 PM	0	134	0	0	134	0	0	0	0	0	0	140	0	0	140	0	0	2	0	2	276	1154	0.88
	5:00 PM	2	152	0	0	154	0	0	0	0	0	0	166	2	0	168	3	0	1	0	4	326	1147	0.88
	5:15 PM	3	133	0	0	136	0	0	0	0	0	0	144	4	0	148	2	0	2	0	4	288		
	5:30 PM	1	126	0	0	127	0	0	0	0	0	0	134	0	0	134	1	0	2	0	3	264		
	5:45 PM	1	124	0	0	125	0	0	0	0	0	0	137	2	0	139	0	0	5	0	5	269		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		27	2911	0	0	2938	0	0	0	0	0	0	2716	47	0	2763	55	0	33	0	88	5789		

Peak Hour All Vehicle Volume Summary

Hourly Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					Total Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume	PHF
AM	6:45 AM	3	493	0	0	496	0	0	0	0	0	0	372	10	0	382	12	0	9	0	21	899	0.92
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:15 PM	4	602	0	0	606	0	0	0	0	0	0	617	8	0	625	6	0	4	0	10	1241	0.90

Intersection Traffic Volume Report

Count Basics		*Page 6 of 13*
Start Date: Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Automobile Data

88th Avenue & 70th Street

Automobiles (Cars, Light Trucks, & Motorcycles)



15-Minute Automobile Data

15-Minute Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	1	60	0	0	61	0	0	0	0	0	0	28	0	0	28	1	0	2	0	3	92	587
	6:15 AM	0	56	0	0	56	0	0	0	0	0	0	59	1	0	60	1	0	0	0	1	117	686
	6:30 AM	0	84	0	0	84	0	0	0	0	0	0	81	0	0	81	4	0	1	0	5	170	791
	6:45 AM	1	101	0	0	102	0	0	0	0	0	0	103	2	0	105	0	0	1	0	1	208	856
	7:00 AM	0	111	0	0	111	0	0	0	0	0	0	74	1	0	75	3	0	2	0	5	191	840
	7:15 AM	0	130	0	0	130	0	0	0	0	0	0	85	4	0	89	2	0	1	0	3	222	823
	7:30 AM	1	124	0	0	125	0	0	0	0	0	0	97	3	0	100	6	0	4	0	10	235	749
	7:45 AM	2	121	0	0	123	0	0	0	0	0	0	66	0	0	66	3	0	0	0	3	192	697
	8:00 AM	1	101	0	0	102	0	0	0	0	0	0	69	1	0	70	2	0	0	0	2	174	683
	8:15 AM	0	76	0	0	76	0	0	0	0	0	0	71	0	0	71	1	0	0	0	1	148	
	8:30 AM	1	93	0	0	94	0	0	0	0	0	0	83	3	0	86	3	0	0	0	3	183	
	8:45 AM	0	88	0	0	88	0	0	0	0	0	0	86	1	0	87	2	0	1	0	3	178	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	1	126	0	0	127	0	0	0	0	0	0	124	1	0	125	2	0	0	0	2	254	1130
	3:15 PM	1	123	0	0	124	0	0	0	0	0	0	133	6	0	139	2	0	1	0	3	266	1169
	3:30 PM	2	162	0	0	164	0	0	0	0	0	0	164	4	0	168	5	0	0	0	5	337	1183
	3:45 PM	2	141	0	0	143	0	0	0	0	0	0	123	4	0	127	2	0	1	0	3	273	1183
	4:00 PM	1	135	0	0	136	0	0	0	0	0	0	150	2	0	152	4	0	1	0	5	293	1177
	4:15 PM	0	135	0	0	135	0	0	0	0	0	0	140	3	0	143	2	0	0	0	2	280	1203
	4:30 PM	2	174	0	0	176	0	0	0	0	0	0	157	2	0	159	1	0	1	0	2	337	1198
	4:45 PM	0	132	0	0	132	0	0	0	0	0	0	133	0	0	133	0	0	2	0	2	267	1119
	5:00 PM	2	147	0	0	149	0	0	0	0	0	0	164	2	0	166	3	0	1	0	4	319	1110
	5:15 PM	3	127	0	0	130	0	0	0	0	0	0	137	4	0	141	2	0	2	0	4	275	
	5:30 PM	1	125	0	0	126	0	0	0	0	0	0	129	0	0	129	1	0	2	0	3	258	
	5:45 PM	1	120	0	0	121	0	0	0	0	0	0	130	2	0	132	0	0	5	0	5	258	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		23	2792	0	0	2815	0	0	0	0	0	0	2586	46	0	2632	52	0	28	0	80	5527	

Peak Hour Automobile Volume Summary

Hourly Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	6:45 AM	2	466	0	0	468	0	0	0	0	0	0	359	10	0	369	11	0	8	0	19	856
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	4	588	0	0	592	0	0	0	0	0	0	594	7	0	601	6	0	4	0	10	1203

Intersection Traffic Volume Report

15-Minute Single Unit (SU) Truck & Bus Data

88th Avenue & 70th Street

Count Basics		*Page 7 of 13*
Start Date: Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Single Unit (SU) Trucks & Buses



15-Minute Single Unit (SU) Truck & Bus Data

	15-Minute	From North (↓)					From East (←)					From South (↑)					From West (→)						
	Time Period	88th Avenue										88th Avenue					70th Street					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	23
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	25
	6:30 AM	0	4	0	0	4	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	11	34
	6:45 AM	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	6	28
	7:00 AM	1	4	0	0	5	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	7	37
	7:15 AM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	10	42
	7:30 AM	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	34
	7:45 AM	0	5	0	0	5	0	0	0	0	0	0	9	0	0	9	0	0	1	0	1	15	35
	8:00 AM	1	6	0	0	7	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	12	34
	8:15 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	
	8:30 AM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	6	
	8:45 AM	0	5	0	0	5	0	0	0	0	0	0	7	0	0	7	0	0	2	0	2	14	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	1	4	0	0	5	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	10	39
	3:15 PM	1	8	0	0	9	0	0	0	0	0	0	4	0	0	4	1	0	1	0	2	15	41
	3:30 PM	0	1	0	0	1	0	0	0	0	0	0	4	0	0	4	1	0	0	0	1	6	36
	3:45 PM	0	3	0	0	3	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	8	33
	4:00 PM	0	4	0	0	4	0	0	0	0	0	0	8	0	0	8	0	0	0	0	0	12	33
	4:15 PM	0	3	0	0	3	0	0	0	0	0	0	6	1	0	7	0	0	0	0	0	10	25
	4:30 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	24
	4:45 PM	0	2	0	0	2	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	8	24
	5:00 PM	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	22
	5:15 PM	0	4	0	0	4	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	9	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	
	5:45 PM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		4	83	0	0	87	0	0	0	0	0	0	92	1	0	93	3	0	5	0	8	188	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

	Hourly	From North (↓)					From East (←)					From South (↑)					From West (→)					Total
	Time Period	88th Avenue										88th Avenue					70th Street					Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	6:45 AM	1	19	0	0	20	0	0	0	0	0	0	6	0	0	6	1	0	1	0	2	28
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	10	0	0	10	0	0	0	0	0	0	14	1	0	15	0	0	0	0	0	25

Intersection Traffic Volume Report

15-Minute Semi-Truck Data

Count Basics		*Page 8 of 13*
Start Date: Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

88th Avenue & 70th Street

Semi-Trucks



15-Minute Semi-Truck Data

15-Minute Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
	6:15 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	9
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	15
	7:00 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	17
	7:15 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4	13
	7:30 AM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	9
	7:45 AM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	8
	8:00 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	9
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	
	8:45 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	6	0	0	6	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	8	16
	3:15 PM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	11
	3:30 PM	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	5	13
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	13
	4:00 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	13
	4:15 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	13
	4:30 PM	0	1	0	0	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5	13
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	11
	5:00 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	15
	5:15 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	
	5:30 PM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	
	5:45 PM	0	1	0	0	1	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	5	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	36	0	0	36	0	0	0	0	0	0	38	0	0	38	0	0	0	0	0	74	

Peak Hour Semi-Truck Volume Summary

Hourly Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	6:45 AM	0	8	0	0	8	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	15
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	4	0	0	4	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	13

Intersection Traffic Volume Report

15-Minute Heavy Vehicle Data

Count Basics		*Page 9 of 13*
Start Date: Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

88th Avenue & 70th Street

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)



15-Minute Heavy Vehicle Data

15-Minute Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	27
	6:15 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	34
	6:30 AM	0	4	0	0	4	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	11	45
	6:45 AM	0	4	0	0	4	0	0	0	0	0	0	2	0	0	2	1	0	0	0	1	7	43
	7:00 AM	1	7	0	0	8	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	13	54
	7:15 AM	0	9	0	0	9	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	14	55
	7:30 AM	0	7	0	0	7	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	9	43
	7:45 AM	0	8	0	0	8	0	0	0	0	0	0	9	0	0	9	0	0	1	0	1	18	43
	8:00 AM	1	7	0	0	8	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	14	43
	8:15 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	
	8:30 AM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	
	8:45 AM	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	0	0	2	0	2	18	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	1	10	0	0	11	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	18	55
	3:15 PM	1	9	0	0	10	0	0	0	0	0	0	5	0	0	5	1	0	1	0	2	17	52
	3:30 PM	0	3	0	0	3	0	0	0	0	0	0	7	0	0	7	1	0	0	0	1	11	49
	3:45 PM	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	9	46
	4:00 PM	0	5	0	0	5	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	15	46
	4:15 PM	0	5	0	0	5	0	0	0	0	0	0	8	1	0	9	0	0	0	0	0	14	38
	4:30 PM	0	2	0	0	2	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	8	37
	4:45 PM	0	2	0	0	2	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	9	35
	5:00 PM	0	5	0	0	5	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	7	37
	5:15 PM	0	6	0	0	6	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	13	
	5:30 PM	0	1	0	0	1	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	6	
	5:45 PM	0	4	0	0	4	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	11	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		4	119	0	0	123	0	0	0	0	0	0	130	1	0	131	3	0	5	0	8	262	

Peak Hour Heavy Vehicle Volume Summary

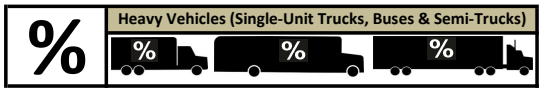
Hourly Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	6:45 AM	1	27	0	0	28	0	0	0	0	0	0	13	0	0	13	1	0	1	0	2	43
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	14	0	0	14	0	0	0	0	0	0	23	1	0	24	0	0	0	0	0	38

Intersection Traffic Volume Report

15-Minute Heavy Vehicle Percentages

88th Avenue & 70th Street

Count Basics			*Page 10 of 13*
Start Date:	Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events



15-Minute Heavy Vehicle Percentages

15-Minute Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					Total Heavy Vehicle	Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent	Percent
AM Peak Period	6:00 AM	0.0	4.8	0.0	0.0	4.7	0.0	0.0	0.0	0.0	0.0	0.0	9.7	0.0	0.0	9.7	0.0	0.0	0.0	0.0	0.0	6.1	4.4
	6:15 AM	0.0	1.8	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	2.5	4.7
	6:30 AM	0.0	4.5	0.0	0.0	4.5	0.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	6.1	5.4
	6:45 AM	0.0	3.8	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.9	100.0	0.0	0.0	0.0	50.0	3.3	4.8
	7:00 AM	100.0	5.9	0.0	0.0	6.7	0.0	0.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	5.1	0.0	0.0	33.3	0.0	16.7	6.4	6.0
	7:15 AM	0.0	6.5	0.0	0.0	6.5	0.0	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.0	5.3	0.0	0.0	0.0	0.0	0.0	5.9	6.3
	7:30 AM	0.0	5.3	0.0	0.0	5.3	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	3.7	5.4
	7:45 AM	0.0	6.2	0.0	0.0	6.1	0.0	0.0	0.0	0.0	0.0	0.0	12.0	0.0	0.0	12.0	0.0	0.0	100.0	0.0	25.0	8.6	5.8
	8:00 AM	50.0	6.5	0.0	0.0	7.3	0.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	0.0	7.9	0.0	0.0	0.0	0.0	0.0	7.4	5.9
	8:15 AM	0.0	1.3	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	1.3	
	8:30 AM	0.0	5.1	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	0.0	4.6	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	4.7	
	8:45 AM	0.0	8.3	0.0	0.0	8.3	0.0	0.0	0.0	0.0	0.0	0.0	8.5	0.0	0.0	8.4	0.0	0.0	66.7	0.0	40.0	9.2	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	50.0	7.4	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	5.3	0.0	0.0	5.3	0.0	0.0	0.0	0.0	0.0	6.6	4.6
	3:15 PM	50.0	6.8	0.0	0.0	7.5	0.0	0.0	0.0	0.0	0.0	0.0	3.6	0.0	0.0	3.5	33.3	0.0	50.0	0.0	40.0	6.0	4.3
	3:30 PM	0.0	1.8	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	4.1	0.0	0.0	4.0	16.7	0.0	0.0	0.0	16.7	3.2	4.0
	3:45 PM	0.0	2.1	0.0	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	4.7	0.0	0.0	4.5	0.0	0.0	0.0	0.0	0.0	3.2	3.7
	4:00 PM	0.0	3.6	0.0	0.0	3.5	0.0	0.0	0.0	0.0	0.0	0.0	6.3	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	4.9	3.8
	4:15 PM	0.0	3.6	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	5.4	25.0	0.0	5.9	0.0	0.0	0.0	0.0	0.0	4.8	3.1
	4:30 PM	0.0	1.1	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	2.3	3.0
	4:45 PM	0.0	1.5	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	5.0	0.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	3.3	3.0
	5:00 PM	0.0	3.3	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	2.1	3.2
	5:15 PM	0.0	4.5	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	0.0	4.9	0.0	0.0	4.7	0.0	0.0	0.0	0.0	0.0	4.5	
	5:30 PM	0.0	0.8	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.7	0.0	0.0	0.0	0.0	0.0	2.3	
	5:45 PM	0.0	3.2	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	4.1	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		14.8	4.1	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	4.8	2.1	0.0	4.7	5.5	0.0	15.2	0.0	9.1	4.5	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period		From North (↓) 88th Avenue					From East (←)					From South (↑) 88th Avenue					From West (→) 70th Street					Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent
AM	6:45 AM	33.3	5.5	0.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	0.0	3.5	0.0	0.0	3.4	8.3	0.0	11.1	0.0	9.5	4.8
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:15 PM	0.0	2.3	0.0	0.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	3.7	12.5	0.0	3.8	0.0	0.0	0.0	0.0	0.0	3.1

Intersection Traffic Volume Report

15-Minute Pedestrian and Bicyclist Data

Count Basics			*Page 11 of 13*
Start Date:	Thursday, August 29, 2024	Weekday	Schools Not in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

88th Avenue & 70th Street

Pedestrians and Bicyclists



15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period	Crossing North Approach 88th Avenue			Crossing East Approach			Crossing South Approach 88th Avenue			Crossing West Approach 70th Street			15-Min	Hourly
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	6:30 AM	0	0	0	0	0	0	0	0	0	0	1	1	1	3
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	7:00 AM	0	0	0	0	0	0	0	0	0	0	1	1	1	2
	7:15 AM	0	0	0	0	0	0	0	0	0	0	1	1	1	3
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	8:00 AM	0	0	0	0	0	0	0	1	1	0	1	1	2	2
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**1**	**0**	**4**	**4**	**5**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/help	x					
Elderly/Disabled (except wheelcha	x					
Wheelchairs/Electric Scooters	x					
Other (None	x					

Appendix B
Existing & Build Traffic
Peak Hour Analysis Outputs

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	380	0	1	500
Future Vol, veh/h	1	0	380	0	1	500
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	1	1	3	3	6	6
Mvmt Flow	1	0	413	0	1	543

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	959	413	0	0	413	0
Stage 1	413	-	-	-	-	-
Stage 2	546	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.16	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.254	-
Pot Cap-1 Maneuver	286	641	-	-	1125	-
Stage 1	670	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	286	641	-	-	1125	-
Mov Cap-2 Maneuver	286	-	-	-	-	-
Stage 1	670	-	-	-	-	-
Stage 2	582	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	17.63	0	0.02
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	286	4	-
HCM Lane V/C Ratio	-	-	0.004	0.001	-
HCM Control Delay (s/veh)	-	-	17.6	8.2	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	0	620	0	1	605
Future Vol, veh/h	1	0	620	0	1	605
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	1	1	4	4	2	2
Mvmt Flow	1	0	689	0	1	672

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1363	689	0	0	689	0
Stage 1	689	-	-	-	-	-
Stage 2	674	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.12	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.218	-
Pot Cap-1 Maneuver	164	447	-	-	905	-
Stage 1	500	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	163	447	-	-	905	-
Mov Cap-2 Maneuver	163	-	-	-	-	-
Stage 1	500	-	-	-	-	-
Stage 2	507	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	27.19	0	0.01
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	163	3	-
HCM Lane V/C Ratio	-	-	0.007	0.001	-
HCM Control Delay (s/veh)	-	-	27.2	9	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	1	380	1	1	500
Future Vol, veh/h	5	1	380	1	1	500
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	1	1	3	3	6	6
Mvmt Flow	5	1	413	1	1	543

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	959	414	0	0	414	0
Stage 1	414	-	-	-	-	-
Stage 2	546	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.16	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.254	-
Pot Cap-1 Maneuver	286	641	-	-	1124	-
Stage 1	670	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	286	641	-	-	1124	-
Mov Cap-2 Maneuver	286	-	-	-	-	-
Stage 1	670	-	-	-	-	-
Stage 2	582	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	16.67	0	0.02
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	315	4	-
HCM Lane V/C Ratio	-	-	0.021	0.001	-
HCM Control Delay (s/veh)	-	-	16.7	8.2	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	1	620	5	1	605
Future Vol, veh/h	5	1	620	5	1	605
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	1	1	4	4	2	2
Mvmt Flow	6	1	689	6	1	672

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1366	692	0	0	694	0
Stage 1	692	-	-	-	-	-
Stage 2	674	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.12	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.218	-
Pot Cap-1 Maneuver	163	446	-	-	901	-
Stage 1	499	-	-	-	-	-
Stage 2	508	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	163	446	-	-	901	-
Mov Cap-2 Maneuver	163	-	-	-	-	-
Stage 1	499	-	-	-	-	-
Stage 2	507	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	25.54	0	0.01
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	182	3	-
HCM Lane V/C Ratio	-	-	0.037	0.001	-
HCM Control Delay (s/veh)	-	-	25.5	9	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Gregory J. Boldt, Director
Division of Highways
Highway Commissioner

TRAFFIC STUDY ANALYSIS COMMENTS

Date: October 14, 2024

Project Title: Willow Grove Condominiums Development
Pleasant Prairie, Kenosha County, Wisconsin

Developer: Harpe Development

To: Phil Anderson, Harpe Development

CC: Mark Eberle, Nielsen Madsen & Barber, SC
John Bieberitz, P.E., PTOE

Consultant Traffic Analysis & Design, Inc. (TADI)
Daniel C. Bieberitz, P.E., PTOE

From: Gregory J. Boldt, PE Gregory J Boldt
Director of Highways / Highway Commissioner

Review comments:
Kenosha County has received and reviewed the Traffic Study Analysis Memorandum dated September 17, 2024, for the Willow Grove Condominium Development located near the intersection of CTH H (88th Avenue) and 68th Street in the Village of Pleasant Prairie. An initial review of the project was provided by Kenosha County on December 30, 2021. This review shall supersede that review.

The Kenosha County comments are:

1. No exceptions taken to document noted above.
2. Southbound left turn lanes and northbound right turn lanes are not required as initially stated in December 30, 2021, review.
3. A new Traffic Study must be completed and submitted for review and approval if:
    a. The number of condominium units is increased.
    b. 68th Street is extended east to connect with 85th Avenue.

The above comments are in addition to those provided by other agencies.

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE:

Consider approval of a Second Amendment to the TID #8 Development Agreement.

PROPOSED BY: Community Development	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

The petitioner, Steven Bersell, agent for the property owner, FRED-Northwest Lot 4 LLC, is requesting several approvals related to the construction of Coopers Hawk restaurant and winery including: Certified Survey Map, Comprehensive Plan Amendments, Zoning Map Amendment and Zoning Text Amendment.

The Certified Survey Map is proposed to subdivide the property (Lot 4 of CSM 2973) into four lots.

- **Lot 1 is proposed to be approximately 2.7 acres for the development of the Coopers Hawk restaurant.**
- **Lot 2 is proposed to be approximately 2.0 acres for future commercial development.**
- **Lot 3 is approximately 10.5 acres located on the east side of the Kilbourn Ditch. This Lot contains stormwater facilities for these lots and adjacent developments within the River View development area. This Lot also includes floodplain and wetland areas.**
- **Lot 4 is approximately 5.7 acres located on the west side of the Kilbourn Ditch and it is proposed to be transferred to the Village (via warranty deed). This parcel has no frontage on a public street and is wetlands and floodplain. This property is proposed to be combined with the adjacent Village property (91-4-122-072-0142) that is also wetlands and floodplain but has frontage on 120th Avenue**

The Second Amendment to TID #8 Development Agreement will allow for Lot 4 to be transferred to the Village, who is exempt from general property tax.
See additional comments association with the CSM also being considered at tonight's

STAFF RECOMMENDATION:

Village staff recommends that the Village Board approve the Second Amendment to the Development Agreement.

DRAFT TID #8 Dev Agmt Amendment 7.1.25.pdf

SECOND AMENDMENT TO TAX INCREMENT DISTRICT #8 DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO TAX INCREMENT DISTRICT #8 DEVELOPMENT AGREEMENT (the "First Amendment") is made and entered into as of the ____ day of ____, 2025, by and between FRED-PLEASANT PRAIRIE HC, LLC, a Wisconsin limited liability company ("Developer"), FRED-Senior Lot 2, LLC, a Wisconsin limited liability company, and FRED-Northwest Lot 4, LLC, a Wisconsin limited liability company (the foregoing two entities are collectively referred to as the "Affiliated Entities") and the VILLAGE OF PLEASANT PRAIRIE, a Wisconsin municipal corporation (the "Village").

WHEREAS, Village and Developer entered into that certain Tax Increment District #8 Development Agreement dated as of March 4, 2021 (the "Development Agreement") for development of the Development Project within TID 8, a tax increment district within the Village; and

WHEREAS, the Village, Developer, and Affiliated Entities entered into that certain First Amendment to Tax Increment District #8 Development Agreement dated as of August 14, 2023 (the “First Amendment”); and

WHEREAS, the Affiliated Entities own a portion of the Property, as defined in the Development Agreement; and

WHEREAS, the Village, Affiliated Entities, and the Developer desire to amend the Development Agreement to address the conveyance of a certain portion of the Property to the Village.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, it is mutually agreed by and between the parties as follows:

1. Section XV(R) of the Development Agreement entitled “Tax-Exempt Covenant” is revised as follows:

   > Developer will not sell, lease, assign or otherwise transfer or convey any interest in the property within the District to a person or entity exempt from general property taxation or in a manner which would cause all or any portion of the Property to be exempt from general property taxation (the "Tax-Exempt Covenant") unless the transferee executes an agreement in writing, prior to the date of such conveyance, to make a payment in lieu of taxes to the Village equal to the amount of taxes that would have been payable if such owner was non tax-exempt. This does not prohibit the Developer from transferring or conveying any interest in the Property to the Village. This Tax-Exempt Covenant shall be in effect during the term of TID 8 or any successor tax increment district including the Property. This Tax-Exempt Covenant runs with the Property and binds all owners in title to the Property during the term of the Tax-Exempt Covenant. In the event a court finds the Tax-Exempt Covenant is not valid or enforceable, then Developer and its successors and assigns shall, and shall cause Developer and its successors and assigns to, make a payment in lieu of taxes to the Village as required from time to time by the Village.

2. Except as expressly set forth in this Second Amendment, the Development Agreement and First Amendment are otherwise unmodified. To the extent any provision contained in this Second Amendment conflicts with the terms of the Development Agreement or First Amendment, the terms and provisions of this Second Amendment shall control. Each reference in the Development Agreement to itself shall be deemed also to refer to this Second Amendment.

3. This Second Amendment may be executed in duplicate counterparts, each of which will

be deemed an original. Signed electronic, scanned, or facsimile copies of this Second Amendment will legally bind the Parties to the same extent as originals.

IN WITNESS WHEREOF, this Removal Instrument is dated as of the _____day of _____, 2025.

Developer:
FRED-Pleasant Prairie HC, LLC

By: _____
Name and Title:_____
Dated:_____

STATE OF WISCONSIN }
} ss.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, the above named _____, to me known to be the _____ FRED-Pleasant Prairie HC, LLC, who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission expires: _____

Affiliated Entity:
FRED-Senior Lot 2, LLC

By: _____
Name and Title:_____
Dated:_____

STATE OF WISCONSIN }
} ss.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, the above named _____, to me known to be the _____ FRED-Senior Lot 2, LLC, who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission expires: _____

Affiliated Entity:
FRED-Northwest Lot 4, LLC

By: _____
Name and Title:_____
Dated:_____

STATE OF WISCONSIN }
} ss.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, the above named _____, to me known to be the _____ FRED-Northwest Lot 4, LLC, who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission expires: _____

APPROVED by the Village of Pleasant Prairie, Wisconsin on the _____day of _____, 2025.

VILLAGE OF PLEASANT PRAIRIE

By: _____
David Klimisch, Village President
Dated:_____

ATTEST:

_____
Jane C. Snell, Village Clerk
Dated:_____

STATE OF WISCONSIN }
} ss.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, the above named David Klimisch and Jane C. Snell, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission expires: _____

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE:

Consider approval of a Certified Survey to subdivide the property located at the southwest corner of STH 50 and 115th Avenue into four lots.

PROPOSED BY: Community Development	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

The petitioner, Steven Bersell, agent for the property owner, FRED-Northwest Lot 4 LLC, is requesting several approvals related to the construction of Coopers Hawk restaurant and winery including: Certified Survey Map, Comprehensive Plan Amendments, Zoning Map Amendment and Zoning Text Amendment.

The Certified Survey Map is proposed to subdivide the property (Lot 4 of CSM 2973) into four lots.

- **Lot 1 is proposed to be approximately 2.7 acres with over 350 feet of frontage on 115th Avenue for the development of the Coopers Hawk restaurant. Lot 1 is intended to be sold to Coopers Hawk upon approval of the CSM. On July 7, 2025 the Plan Commission conditionally approved Site and Operational Plans for the development of this Lot.**
- **Lot 2 is proposed to be approximately 2.0 acres with over 250 feet of frontage on 115th Avenue for future commercial development. Prior to the development of Lot 2 of the proposed CSM, Site and Operational Plan and DSIS will be required to be submitted and approved by the Village Plan Commission. Depending on the use for Lot 2, a Conditional Use Permit may also be required.**
- **Lot 3 is approximately 10.5 acres with over 500 feet of frontage on 115th Avenue on the east side of the Kilbourn Ditch. This Lot contains stormwater facilities for these lots and adjacent developments within the River View development area. This Lot also includes floodplain and wetland areas.**

- **Lot 4 is approximately 5.7 acres located on the west side of the Kilbourn Ditch and it is proposed to be transferred to the Village (via warranty deed). This parcel has no frontage on a public street and is wetlands and floodplain. This property is proposed to be combined with the adjacent Village property (91-4-122-072-0142) that is also wetlands and floodplain but has frontage on 120th Avenue. The owners have agreed to transfer this lot to the Village and have agreed to execute the *attached* condemnation waiver prior to recording the warranty deed that transfers the property to the Village.**

A Title Report shall be provided to the Village to verify that the land is being transferred free and clear. The *attached* draft of the Removal from River View Declaration to remove Lot 4 from the River View Declaration of Development Standards and Protective Covenants will need to be finalized, executed and recorded prior to the transfer of Lot 4 to the Village.

Lot 4 is located within TID #8 and the property owned by the Village that this is proposed to be combined with (91-4-122-072-0142) owned by the Village is located outside of TID #8. Section 420-139 D of the Village Zoning Ordinance entitled "Accommodations and exceptions for tax increment districts" states the following:

"(1) For any land division effective after January 1, 2000, that is located between or adjacent to any tax increment district (TID) within the Village that cannot be combined, according to the Wisconsin Department of Revenue, into one tax parcel number because the parcels are located within different tax increment districts, or because one of the parcels is located within a TID and the other parcel is not located within a TID, the parcels may be developed as one single development. However, if one parcel does not meet the basic underlying zoning district lot area and/or lot frontage requirements, then the lots shall be developed as a single development and at the time the parcel is created or modified shall be exempt from meeting the lot area and lot frontage requirements until the termination of the TID as stated in Subsection D(2)(b) below.

(2) If the parcels cannot be combined for reasons described above and the parcels are developed as a single development, then the following shall be required:

(a) At the time an application is filed with the Village for a site and operational plan approval and/or a conditional use permit, the owner(s) shall indicate on the application that the parcels are to be developed as one single development.

(b) The parcels shall remain under the same ownership, and upon the termination of the tax increment district for all affected units of government, the owner(s), at the owner's expense, shall combine the parcels into one tax parcel number.

(c) The inner property boundaries shall only exist for tax distribution purposes, and for zoning purposes the parcels shall be considered as one property defined by its outer property boundaries as it relates to zoning regulations, such as but not limited to the number of principal structures and/or accessory structures allowed, setbacks, signs, and traffic and parking requirements for the basic underlying zoning district."

Therefore, based on the foregoing, the parcel owned by Village (Tax Parcel Number 91-4-122-072-0142) and Lot 4 of the proposed CSM to be transferred to the Village shall be combined after the TID # 8 is closed (approximately 15 years). These properties will be considered, for zoning purposes, as one (1) property and shall not be sold or transferred to another entity separately. The *attached* Memorandum of Understanding (MOU) that outlines these requirements shall be executed and recorded at the Kenosha County Register of Deeds Office following the transfer of Lot 4 to the Village.

In addition, the Village Board will need to approve a Second Amendment to TID #8 Development Agreement to allow for this land to be transferred to an entity exempt from general property tax except for the Village.

STAFF RECOMMENDATION:

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

1. **Pursuant to the January 14, 2025 approval letter associated with the Floodplain Boundary Adjustment on Lot 4 of CSM 2973, a recorded copy of the Acknowledgement Statement shall be executed and a recorded copy provided to the Village prior to recording the CSM.**
2. **See *attached* additional comments and changes to the CSM. A revised CSM shall be submitted for Village staff review prior to the CSM being executed by the property owner.**
3. **Any outstanding taxes/special assessments shall be paid prior to the Village releasing the CSM for recording. Pursuant to the Village Finance Department the outstanding taxes on the property are $ 4,924.35 and the payoff is good through 07/31/2025. There are no outstanding special assessments.**
4. **A Title Report shall be provided to the Village to verify Lot 4 is being transferred free and clear. Prior to transferring Lot 4 to the Village, the *attached* draft Removal of Restrictions document shall be finalized, executed and recorded at the Register of Deeds Office.**
5. **A warranty deed for the transfer of Lot 4 to the Village shall be provided to the Village. This warranty deed shall be recorded following the recording of the CSM.**
6. **The *attached* condemnation waiver shall be finalized, executed prior to recording the warranty deed that transfers the property to the Village.**
7. **The *attached* Memorandum of Understanding related to the combination of the properties (Lot 4 of the CSM with the adjacent Village property) upon completion of TID #8 shall be finalized, executed and recorded prior upon Village obtaining ownership of Lot 4.**
8. **Village Board approval of the Second Amendment to TID #8 Development Agreement to allow for Lot 4 to be transferred to the Village, an entity exempt from general property tax.**
9. **A copy of the recorded documents shall be provided to the Village within 72 hours of the owner recording the documents at the Kenosha County Register of Deeds Office.**

CSM Comments.pdf

DRAFT Waiver of Potential Condemnation Rights.pdf

DRAFT Removal Instrument to Declaration River View 7.1.25.pdf

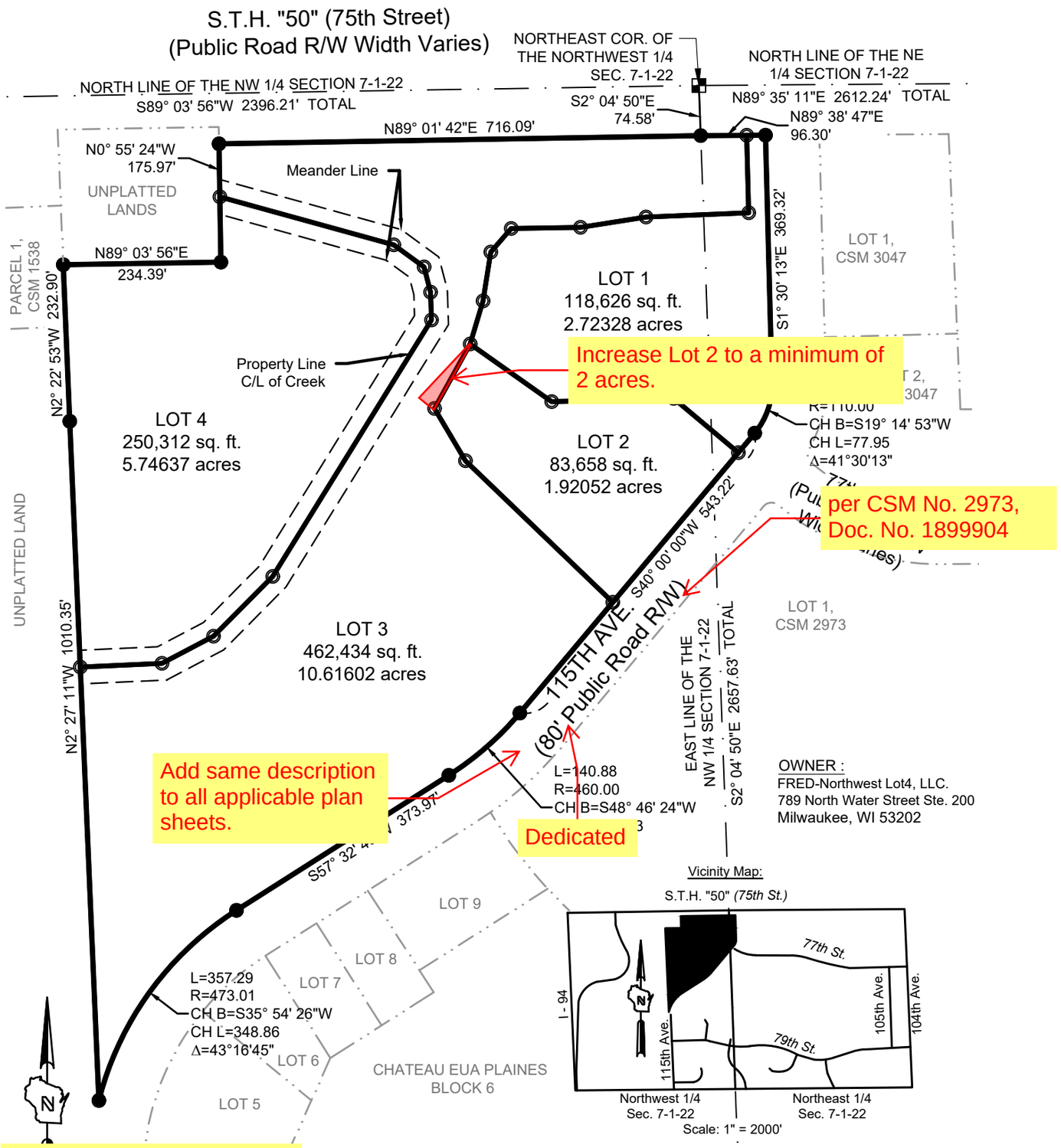
MOU re Lot Combination-TID 8.pdf

Certified Survey Map Application.pdf

6-3-25 COMMENTS

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2973 (DOCUMENT NO. 1899904), BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST AND SOUTHEAST 1/4's OF THE NORTHWEST 1/4, ALL IN SECTION 7, TOWN 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



Add the following note:

Lot 4 to be transfered to the Village and combined with the adjacent property (Tax Parcel Number 91-4-122-072-0142) owned by the Village."

WISCONSIN
KEVIN A. SLOTTKE
S-2608
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

LEGEND & NOTES:

● INDICATES FOUND 1" IRON PIPE.

○ INDICATES SET 1.3" OD. IRON PIPE, 18" LONG WEIGHING 1.13 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927 WITH THE NORTH LINE OF THE NW 1/4 OF SEC. 7-1-22, ASSUMED TO BEAR N 89°03'56" E.

Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2973 (DOCUMENT NO. 1899904), BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST AND SOUTHEAST 1/4's OF THE NORTHWEST 1/4, ALL IN SECTION 7, TOWN 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, KEVIN A. SLOTTKE, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A redivision of Lot 4 of Certified Survey Map Number 2973, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast and Southeast 1/4's of the Northwest 1/4, all in Section 7, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 7; thence S02°04'50"E along the East line of the Northwest 1/4 of said Section 7, 74.58 feet to the South right of way line of S.T.H. "50" (75th Street) and the point of beginning of the lands to be described; thence N89°38'47"E along said South right of way, 96.30 feet to the West right of way line of 115th Avenue; thence S01°30'13"E along said West right of way, 369.32 feet to a point of curvature; thence southwest along said West right of way being a curve to the right, (having a radius of 110.00 feet and a long chord of 77.95 feet which bears S19°14'53"W), 79.68 feet to a point of tangency; thence S40°00'00"W along said West right of way, 543.22 feet to a point of curvature; thence southwest along said West right of way being a curve to the right, (having a radius of 460.00 feet and a long chord of 140.33 feet which bears S48°46'24"W), 140.88 feet to a point of tangency; thence S57°35'49"W along said West right of way, 373.97 feet to a point of curvature; thence southwest along said West right of way being a curve to the left, (having a radius of 473.01 feet and a long chord of 348.86 feet which bears S35°54'26"W), 357.29 feet to a point; thence N02°27'11"W, 1010.35 feet to a point; thence N02°22'53"W, 232.90 feet to a point on East line of Parcel 1 of Certified Survey Map 1538; thence N89°03'56"E, 234.39 feet to a point; thence N00°55'24"W, 175.97 feet to the South right of way of S.T.H. "50" (75th Street); thence N89°01'42"E along said South right of way, 716.09 feet to the point of beginning.

Said lands contains 915,030 square feet or 21.00620 acres more or less.

That I have made such survey, land division, and plat at the direction of the FRED-Northwest Lot4, LLC , OWNER of said lands.

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

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie land division and development control ordinance in the surveying, dividing and mapping the same.

_____

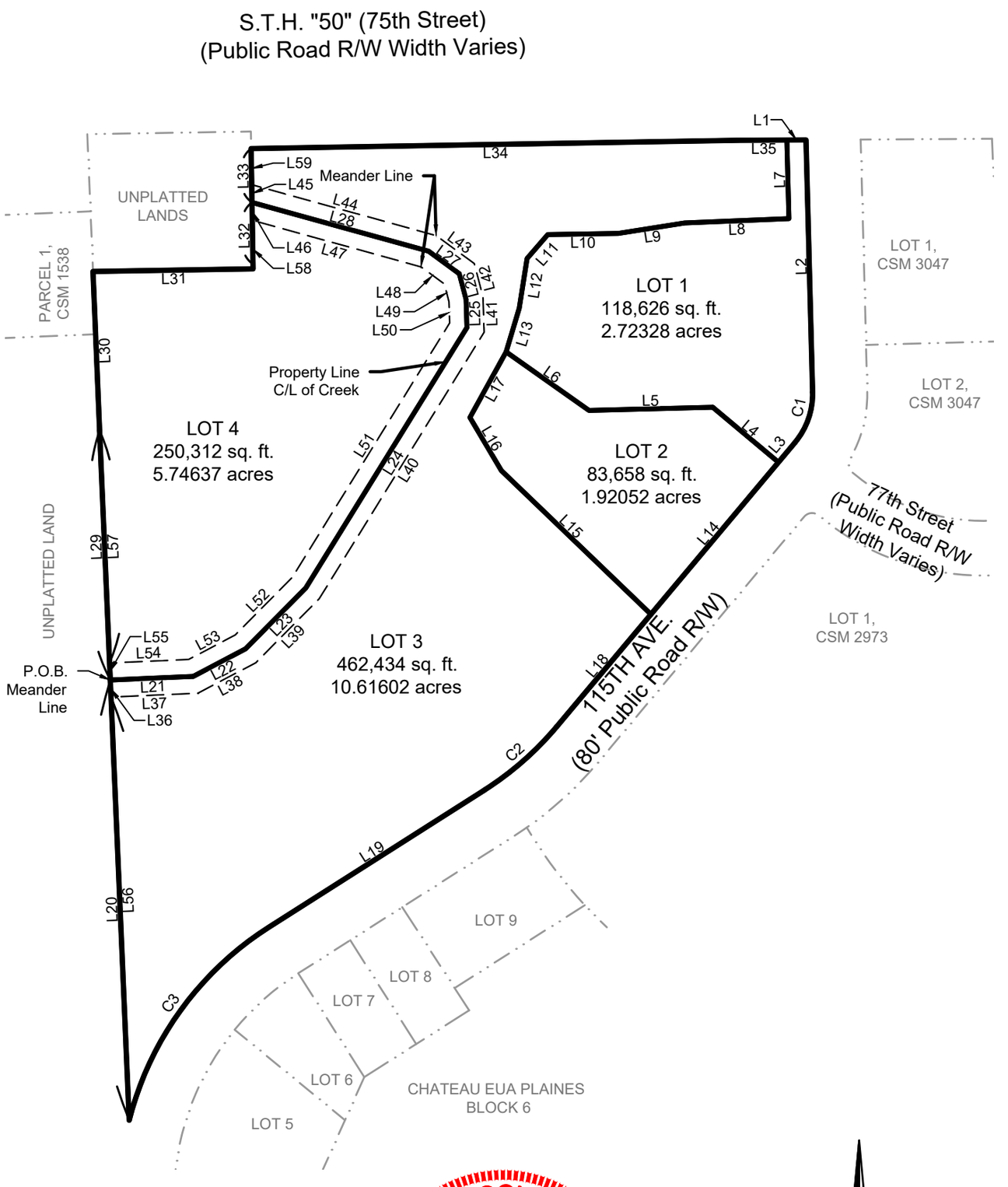
Kevin A. Slottke, PLS-2506



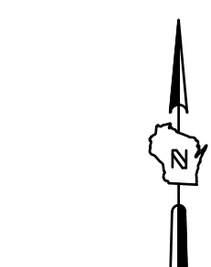
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2973 (DOCUMENT NO. 1899904), BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST AND SOUTHEAST 1/4's OF THE NORTHWEST 1/4, ALL IN SECTION 7, TOWN 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.







GRAPHIC SCALE

0 200' 400'

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Milwaukee, WI 53233
Phone: 414-643-4200
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PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	79.68	110.00	41°30'13"	S19° 14' 53"W	77.95
C2	140.88	460.00	17°32'49"	S48° 46' 24"W	140.33
C3	357.29	473.01	43°16'45"	S35° 54' 26"W	348.86

Parcel Line Table

Line #	Length	Direction
L1	28.01	N89° 38' 47"E
L2	369.32	S1° 30' 13"E
L3	37.90	S40° 00' 00"W
L4	125.48	N50° 00' 21"W
L5	181.32	S88° 29' 46"W
L6	148.43	N54° 45' 08"W
L7	115.15	S1° 30' 14"E
L8	152.81	S87° 39' 00"W
L9	98.52	S81° 01' 55"W
L10	103.00	S89° 03' 22"W
L11	46.35	S41° 01' 50"W
L12	73.65	S8° 57' 50"W
L13	66.74	S16° 38' 40"W
L14	290.29	S40° 00' 00"W
L15	303.64	N46° 09' 30"W
L16	90.25	N30° 38' 23"W
L17	109.60	N28° 54' 20"E
L18	215.03	S40° 00' 00"W
L19	373.97	S57° 32' 49"W
L20	644.77	N2° 27' 11"W

Parcel Line Table

Line #	Length	Direction
L21	121.50	N87° 27' 23"E
L22	86.58	N62° 13' 09"E
L23	125.16	N44° 43' 48"E
L24	448.29	N31° 45' 49"E
L25	41.43	N1° 50' 57"W
L26	38.66	N14° 41' 19"W
L27	55.72	N53° 51' 21"W
L28	268.12	N74° 34' 15"W
L29	365.58	N2° 27' 11"W
L30	232.90	N2° 22' 53"W
L31	234.39	N89° 03' 56"E
L32	97.07	N0° 55' 24"W
L33	78.91	N0° 55' 24"W
L34	716.09	N89° 01' 42"E
L35	68.29	N89° 38' 47"E
L36	25.00	S2° 27' 11"E
L37	127.14	N87° 27' 23"E
L38	96.03	N62° 13' 09"E
L39	131.84	N44° 43' 48"E
L40	458.68	N31° 45' 49"E

Parcel Line Table

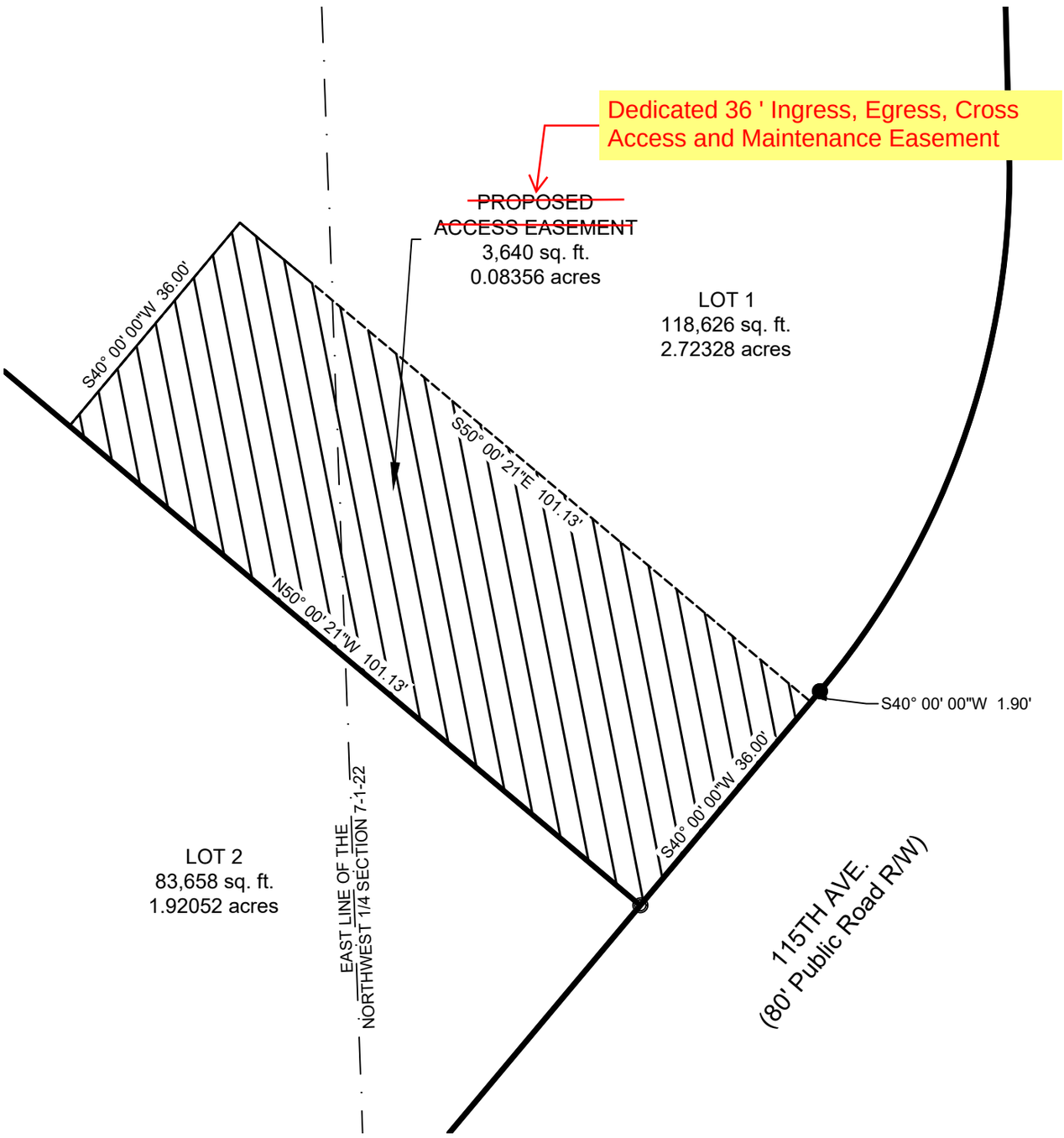
Line #	Length	Direction
L41	51.79	N1° 50' 57"W
L42	50.37	N14° 41' 19"W
L43	69.18	N53° 51' 21"W
L44	280.02	N74° 34' 15"W
L45	26.05	S0° 55' 24"E
L46	26.05	S0° 55' 24"E
L47	256.21	S74° 34' 15"E
L48	42.26	S53° 51' 21"E
L49	26.96	S14° 41' 19"E
L50	31.06	S1° 50' 57"E
L51	437.90	S31° 45' 49"W
L52	118.47	S44° 43' 48"W
L53	77.14	S62° 13' 09"W
L54	115.87	S87° 27' 23"W
L55	25.00	S2° 27' 11"E
L56	619.75	S2° 27' 11"E
L57	340.60	N2° 27' 11"W
L58	71.01	N0° 55' 24"W
L59	52.85	N0° 55' 24"W



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DEDICATED

~~PROPOSES~~ 36' ACCESS EASEMENT

WISCONSIN
KEVIN A. SLOTTKE
~~S-2608~~
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

N

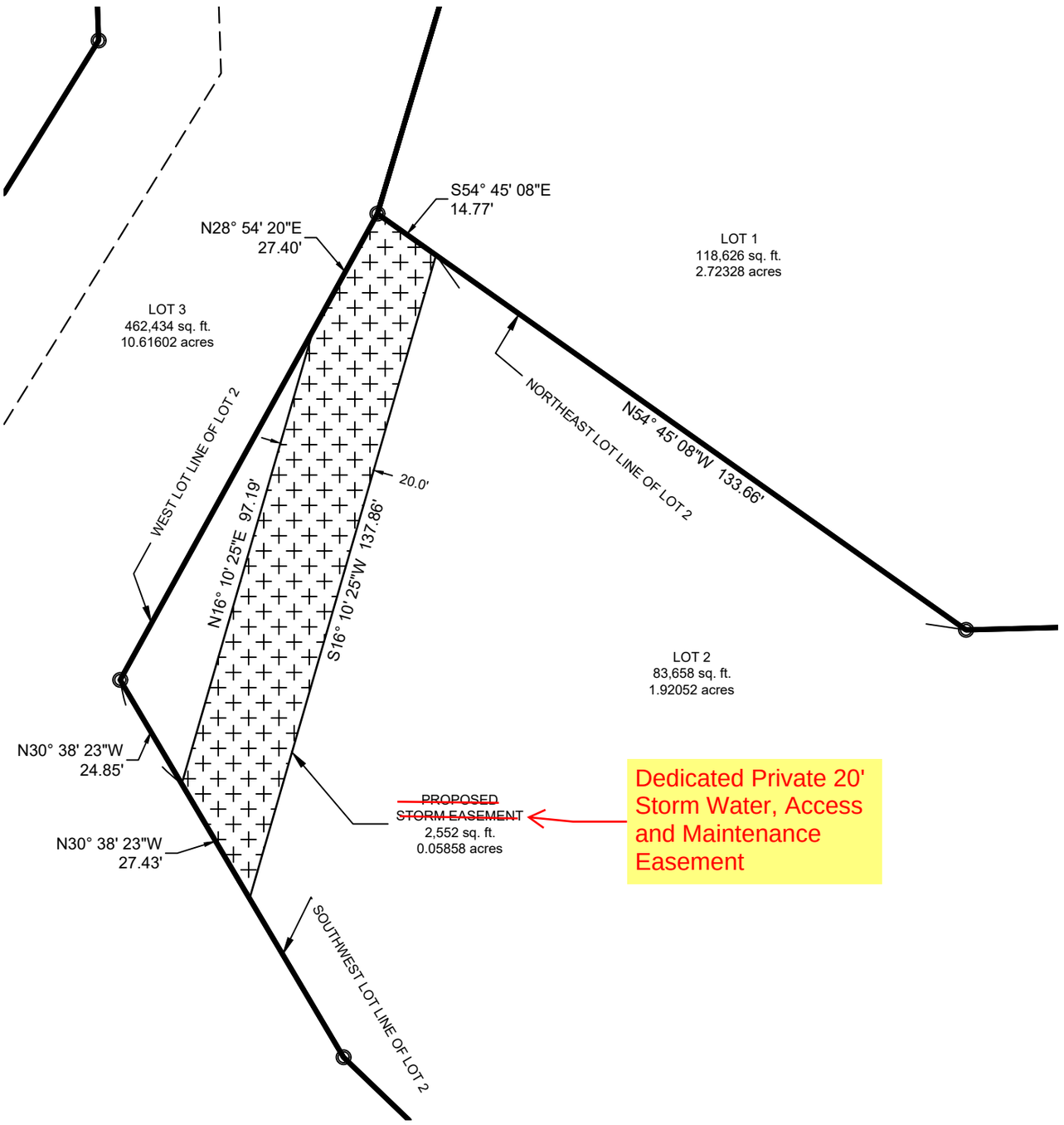
GRAPHIC SCALE
0 20' 40'

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PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2973 (DOCUMENT NO. 1899904), BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST AND SOUTHEAST 1/4's OF THE NORTHWEST 1/4, ALL IN SECTION 7, TOWN 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



Dedicated Private 20' Storm Water, Access and Maintenance Easement

DEDICATED

~~PROPOSES~~ 25' STORM EASEMENT

WISCONSIN
KEVIN A. SLOTTKE
~~S-2608~~
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

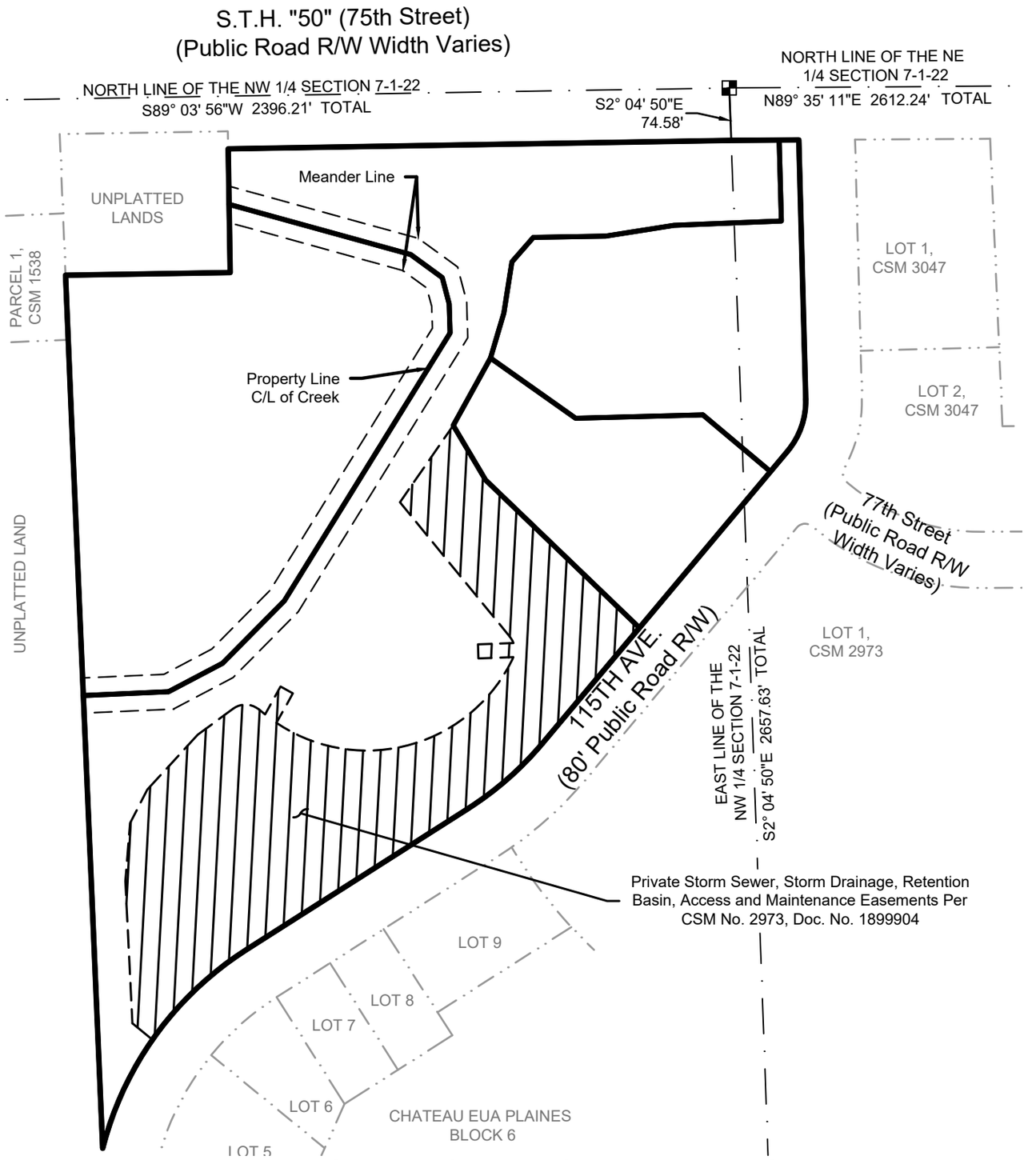
GRAPHIC SCALE
0 30' 60'

THE SIGMA GROUP
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www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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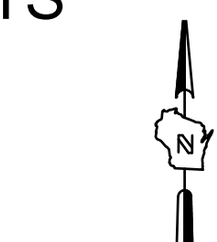
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EXISTING EASEMENTS





GRAPHIC SCALE

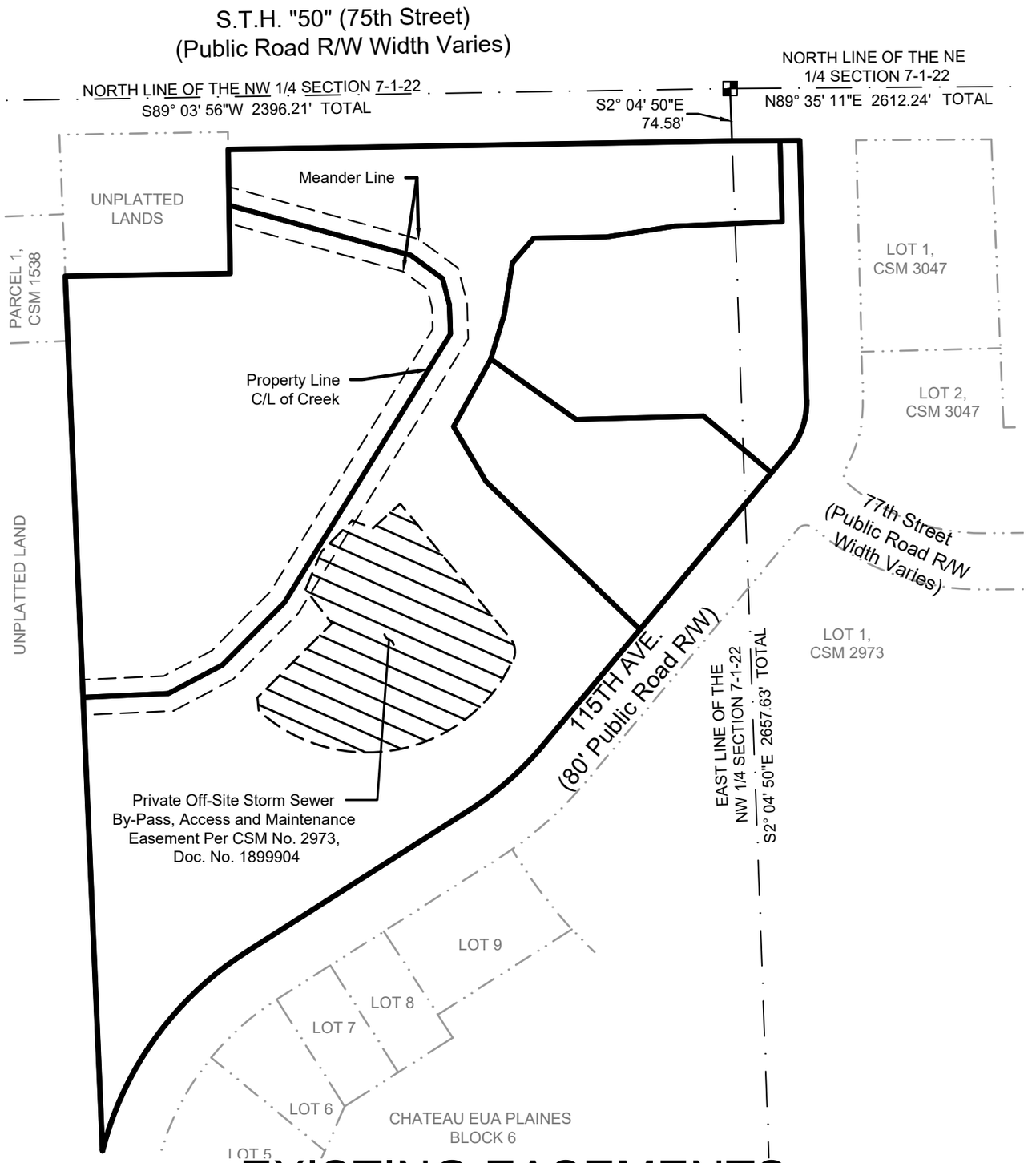
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EXISTING EASEMENTS

WISCONSIN
KEVIN A. SLOTTKE
S-2608
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

N

GRAPHIC SCALE

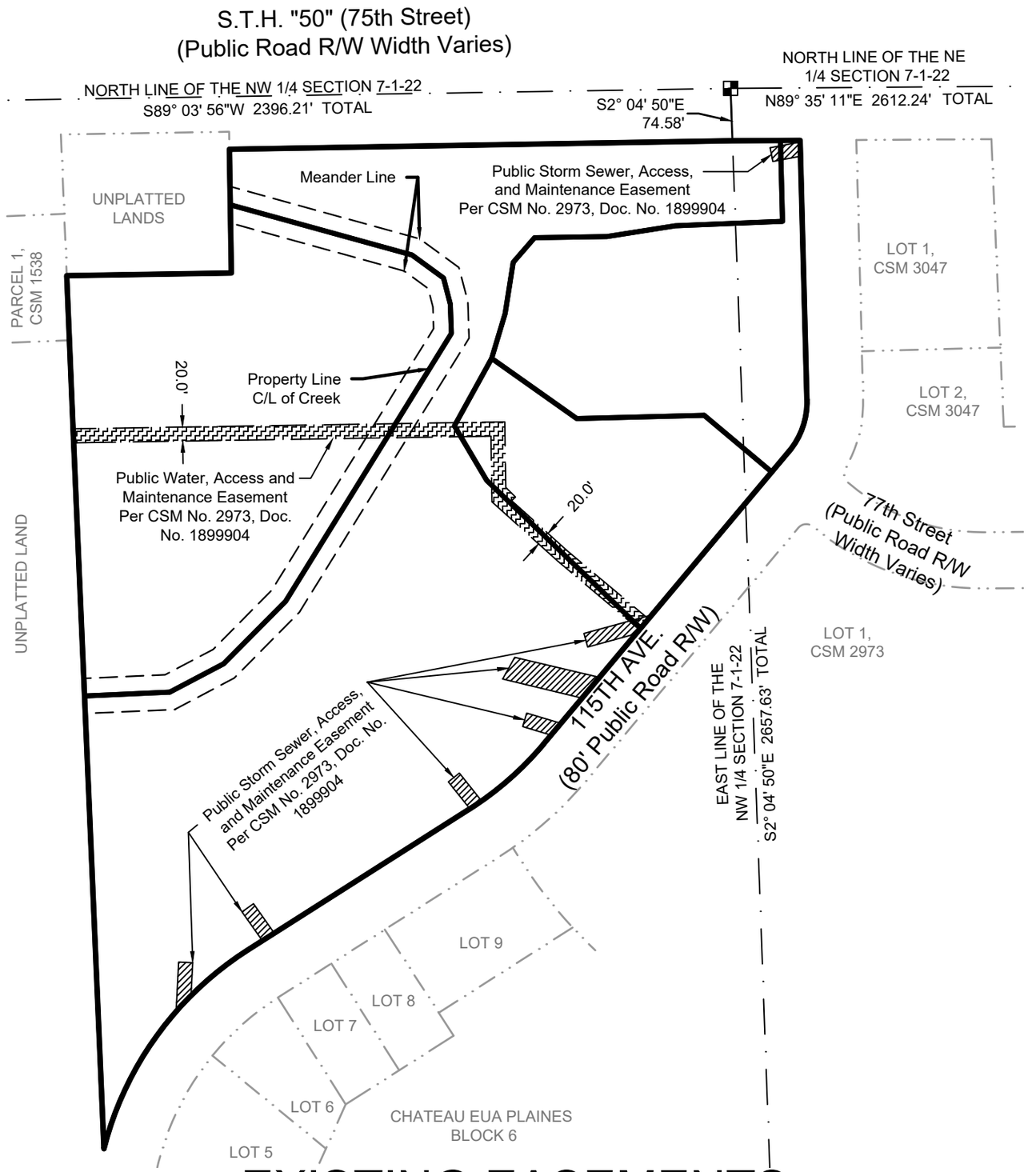
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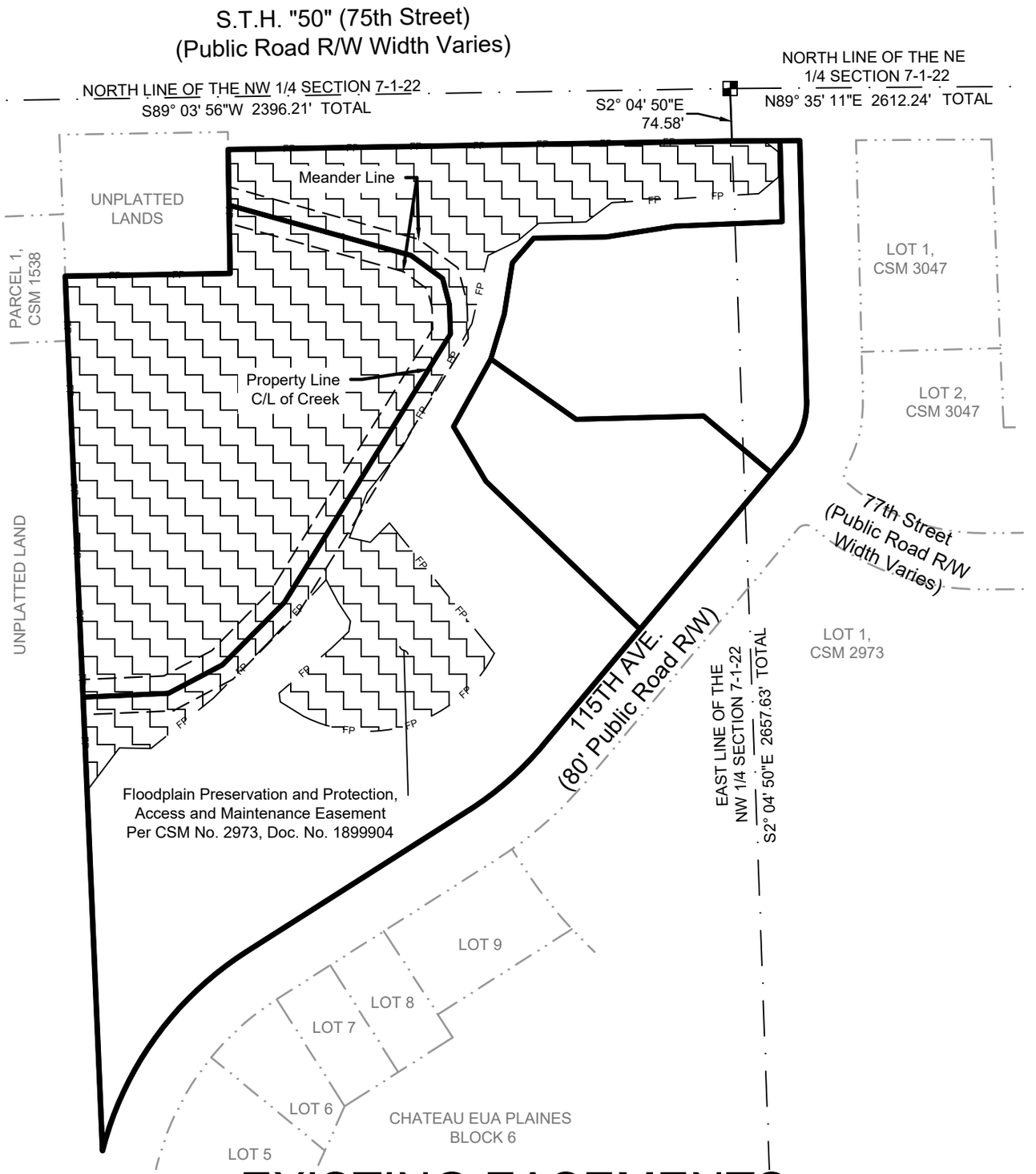
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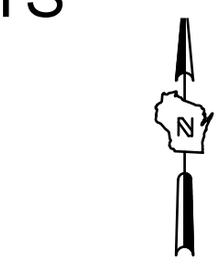
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EXISTING EASEMENTS





GRAPHIC SCALE

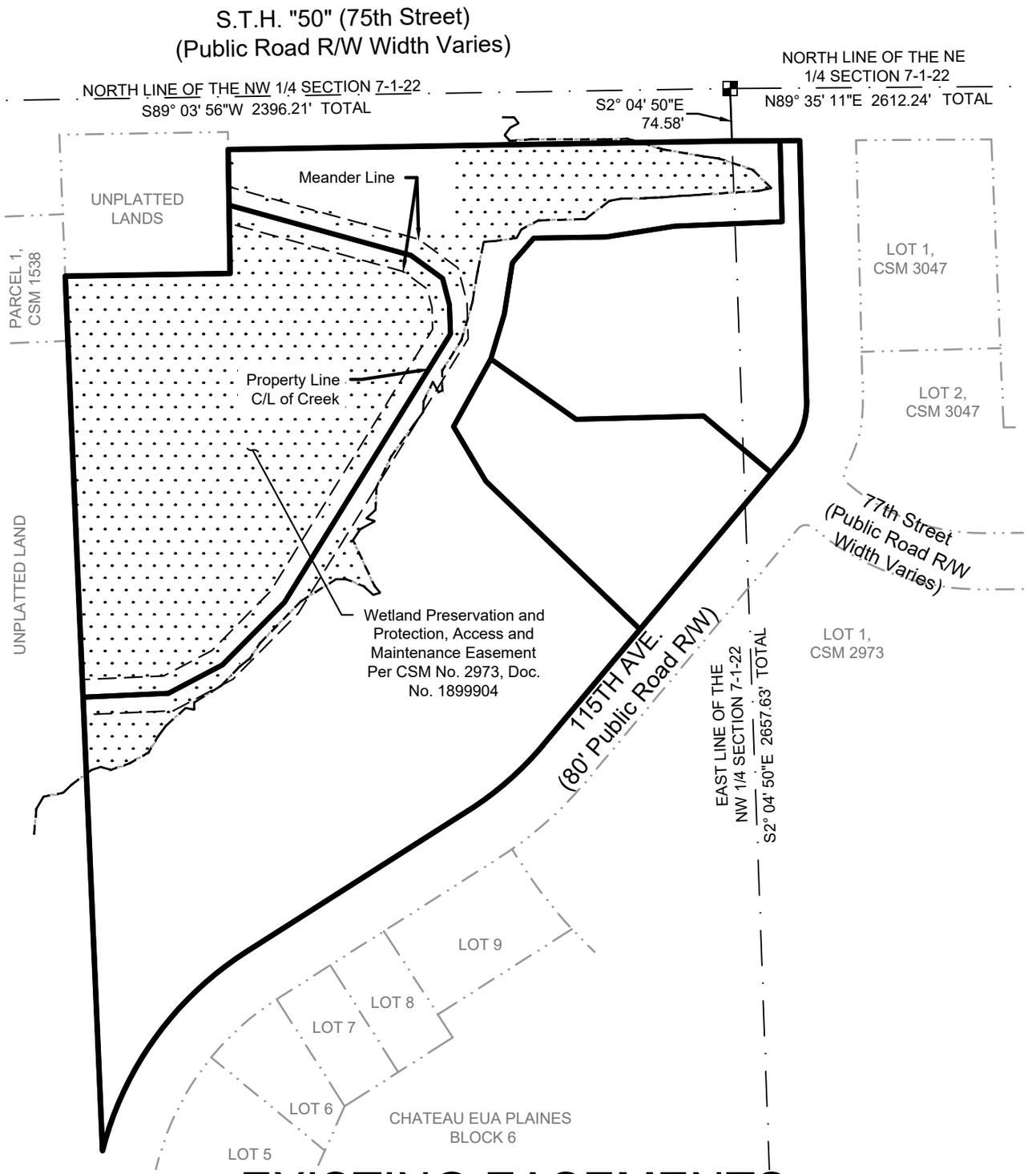
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EXISTING EASEMENTS

WISCONSIN
KEVIN A. SLOTTKE
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GRAPHIC SCALE

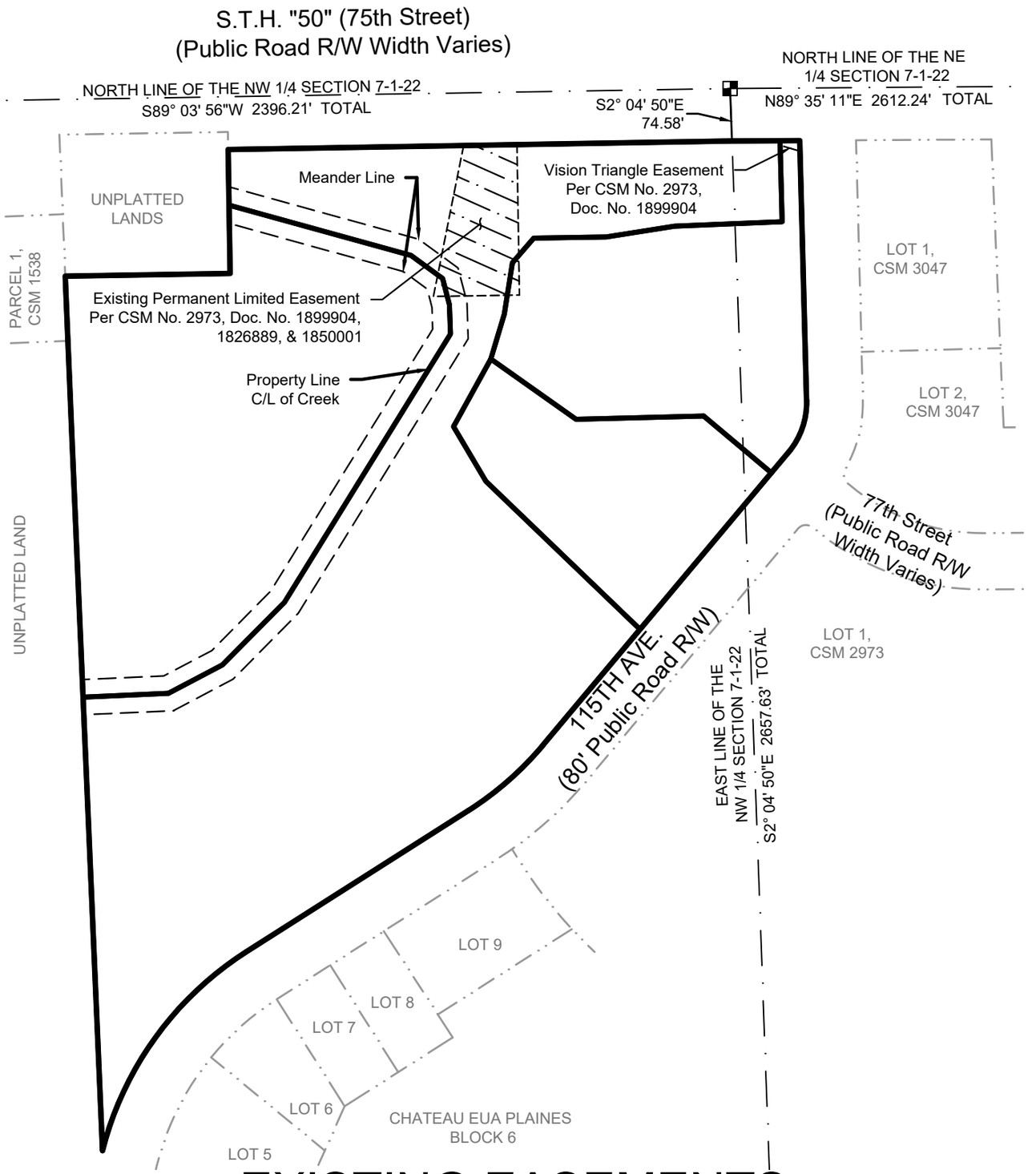
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EXISTING EASEMENTS





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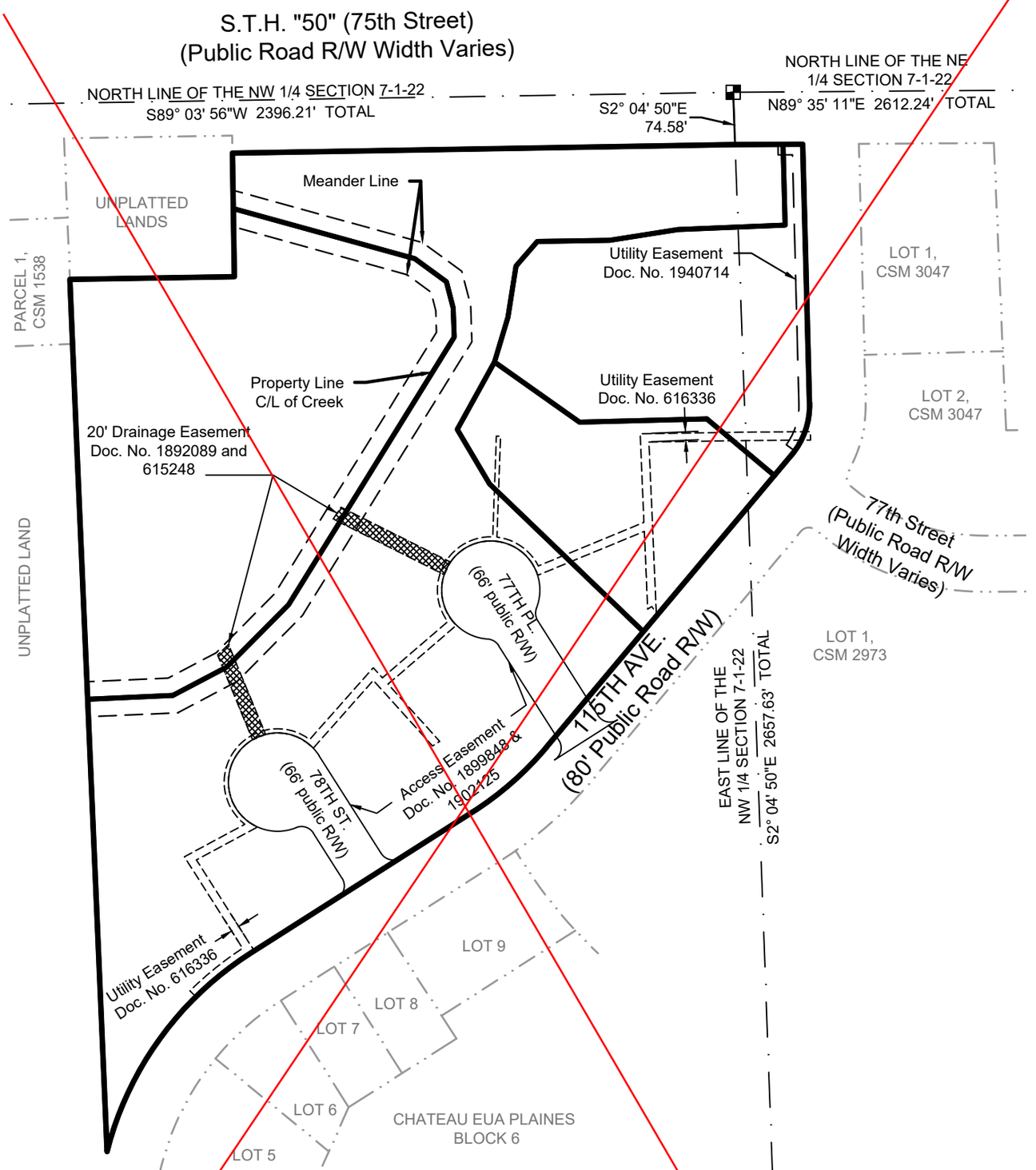
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PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

REMOVE THIS SHEET ALL EXISTING
EXISTING EASMENTS AND ROW OF 77th
AND 78th SHOWN HAVE BEEN VACATED

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CORPORATE OWNER'S CERTIFICATE

FRED-NORTHWEST LOT4, LLC., a Wisconsin Limited Liability Company Duly Organized and Existing Under and by Virtue of the Laws of the State of Wisconsin, AS OWNER, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with Chapter 236 WIS. STATS.

FRED-NORTHWEST LOT4, LLC., does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Pleasant Prairie

This agreement shall be binding on the undersigned and assigns.

In witness whereof, FRED-NORTHWEST LOT4, LLC., has caused these presents to be signed by

_____, Its _____ at _____,

_____, on this _____ day of _____, 20_____.

_____ _____
[PRINTED NAME & TITLE]

_____
[SIGNATURE]

STATE OF WISCONSIN)
)SS
_____ COUNTY)

Personally came before me this_____day of _____, 20____,

_____, to me known to be the person who executed the foregoing instrument, and to me

known to be the _____ of FRED-NORTHWEST LOT4 and acknowledged that they

executed the foregoing instrument.

_____ _____
[SIGNATURE]

NOTARY PUBLIC, STATE OF _____

MY COMMISSION EXPIRES _____.



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PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of The Village of Pleasant Prairie on this

_____ day of _____, 20____.

_____

~~MICHAEL J. SERPE~~, CHAIRMAN

MICHAEL R. POLLOCOFF

VILLAGE BOARD APPROVAL:

Resolved that this Certified Survey Map, being a Redivision of Lot 4 of Certified Survey Map No. 2973, Recorded May 25, 2021 As Document No. 1899904, in the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 1 North, Range 22 East, in The Village of Pleasant Prairie, Kenosha County, Wisconsin, Village of Pleasant Prairie, Kenosha County, Wisconsin, having been approved by the Plan Commission being the same, is hereby approved and accepted by The Village Board of Trustees of The Village of Pleasant Prairie, on this

_____ day of _____, 20____.

_____

~~JOHN P. STEINBRINK~~, VILLAGE PRESIDENT

DAVID J. KLIMISCH

ATTEST:

_____

JANE C. SNELL, VILLAGE CLERK

Add Dedication and Restrictive Covenant Language --see attached



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Add Dedication language for <u>similar to</u> the language below-update based on the proposed CSM and easement intentions.

EASEMENT DEDICATIONS

Ingress, Egress, Cross Access and Maintenance Easement

Nonexclusive easements coextensive with the areas shown as a Dedicated Ingress, Egress, Cross Access and Maintenance Easement on this CSM are hereby dedicated, given, granted and conveyed by Pleasant Prairie Ventures LLC to the Owners of Lots 1 and 2 of this CSM and to the Village for vehicular and pedestrian ingress, egress and cross access purposes. In the event of any conflict between the rights of the Landowner(s), the rights of the Village and the rights of the Owner(s) of Lots 1 and 2 or other entities with respect to the Dedicated Ingress, Egress, Cross Access and Maintenance Easements, the Village's rights under the easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Owners of Lots 1 and 2 of this CSM shall be responsible for all costs associated with the construction, snow plowing and maintenance of the shared "private access drives" within said easements including associated pavement and landscaping improvements. A Declaration of easement maintenance responsibilities and agreements shall be recorded between the parties by a separate, recordable document.

Private 20' Storm Sewer, Access and Maintenance Easement

Perpetual nonexclusive easements coextensive with the areas shown as Private 20' Storm Sewer, Access and Maintenance Easement, as shown on Lots 1 and 2 of this CSM, are hereby dedicated, given, granted, and conveyed by Pleasant Prairie Ventures LLC to the Owners of Lot 1 and 2 of this CSM and the Village, for the purposes of constructing, installing, operating, inspecting, repairing, altering, replacing, cleaning, and maintaining private storm sewer utility improvements, including underground sewer mains, manholes, catch basins, inlets or other appurtenances and for any related ingress and egress. The easement areas shall also include the right to remove and replace trees, bushes, parking and driveway pavement, sidewalk, curb and gutter, signage, and other obstructions at the Lot 1 or 2 Owner's cost, as may be reasonably required within the easement area, that are interfering with Lot 1 or 2 Owner's use of the easement areas.

Upon any land disturbance activities required upgradient of any connections to the storm sewer servicing Lot 2, the Lot 1 Owner shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the conditions existing prior to land disturbance within the Easement areas so that it does not interfere with the purpose of the private storm sewer and the use of such Easements granted to the Village and the Owner(s) of Lot 1 and 2.

Upon any land disturbance activities required downgradient of any connections to the storm sewer servicing Lot 2, the Lot 1 and Lot 2 Owner(s) shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the conditions existing prior to land disturbance within the easement areas so that it does not interfere with the purpose of the private storm sewer and the use of such Easements granted to the Village and the Lot 1 and 2.

Unless the Village exercises the easement rights granted to it herein as it relates to the private storm sewer, the Village shall have no obligation to do anything pursuant to its rights under these easements. In the event of any conflicts between the rights of the Village pursuant to these easements and the rights of any other persons or entities with respect to these easements, the Village's rights under these easements shall be deemed to be superior.

RESTRICTIVE COVENANTS

Private 20' Storm Sewer, Access and Maintenance Easement areas

Pleasant Prairie Ventures LLC hereby covenants that the location of the Private 20' Storm Sewer, Access and Maintenance Easement areas shown on Lot 1 and Lot 2 of this CSM, hereby places easement restrictions on Lot 1 and Lot 2, where said easements were given, granted and conveyed by Pleasant Prairie Ventures LLC to the Village and the Owners of Lot 1 and 2 of this CSM for private storm sewer main purposes and system improvements, uses and purposes; cleaning and televising and for all related and incidental ingress and egress, construction, installation, repair, alteration, replacements, plantings and maintenance activities.

Pleasant Prairie Ventures LLC further covenants that there shall be no buildings placed within the easement areas. This covenant shall run with the land, shall be binding upon the Lot 1 and 2 Owners, their successors, assigns and successors-in-title of Lot 1 and 2, and shall benefit and be enforceable by the Village and the Owner of Lot 1 and 2.

To the extent that the Village performs any such private storm sewer activities, the Lot 1 and 2 Owners shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

WAIVER OF POTENTIAL CONDEMNATION RIGHTS

WHEREAS, the undersigned is the owner of certain lands within the Village of Pleasant Prairie (the "Village") described as Lot 4 of CSM _____ recorded in the office of the Kenosha County Register of Deeds on the _____day of _____, 2025 shown on **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, in conjunction with the division and development of land, the undersigned wishes to transfer certain lands to the Village at no cost to the Village; and

WHEREAS, such land transfer is made in consideration of certain benefits the undersigned anticipates regarding the division and development of the remainder of the lands, including the protection of existing floodplain, wetlands and to facilitate stormwater drainage, which consideration is deemed by the undersigned to be more than sufficient; and

WHEREAS, Lot 4 of said CSM has no access to Lots 1-3 of said CSM or to a public street due to the location of the Kilbourn Ditch; and

WHEREAS, Lot 4 of said CSM is continuous with existing land owned by the Village, identified as Tax Parcel Number 91-4-122-072-0142, and will be combined with said land for continued preservation of the floodplain and wetland; and

WHEREAS, the undersigned understands that the Village could not condemn the subject lands without following Wisconsin Condemnation Law procedures which provide protection to the rights of the property owners including, but not limited to, obtaining an appraisal at the Village's expense and payment of fair compensation to the property owner.

NOW, THEREFORE, the undersigned hereby agrees as follows:

1. That the undersigned wishes to transfer the subject property to the Village free of charge, and waives any and all condemnation rights which the undersigned may have including, but not limited to, the right to an appraisal, the right to condemnation and any and all appeal rights.

2. Among the condemnation rights that the undersigned hereby waives, but without limitation by reason of enumeration, are all of the following:

    a. The undersigned is aware that condemnation procedures would require a determination of necessity pursuant to Wisconsin Statutes Section 32.06(1) and 32.07. The undersigned is fully informed of the right to have this determination of necessity and specifically waives that right.

    b. The undersigned is aware of the right to have an appraisal pursuant to Section 32.06(2), and upon receipt of that appraisal the undersigned is aware of a right to have an appraisal prepared. The undersigned owner is fully informed of these rights and has decided to waive the right of appraisal.

    c. The undersigned is aware of the rights in condemnation proceedings to negotiate an agreed price, which would include receipt of applicable notices and pamphlets and receipt of a jurisdictional offer from the Village, including the statutory procedures described in Sections 32.06(2a) and (3), and the undersigned is fully informed of these rights. The undersigned hereby waives these rights to negotiate an agreed price and to receive a jurisdictional offer.

    d. The undersigned is aware of the right to receive a certificate of compensation stating the identity of all persons having an interest of record in the property and having the certificate served personally or by certified mail, including a statement of appeal rights related to the certificate of compensation, pursuant to Wisconsin Statutes Section 32.06(2a), and other laws. The undersigned is fully informed as to all such rights. The undersigned hereby waives all such rights.

e. The undersigned is aware of the right to contest the right of condemnation under the circumstances described in Wisconsin Statutes Section 32.06(5) and pursuant to other laws. The undersigned is fully informed of these rights. The undersigned hereby waives the right to contest the right of condemnation.

f. The undersigned is aware of condemnation proceedings that would follow if the undersigned would not accept a jurisdictional offer, as described in Wisconsin Statute Section 32.06(7) and other laws, including the right of hearing, payment of award, and appeal rights to circuit court as described in Wisconsin Statutes Sections 32.06(8), (9) and (10) and other laws. The undersigned is fully informed of these rights to a condemnation commission hearing and appeal rights subsequent to the hearing. The undersigned hereby waives all such rights, including the right to hearing and the right to appeal.

g. The undersigned is aware of additional items that may be payable in some circumstances as described in Wisconsin Statutes Section 32.19 and other laws, including relocation payments, replacement housing, business or farm replacement payments, and the undersigned has considered whether such additional payments would be required with regard to the lands described on Exhibit A. The undersigned is fully aware of these rights of additional payments. The undersigned hereby acknowledges receipt of all relevant and required information regarding the same, and waives all such rights regarding additional payments.

h. The undersigned is aware that costs can be awarded in favor of a property owner in certain condemnation proceedings in some circumstances, as described in Wisconsin Statutes Section 32.28 and other laws. The undersigned is fully informed of such rights. The undersigned hereby waives all such rights.

3. The undersigned owner further states that the decision to waive all such rights was made without undue influence or coercive action of any nature by the Village or by any other party. The undersigned owner freely, willingly, and voluntarily waives all such rights with the intent to transfer the subject lands described on Exhibit A attached hereto to the Village free of charge.

DATED this _____ day of _____, 20_____.

OWNER: FRED-NORTHWEST LOT 4, LLCs

_____

Name:

Title

STATE OF WISCONSIN)
) ss.
COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 20_____, the above-named _____ known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of Wisconsin

My Commission:_____

Document Number	Document Title
	REMOVAL INSTRUMENT FROM RIVER VIEW DEVELOPMENT DECLARATION OF DEVELOPMENT STANDARDS AND PROTECTIVE COVENANTS

Return to:
Rob Hanson
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Tax Key Numbers: See Attached Exhibits A and B

REMOVAL INSTRUMENT: REMOVING CERTAIN LANDS FROM THE RIVER VIEW DECLARATION OF DEVELOPMENT STANDARDS AND PROTECTIVE COVENANTS

THIS REMOVAL INSTRUMENT ("Removal Instrument") is dated this __day of ____, 2025, by FRED-Pleasant Prairie Partners, LLC ("FRED"), the Village of Pleasant Prairie ("Village") and the River View Development Owners' Association ("Association").

A. On May 28, 2021, the "River View Development Declaration of Development Standards and Protective Covenants" (the "Declaration") was recorded with the Kenosha County Register of Deeds.

B. Pursuant to Section 13.8 of the Declaration, the Declarant may, in its reasonable discretion, and with the approval of the Village, remove land from the effect of the Protective Covenants by an appropriate recorded document and without the consent of the then Owner of such land.

C. The term "Declarant" is defined in Section 1.8 of the Declaration as follows:

> "The term 'Declarant' shall mean, in addition to FRED-Pleasant Prairie Partners, LLC, any person or organization which shall be assigned the right to enforce these Covenants under Section 13.1"

D. Section 13.1 of the Declaration states the Declaration may be enforced by the following:

> "These Covenants are imposed solely for the benefit of and are enforceable only by the Declarant, the Association and/or the Municipality, or such person or organization specifically designated by the Declarant, in the office of the Kenosha County Register of Deeds, as its assignee for the purpose of enforcement thereof."

E. A parcel, as described in Exhibit A attached hereto and incorporated herein by reference (the "Property") was recently conveyed to the Village.

F. The Property consists of wetlands, and the owner, FRED – Northwest LLC, requested that the Village take ownership of the Property.

G. The Property is subject to the terms of the Declaration, and FRED, the Village, and the Association intend to remove the Property from the Declaration by execution of this Removal Instrument.

H. The Village Board of Trustees approved this Removal Instrument set forth herein at the meeting of the Village Board of Trustees for the Village of Pleasant Prairie on ___ , 2025.

I. Pursuant to Section 13.8 of the Declaration, the Declarant, the Village, and the Association desire to remove the Property from the effect of the Declaration.

NOW THEREFORE, FRED, the Village, and the Association hereby remove certain lands from the effect of the Declaration and the definition of the Premises under said Declaration as follows:

AMENDMENT

1. Removal of Property. Pursuant to Section 13.8 of the Declaration, the Property is hereby removed from the effect of the Declaration. Upon the recording of this Removal Instrument, the Declaration shall have no further effect as it relates to the Property.

IN WITNESS WHEREOF, this Removal Instrument is dated as of the _____day of _____, 2025.

Developer:
FRED-Pleasant Prairie Partners, LLC

By: _____
Name and Title:_____
Dated:_____

STATE OF WISCONSIN }
} ss.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, the above named _____, to me known to be the _____ FRED-Pleasant Prairie Partners, LLC, who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission expires: _____

APPROVED by the Village of Pleasant Prairie, Wisconsin on the _____day of _____, 2025.

VILLAGE OF PLEASANT PRAIRIE

By: _____
David Klimisch, Village President
Dated:_____

ATTEST:

_____
Jane C. Snell, Village Clerk
Dated:_____

STATE OF WISCONSIN }
} ss.
COUNTY OF KENOSHA }

Personally came before me this _____ day of _____, 2025, the above named David Klimisch and Jane C. Snell, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission expires: _____

EXHIBIT A
The Property

MEMORANDUM OF UNDERSTANDING,
made this _____day of _____, 2025

Return to:
Village of Pleasant Prairie 9915 39th Avenue
Pleasant Prairie, Wisconsin 53158

Tax Parcel Number(s):
91-4-122-072-0142
91-4-122-_____

Legal Descriptions: See Exhibits A and B

WHEREAS, the Village owns a parcel located with Tax Incremental District (TID)#8, which is more particularly described in ***Exhibit A***, attached hereto and incorporated herein by reference (the "TID" Property); and

WHEREAS, the Village owns a property located outside of TID #8 boundaries that abuts the TID Property, and this property is more particularly described in ***Exhibit B***, attached hereto and incorporated herein by reverence (The "Non-TID Property"; and

WHEREAS, the Village intends for the TID Property and the Non-TID Property to be combined into one parcel in the future; and

WHEREAS, because the TID Property is located within the boundaries of TID #8, it cannot be combined with the Non-TID Property with TID #8 exists; and

WHEREAS, Section 420-139 D of the Village Zoning Ordinance entitled: "Accommodations and exceptions for tax increment districts" states the following:

"(1) For any land division effective after January 1, 2000, that is located between or adjacent to any tax increment district (TID) within the Village that cannot be combined, according to the Wisconsin Department of Revenue, into one tax parcel number because the parcels are located within different tax increment districts, or because one of the parcels is located within a TID and the other parcel is not located within a TID, the parcels may be developed as one single development. However, if one parcel does not meet the basic underlying zoning district lot area and/or lot frontage requirements, then the lots shall be developed as a single development and at the time the parcel is created or modified shall be exempt from meeting the lot area and lot frontage requirements until the termination of the TID as stated in Subsection D(2)(b) below.

(2) If the parcels cannot be combined for reasons described above and the parcels are developed as a single development, then the following shall be required:

(a) At the time an application is filed with the Village for a site and operational plan approval and/or a conditional use permit, the owner(s) shall indicate on the application that the parcels are to be developed as one single development.

(b) The parcels shall remain under the same ownership, and upon the termination of the tax increment district for all affected units of government, the owner(s), at the owner's expense, shall combine the parcels into one tax parcel number.

(c) The inner property boundaries shall only exist for tax distribution purposes, and for zoning purposes the parcels shall be considered as one property defined by its outer property boundaries as it relates to zoning regulations, such as but not

limited to the number of principal structures and/or accessory structures allowed, setbacks, signs, and traffic and parking requirements for the basic underlying zoning district."

NOW, THEREFORE, the Village of Pleasant Prairie intends to memorialize the Village's intend for the TID Property and the Non-TID Property as follows:

1. The Village shall combine the TID Property and the Non-TID Property upon TID #8 being being retired (approximately 15 years).
2. If the Village intends to development the TID Property and the Non-TID Property they are to be developed as one single development.
3. The TID Property and the Non-TID Property shall remain under the ownership of the Village.
4. The inner property boundaries shall only exist for tax distribution purposes, and for zoning purposes the parcels shall be considered as one property defined by its outer property boundaries as it relates to zoning regulations, such as but not limited to the number of principal structures and/or accessory structures allowed, setbacks, signs, and traffic and parking requirements for the basic underlying zoning district.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding, on the date and year above written.

VILLAGE OF PLEASANT PRAIRIE

_____
David J. Klimisch
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

STATE OF WISCONSIN)
SS
COUNTY OF KENOSHA)

Personally came before me this _____day of _____, 2025 the above named signatory **(David J. Klimisch, Village President and Jane C. Snell, Village Clerk)** to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Signature of Notary Public
Print Name of Notary Public: _____

Notary Public, _____County, State of _____

My Commission expires: _____

Drafted by:
Rob Hanson
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Exhibit A
Legal Descriptions

Lot 4 of CSM _____ as recorded at the Kenosha County Register of Deeds Office on _____, 2025 as Document Number _____ located within U.S. Public Land Survey Section 7, Township 1 North, Range 22 East in the Fourth Principal Meridian in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

(Tax Parcel Number 92-4-122-_____)

Exhibit B
Legal Descriptions

Add Legal Description

(Tax Parcel Number 91-4-122-072-0142)

:

Certified Survey Map Application

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

GENERAL INFORMATION

Property Location/Address: SW Corner of Hwy 50 and 115th Avenue		
Tax Parcel Number(s): 91-4-122-071-0204		
Number of Lots: 2	Number of Outlots: 2	Abutting roadway
Current Zoning District(s): B2		Proposed Zoning District(s): B2 with CUP & PUD

SITE INFORMATION (select all that apply)

☑	Municipal sanitary sewer is available to service the property
☑	Municipal water is available to service the property

Pursuant to Chapter 395 of the Village Land Division Ordinance, municipal sanitary sewer is required to subdivide property in the Village. In addition, if municipal water is readily available, the Village may require municipal water to be extended at the property owner's cost.

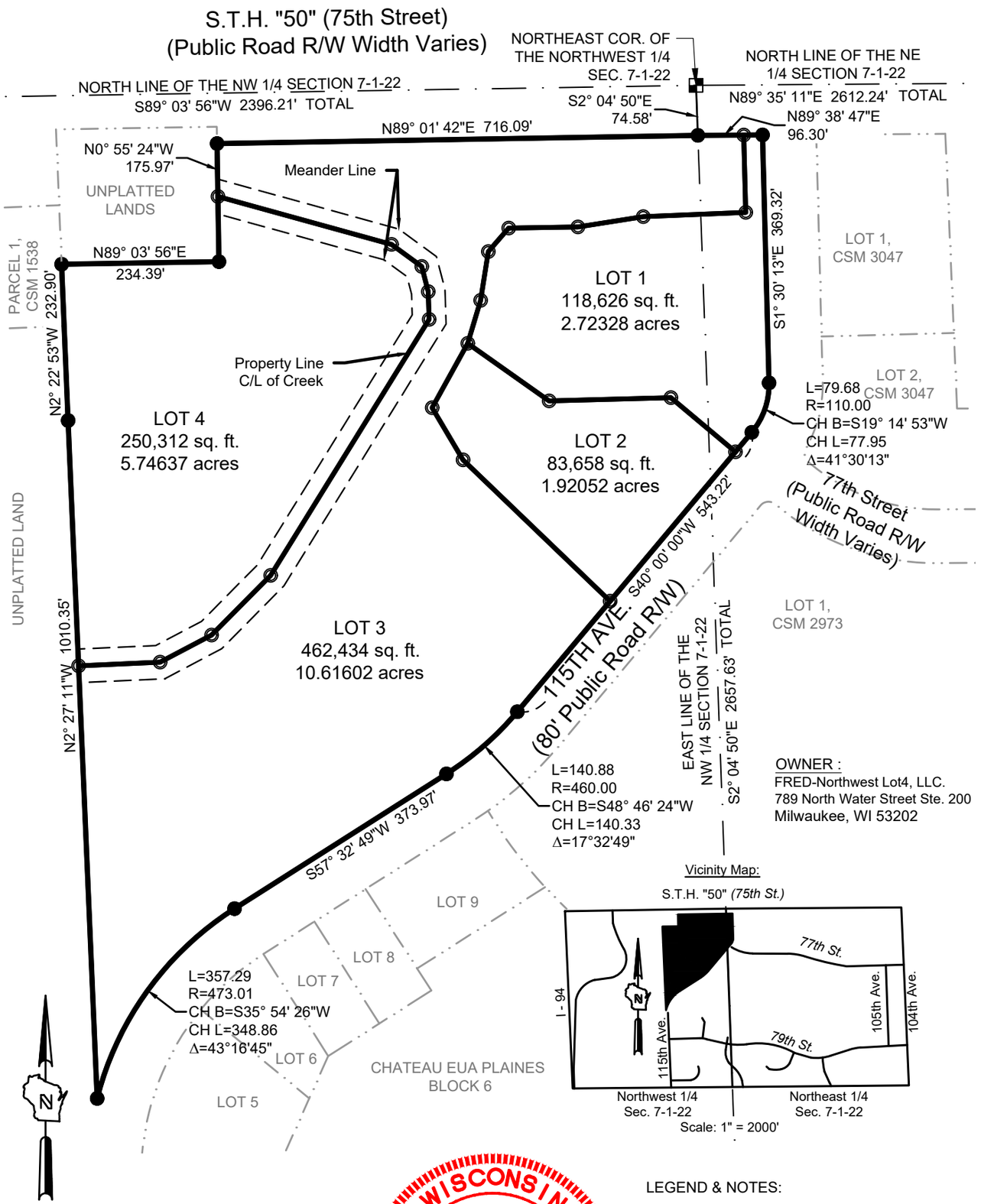
REQUIRED SIGNATURES

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

PROPERTY OWNER	APPLICANT
Print Owners Name: FRED-Northwest Lot 4, LLC	Company Name: FRED-Northwest Lot 4, LLC
Print Name of Signatory: Steven Bersell	Print Name of Signatory: Steven Bersell
Signature: Steven Bersell	Signature: Steven Bersell
Mailing Address: 789 N. Water Street, Suite 500	Mailing Address: 789 N. Water Street, Suite 500
City/State/ZIP: Milwaukee, WI 53202	City/State/ZIP: Milwaukee, WI 53202
Phone: (414) 274-8206	Phone: (414) 274-8206
Email: sbersell@fred-inc.com	Email: sbersell@fred-inc.com
Date: 5/1/2025	Date: 5/1/2025

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2973 (DOCUMENT NO. 1899904), BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST AND SOUTHEAST 1/4's OF THE NORTHWEST 1/4, ALL IN SECTION 7, TOWN 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.



WISCONSIN
KEVIN A. SLOTTKE
S-2608
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

LEGEND & NOTES:

● INDICATES FOUND 1" IRON PIPE.

○ INDICATES SET 1.3" OD. IRON PIPE, 18" LONG WEIGHING 1.13 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927 WITH THE NORTH LINE OF THE NW 1/4 OF SEC. 7-1-22, ASSUMED TO BEAR N 89°03'56" E.

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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA Sheet 1 of 15

CERTIFIED SURVEY MAP NO._____

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SURVEYOR'S CERTIFICATE

I, KEVIN A. SLOTTKE, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

A redivision of Lot 4 of Certified Survey Map Number 2973, being a part of the Northwest 1/4 of the Northeast 1/4 and the Northeast and Southeast 1/4's of the Northwest 1/4, all in Section 7, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 7; thence S02°04'50"E along the East line of the Northwest 1/4 of said Section 7, 74.58 feet to the South right of way line of S.T.H. "50" (75th Street) and the point of beginning of the lands to be described; thence N89°38'47"E along said South right of way, 96.30 feet to the West right of way line of 115th Avenue; thence S01°30'13"E along said West right of way, 369.32 feet to a point of curvature; thence southwest along said West right of way being a curve to the right, (having a radius of 110.00 feet and a long chord of 77.95 feet which bears S19°14'53"W), 79.68 feet to a point of tangency; thence S40°00'00"W along said West right of way, 543.22 feet to a point of curvature; thence southwest along said West right of way being a curve to the right, (having a radius of 460.00 feet and a long chord of 140.33 feet which bears S48°46'24"W), 140.88 feet to a point of tangency; thence S57°35'49"W along said West right of way, 373.97 feet to a point of curvature; thence southwest along said West right of way being a curve to the left, (having a radius of 473.01 feet and a long chord of 348.86 feet which bears S35°54'26"W), 357.29 feet to a point; thence N02°27'11"W, 1010.35 feet to a point; thence N02°22'53"W, 232.90 feet to a point on East line of Parcel 1 of Certified Survey Map 1538; thence N89°03'56"E, 234.39 feet to a point; thence N00°55'24"W, 175.97 feet to the South right of way of S.T.H. "50" (75th Street); thence N89°01'42"E along said South right of way, 716.09 feet to the point of beginning.

Said lands contains 915,030 square feet or 21.00620 acres more or less.

That I have made such survey, land division, and plat at the direction of the FRED-Northwest Lot4, LLC , OWNER of said lands.

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

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie land division and development control ordinance in the surveying, dividing and mapping the same.

_____

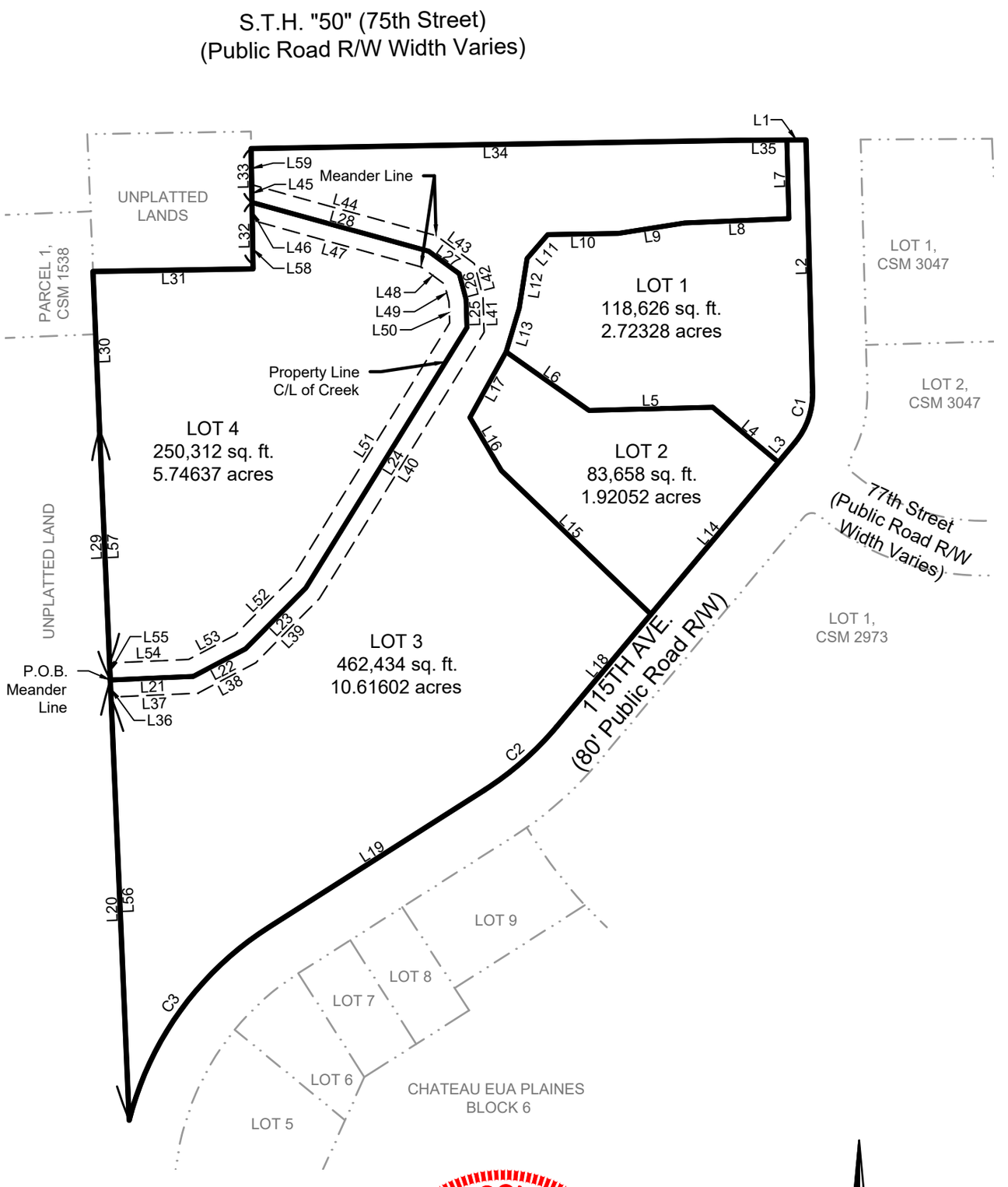
Kevin A. Slottke, PLS-2506



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Milwaukee, WI 53233
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Fax: 414-643-4210

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GRAPHIC SCALE

0 200' 400'

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PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	79.68	110.00	41°30'13"	S19° 14' 53"W	77.95
C2	140.88	460.00	17°32'49"	S48° 46' 24"W	140.33
C3	357.29	473.01	43°16'45"	S35° 54' 26"W	348.86

Parcel Line Table

Line #	Length	Direction
L1	28.01	N89° 38' 47"E
L2	369.32	S1° 30' 13"E
L3	37.90	S40° 00' 00"W
L4	125.48	N50° 00' 21"W
L5	181.32	S88° 29' 46"W
L6	148.43	N54° 45' 08"W
L7	115.15	S1° 30' 14"E
L8	152.81	S87° 39' 00"W
L9	98.52	S81° 01' 55"W
L10	103.00	S89° 03' 22"W
L11	46.35	S41° 01' 50"W
L12	73.65	S8° 57' 50"W
L13	66.74	S16° 38' 40"W
L14	290.29	S40° 00' 00"W
L15	303.64	N46° 09' 30"W
L16	90.25	N30° 38' 23"W
L17	109.60	N28° 54' 20"E
L18	215.03	S40° 00' 00"W
L19	373.97	S57° 32' 49"W
L20	644.77	N2° 27' 11"W

Parcel Line Table

Line #	Length	Direction
L21	121.50	N87° 27' 23"E
L22	86.58	N62° 13' 09"E
L23	125.16	N44° 43' 48"E
L24	448.29	N31° 45' 49"E
L25	41.43	N1° 50' 57"W
L26	38.66	N14° 41' 19"W
L27	55.72	N53° 51' 21"W
L28	268.12	N74° 34' 15"W
L29	365.58	N2° 27' 11"W
L30	232.90	N2° 22' 53"W
L31	234.39	N89° 03' 56"E
L32	97.07	N0° 55' 24"W
L33	78.91	N0° 55' 24"W
L34	716.09	N89° 01' 42"E
L35	68.29	N89° 38' 47"E
L36	25.00	S2° 27' 11"E
L37	127.14	N87° 27' 23"E
L38	96.03	N62° 13' 09"E
L39	131.84	N44° 43' 48"E
L40	458.68	N31° 45' 49"E

Parcel Line Table

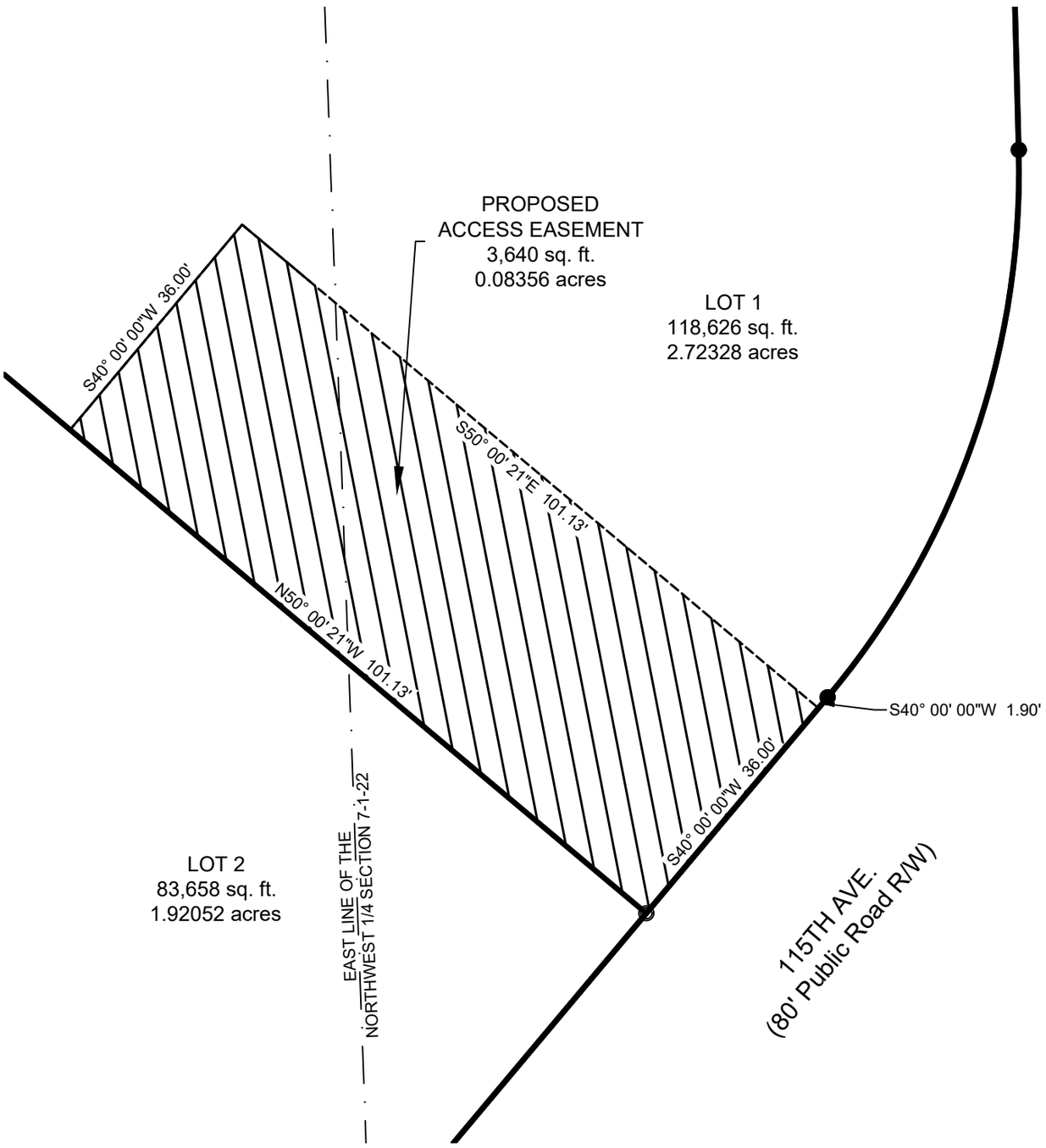
Line #	Length	Direction
L41	51.79	N1° 50' 57"W
L42	50.37	N14° 41' 19"W
L43	69.18	N53° 51' 21"W
L44	280.02	N74° 34' 15"W
L45	26.05	S0° 55' 24"E
L46	26.05	S0° 55' 24"E
L47	256.21	S74° 34' 15"E
L48	42.26	S53° 51' 21"E
L49	26.96	S14° 41' 19"E
L50	31.06	S1° 50' 57"E
L51	437.90	S31° 45' 49"W
L52	118.47	S44° 43' 48"W
L53	77.14	S62° 13' 09"W
L54	115.87	S87° 27' 23"W
L55	25.00	S2° 27' 11"E
L56	619.75	S2° 27' 11"E
L57	340.60	N2° 27' 11"W
L58	71.01	N0° 55' 24"W
L59	52.85	N0° 55' 24"W



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PROPOSES 36' ACCESS EASEMENT

WISCONSIN
KEVIN A. SLOTTKE
S-2608
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

N

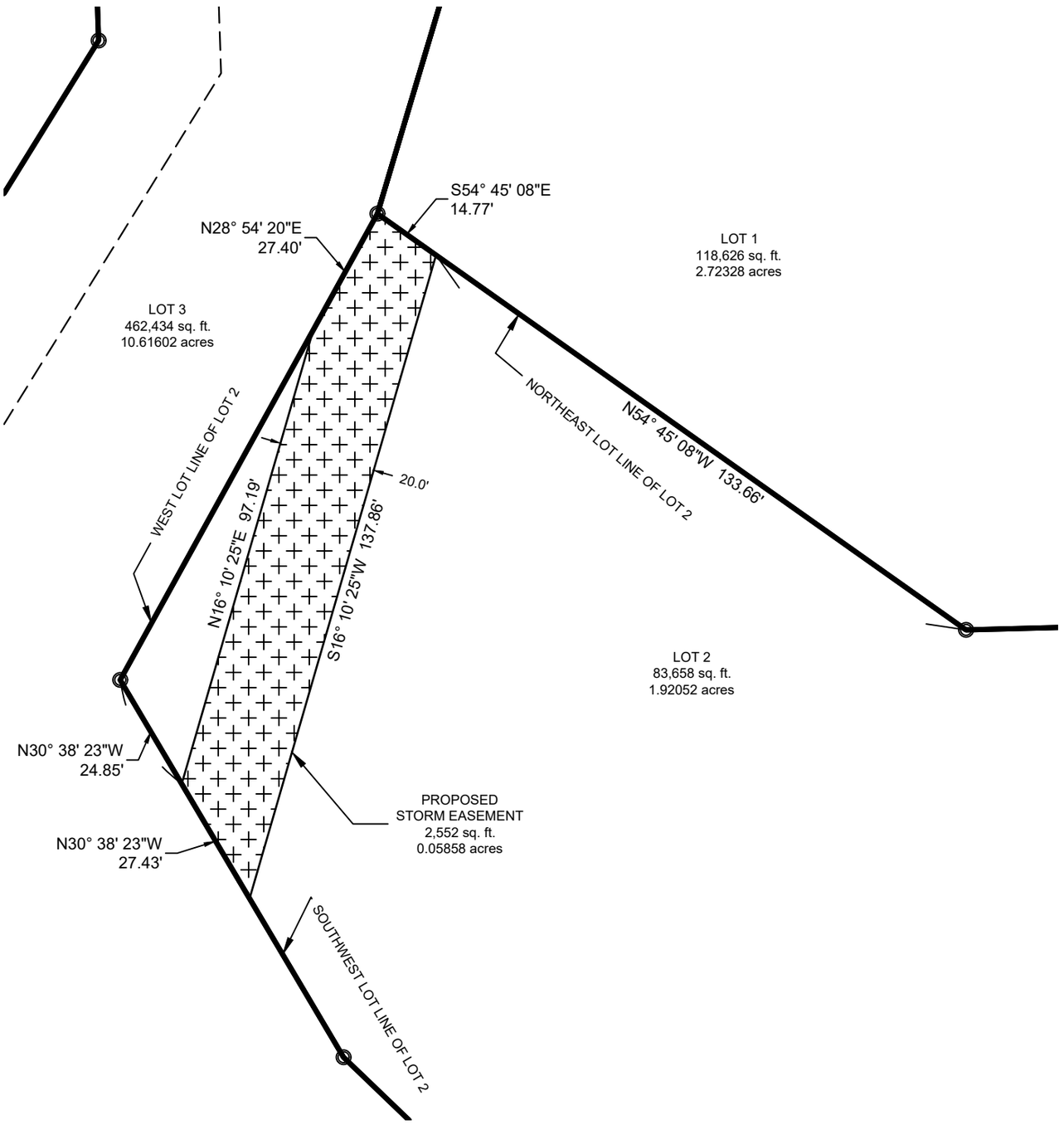
GRAPHIC SCALE
0 20' 40'

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PROPOSES 25' STORM EASEMENT

WISCONSIN
KEVIN A. SLOTTKE
S-2608
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

N

GRAPHIC SCALE

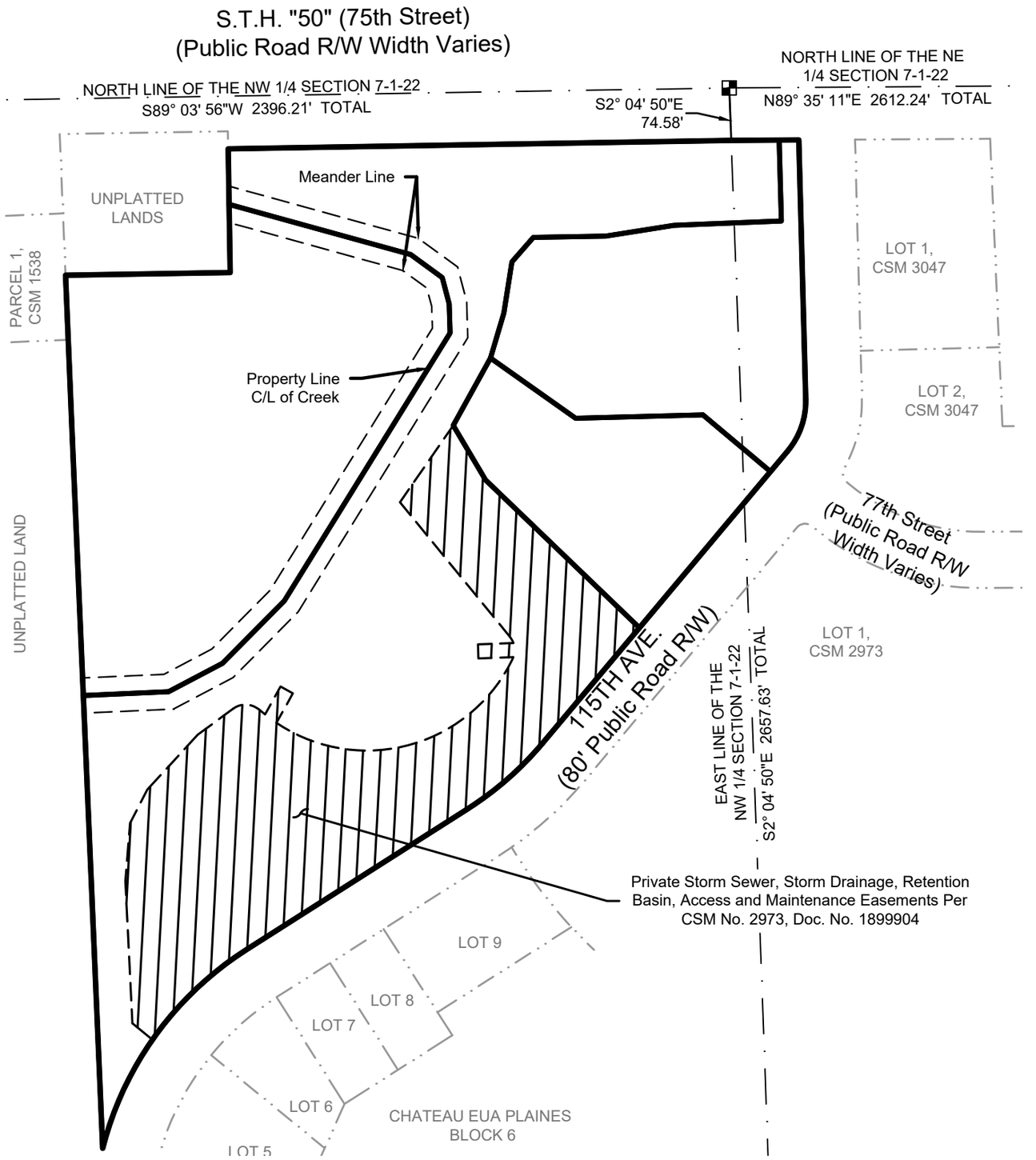
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EXISTING EASEMENTS

WISCONSIN
KEVIN A. SLOTTKE
S-2608
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

N

GRAPHIC SCALE

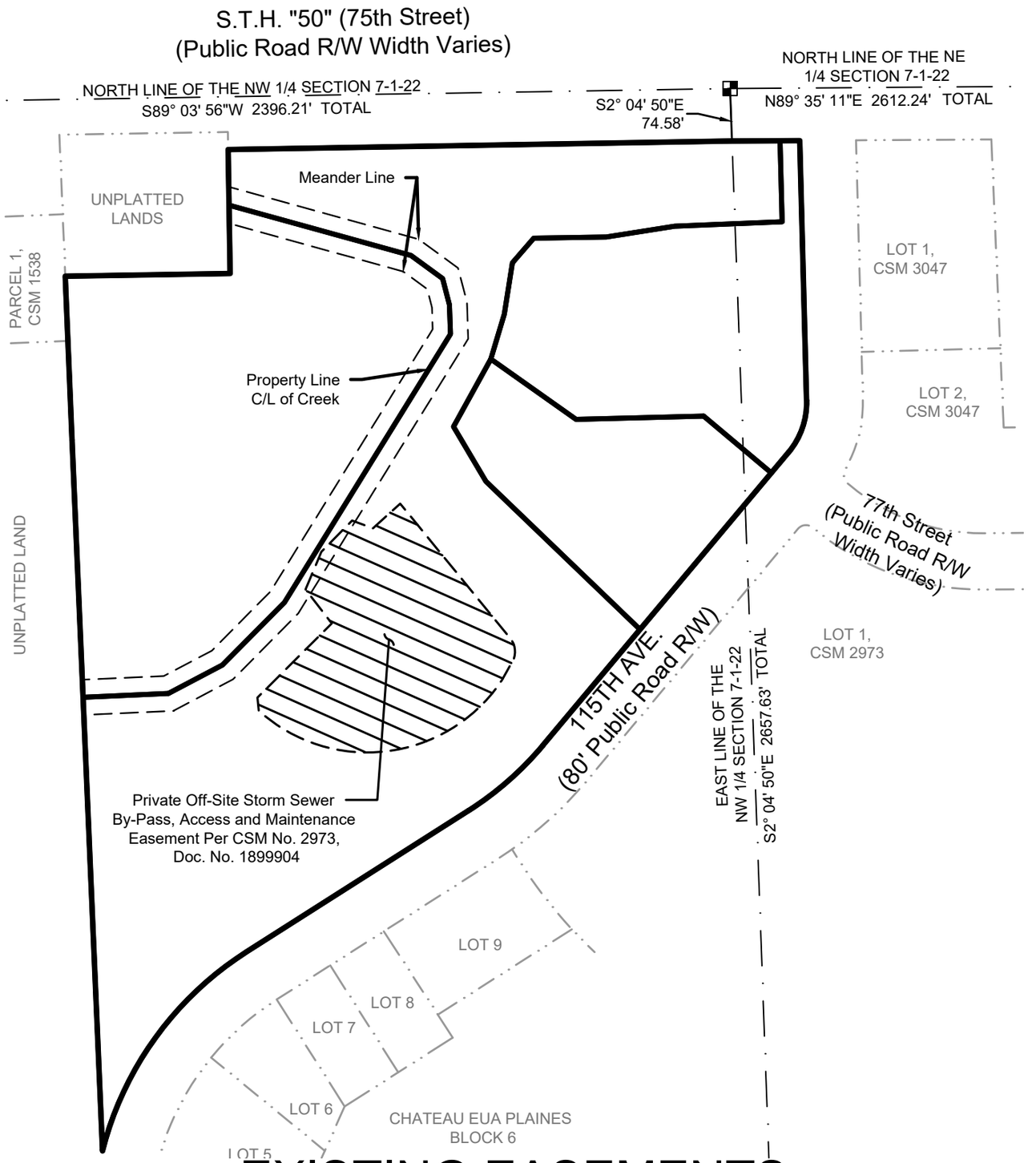
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EXISTING EASEMENTS

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KEVIN A. SLOTTKE
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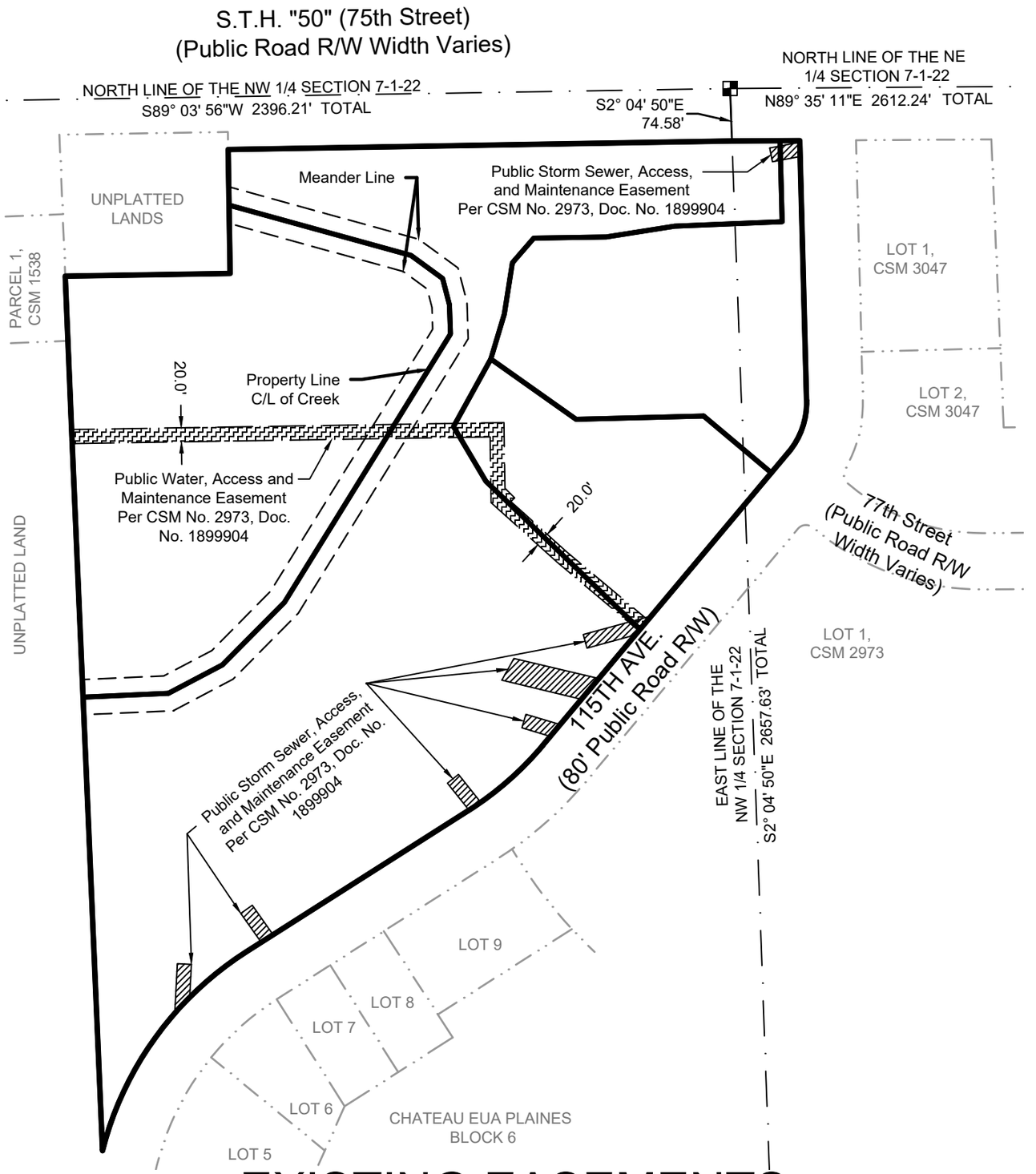
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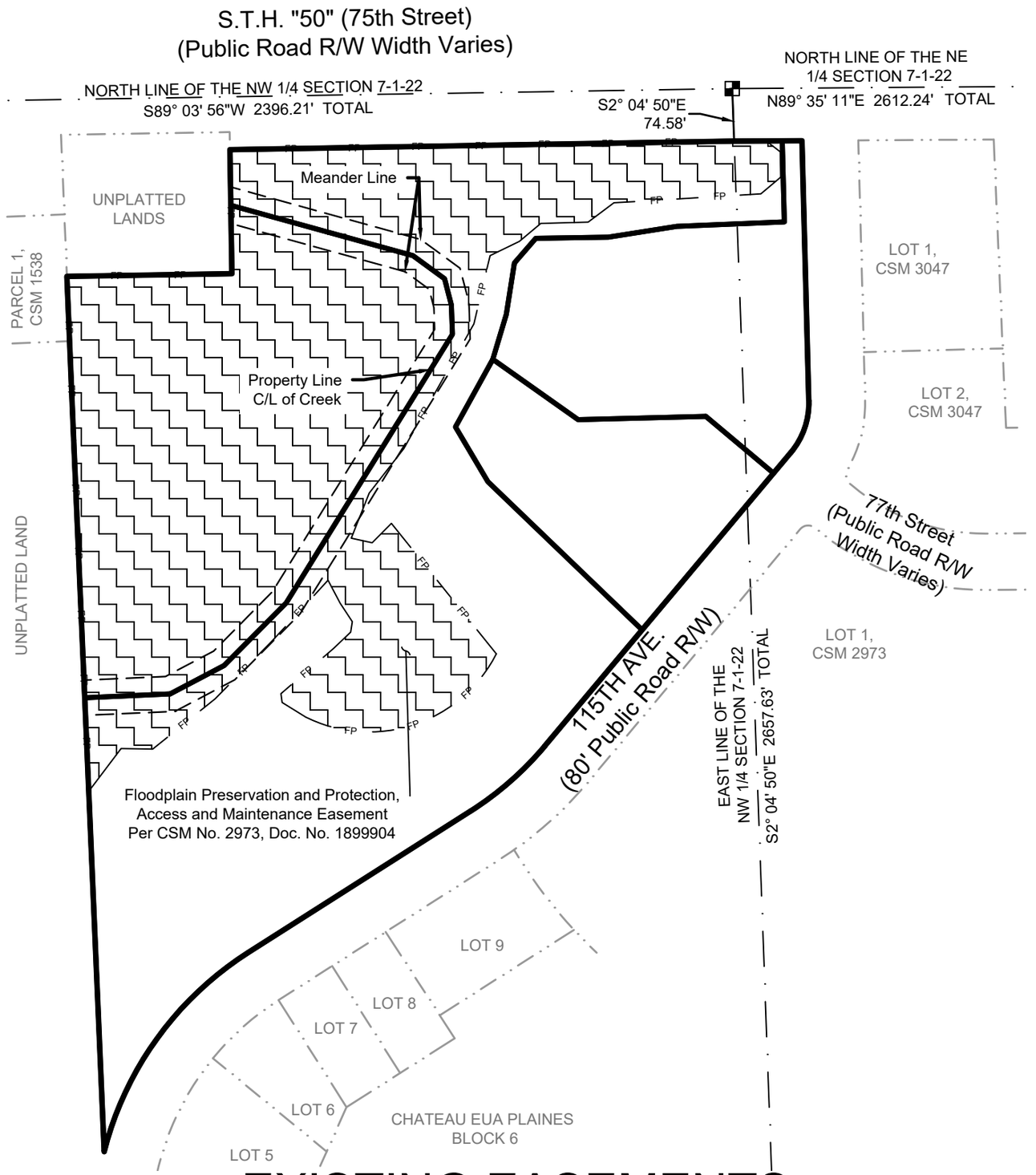
GRAPHIC SCALE
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EXISTING EASEMENTS





GRAPHIC SCALE

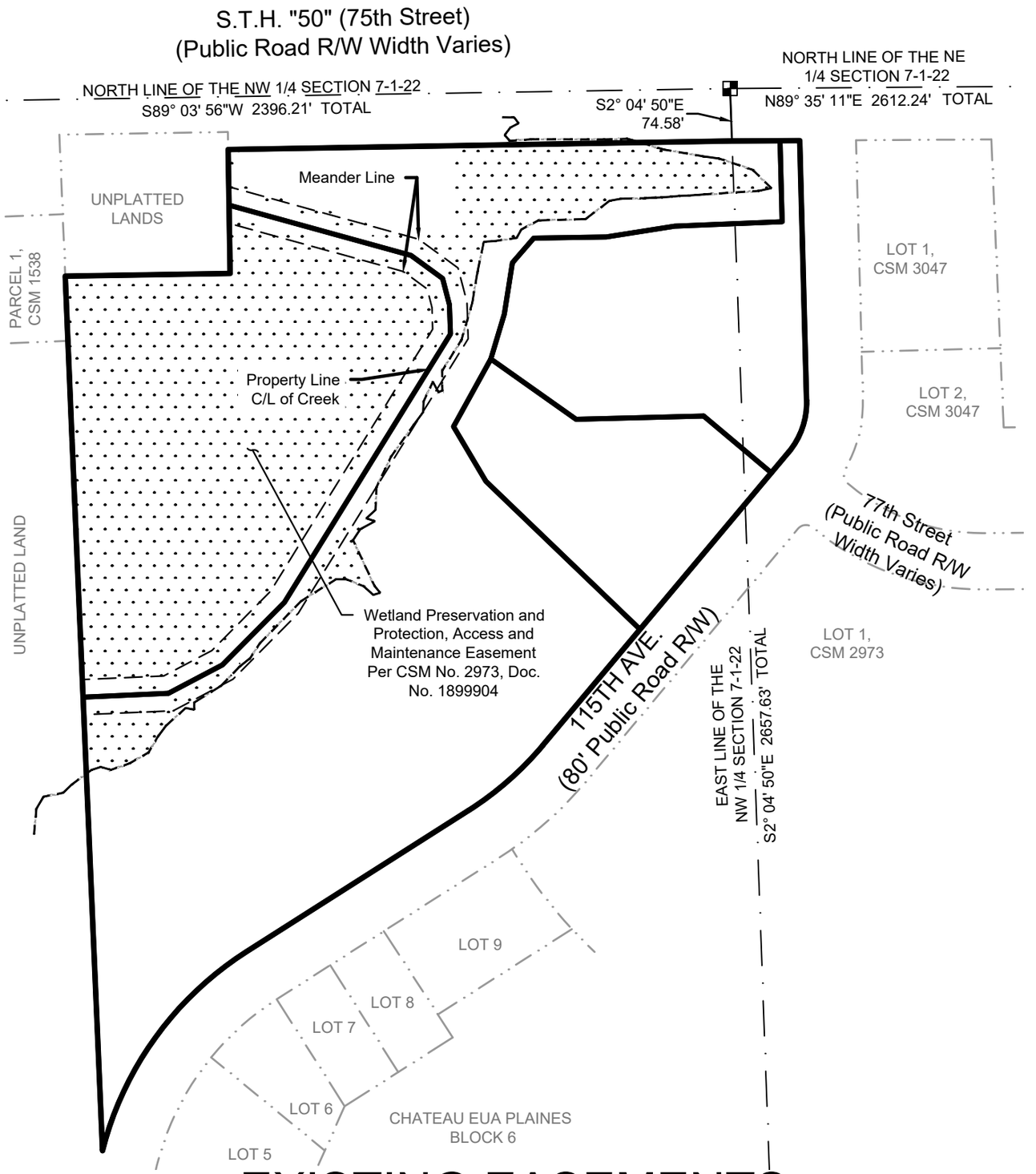
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EXISTING EASEMENTS





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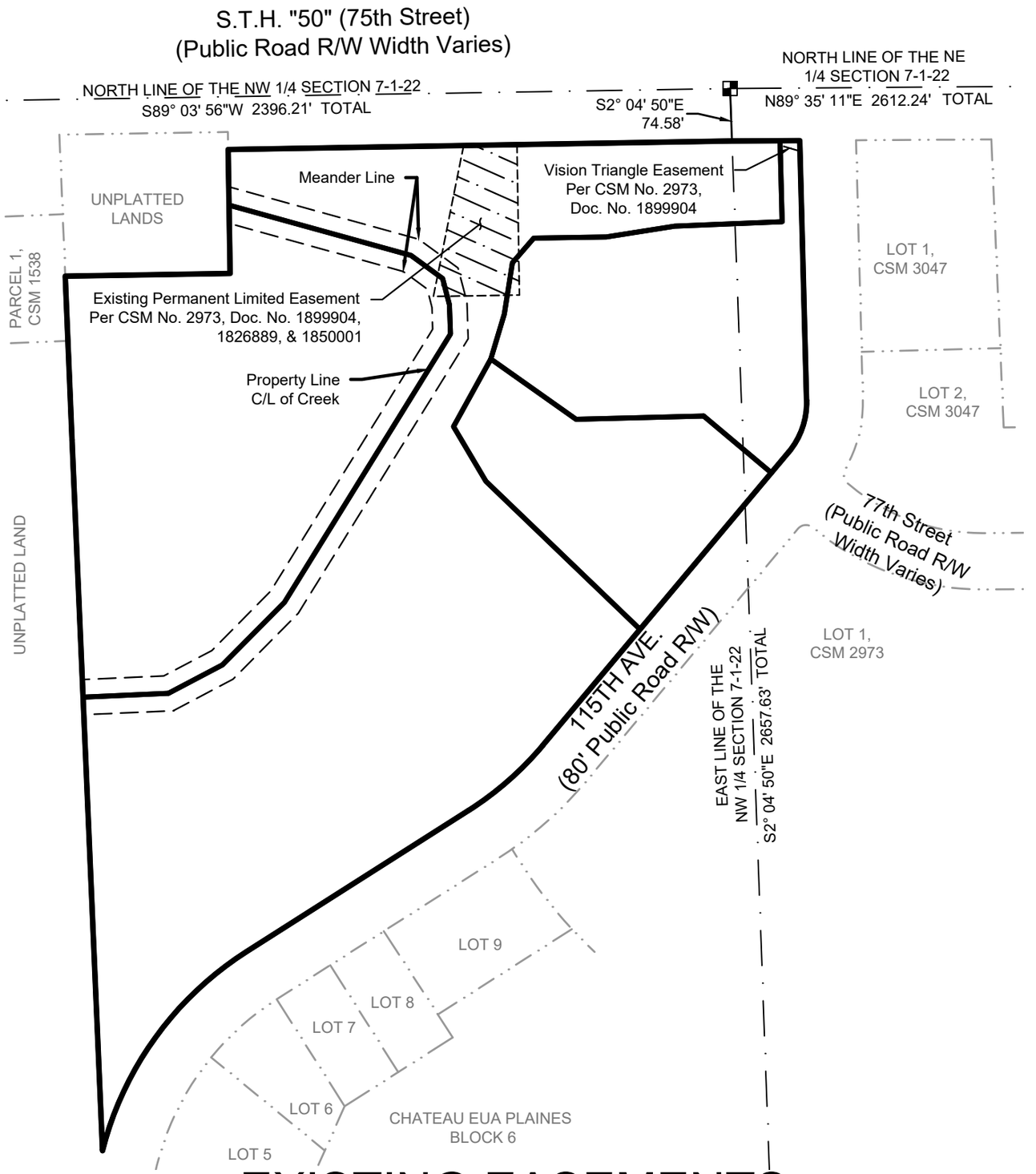
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EXISTING EASEMENTS

WISCONSIN
KEVIN A. SLOTTKE
S-2608
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

N

GRAPHIC SCALE

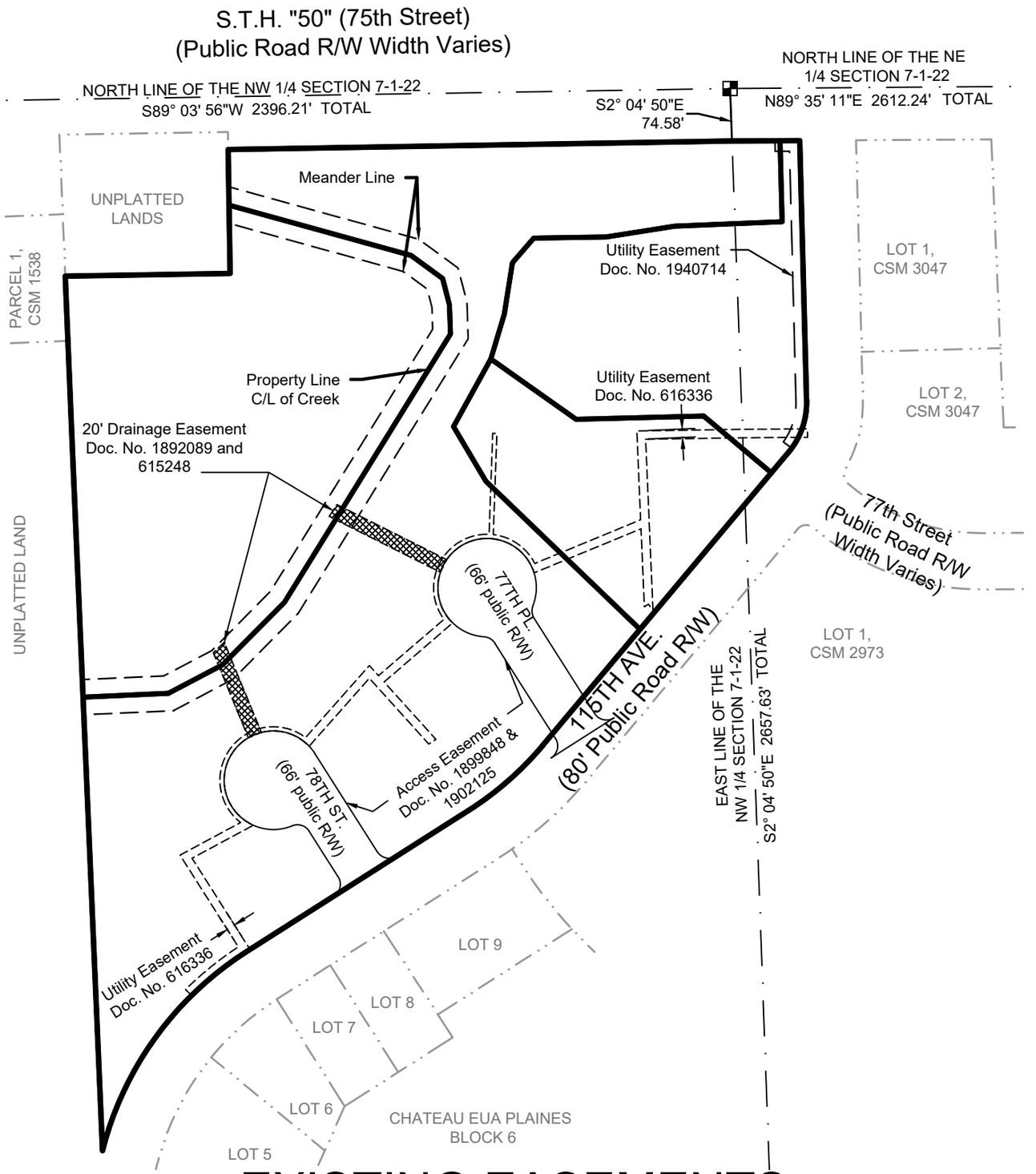
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1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

CERTIFIED SURVEY MAP NO._____

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EXISTING EASEMENTS

WISCONSIN
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CORPORATE OWNER'S CERTIFICATE

FRED-NORTHWEST LOT4, LLC., a Wisconsin Limited Liability Company Duly Organized and Existing Under and by Virtue of the Laws of the State of Wisconsin, AS OWNER, certifies that said company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with Chapter 236 WIS. STATS.

FRED-NORTHWEST LOT4, LLC., does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Pleasant Prairie

This agreement shall be binding on the undersigned and assigns.

In witness whereof, FRED-NORTHWEST LOT4, LLC., has caused these presents to be signed by

_____, Its _____ at _____,

_____, on this _____ day of _____, 20_____.

_____ _____

[PRINTED NAME & TITLE] *[SIGNATURE]*

STATE OF WISCONSIN)
)SS
_____ COUNTY)

Personally came before me this_____day of _____, 20____,

_____, to me known to be the person who executed the foregoing instrument, and to me

known to be the _____ of FRED-NORTHWEST LOT4 and acknowledged that they

executed the foregoing instrument.

_____

[SIGNATURE]

NOTARY PUBLIC, STATE OF _____

MY COMMISSION EXPIRES _____.



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PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of The Village of Pleasant Prairie on this

_____ day of _____, 20____.

_____
MICHAEL J. SERPE, CHAIRMAN

VILLAGE BOARD APPROVAL:

Resolved that this Certified Survey Map, being a Redivision of Lot 4 of Certified Survey Map No. 2973, Recorded May 25, 2021 As Document No. 1899904, in the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 1 North, Range 22 East, in The Village of Pleasant Prairie, Kenosha County, Wisconsin, Village of Pleasant Prairie, Kenosha County, Wisconsin, having been approved by the Plan Commission being the same, is hereby approved and accepted by The Village Board of Trustees of The Village of Pleasant Prairie, on this

_____ day of _____, 20____.

_____
JOHN P. STEINBRINK, VILLAGE PRESIDENT

ATTEST:

_____
JANE C. SNELL, VILLAGE CLERK



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AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE:

Consider approval of Ordinance #25-18 for a Comprehensive Plan Amendment for the property located at the southwest corner of STH 50 and 115th Avenue.

PROPOSED BY: Community Development	**FISCAL IMPACT: No**
AGENDA CATEGORY: Resolution	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

The petitioner, Steven Bersell, agent for the property owner, FRED-Northwest Lot 4 LLC, is requesting several approvals related to the construction of Coopers Hawk restaurant and winery including: Certified Survey Map, Comprehensive Plan Amendments, Zoning Map Amendment and Zoning Text Amendment.

A Certified Survey Map is proposed to subdivide the property (Lot 4 of CSM 2973) into four lots.

- **Lot 1 is proposed to be approximately 2.7 acres with over 350 feet of frontage on 115th Avenue for the development of the Coopers Hawk restaurant. Lot 1 is intended to be sold to Coopers Hawk upon approval of the CSM. The Plan Commission conditionally approved the Site and Operational Plans for the development of this Lot on July 7, 2025.**
- **Lot 2 is proposed to be approximately 2.0 acres with over 250 feet of frontage on 115th Avenue for the future commercial development. Prior to the development of Lot 2 of the proposed CSM, Site and Operational Plan and DSIS will be required to be submitted and approved by the Village Plan Commission. Depending on the use for Lot 2, a Conditional Use Permit may also be required.**
- **Lot 3 is approximation 10.5 acres with over 500 feet of frontage on 115th Avenue on the east side of the Kilbourn Ditch. This Lot contains stormwater facilities for these lots and adjacent developments within the River View development area. This Lot also includes floodplain and wetland areas.**
- **Lot 4 is approximately 5.7 acres located on the west side of the Kilbourn Ditch has no frontage on a public street; however, the land is proposed to be transferred to the Village (via warranty deed) and combined with the adjacent Village land (91-4-122-072-0142) which is also wetlands and floodplains.**

Comprehensive Plan Amendments: **The Village Comprehensive Plan is required to be consistent with the Zoning Map, therefore the following amendments to the Land Use Plan Map are proposed:**

- **Lots 1 and 2 to be located within the commercial/community retail and service center land use designation.**
- **Lots 3 and 4 to be located within the Park, Recreation and other opens space land designation with the floodplain and wetland designations remaining unchanged.**
- **To remove the Urban Reserve land use designation from all Lots**

See additional comments association with the Certified Survey Map and Zoning Map Amendment and Zoning Text Amendment also being considered at tonight's meeting.

STAFF RECOMMENDATION:

On July 7, 2025 the Plan Commission held a public hearing and recommended that the Village Board approve the Comprehensive Plan Amendments as presented. Note: The Comprehensive Plan Amendments will be finalized and executed upon recording of the CSM.

Ord 25-18.pdf

Application.pdf

ORD. # 25-18

ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves the following amendments to the Village 2035 Comprehensive Plan related to Lots 1, 2, 3 and 4 for CSM _____ and Parcels Lots 1 and 2 and Outlot 1 of CSM 3109 located in U.S. Public Land Survey Section 7, Township 1 North, Range 22 East in the Village of Pleasant Prairie:

1. The Village Comprehensive Land Use Plan Map 9.9 is amended as follows: Lots 1 and 2 of said CSM to be located within the commercial/community retail and service center land use designation; Lots 3 and 4 of said CSM to be located within the Park, Recreation and other opens space land designation with the floodplain and wetland designations remaining unchanged; and to remove the Urban Reserve land use designation on all of the lots.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted change to the 2035 Land Use Plan Map 9.9.

A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Comprehensive Plan and posted under Public Documents online with the Village Code of Ordinances.

Adopted this 14th day of July 2025.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
David J. Klimisch
Village President

_____
Jane C. Snell
Village Clerk

Ayes: ___ Nayes: ___ Absent: ____

Posted: _____

Ord #25-18.doc

CODE25-05-03

Comprehensive Plan Amendment Application

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

GENERAL INFORMATION

Property Location/Address: Lot 1 of Lot 4 of CSM 2973 (see CSM)

Tax Parcel Number(s): 91-4-122-071-0204

LAND USE MAP AMENDMENT (check all that apply)

- ☐ Correct Land Use Map as a result of a wetland staking being completed
- ☐ Correct Land Use Map as a result of a wetland fill permit obtained by the WI DNR and US ACOE
- ☑ Remove the Urban Reserve land use designation
- ☐ Other (describe change):

If the property is being changed into multiple land use designations or only a portion of the property is being changed (i.e. wetlands area) then submit an exhibit with complete legal description of each land use designation. In addition, wetland report or wetland fill permits, as applicable shall be submitted with this application.

NEIGHBORHOOD PLAN AMENDMENT

- ☐ To amend the following Neighborhood Plan

OTHER AMENDMENT TO THE COMPREHENSIVE PLAN

Describe proposed change(s):

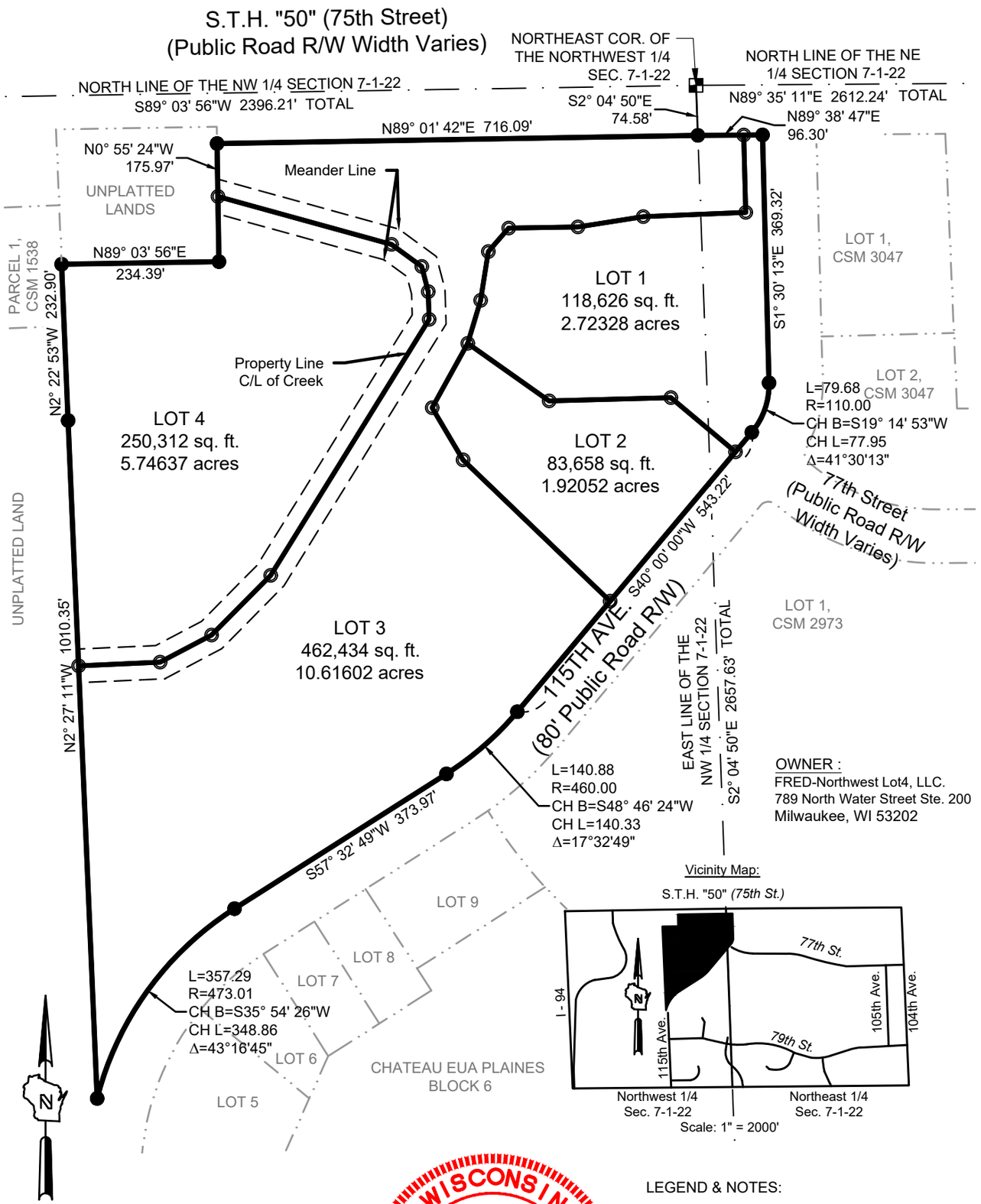
REQUIRED SIGNATURES

I hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge.

PROPERTY OWNER	APPLICANT
Print Owners Name: FRED-Northwest Lot 4, LLC	Company Name: FRED-Northwest Lot 4, LLC
Print Name of Signatory: Steven Bersell	Print Name of Signatory: Steven Bersell
Signature: Steven Bersell	Signature: Steven Bersell
Mailing Address: 789 N. Water Street, Suite 500	Mailing Address: 789 N. Water Street, Suite 500
City/State/ZIP: Milwaukee, WI 53202	City/State/ZIP: Milwaukee, WI 53202
Phone: (414) 274-8206	Phone: (414) 274-8206
Email: sbersell@fred-inc.com	Email: sbersell@fred-inc.com
Date: 5/1/2025	Date: 5/1/2025

CERTIFIED SURVEY MAP NO._____

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WISCONSIN
KEVIN A. SLOTTKE
S-2698
MILWAUKEE, WI
5/05/2025
LAND SURVEYOR

LEGEND & NOTES:

- ● INDICATES FOUND 1" IRON PIPE.
- ○ INDICATES SET 1.3" OD. IRON PIPE, 18" LONG WEIGHING 1.13 LBS/LIN. FT.

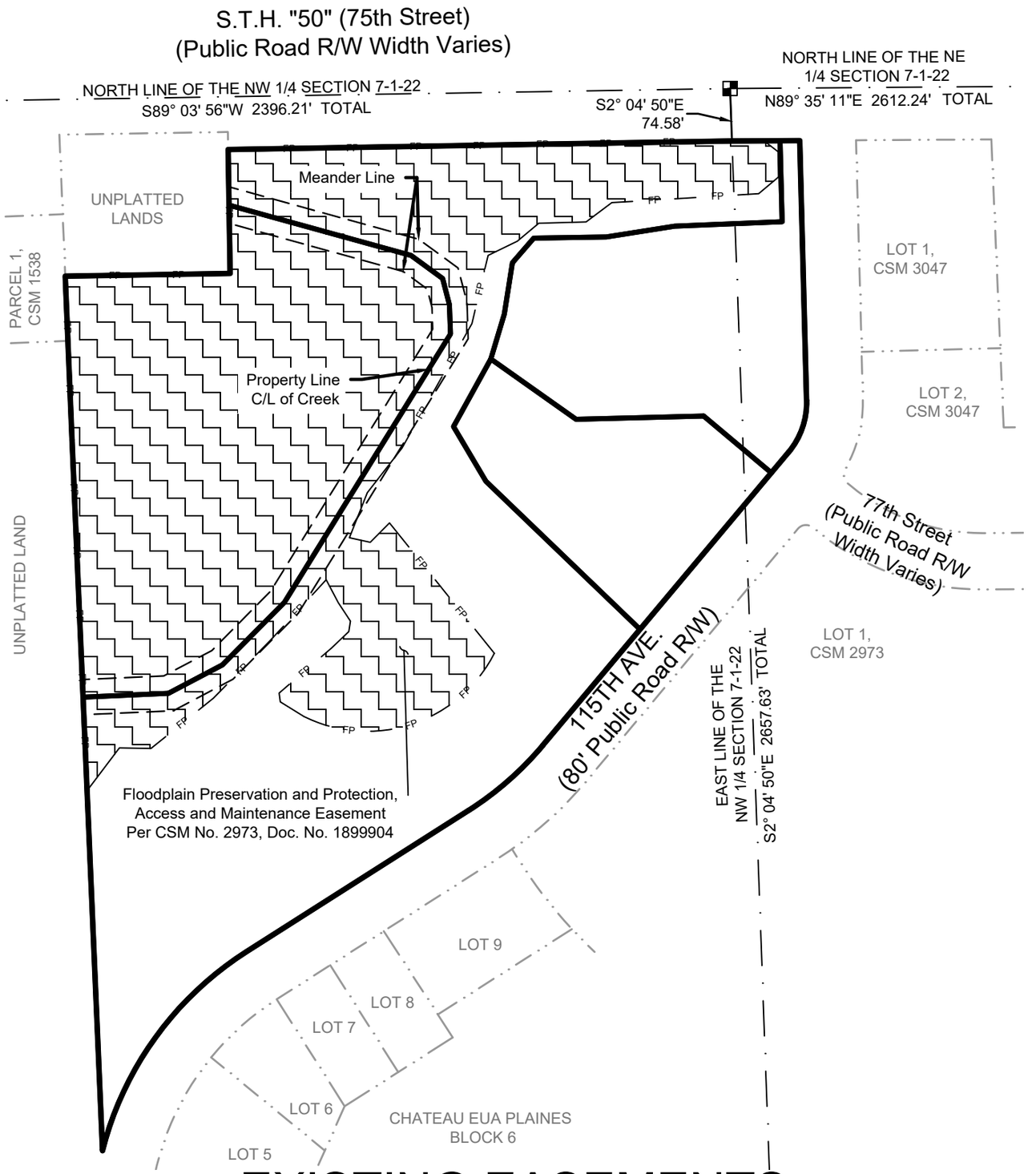
COORDINATES & BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927 WITH THE NORTH LINE OF THE NW 1/4 OF SEC. 7-1-22, ASSUMED TO BEAR N 89°03'56" E.

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PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

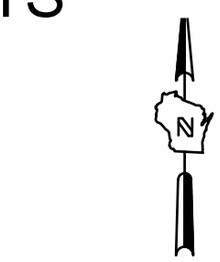
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EXISTING EASEMENTS





GRAPHIC SCALE

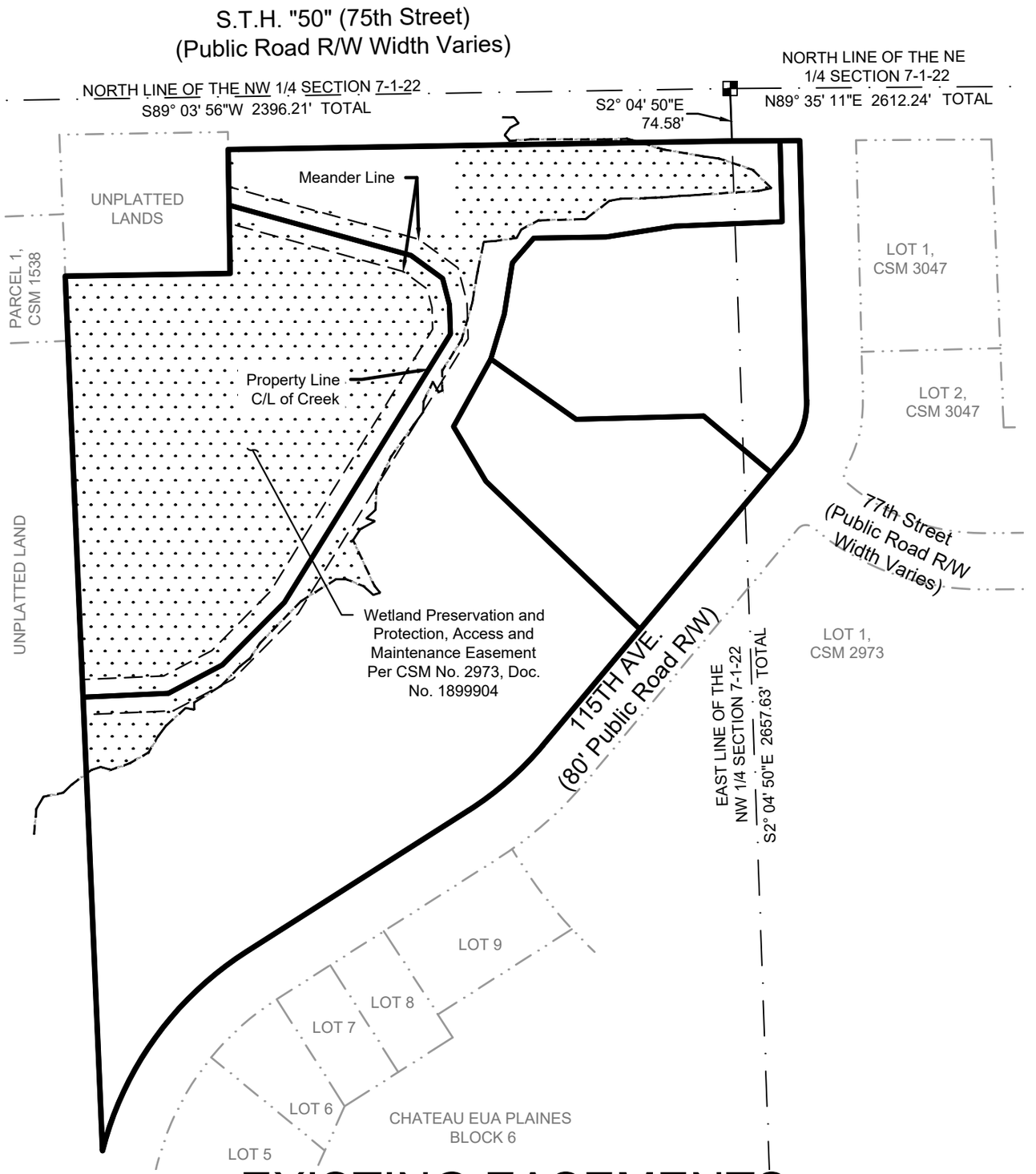
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EXISTING EASEMENTS





GRAPHIC SCALE

0 200' 400'

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PROJECT NUMBER 23211 DATE 05/08/2025 DRAFTED BY KMA

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE:

Consider approval of Ordinance #25-19 for a Zoning Map Amendment and Ordinance #25-20 for a Text Amendment to rezone four properties located at the Southwest Corner of STH 50 and 115th Avenue to create a Planned Unit Development Overlay District for the proposed development of a restaurant on Lot 1 of the proposed CSM.

PROPOSED BY: Community Development	**FISCAL IMPACT: No**
AGENDA CATEGORY: Ordinance	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

The petitioner, Steven Bersell, agent for the property owner, FRED-Northwest Lot 4 LLC, is requesting several approvals related to the construction of Coopers Hawk restaurant and winery including: Certified Survey Map, Comprehensive Plan Amendments, Zoning Map Amendment and Zoning Text Amendment.

A Certified Survey Map is proposed to subdivide the property (Lot 4 of CSM 2973) into four lots.

- **Lot 1 is proposed to be approximately 2.7 acres for the development of the Coopers Hawk restaurant. On July 7, 2025 the Plan Commission conditionally approved Site and Operational Plans for the proposed development of Lot 1.**
- **Lot 2 is proposed to be approximately 2.0 acres for the future commercial development.**
- **Lot 3 is approximately 10.5 acres located on the east side of the Kilbourn Ditch. This Lot contains stormwater facilities for these lots and adjacent developments within the River View development area. This Lot also includes floodplain and wetland areas.**
- **Lot 4 is approximately 5.7 acres located on the west side of the Kilbourn Ditch has no frontage on a public street; however, the land is proposed to be transferred to the Village (via warranty deed) and combined with the adjacent Village land (91-4-122-072-0142) which is also wetlands and floodplains.**

Zoning Map and Text Amendments: The property is currently zoned B-2 (UHO), Community Business District with an Urban Landholding Overlay District, portions are zoned C-1, Lowland Resource Conservancy District and portions are located within the 100 year floodplain. The Zoning Map is proposed to be amended based on the proposed CSM as follows:

- **Lot 1: B-2 (PUD), Community Business District with a Planned Unit Development Overlay District.**
- **Lot 2: B-2, Community Business District.**
- **Lots 3 and 4: PR-1, Neighborhood Park-Recreational District for any area that is not currently zoned C-1, Lowland Resource Conservation District.**
- **The floodplain zoning will remain unchanged.**

Note that a floodplain boundary adjustment was completed on these properties and pursuant to the Village Floodplain Zoning Ordinance. Pursuant to Section 420-21 of the Village Zoning Ordinance, the floodplain area filled on Lot 1 of the proposed CSM, requires construction on this site to comply with Article IV of Chapter 430. Generally, the new building shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

The Zoning Ordinance is being amended to create the specific Planned Unit Development (PUD) Ordinance for the development of Lot 1 of the proposed CSM. The PUD Ordinance generally includes the following:

- **To reduce the open space to a minimum of 25%.**
- **To require a shared cross-access driveway between Lots 1 and 2 of the proposed CSM onto 115th Avenue**
- **To allow for reduced parking lot setbacks to all side and rear property lines to allow for all of the floodplain and wetlands to remain within the adjacent Lot 3, a non-buildable lot.**
- **To require building to be setback a minimum of 30 feet from all property lines.**
- **To allow the Primary Monument Sign located at the corner of STH 50 and 115th Avenue to include the future tenant of Lot 2 of the proposed CSM. This sign is allowed to be set back 15 feet from property lines, provided that the sign is not located in any easements.**
- **To allow for the "total aggregate permitted background commercial advertising sign area" not to exceed 315 square feet.**

See additional comments association with the Certified Survey Map and the Comprehensive Plan Amendments also being considered at tonight's meeting.

STAFF RECOMMENDATION:

On July 7, 2025 the Plan Commission held a public hearing and recommended that the Village Board approve the Zoning Map and Text Amendment as presented. Note: The Zoning Map and Text Amendments will be finalized and executed upon recording of the CSM and finalizing all Exhibits which are sheets from the Site and Operational Plans as conditionally approved by the Plan Commission on July 7, 2025.

Ord 25-19.pdf

Ord 25-20.pdf

Zoning Map and Text Amend App.pdf

ORD. # 25-19

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

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

Lots 1 through 4 of CSM _____ generally located at the southwest corner of STH 50 and 115th Avenue in U.S. Public Land Survey Section 7 Township 1 North, Range 22 East in the Village of Pleasant Prairie are hereby rezoned as follows: Lot 1 into B-2 (PUD), Community Business District with a Planned Unit Development Overlay District; Lot 2 into the B-2 District; and the non-wetlands on Lot 3 and 4 that are not zoned C-1, Lowland Resource Conservancy District are rezoned PR-1, Neighborhood Park-Recreational District.

There are no changes to any floodplain zoning designations on the properties.

A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Zoning Map and posted under Public Documents online with the Village Code of Ordinances.

Adopted this 14th day of July 2025.

VILLAGE BOARD OF TRUSTEES

_____
David J. Klimisch
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted:_____
19-Coopers Hawk rezone.doc
CODE25-05-04

ORDINANCE # 25-20

ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE 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, to create a Planned Unit Development (PUD) Ordinance for the development pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

River View Commercial Development Lot 1 CSM # ____ Planned Unit Development

a. It is the intent to develop the property within the River View Development for commercial purposes on the property legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying Zoning District. The Development will create a commercial environment of sustained desirability and economic stability and is not contrary to the general health, safety, economic prosperity, and welfare of the Village.

b. Legal Description: The property is known as Lots 1 of CSM _____ within the River View Development and located in part of the U.S. Public Land Survey Section 7, Township 1 North, Range 22 East in the Village of Pleasant 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 River View Development Declaration of Development Standards and Protective Covenants, recorded as Document #1900270 at the Kenosha County, Wisconsin, Register of Deeds, and any amendments thereto.

(iii) The DEVELOPMENT, including but not limited to, the structures, landscaping, street trees and street terrace areas, sitting areas, parking areas, sidewalks/pedestrian walkways, cross access areas, security cameras, lighting, signage, and site shall be maintained both inside and outside in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition.

(iv) All building/site modifications (including general building and site maintenance) within the DEVELOPMENT shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.

(v) The DEVELOPMENT shall comply with all approved Site and Operational Plans on file with the Village.

(vi) The DEVELOPMENT shall comply with the installation and operation of the required Digital Security Imaging System (DSIS) system pursuant to Chapter 410 of the Village Municipal Code and in accordance with a DSIS Agreement for the DEVELOPMENT.

(vii) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

(viii) 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 420-119 I and J related to the dimensional and design standards in the B-2 District is amended to read as follows:

I. Dimensional standards. Except as otherwise specifically provided in Chapter 420 of the Village Municipal Code, and without limitation, all uses, sites, buildings and structures in this DEVELOPMENT shall comply with the following dimensional standards:

(1) Lot Size: 2.5 acre minimum.

(2) Lot frontage on a public street: 150 feet minimum.

(3) Open space: 25% minimum.

(4) Principal building standards:

(a) Gross floor area: 4,000 square feet minimum and 15,000 square feet maximum.

(b) Height: 35 feet maximum.

(c) Setbacks: Minimum of 30 feet from all property lines.

(5) Detached accessory building are prohibited.

(6) Detached garbage and recycling enclosure standards are prohibited.

J. Design standards. Except as otherwise specifically provided in Chapter 420 of the Village Municipal Code, and without limitation, all uses, sites, the building and structures in this DEVELOPMENT shall comply with the following design standards:

(1) Number of principal structures per lot: One.

(2) Number of detached accessory building per lot: None.

(3) Number of detached garbage and recycling enclosures per lot: None.

(4) All accessory uses or structures shall be on the same lot or approved site as the principal use.

(5) Site and operational plan requirements pursuant to Article IX of Chapter 420 of the Village Municipal Code.

(6) Parking, access and traffic requirements pursuant to Article VIII of Chapter 420 of the Village Municipal Code, unless specifically amended by this PUD Ordinance.

(7) Sign requirements pursuant to Article X of Chapter 420 of the Village Municipal Code, unless specifically amended by this PUD Ordinance.

(8) No wooden fences shall be allowed within the DEVELOPMENT; enclosure surrounding any outdoor dining area or garbage/recycling enclosure shall be the same color, style, material as approved by the Zoning Administrator; and all other fence requirements pursuant to Article XI of Chapter 420 of the Village Municipal Code shall apply, unless specifically amended by this PUD Ordinance.

(9) Outdoor seating or patio area is subject to the following standards:

(a) The covered patio attached to the building shall be surrounded and enclosed with planters as shown on the Site and Operational Plans that define the area and provide separation of pedestrians and vehicles.

(b) Any tables and seating shall be kept within the enclosed area and shall be maintained and repaired/replaced as necessary.

(c) Additional requirements may be imposed by the Village Board as part of any outdoor extension area associated with a liquor license pursuant to Chapter 194 of the Village Municipal Code.

(10) No outside amplified sound, as defined in this chapter, is allowed outside of a building during the hours of 10:00 p.m. and 7:00 a.m. and further compliance with Chapter 250 of the Village Municipal Code is required.

(11) Each use, site, building and structure shall be designed, laid out, constructed and maintained in full compliance with the approved site and operational plans, any required conditional use permit, any required license and all other applicable provisions of this chapter and of all other Village ordinances and codes.

(ii) Section 420-47 L related to shared driveway access is amended to read as follows:

L. Shared driveway access. Shared driveway access is required between the Lots 1 and 2 of CSM _____.

(iii) Section 420-48 L related to the setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) with the DEVELOPMENT is amended to read as follows:

L. Setback for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) within the DEVELOPMENT:

(1) A minimum setback of 30 feet to property line adjacent to 115th Avenue and setbacks as shown on the site plan shown on ***Exhibit 1***. (Sheet C100)

(2) No setback is required for the shared driveway access between Lots 1 and 2 of CSM_____ as shown on ***Exhibit 1***.

(iv) Section 420-76 T related to requirements for Primary Monument Sign is amended to read as follows:

T. Primary monument sign.

(1) Maximum number: one located adjacent to STH 50 that may include the tenants on Lots 1 and 2 of CSM _____.

(2) Maximum area: 100 square feet (based on the elevation facing the public street as shown on ***Exhibit 2***.

(3) Maximum height: 10 feet as measured from the side facing the public street and _____ feet as measured from the side not facing the street to allow for the grade difference as shown on ***Exhibit 2***.

(4) Minimum setback distance: 15 feet from any property line provide the sign is not located within any easements unless written approval is obtained from the Easement holder.

(5) The sign shall include the street address of the principal building including the street number and the name of the street for the building on Lot 1 within the sign display area. The address letters and numerals shall be at least three inches in height and at least 18 inches above the surface of the ground.

(6) Landscaping shall extend a minimum of five feet in every direction from the base of the sign and shall not be located within any easements unless written approval is obtained from the Easement holder.

(7) Shall be internally illuminated and shall not include a changeable copy sign, electronic changing message sign or electronic scrolling sign.

(8) Shall be placed on a solid-appearing brick base using the same brick as on the building within the DEVELOPMENT. The height of the sign base shall not exceed three feet facing the public street and shall not exceed _____ feet on the side not facing the street to allow for the grade difference as shown on ***Exhibit 2*** The base shall support a minimum of 75% of the horizontal dimension of the sign display and shall not extend on either side of the sign display area.

(v) Section 420-76 DD related to requirements for Wall Signs for Lot 1 of the DEVELOPMENT are amended to read as follows:

DD. Wall sign.

(1) The total aggregate permitted background commercial advertising sign area is 315 square feet.

(2) Shall be securely mounted on the exterior wall of the building and shall not extend more than 12 inches from the building's wall surface.

(3) Shall not actually or appear to extend above or beyond any wall edge except for the canopy sign on the east elevation as shown on ***Exhibit 3***; provided the height of this sign does not exceed the height of the building adjacent to the signs.

(4) No sign raceways are allowed except for the canopy signage as shown on ***Exhibit 3***. No visible electrical "crossovers".

(5) A changeable copy sign, electronic changing message sign or electronic scrolling sign is not permitted.

(6) May be internally illuminated; however, no neon tubing is allowed.

(7) All exterior building walls/canopies where former signage is being removed or replaced shall be patched and/or repaired as a condition of any new wall sign permit approval. All exterior building walls/canopies shall be maintained in a state of good repair at all times.

(8) The sign installer shall provide written verification to the Village Zoning Administrator upon installation of the sign that said sign complies with the sign permit.

e. Amendments

(i) The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.

Adopted this 14th day of July 2025.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
David J. Klimisch
Village President

_____
Jane C. Snell
Village Clerk

Posted: _____

20-Coopers Hawk PUD.doc
CODE25-05-04

Zoning Map and Zoning Text Amendment Application

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

GENERAL INFORMATION

Property Location/Address	Lot 1 of Lot 4 of CSM 2973 (see CSM)
Tax Parcel Number(s)	91-4-122-071-0204
Current Zoning	B2
Proposed Zoning	B2 with CUP& PUD

ZONING MAP AMENDMENT (check all that apply)

- ☐ Correct Zoning Map as a result of a wetland staking being completed
- ☐ Correct Zoning Map as a result of a wetland fill permit obtained by the WI DNR and US ACOE
- ☐ Other (describe change)

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

ZONING TEXT AMENDMENT

- ☑ Planned Unit Development (PUD) Ordinance
- ☐ Other (describe change)

If a Planned Unit Development is proposed include a letter indicting the dimensional variations being requested and a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code

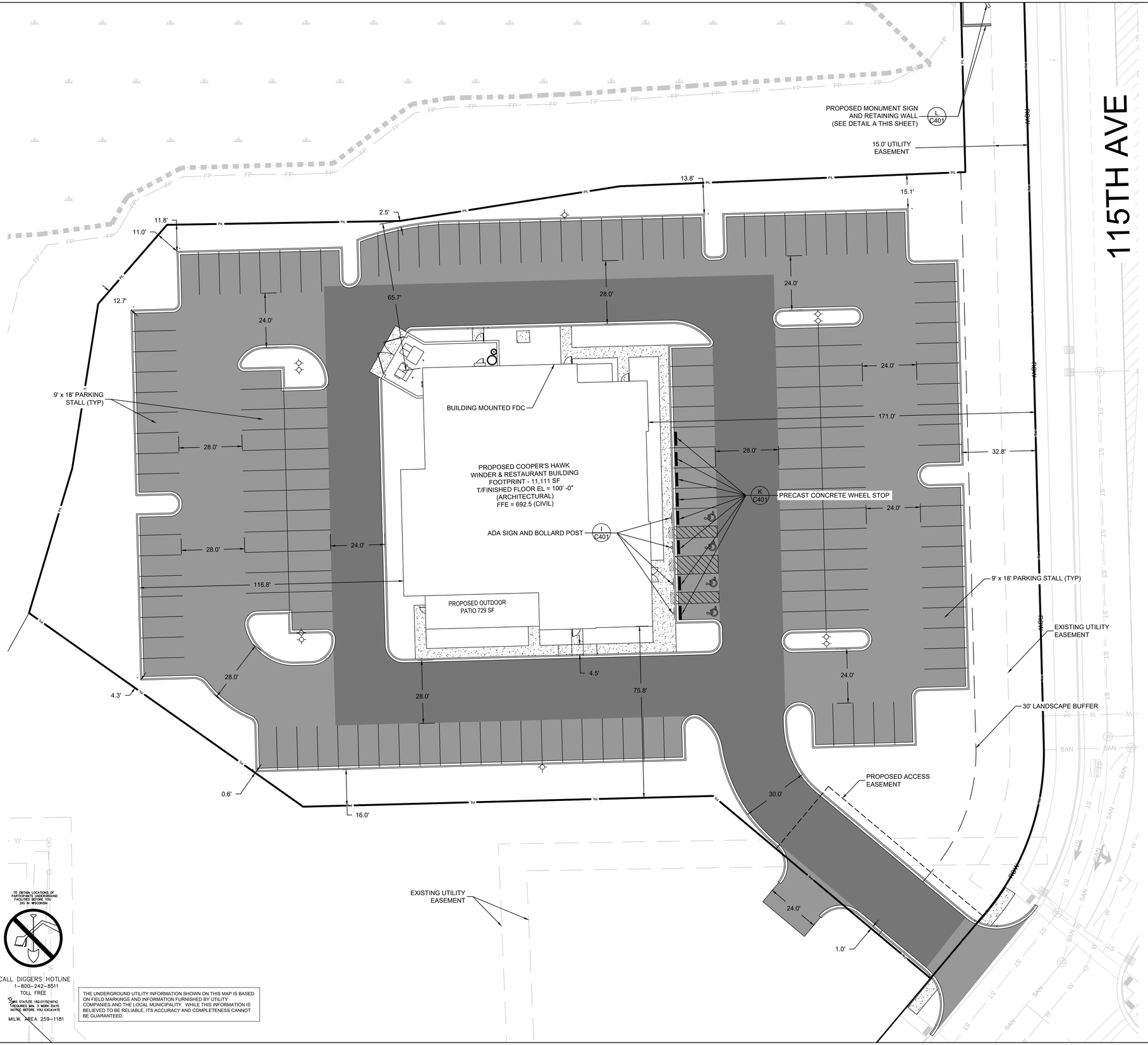
If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.

REQUIRED SIGNATURES

I hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge.

PROPERTY OWNER	APPLICANT
Print Owners Name: FRED-Northwest Lot 4, LLC	Company Name: FRED-Northwest Lot 4, LLC
Print Name of Signatory: Steven Bersell	Print Name of Signatory: Steven Bersell
Signature: Steven Bersell	Signature: Steven Bersell
Mailing Address: 789 N. Water Street, Suite 500	Mailing Address: 789 N. Water Street, Suite 500
City/State/ZIP: Milwaukee, WI 53202	City/State/ZIP: Milwaukee, WI 53202
Phone: (414) 274-8206	Phone: (414) 274-8206
Email: sbersell@fred-inc.com	Email: sbersell@fred-inc.com
Date: 5/1/2025	Date: 5/1/2025

2025.05.07



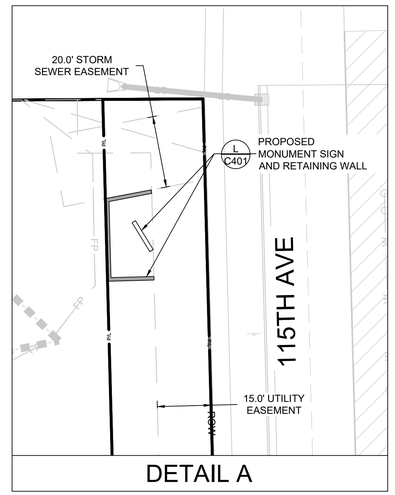
SITE INFORMATION			
SITE AREA	118626	2.723 AC	
SITE DISTURBED AREA	118626	2.723 AC	
EXISTING IMPERVIOUS AREA	0	0.000 AC	0.0 %
PROPOSED IMPERVIOUS AREA	80946	1.858 AC	68.2 %
TOTAL PARKING SPACES	163		
ADA PARKING SPACES	4		

LEGEND:

- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE
- C C401 — CONCRETE PAVEMENT
- D C401 — 5" THICK CONCRETE WALK
- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)
- LIGHT POLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



DETAIL A

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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GRAPHIC SCALE
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COOPER'S HAWK

PLEASANT PRAIRE, WI

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
ISSUED FOR REVIEW	3/21/25

NO.	REVISION	DATE

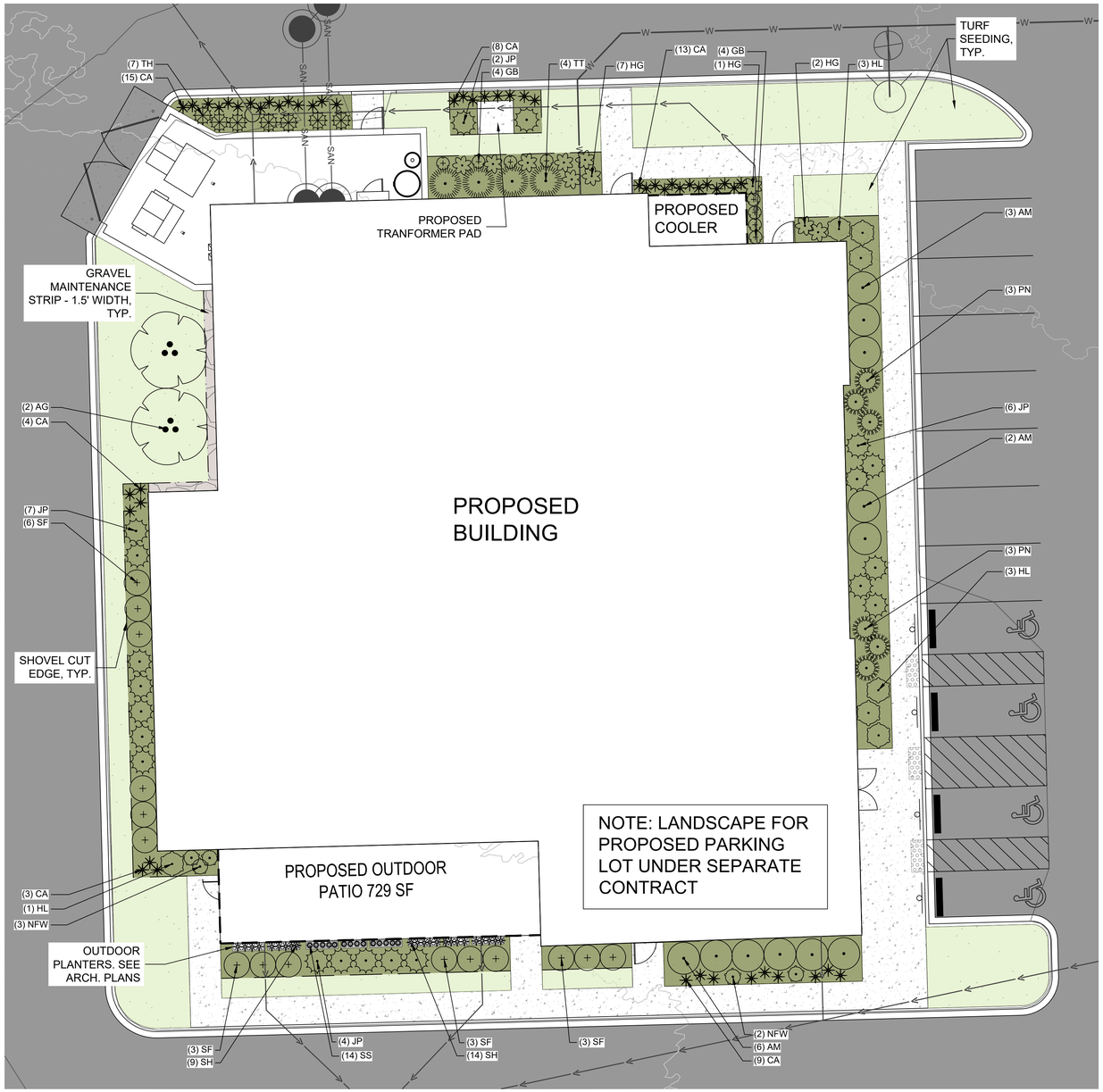
PROJECT NO:	23211
DESIGN DATE:	----
PLOT DATE:	2025.05.07
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C100

JRICCHIO
C100
23211

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2025.05.06



PLANT SCHEDULE BUILDING

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
ORNAMENTAL TREES						
	AG	Amelanchier x grandiflora 'Robin Hill' / Robin Hill Apple Serviceberry	6` Ht. (Multi-Stem)	B&B	2	25' Ht. X 12' Spread
DECIDUOUS SHRUBS						
	AM	Aronia melanocarpa elata / Glossy Black Chokeberry	2.5` Ht.	Cont.	11	5' Ht. X 5' Spread
	HL	Hydrangea paniculata 'SMHPLQF' / Little Quick Fire® Panicle Hydrangea	2.5` Ht.	Cont.	7	4' Ht. X 4' Spread
	SF	Spiraea x bumalda 'Froebelii' / Frobel Spirea	2` Ht.	Cont.	15	4' Ht. X 4' Spread
EVERGREEN SHRUBS						
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	20	3' Ht. X 4' Spread
	TT	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	3 gal.	Cont.	4	4' Ht. X 5' Spread
	TH	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	5` Ht.	B&B	7	12' Ht. X 3' Spread
ORNAMENTAL GRASSES						
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	52	4' Ht. X 2' Spread
	PN	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal.	Cont.	6	5' Ht. X 4' Spread
	SS	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 gal.	Cont.	14	4' Ht. X 1' Spread
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	23	2' Ht. X 1.5' Spread
PERENNIALS						
	GB	Geranium macrorrhizum 'Bevan's Variety' / Bevan's Variety Bigroot Geranium	1 gal.	Cont.	8	1' Ht. X 2' Spread
	HG	Hosta x 'Guacamole' / Guacamole Hosta	1 gal.	Cont.	10	2' Ht. X 3' Spread
	NFW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	5	1' Ht. X 2.5' Spread

LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING

LEGEND:

- A C401 — ASPHALT SURFACE
- B C401 — CONCRETE PAVEMENT
- C C401 — 5" THICK CONCRETE WALK
- CURB & GUTTER (ACCEPT)

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COOPER'S HAWK

PLEASANT PRAIRE, WI

LANDSCAPE PLAN - BUILDING

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
ISSUED FOR REVIEW	3/21/25

NO. REVISION	DATE

PROJECT NO:	23211
DESIGN DATE:	----
PLOT DATE:	2025.05.06
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO: L100

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TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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LANDSCAPE INFORMATION		
TOTAL SITE AREA (INCLUDING BUILDING AND PARKING LOT)	118626	2.723 AC
SQUARE FOOTAGE OF PARKING LOT AREA	0	0.000 AC
SQUARE FOOTAGE OF INTERIOR PARKING LOT LANDSCAPE AREA	0	0.000 AC
PERCENTAGE OF INTERIOR PARKING LOT LANDSCAPE AREA TO PARKING LOT	N/A	
SQUARE FOOTAGE OF OPEN SPACE ON SITE	N/A	

LANDSCAPE MAINTENANCE PROGRAM:

- REGULAR MOWING OF TURF GRASS LAWN AREAS DURING THE GROWING SEASON TO BE PERFORMED ON A WEEKLY OR BI-MONTHLY BASIS DEPENDING ON GROWTH CONDITIONS.
- YEARLY FERTILIZING OF TURF GRASS LAWN AREAS ACCORDING TO ACCEPTED INDUSTRY STANDARDS.
- REGULAR INSPECTION OF TREES, SHRUBS, AND PERENNIALS IN TERMS OF HEALTH AND VIABILITY, STORM DAMAGE, DISEASE OR OTHER FACTOR. PLANTS TO BE PRUNED, REPAIRED OR REPLACED AS NEEDED.
- IRRIGATION SYSTEM TO BE TESTED AND INSPECTED ON A MONTHLY BASIS DURING THE GROWING SEASON. THE SYSTEM IS TO BE REPAIRED OR REPLACED AS NEEDED. IRRIGATION SYSTEM TO BE SHUT DOWN/WINTERIZED IN LATE FALL.
- TRASH AND DEBRIS IN THE PARKING LOT OR ON THE SITE TO BE CLEANED UP AND REMOVED ON A REGULAR BASIS, AS NEEDED.

IRRIGATION SYSTEM:

- TO BE DESIGNED AND INSTALLED BY QUALIFIED IRRIGATION CONSULTANT.

LANDSCAPE GENERAL NOTES:

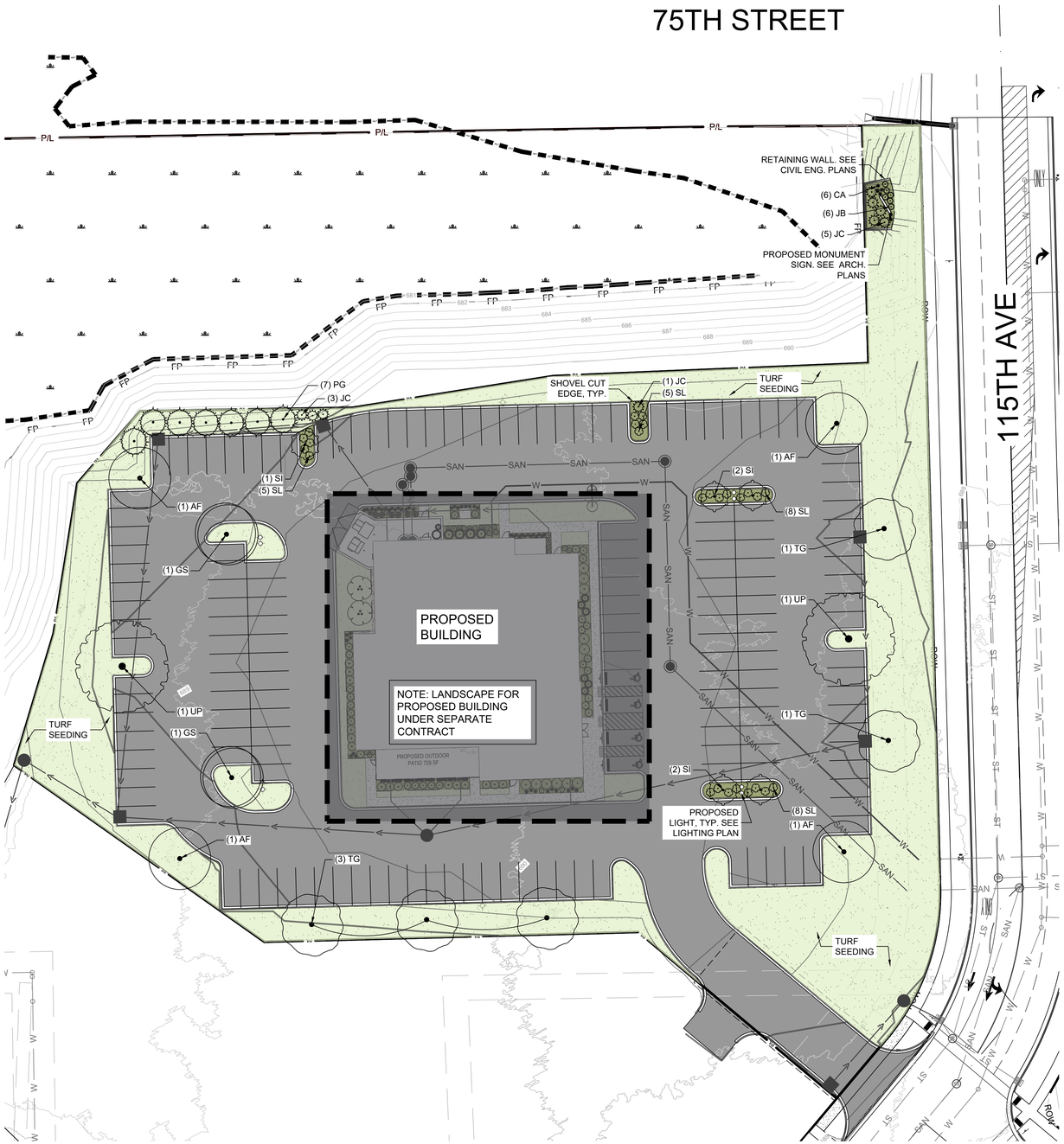
1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

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2025.05.06

75TH STREET



PLANT SCHEDULE PARKING LOT						
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
DECIDUOUS TREES						
	AF	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple	2.5" Cal.	B&B	4	50' Ht. X 30' Spread
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	2	50' Ht. X 30' Spread
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	5	40' Ht. X 30' Spread
	UP	Ulmus x 'Morton Glossy' TM / Triumph Elm	2.5" Cal.	B&B	2	55' Ht. X 45' Spread
EVERGREEN TREES						
	JC	Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	6` Ht.	B&B	9	15' Ht. X 6' Spread
	PG	Picea glauca / White Spruce	6` Ht.	B&B	7	50 Ht. X 15' Spread
ORNAMENTAL TREES						
	SI	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal.	B&B	5	25' Ht. X 15' Spread
DECIDUOUS SHRUBS						
	SL	Diervilla lonicera 'Jewel' / Jewell Bush Honeysuckle	3 gal.	Cont.	26	4' Ht. X 4' Spread
EVERGREEN SHRUBS						
	JB	Juniperus sabina 'Blue Forest' / Blue Forest Juniper	3 gal.	Cont.	6	1' Ht. x 3' Spread
ORNAMENTAL GRASSES						
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	6	4' Ht. X 2' Spread

LANDSCAPE LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING

LEGEND:

- A C401 — ASPHALT SURFACE
- B C401 — CONCRETE PAVEMENT
- C C401 — 5" THICK CONCRETE WALK
- CURB & GUTTER (ACCEPT)

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Phone: 414-643-4200
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COOPER'S HAWK

PLEASANT PRAIRE, WI

LANDSCAPE PLAN - PARKING LOT

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
ISSUED FOR REVIEW	3/21/25

NO.	REVISION	DATE

PROJECT NO:	23211
DESIGN DATE:	----
PLOT DATE:	2025.05.06
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO: L100

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MILW. AREA 259-1181

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LANDSCAPE INFORMATION		
TOTAL SITE AREA (INCLUDING BUILDING AND PARKING LOT)	118626	2.723 AC
SQUARE FOOTAGE OF PARKING LOT AREA (INCLUDING DRIVEWAY)	62882	1.444 AC
SQUARE FOOTAGE OF INTERIOR PARKING LOT LANDSCAPE AREA	1382	0.032 AC
PERCENTAGE OF INTERIOR PARKING LOT LANDSCAPE AREA TO PARKING LOT	2.20%	
SQUARE FOOTAGE OF OPEN SPACE ON SITE	43893	1.008 AC

LANDSCAPE MAINTENANCE PROGRAM:

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- YEARLY FERTILIZING OF TURF GRASS LAWN AREAS ACCORDING TO ACCEPTED INDUSTRY STANDARDS.
- REGULAR INSPECTION OF TREES AND SHRUBS IN TERMS OF HEALTH AND VIABILITY, STORM DAMAGE, DISEASE OR OTHER FACTOR. TREES AND SHRUBS TO BE PRUNED, REPAIRED OR REPLACED AS NEEDED.
- IRRIGATION SYSTEM TO BE TESTED AND INSPECTED ON A MONTHLY BASIS DURING THE GROWING SEASON. THE SYSTEM IS TO BE REPAIRED OR REPLACED AS NEEDED. IRRIGATION SYSTEM TO BE SHUT DOWN/WINTERIZED IN LATE FALL.
- TRASH AND DEBRIS IN THE PARKING LOT OR ON THE SITE TO BE CLEANED UP AND REMOVED ON A REGULAR BASIS, AS NEEDED.

IRRIGATION SYSTEM:

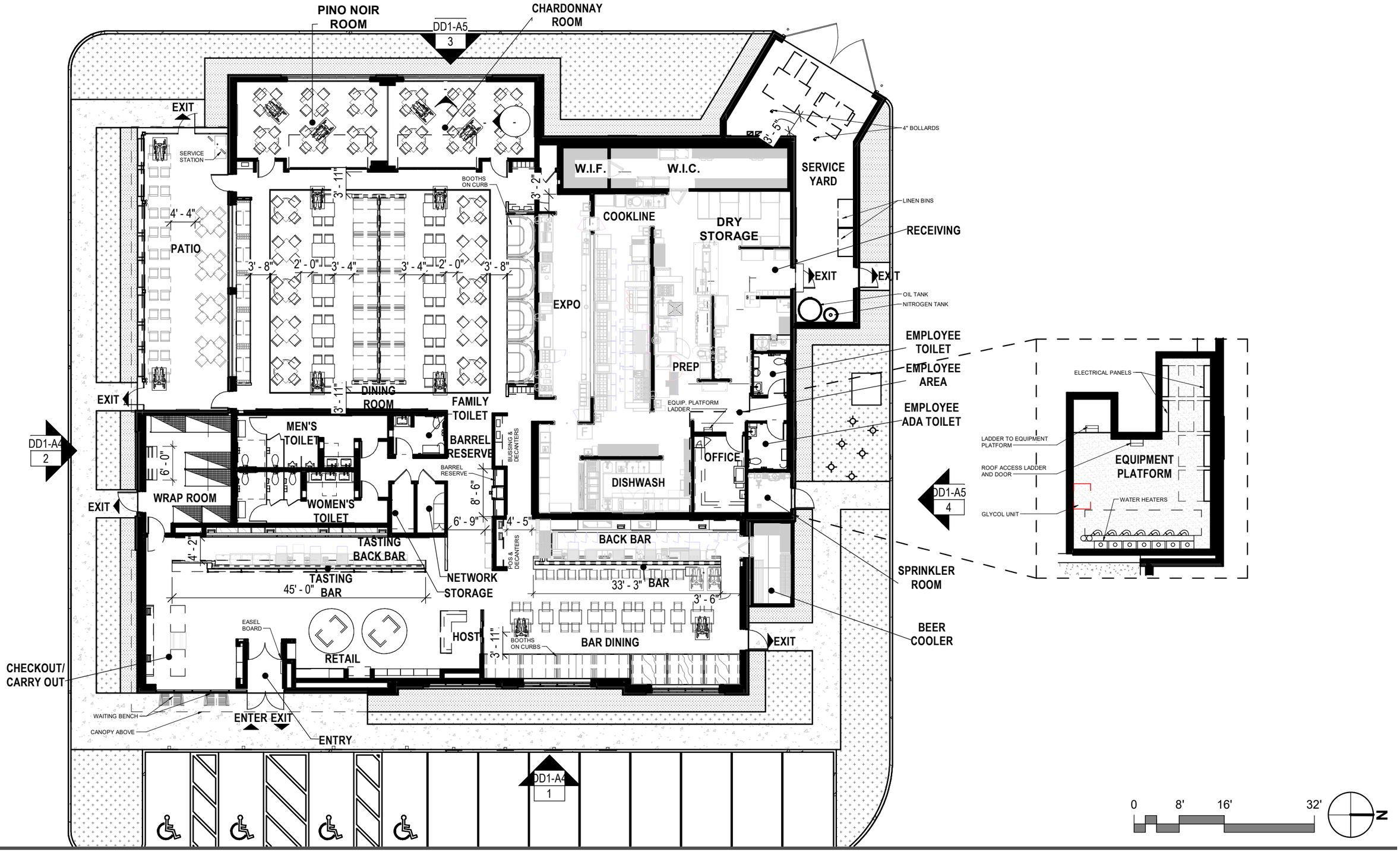
- TO BE DESIGNED AND INSTALLED BY QUALIFIED IRRIGATION CONSULTANT.

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
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6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

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L100
23211

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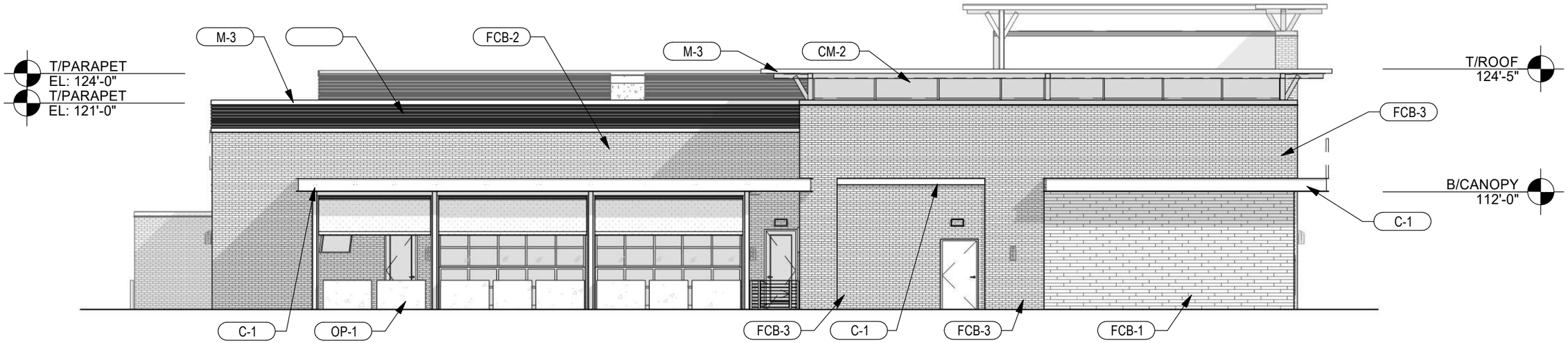
FLOOR PLAN

COOPER'S HAWK - PLEASANT PRAIRIE

COOPER'S HAWK PLEASANT PRAIRIE, WI

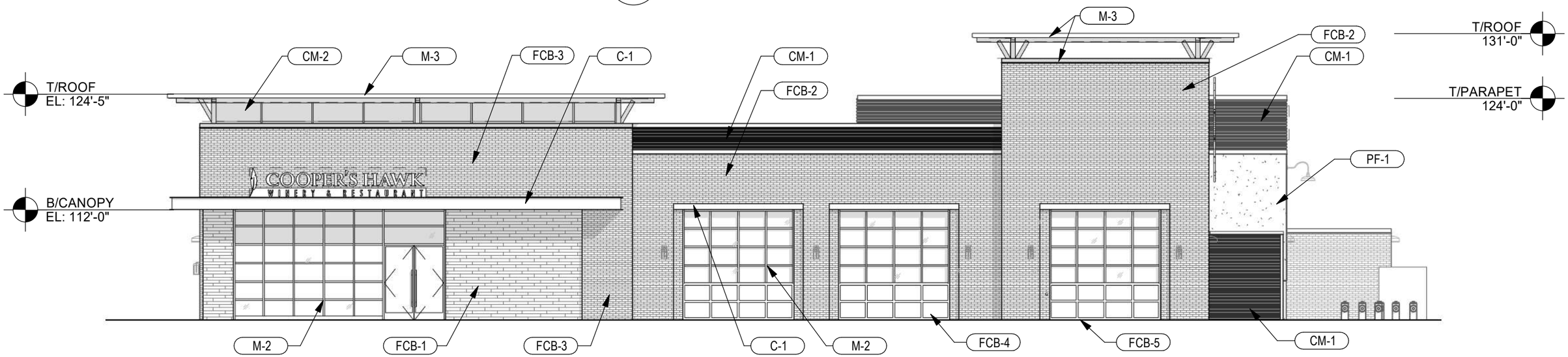
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2 SOUTH ELEVATION

3/32" = 1'-0"



1 EAST ELEVATION

3/32" = 1'-0"

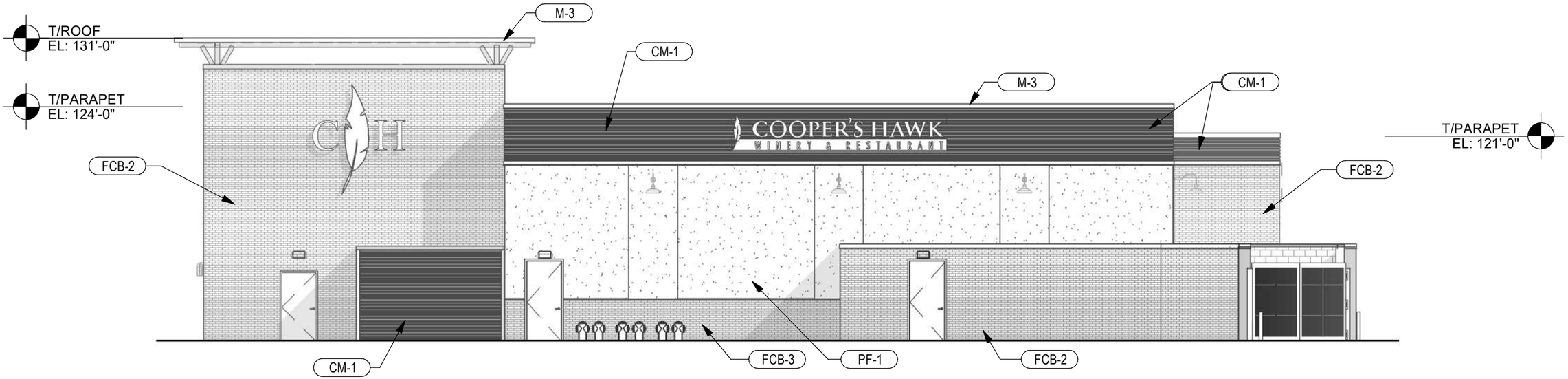
EXTERIOR ELEVATIONS

COOPER'S HAWK - PLEASANT PRAIRIE

COOPER'S HAWK PLEASANT PRAIRIE, WI

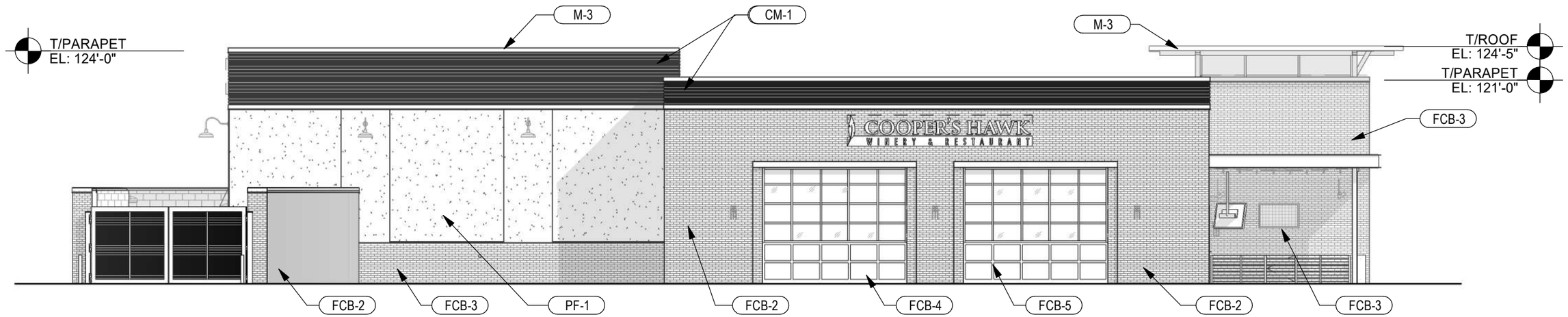
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4 NORTH ELEVATION

3/32" = 1'-0"



3 WEST ELEVATION

3/32" = 1'-0"

EXTERIOR ELEVATIONS

COOPER'S HAWK - PLEASANT PRAIRIE

COOPER'S HAWK PLEASANT PRAIRIE, WI

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EXTERIOR PERSPECTIVES

COOPER'S HAWK - PLEASANT PRAIRIE
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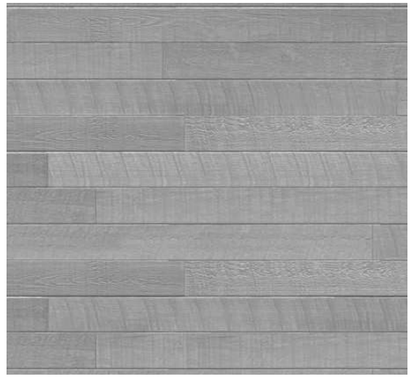


EXTERIOR PERSPECTIVES

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FCB-1 FIBER CEMENT BOARD
MFR: NICHIHA
STYLE: ROUGHSAWN
COLOR: SMOKE
SIZE: 17 7/8" X 71 9/16"
LOCATION: REFER TO EXTERIOR ELEVATIONS



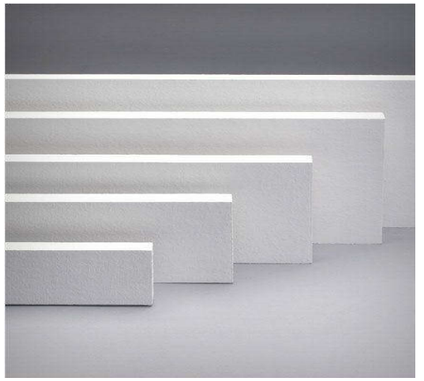
FCB-2 FIBER CEMENT BOARD
MFR: NICHIHA
STYLE: CANYON BRICK
COLOR: SHALE BROWN
SIZE: 17 7/8" X 71 9/16"
LOCATION: REFER TO EXTERIOR ELEVATIONS



FCB-3 FIBER CEMENT BOARD
MFR: NICHIHA
STYLE: MODERN BRICK
COLOR: MIDNIGHT
SIZE: 17 7/8" X 71 9/16"
LOCATION: REFER TO EXTERIOR ELEVATIONS



FCB-4 FIBER CEMENT BOARD
MFR: JAMES HARDIE
PRODUCT: BATTEN BOARDS / PANELS
COLOR: BLACK
SIZE: 2.5" X 0.75" BATTENS / 120" X 48" PANELS
LOCATION: REFER TO EXTERIOR ELEVATIONS



FCB-5 TRIM BOARD
MFR: JAMES HARDIE
STYLE: 4/4
COLOR: UNFINISHED; FIELD PAINTED 'BLACK'
FINISH: SMOOTH
SIZE: 144" X 3" X 0.75" THICK
LOCATION: REFER TO EXTERIOR ELEVATIONS



C-1 METAL C-CHANNEL
MFR: APEX METAL FABRICATING
PRODUCT: C-CHANNEL
COLOR: BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



M -2 METAL
MRF: KAWNEER
COLOR: BLACK
LOCATION: STOREFRONT, REFER TO EXTERIOR ELEVATIONS



M - 3 METAL
MRF: PAC-CLAD
COLOR: BLACK
LOCATION: COPING , REFER TO EXTERIOR ELEVATIONS



PF-1 EIFS
MFR: STO
PRODUCT: STO THERM
NUMBER: SW 7069
COLOR: IRON ORE
LOCATION: REFER TO EXTERIOR ELEVATIONS



CM -1 CORRUGATED METAL PANEL
MFR: ATAS INTERNATIONAL, INC.
PRODUCT: RIGID WALL II
COLOR: BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS



OP-1 OUTDOOR PLANTER
MFR: PALMETTO PLANTERS
PRODUCT: CUSTOM FIBERGLASS PLANTER
FINISH: CONCRETE
SIZE: 36"H x 15"D x VARIED LENGTHS
LOCATION: PATIO



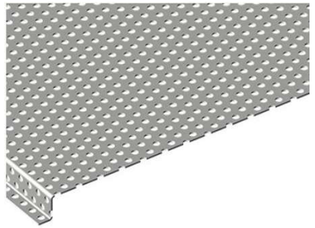
WB-1 WAITING BENCH
MFR: PARK WAREHOUSE
PRODUCT: STEEL STRAP BENCH W/ CURVED BACK
FINISH: POWDER COATED BLACK
SIZE: 6' LENGTH
LOCATION: ENTRY



XSC2: EXTERIOR SCONCE
MFR: PROGRESS LIGHTING
PRODUCT: WATCH HILL 1-LIGHT LANTERN
FINISH: TEXTURED BLACK
PRODUCT: #P560256-031
LOCATION: SEE ELEVATIONS



XSC1: EXTERIOR SCONCE
MFR: BASELITE CORP.
STYLE: 16" WAREHOUSE SHADE
FINISH: 41 - BLACK
PRODUCT: W-516-41-LED(36W)
LOCATION: SEE ELEVATIONS



CM -2 CORRUGATED METAL PANEL
MFR: ATAS INTERNATIONAL, INC.
PRODUCT: GATEN SERIES - PERFORATED
COLOR: BLACK
LOCATION: REFER TO EXTERIOR ELEVATIONS

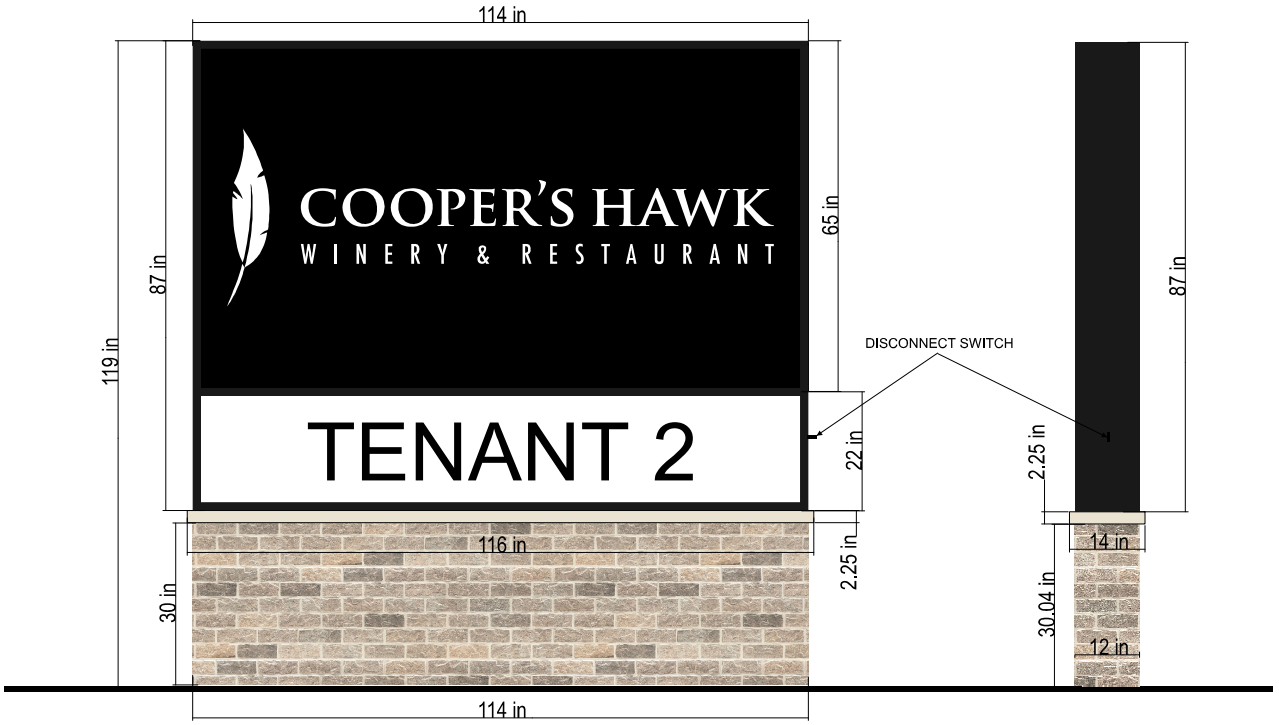
EXTERIOR MATERIALS

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PLEASANT PRAIRIE, WI

Total Sign Area: 68.9 SQ FT
Power: 120V, 6A

Cooper's Hawk Sign Area: 51.5 SQ FT



MONUMENT SIGN

(1) 2-SIDED ALUMINUM SIGN CABINET WITH (2) TENANT POSITIONS
FACES ARE WHITE ACRYLIC
COOPER'S HAWK GRAPHICS: 3M BLACK VINYL
1.5" RETAINERS AND H-BAR
CABINET IS PAINTED BLACK
4000K WHITE INTERIOR LEDS
VENEER BASE: NICHIHA FIBER CEMENT BOARD: CANYON BRICK, SHALE BROWN
CAST STONE SILL AND CAP: 2 1/4" WITH 3/4" BEVEL, SMOOTH TEXTURE

Elevate Sign Group

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Pleasant Prairie, WI

PROJECT:
PP - MONUMENT

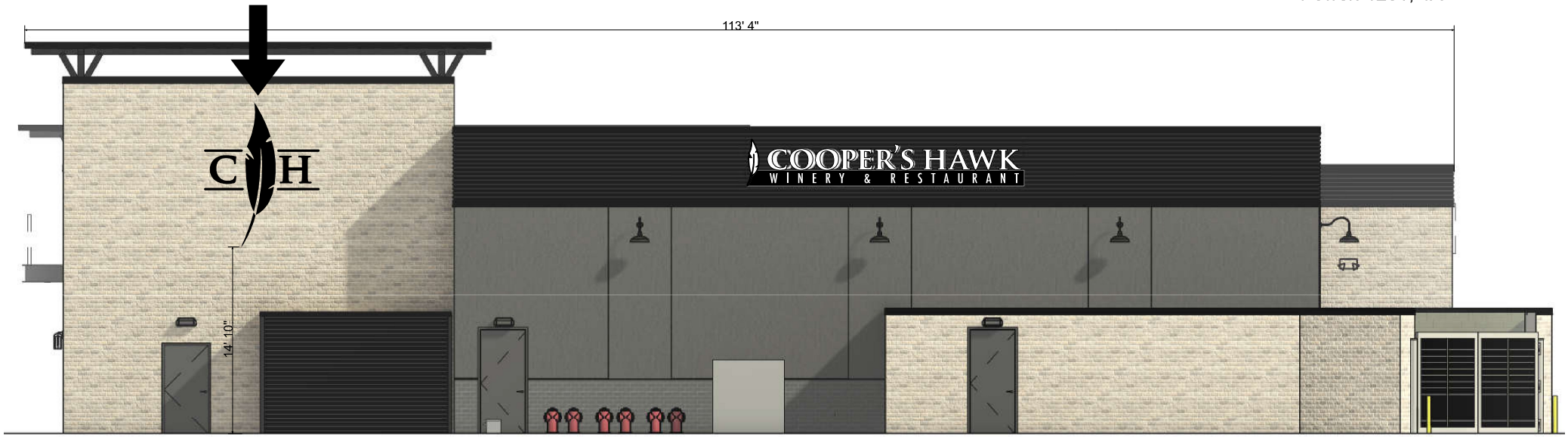
DATE:

ISA MEMBER

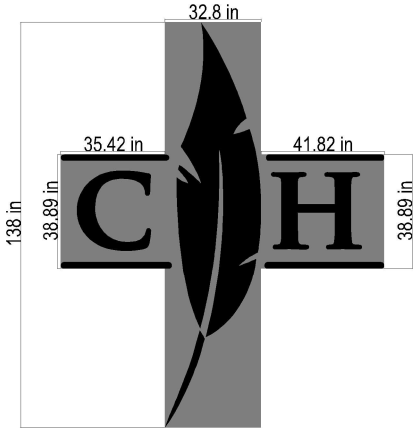
UL UNDERWRITERS LABORATORIES LISTED 236 ELECTRIC SIGN

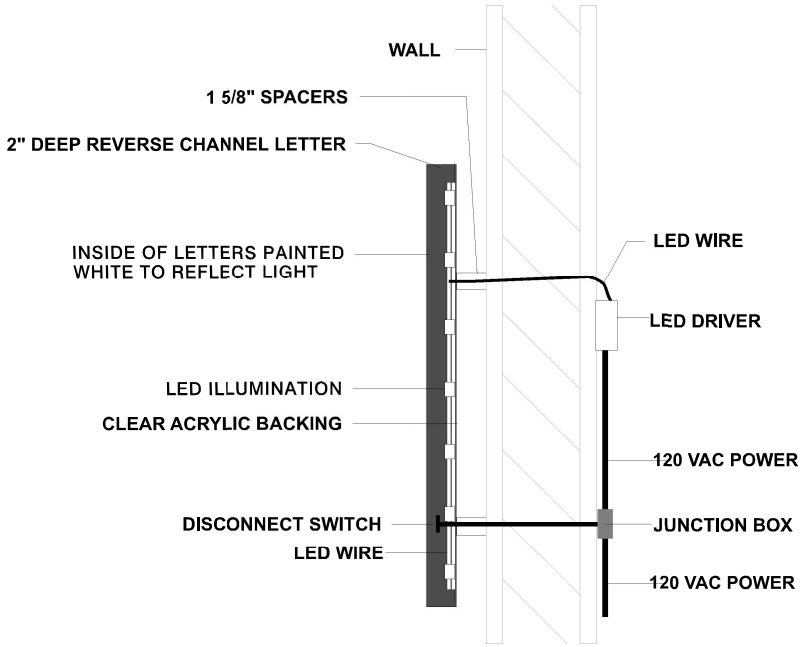
PLEASANT PRAIRIE, WI

Total Sign Area: 52.3 SQ FT
Power: 120V, 4A









NORTH ELEVATION FEATHER SIGN

2" DEEP REVERSED CHANNEL LETTERS DIRECTLY MOUNTED ON WALL
1 5/8" SPACERS PAINTED TO MATCH THE WALL
REVERSE LIT FEATHER PAINTED SATIN BLACK, 4000K WHITE INTERNAL LEDs
REMOTE LED POWER SUPPLIES

Elevate Sign Group

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Pleasant Prairie, WI

PROJECT:
PP - NORTH ELEVATION
FEATHER SIGN

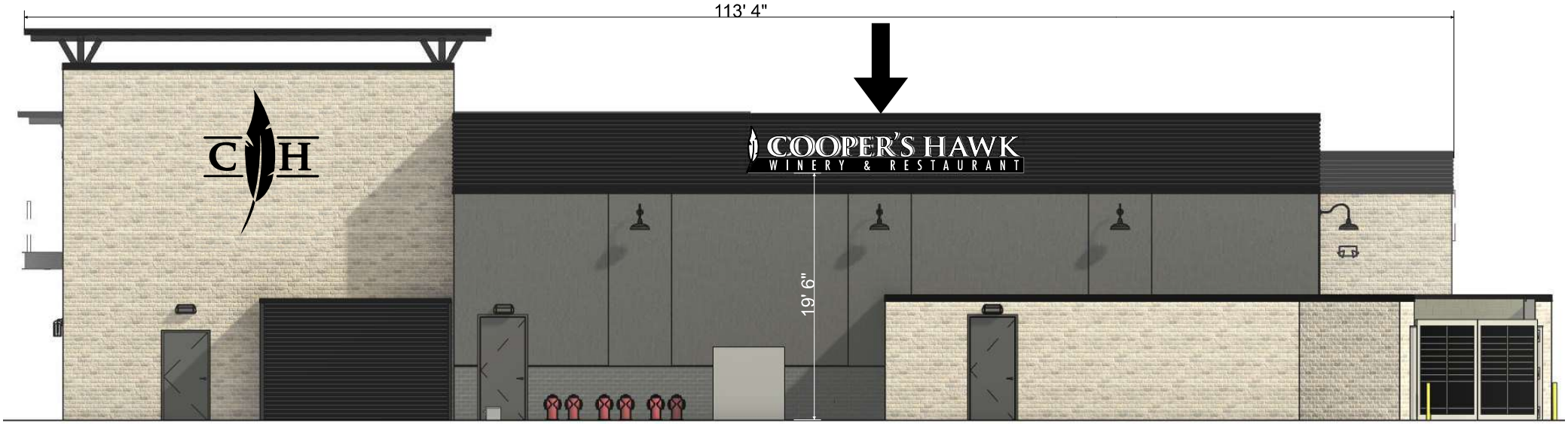
DATE:

ISA MEMBER

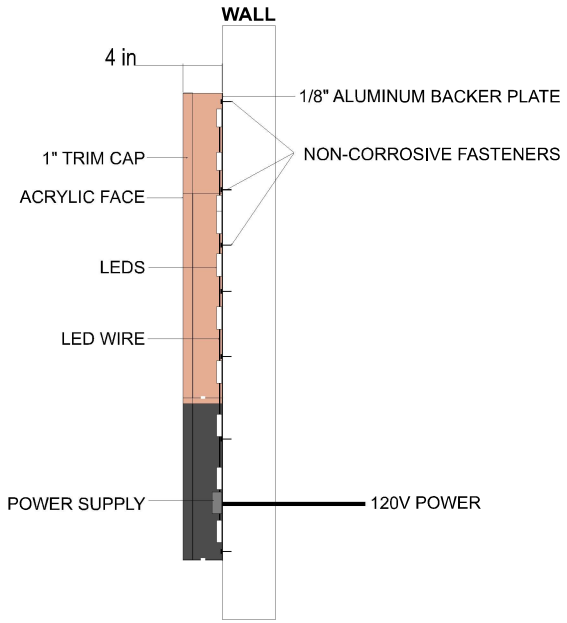
UL UNDERWRITERS LABORATORIES LISTED 237 ELECTRIC SIGN

PLEASANT PRAIRIE, WI

Total Sign Area: 81.6 SQ FT
Power: 120V, 5A







NORTH ELEVATION WALL SIGN

COOPER'S HAWK: FACE LIT CHANNEL LETTERS
WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
4000K WHITE INTERIOR LED ILLUMINATION
MOUNTED FLUSH TO THE WALL

Elevate Sign Group

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Pleasant Prairie, WI

PROJECT:
PP - NORTH ELEVATION
WALL SIGN

DATE:

ISA MEMBER

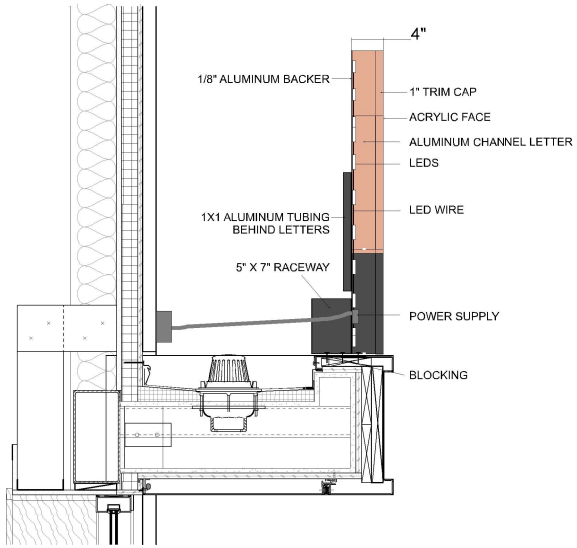
UNDERWRITERS LABORATORIES LISTED 238 ELECTRIC SIGN

PLEASANT PRAIRIE, WI

Total Sign Area: 61.9 SQ FT
Power: 120V, 5A







EAST ELEVATION CANOPY SIGN

COOPER'S HAWK: FACE LIT CHANNEL LETTERS
WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
4000K WHITE INTERIOR LED ILLUMINATION
5'x7" RACEWAY BEHIND THE SIGN FOR MOUNTING TO TOP OF THE CANOPY

Elevate Sign Group

Elevate Sign Group
1120 N. Ridge Ave.
Lombard, IL 60148
T: 630-656-1085
www.elevatesigngroup.com

SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Pleasant Prairie, WI

PROJECT:
PP - EAST ELEVATION
CANOPY SIGN

DATE:

ISA MEMBER

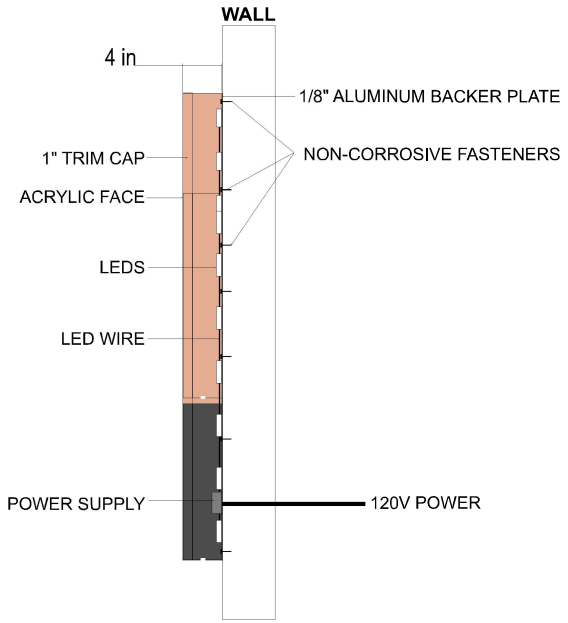
UL LISTED 239 ELECTRIC SIGN

PLEASANT PRAIRIE, WI

Total Sign Area: 61.9 SQ FT
Power: 120V, 5A







WEST ELEVATION WALL SIGN

COOPER'S HAWK: FACE LIT CHANNEL LETTERS
WHITE FACES; TRIM AND RETURNS PAINTED MATTHEWS ROSY COPPER METALLIC
FEATHER: BLACK AND WHITE FACE; TRIM AND RETURNS PAINTED MATHEWS ROSY COPPER METALLIC
WINERY & RESTAURANT: ROUTED ALUMINUM CABINET PAINTED SATIN BLACK, WITH WHITE PLEXI BACKING
CONTOUR SHAPED 1/8" ALUMINUM BACKER FOR ATTACHING THE SIGN ELEMENTS TO THE W&R CABINET
4000K WHITE INTERIOR LED ILLUMINATION
MOUNTED FLUSH TO THE WALL

Elevate Sign Group

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Lombard, IL 60148
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SUBMITTED TO:
Cooper's Hawk
Winery & Restaurant

Pleasant Prairie, WI

PROJECT:
PP - WEST ELEVATION
WALL SIGN

DATE:

ISA MEMBER

UNDERWRITERS LABORATORIES LISTED 240 ELECTRIC SIGN

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE:

Consider approval of Resolution #25-18 to recognize July 2025 as Parks & Recreation Month and July 18, 2025 as Parks Professional Day.

PROPOSED BY: Parks and Recreation	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

See attached resolution.

STAFF RECOMMENDATION:

Approve Resolution #25-18.

Resolution #25-18 Parks and Recreation Month 2025.docx

VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #25-18
DESIGNATING JULY 2025 AS
PARKS AND RECREATION MONTH

WHEREAS, parks and recreation is an integral part of communities throughout this country, including Pleasant Prairie; the U.S. House of Representatives has designated July as Parks and Recreation Month and July 18 as Parks Professionals Day; and

WHEREAS, Pleasant Prairie Parks and Recreation is celebrating 25 years as home to the nation's largest municipally operated recreation center, the RecPlex; and

WHEREAS, Pleasant Prairie is home to over 560 acres of parkland providing space for popular sports, hiking trails, beaches and many other activities designed to promote active lifestyles; and

WHEREAS, great parks and recreation opportunities provide the foundation for the physical, social, and environmental well-being of communities and contribute to community's economic prosperity through increased property values, expansion of local tax base, increased tourism, attraction and retention of businesses and crime reduction; and

WHEREAS, Pleasant Prairie recognizes the benefits derived from parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the Village Bard of Trustees hereby formally designates that July is recognized as Park and Recreation Month in the Village of Pleasant Prairie.

Adopted this 14th day of July 2025.

VILLAGE OF PLEASANT PRAIRIE

_____
David J. Klimisch
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE:

Consideration of Roadway Improvements on 85th Street Between Old Green Bay Road and Cooper Road

PROPOSED BY: Engineering	**FISCAL IMPACT: Yes**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:** **General Government**
STRATEGIC INITIATIVE: No	

SUMMARY:

85th Street is an east west connection between STH 31 and STH 32 and is generally spilt in half by the municipal boundary at 39th Avenue. In 2009, the rural roadway was reconstructed to an urban section, featuring one travel lane in each direction, bike lanes, and a paved shoulder that also functions as a parking lane. Although the pavement is nearing 20 years in age, it remains in good condition and is not anticipated to require resurfacing within the next 10 years.

85th Street is classified by WisDOT as a Minor Arterial. This classification is used to categorize roadways based on their primary function in a transportation network as summarized below by the Federal Highway Administration (FHWA):

- **Principal Arterials – Major roads such as highways and interstates with limited access and high speeds.**
- **Minor Arterials – Connect neighborhoods to major routes. These roads balance mobility and access, with moderate speeds and traffic volumes.**
- **Major Collectors – Collect traffic from local streets and funnel it to arterials. These roadways serve larger areas such as schools, business districts, or multiple neighborhoods and typically have moderate traffic volumes and some access controls. They tend to be longer in length.**

- **Minor Collectors – Provide local connectivity within neighborhoods. These streets have lower traffic volumes, slower speeds, and higher access, with driveways and side streets being common.**
- **Local Roads – Provide direct property access. They have the lowest traffic volumes and are not intended for through traffic.**

85th Street, with an average annual daily traffic (AADT) of 9,600 vehicles near Old Green Bay Road, has the highest volume of any village owned roadway in the Village. Its traffic levels are comparable to State Highway 32, a Principle Arterial roadway. However, due to a high concentration of driveways, on-street parking, and a low posted speed limit, it continues to function as a local roadway. These conflicting roadway characteristics between mobility and access contribute to driver frustration, delays, speeding, and operational conflicts.

To address safety concerns and operational issues, the Village Police Department increased patrols and enforcement along 85th Street. In summary, between 2015 and June 2024, officers conducted 1,301 traffic stops in the corridor. The department also launched social media campaigns and regional news coverage, but these efforts had limited long-term impact on driver behavior.

One of the primary safety issues involves vehicles stopping in the travel lanes to make left turns into driveways or side streets. This causes delays and leads through traffic to illegally bypass on the right, often entering the bike lane, which creates serious safety concerns. In response, the Police and Public Works Departments installed temporary physical barriers at intersections to prevent right-side passing. While this was effective, several devices including a speed trailer and barricades were damaged or destroyed by vehicles. Subsequently, flexible delineators were installed at the intersections with 60th, 63rd, and 65th Avenues in March 2023 to physically separate travel lanes from bike lanes. Since their installation, only one request for additional patrol has been received. However, the delineators are visually unappealing, frequently damaged, hinder snow removal, and impact overall traffic flow.

At the Village Board meeting on November 25, 2024, the Board directed the Engineering Department to develop a roadway improvement plan that protects the bike lane while removing the flexible delineators.

Alternatives Evaluated:

1. **Conversion to a Two-Way Left Turn Lane (TWLTL) with removal of on-street parking.**

2. **Dedicated left turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues, with removal of parking at those locations.**
3. **Four-lane section (two eastbound, two westbound) with removal of parking and bike lanes.**
4. **Three-lane section (two eastbound, one westbound) with removal of parking lanes.**
5. **Curb bump-outs to reduce bike lane and parking lane width at intersections.**
6. **Bypass lanes at specific intersections.**

Following evaluation, the Engineering Department recommended the TWLTL option from Old Green Bay Road to Cooper Road. This layout eliminates the parking lane, shifts the travel lanes closer to the curb (within 5 feet), and thereby physically prevents right-side passing by removing available lateral space.

At the February 24 Village Board meeting, during public comment, residents expressed concerns primarily about the loss of on-street parking. In response, the Board requested that the Engineering Department hold a Public Involvement Meeting (PIM) to present alternatives and gather additional feedback.

The dedicated left-turn lane alternative identified previously, designed to retain more on-street parking, was developed by the Village's consultant, Ayres Associates, and presented at the June 12, 2025 PIM at Village Hall. Invitations were sent to all 74 properties fronting 85th Street between Green Bay Road and Cooper Road, and notices were posted on the Village website and social media.

At the PIM, aerial photo exhibits of both the TWLTL and left-turn lane options were provided, along with a sign-in sheet and comment forms. Fourteen residents (representing nine properties) attended. Based on submitted forms:

- **Nine properties preferred No Change / Keep Existing Conditions**
- **One property supported the TWLTL**
- **No property owners selected the turn lane option, although several indicated it would be preferred over the TWLTL if changes were necessary**

All written comments, email correspondence, petitions and social media posts are included in the Board packet. Also included is information from KUSD addressing bus safety and a memo from the Captain Merik on the Village's Police Department past efforts.

Each alternative presents tradeoffs that largely depend on user perspective:

- **No Change is likely preferred by residents who value on-street parking and flexibility**
- **TWLTL offers the greatest operational benefit to through traffic and bicyclists by removing left turning vehicles from the travel lane**
- **Dedicated Turn Lanes offer a compromise, providing operational improvements with decreased impact on residential parking**

Estimated Costs:

- **No change: $0**
- **Dedicated left-turn lanes: $50,000 (without pavement marking refresh)**
- **TWLTL option: $200,000 (due to full pavement marking removal and replacement)**

While only these three alternatives were presented for public comment as the most viable options, others remain available. Additionally, the turn lane exhibit presented at the PIM included improvements at all five intersections, but this could be scaled back to just the locations with existing delineators.

If the Village Board chooses to proceed with either marking project, the Engineering Department plans to complete construction by the end of the year.

STAFF RECOMMENDATION:

Direct the Engineering Department to proceed with the design and implementation of the Board's preferred alternative: Two-Way Left Turn Lane (TWLTL) / Dedicated Left Turn Lanes / No Change along 85th Street between Old Green Bay Road and Cooper Road.

85th St Petition 5-16-25.pdf

85th St Petition 6-6-25.pdf

85th St Resident Jeff Greene - turn lane issue.pdf

2025-05-28 PIM Letter 85th Street.pdf

2025-05-30 Ianson email.pdf

2025-06-04 call follow up.pdf

2025-06-09 Ridolfi email.pdf

2025-06-13 PD Summary.pdf

2025-06-17 Settano email.pdf

2025-06-27 KUSD Bus questions.pdf

PIM Exhibits.pdf

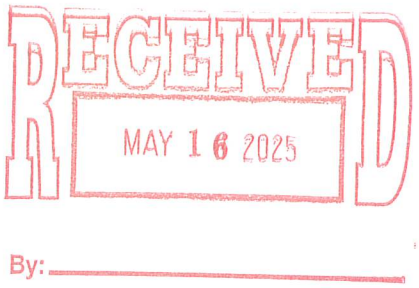
Sign in and completed comment forms.pdf

Social media summary.pdf

85th Street Petition

Against

Eliminating the Parking Lane



Submitted by: Rock & Audrey Ridolfi (262-620-8684) and Tom & Ann Ouradnik (262-515-0215) on behalf of the 85th Street residents.

Petition against eliminating the PARKING LANE from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

1 of 4

	Print Name	Signature	Address	Date	Phone (Optional)
1	Rock Ridolfi	Rock Ridolfi	5311-85th St. P.P.	4/15/25	262-620-8684
2	Audrey Ridolfi	Audrey Ridolfi	5311-85th St. P.P.	4/15/25	262-237-4662
3	Judy Voss	Judy Voss	7801-88th ave P.P.	4-16-25	262-969-8406
4	JOHN M SCHLATER	John M Schlater	5324-85th ST PP	4-16-25	262 945 6640
5	Cindy Schlater	Cindy Schlater	5324-85th St PP	4-16-25	262-945-1649
6	Elizabeth Meil	Elizabeth Meil	5303 85th St.	4-17-25	262-960-1765
7	Julie Mangels	Julie Mangels	262-417-8245	4/17/25	262-417-8245
8	Karl Bielewicz	Karl Bielewicz	262-496-4984	4-17-25	5219-85 st
9	Carl Stout	Carl Stout	5116 85th ST PP	4-17-25	262-515-2156
10	Dave Rasch	Dave Rasch	5114-85ST PP	4/17/25	
11	Austin Tyler		5121 85 st		.2204624
12	Pamela Burns	Pamela Burns	5121 85th st	4/17/25	6086957294
13	Jonn Cooper	Jonn Cooper	8504 Cooper Rd	4/17/25	847-571-4166
14	Jennifer Cooper	Jennifer Cooper	8504 Cooper Rd	4/17/25	847-707-0250
15	Robert Matting	Robert Matting	5310 85th st P.P.	4/17/25	262.327.1553
16	Kim Bielewicz	Kim Bielewicz	5219-85th St PP	4/17/25	262-496-1984
17	JEFF GREENE	Jeff Greene	5224 85th ST P.P	4/17/25	559-904-0401
18	Cheryl Cibrario	CHERYL CIBRARIO	5611-85st P.P	4/22/25	
19	Alicia Gomez	Alicia Gomez	5900 85th St PP	04/22/25	(262)672-5172
20	Gary Gerlach	Gary Gerlach	5464-85th st P.P.	4/22/25	262-694-3078

250

Petition against eliminating the PARKING LANE + Meeting wanted
from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road 294

	Print Name	Signature	Address	Date	Phone (Optional)
1	Ann Ouradnik		5319 85 St P.P.	4/16/25	
2	THOMAS OURADNIK	Thomas Ouradnik	5319-85TH ST. P.PR.	4/16/25	
3	Dennette Deisel	Dennette Deisel	6206-85th St	4-16-25	
4	Charles Mooney		6708 85th St	4-16-25	
5	Sarah Kruckenberg		6708 85th St	4-16-25	
6	JOYCE JANKOVIC		5991 85TH ST	4-16-25	
7	GORAN JANKOVIC		5997 85TH ST	4-1-25	
8	SHARON MORTON		5929 85TH ST	4/16/25	
9	ERIN MORTON		5929-85TH ST	4-16-2025	
10	SAMANTHA CUEVA		5933 85th ST	4/16/2025	
11	Jovana Jankovic		5997 85th ST	4/16/2025	
12	Raymond Wickliffe		5911 85 ST	4-16-25	
13	Susan McDaniel		5932 85TH ST.	4/16/25	wants a meeting -Situations differ
14	HERB FRANCART		6328 85TH ST	4/17/25	847-553-5628
15	AMBER DAMRON		6331 85th St	4/18/25	847-651-8428
16	TONY DAMRON	Tony Damron	6331 85TH St	4/18/25	
17	Melany Cardenas		5510 85th St	4/22/25	224-399-6461
18	Oscar Alaniz		5510 85th St	04/22/25	
19	Rebekah Miller		5506 85th St	4/23/25	262-496-9536
20	Caleb Kaiser		5506 85th St	4/23/25	

Petition against eliminating the PARKING LANE from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

394

	Print Name	Signature	Address	Date	Phone (Optional)
1	Christopher Straka		5403 85th St	4/30/25	2129457746
2	Charlyne Straka	Charlyne Straka	5403 85th St.	4/30/25	262-945-2742
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Petition against eliminating the PARKING LANE from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

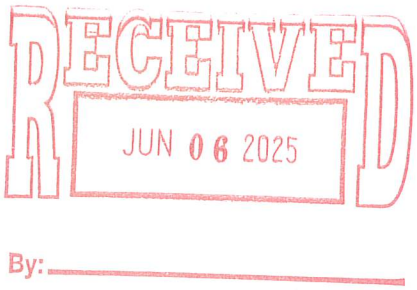
4 of 4

	Print Name	Signature	Address	Date	Phone (Optional)
1	Ashley Ciskowski	Ashley Ciskowski	7738 5th Ave.	4/29/25	
2	Kevin Ciskowski	Kevin Ciskowski	7738 5th ave	4/29/25	
3	Kevin McTernan	Kevin McTernan	1672 37th Ave	4/29/25	
4	Lauren Kossack	Lauren Kossack	5001 76th St.	5/4/25	
5	Kate Jacobs	Kate Jacobs	3933 Scenic Way	5/4/25	
6	Kyle Kossack	Kyle Kossack	5001 76th St.	5/4/25	
7	Rex Jacobs	Rex Jacobs	3933 Scenic Way	5/4/25	
8	Mary Berry	Mary Berry	3300 99th st	5/4/25	
9	Timothy Berry	Timothy Berry	3300 99th St.	5/4/25	
10	Megan Berry	Megan Berry	3300 99th St.	5/4/25	
11	Jack McTernan	Jack McTernan	2555 Lincoln Rd.	5/4/25	
12	Eilena McTernan	Eilena McTernan	4528 16th St	5/4/25	
13	Tess Strangberg	Tess Strangberg	1566 45th Ave	5/4/25	
14	ALEX STRANGBERG	Alex Strangberg	1566 45TH AVE	5/4/25	
15	Gabriela McTernan	Gabriela McTernan	10211 Arthur Ave	5/4/25	
16	Thomas Connolly	Thomas Connolly	3508 16th Place	5/4/25	
17	Jane McTernan	Jane McTernan	7115 3rd Ave	5/4/25	
18	McTernan	McTernan	7115 3rd Ave	5/4/25	
19	TIM BERRY JR		3300 99th St	5/4/25	
20	Pauline McTernan	Pauline McTernan	2107 75th St	5/4/25	

85th Street Petition

Against

Eliminating the Parking Lane



Submitted by: Rock & Audrey Ridolfi (262-620-8684) and Tom & Ann Ouradnik (262-515-0215 on behalf of the 85th Street residents.

Note: there are some non-Kenosha signatures (clearly marked) that were collected as they parked on 85th Street when they were visiting. *At this time, we did not ask all 85th Street impacted residents to collect but wanted to provide a very small sample of visitors who do park on 85th Street.
These were collected only by Rock & Audrey Ridolfi (262-620-8684) and Mike and Linda Broesch (262-496-7948).

Petition against eliminating the PARKING LANE
from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

	Print Name	Signature	Address	Date	Phone (Optional)
1	JEFFREY STURYCZ	Jeffrey Stu	720-35th ST APT. #14	05/08/2025	(262)496-0577
2	Jacob Lowry		8402 25th Ct	05/16/25	(262)287-7134
3	Dawn Shupe	Dawn Shupe	5824-83rd Place	5/16/25	(262) 496-2655
4	Deni Shupe	Shupe	1929 80th Place	5/16/25	262-914-1719
5	Troy Broyles		10689 48th Ave Pl. Pr.	5/16/25	262-909-6134
6	DIANE EVANS	Diane Evans	8532 103rd Pleasant Pr.	5/16/25	262-287-2797
7	RANDY Shupe	Randy Shupe	5824 83rd Place	5/17/25	262-771-9993
8	Allison Broyles		10689-48th Ave	5/17/25	262-914-5385
9	Steve Wattron		8245 26th Avenue	5/17/25	—
10	Leticia Silva		4980 35th St	5-17-25	262 455-6829
11	Matt Shupe	Matt Shupe	5824 83rd place	5-17-25	262 914-2845
12	Denise MacDonald	Denise MacDonald	8129 66th Ave.	5-22-25	265 496 5174
13	JUDITA M PULERA	Judita M Pulera	1285-39 Ave	5-29-25	262. 308-0730
14	PAUL R PULERA	Paul R Pulera	1285-39 AVE	5-29-25	2623088841
15	LINDA SICILIA	Linda Sicilia	6308-47 AVE	5-29-25	262515-3990
16	JOHN SICILIA	John A Sicilia	6308-47th Ave	5.29.25	2623583990
17	Amy cronin.		6508 106th Ave.	5/30/25	262-496-5756
18	Mike Cronin		6508 106th Ave	5/20/25	
19	Julia Pulera	Julia Pulera	520 3 85th St	5/30/25	262-496-3550

Petition against eliminating the PARKING LANE
from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

	Print Name	Signature	Address	Date	Phone (Optional)
1	Grace Faldetta	Grace Faldetta	Kenosha WI 3020-87th Place	6/4/25	—
2	Paul T. Pulera		1925-80th Ave 847.201	6/5/25	—
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Petition against eliminating the PARKING LANE from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

	Print Name	Signature	Address	Date	Phone (Optional)
1	Roger Koessl	Roger Koessl	5232-83rd st	May 25th 2025	
2	Debra M Koessl	Debra M Koessl	5232. 83rd st	May 25-2025	
3	Linda Broesch	Linda Broesch	5203-85th St PLPRWI	6/5/2025	
4	Michael J BROESCH	Michael J Broesch	5203-85th Street PL	6-5-2025	
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Petition against eliminating the PARKING LANE
from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

	Print Name	Signature	Address	Date	Phone (Optional)
1	Janise Lebedz		3940 Taft Road Kenosha	4.27.25	
2	Mary Jo Anderson	Mary Jo Anderson	7310 Sheridan Rd Ken	4-27-25	
3	CHARLES LABEDZ		3940 TAFT RD KENOSHA	4-27-25	
4	Mary James		5426 40th Ave Kenosha	4.27.25	
5	WILLIAM ALEXIO		4330 116th St PLEASANT PRAIRIE	4/27/25	
6	Jerry Molette		4330-116th St. Pl. Pr.	4.27.25	
7	JUDY PULERA		1285-39 Ave	4-27-25	
8	ELIZABETH SHERMANSKE		630-Outlook dr TWIN LAKES	5-7-25	
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Petition against eliminating the PARKING LANE
from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

Non-Kenosha County that park on 85th St.

	Print Name	Signature	Address	Date	Phone (Optional)
1	Rock Ridolfi JR		6549 N Braeburn Ln Glendale WI 53209	4/20/25	262-358-3330
2	Dana Alia		12114 43rd Ave Pleasant Pr. WI, 53158	4/20/2025	262 914 9566
3	Dominic Ridolfi		2549 N. Milwaukee Ave, Apt 2F Chicago IL 60647	4/20/25	262 960 0057
4	Tracy Ridolfi		6549 n. Braeburn glendale, WI lane 53209	4/20/25	262-237-2572
5	OLGA B. CABAL	Olga B. Cabal	8427 57 AVE	4/24/25	262-496-72[illegible]5
6	Karina Ceja		5701 85th St	4/24/25	847 9899687
7	Debbie Broerman		4868 87th Place	5/18/25	262-945-7125
8	Frankie Carswell	Frankie Carswell	8619-108th Ave	5/18/25	262-945-0302
9	Tom Carswell		8619 108th Ave	5/18/25	262-694-8447
10	Greg Broerman		4868 87th Pl.	5-18-25	262-358-3911
11	Vicki Zeihen	Vicki Zeihen	8433-65th Ave Ke	5/23/25	2624978993
12	Laura St Peter	Laura St. Peter	4108 86th Street Kenosha	5/23/25	262-914-2360
13	Catherine Eggert	Catherine Eggert	8205-65 Ave Kenosha	5/23/25	262-909-5968
14	Jim St. Peter		4108-86th St.	5/23/25	262-697-0692
15	MARK ZEIHEN		8433 65th AVE	5/23/25	262-902-2011
16	DON Rirschbaum		7957-109th AVE	5/23/25	262-496-4145
17	Sandra Flesch		5722-47 Ave	5/24/25	262-237-1036
18	Donald Flesch	Donald Flesch	5722-47 AVE	5/24/25	262-358-0177
19	Gayle Flesch	Gayle Flesch	7841-16th Ave	5/24/25	262-496-8946
20	Linda Zapp Flesch	Linda K Zapp	7009-53rd St. Kenosha	5/24/25	(262)515-2405
21	Mike Flesch		7009-53rd St. 53144	5/24/25	(262)515-5905

Petition against eliminating the PARKING LANE
from 85th Street in Pleasant Prairie between 51st Ave and Green Bay Road

Non-Kenosha County

*Visitors who park on 85th

	Print Name	Signature	Address	Date	Phone (Optional)
1	Nick Jahnke		595 Spend A Buck Dr Inverness FL 34453	5.7.25	
2	Rollene Ewens	Rollene Ewens	E8412 North Ave Wisconsin Dells WI 53965	5-21-25	
3	Elizabeth Semmelman	Elizabeth Semmelman	1011 Aviation Ln Libertyville IL 60048	5-21-25	
4	Vicki Rezny	Vicki Rezny	6299 E Big Lake Loop Rd Three Lakes, WI 54562	5-21-25	
5	Kim Ewens	Kimberly Ewens	8195 Doolittle Rd. Minocqua, WI. 54548	5-21-25	—
6	[illegible]	[illegible]	[illegible]	[illegible]	
7	Dominic James		346 Wisconsin ST Mayville, WI 53050	5-30-25	
8	Kirsten James	Kirsten James	346 Wisconsin St. Mayville, WI 53050	5-30-25	
9	Laura Falduto	Laura Falduto	8736 San Pedro Drive Scottsdale, AZ 85258	5-30-25	
10	Janelle Broesch		4043 Zenith Ave. S. Minneapolis, MN 55410	5/30/25	
11	Michael Knapp		4043 Zenith Ave S Minneapolis, MN 55410	5/30/25	
12	John Broesch		8718 Jonquil Ln N Maple Grove MN 55369	5-30-25	
13	Melisa Broesch	Melissa Broesch	8718 Jonquil Lane N. Maple Grove MN 55369	5/30/2025	—
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RECEIVED
JUN 06 2025
BY:

Dear Village of Pleasant Prairie,

I am writing to you regarding the project projected to happen on 85th St. I understand there has been some concern with the ability to turn left on 85th Street when traveling eastbound.

I am concerned about the proposed options. The left turn lane down 85th St. is absolutely a bad idea. This will impact all of the residents the most. Many of us do not have parking near our homes, other than the curbside. Any attempt to host parties, family gatherings, garage/yard sales, will be completely out of the question. Friends and family (especially the elderly) will be required to be either dropped off or be required to circumnavigate traffic flying up and down 85th street. You may think it's not an issue, but come out on 85th street and see how people drive. They are crazy and they are impatient. Your thoughts on having a center turn lane will only turn into idiots trying to pass cars that they feel are going too slow.

If you proceed with the center turn lane, you will now have a conflict with bikes and trash cans. We will also lose the space to put our trash cans out on the street. You are now going to have to worry about the trash trucks and our cans. By having a center turn lane and an eastbound and westbound lane, the bike lane now becomes the trash can lane. That lane will not be wide enough for the trash trucks, so it will require cars to go around in the left turn lane, making it dangerous near intersections and potentially causing an accident. How long before the bike people complain, before we are changing things again??

I understand there might be a few people that are inconvenienced by the current situation, but for the GREATER NUMBER of us, you will be making ALL of our lives more dangerous. Right now we can at least back out into the bike lane as cars zoom by, but now we will have to back out into actually traffic lanes and risk being hit.

We have seemed to function relatively well over the years, and this will greatly disrupt more residents on 85th St.

My recommendation would be to just do the turn lanes at the main intersections: 65th, 60th, 57th etc.

Please take into consideration those of us who live on 85th St., not just those who transit on 85th St.

I thank you in advance for taking the time to read this letter and consider all of us who live on 85th St.

Respectfully,
Concerned resident and tax payer- Jeff Greene 5224 85th St.

P.S. Unfortunately, I will be out of town the night of the meeting.

Office of the Village Engineer
Kurt R. Davidsen, P.E.

May 28, 2025

Dear Property Owner,

The Village of Pleasant Prairie invites you to attend an open-house Public Involvement Meeting to discuss proposed pavement marking improvements along 85th Street, from Green Bay Road to Cooper Road. The meeting will take place on **Thursday, June 12, 2025**, from **5:00 to 6:30 p.m.** in the **Village Hall Auditorium**, located at **9915 39th Avenue, Pleasant Prairie, WI**. Please enter through the lower-level entrance on the south side of the building (off 100th Street).

The meeting is an open-house format, without a formal presentation. During the meeting time, attendees will have the opportunity to view project displays and speak directly with project staff regarding the proposed improvements.

The project aims to improve safety and address traffic concerns along 85th Street, particularly issues caused by vehicles passing on the right within the bike lanes. Two pavement marking options will be shown for public review and input:

1. Option 1: Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues.
2. Option 2: Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues.

Following the Public Involvement Meeting, the Village Engineering Department will present the options and a summary of public feedback to the Village Board during a future meeting. The Village Board will consider this input before deciding on a preferred option. If approved, construction is tentatively scheduled for summer or fall of 2025.

If you are unable to attend the meeting and would like more information, please feel free to contact me at (262) 925-6728 or by email at kdavidsen@pleasantprairiewi.gov**.**

Sincerely,

Kurt R. Davidsen, P.E.
Village Engineer

From: Chad Ianson <chad.ianson@gmail.com>
Sent: Friday, May 30, 2025 5:13 PM
To: Kurt Davidsen
Subject: 85th st

Follow Up Flag: Follow up
Flag Status: Completed

[You don't often get email from chad.ianson@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mr. Davidsen,

I live at 5519 85th st and after reading your letter that you sent us, I have a few questions. With having a dedicated left turn lane being at 56th, wouldn't that shorten the lane, making the issue we are having currently ok for people who cannot wait for a turn? We have had plenty of problems of people driving so close to our property and almost hitting me as I get our mail/trash. This doesn't seem to fix the issue of the bike lane, but just fixes it so they can drive closer to us. I feel that this does not help anyone on the south side of 85th street. Also, wouldn't this possibly affect our trash cans when we put stuff out? I for one was not happy picking it up the few times it was hit the way the road currently is. I feel that there should be a 3rd option for the homes on the south side of 85th since we are not going to see any improvement from what you are currently proposing. Also, I see the signs saying that it is illegal to pass, but rarely see police in the area to enforce it. We did have the posts put in, but never close to our house.

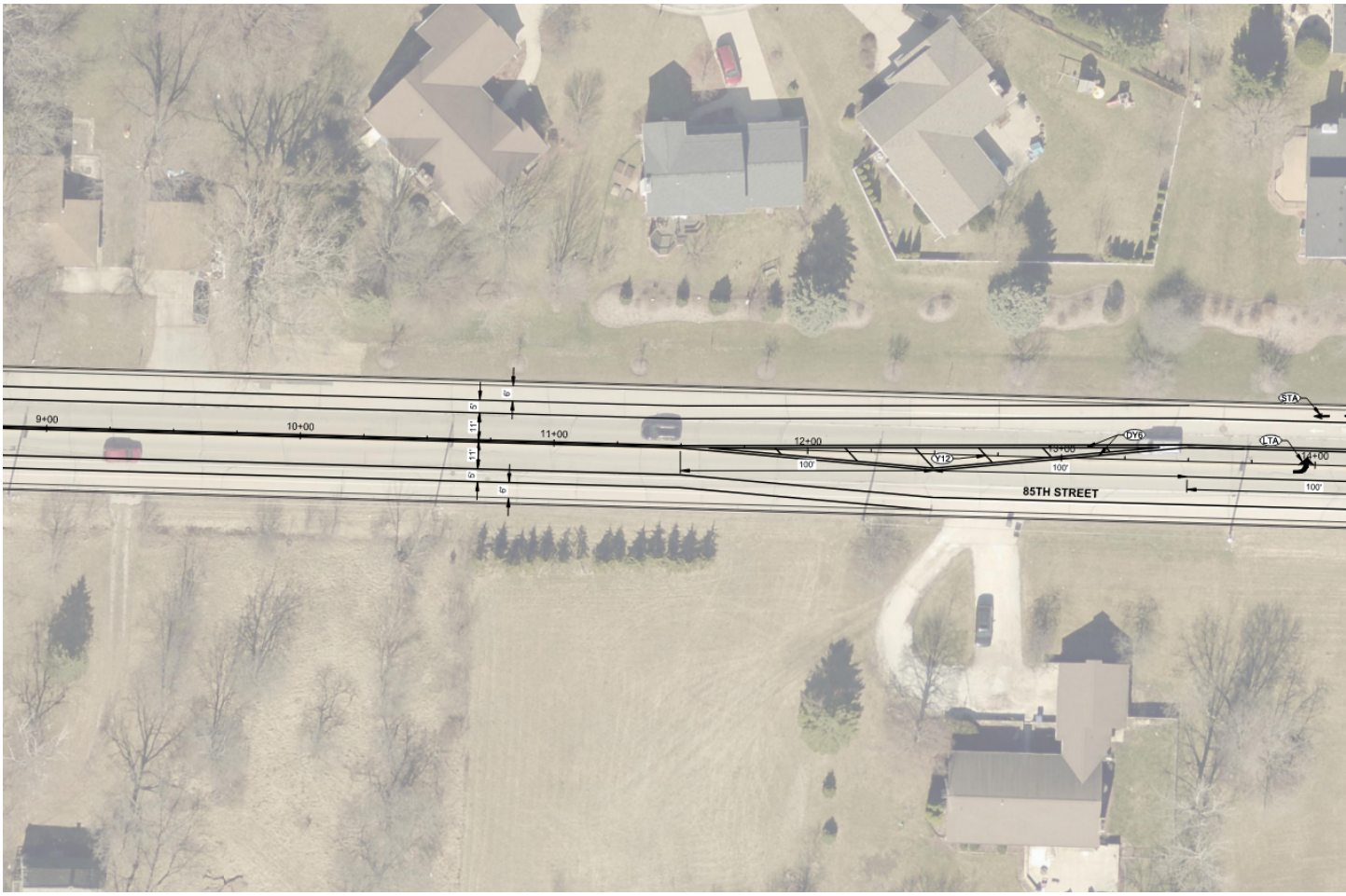
Sincerely,
Chad and Brianna Ianson

From: Kurt Davidsen
Sent: Wednesday, June 4, 2025 9:44 AM
To: juliea3@yahoo.com
Subject: 85th Street

Julie,

Below are sketches of the 2 options I discussed on the phone with you. Please feel free to share your thoughts and concerns with the 2 options.

Left turn lane:



Twin left turn lane (TWLTL):



Kurt Davidsen, P.E.
Village Engineer
VILLAGE OF PLEASANT PRAIRIE
8600 Green Bay Road
Pleasant Prairie, WI 53158
P: 262.925.6728
kdavidsen@pleasantprairiewi.gov | www.pleasantprairiewi.gov

From: Audrey Ridolfi <rock_102001@yahoo.com>
Sent: Monday, June 9, 2025 9:20 PM
To: Kurt Davidsen
Subject: 85th Street Parking Concerns due to Proposed Bike Lane Changes
Attachments: Bike Lane_Removing Parking Lane on 85th Street_June 9, 2025.docx

You don't often get email from rock_102001@yahoo.com. Learn why this is important

Dear Village Engineer,
Please see attached letter that I'm sending to you, Board President and Board members. I respectfully ask you to please review our concerns (and other 85th Street residents) and stop by 85th Street to see for yourself the impact of this change on residents/guests, etc.

I appreciate your time and hope you will consider voting against the proposed changes (options 1 and 2).

Best,
Rock and Audrey Ridolfi

June 9, 2025
Dear Village President and Board Members,

I am writing to express my deep concern about the **proposed prohibition of parking on 85th Street due to the proposed bike lane changes**. I kindly ask that you reconsider this decision, as it presents significant challenges to not only 85th Street residents, families, and friends BUT also creates issues for residents on adjacent roads that vehicles would be parked on. I've outlined some of my concerns below.

Safety Concerns Due to Lack of Proper Walking Infrastructure: On the adjacent roads to 85th Street where family and friends are expected to park, the roads are narrow, and there is no safe walking path. *Please take a drive by and see for yourself the lack of proper and more importantly lack of safe walking areas on Cooper Road.* Our family and friends (of all ages/mobility) would be forced to walk on the road itself to reach their destination, increasing risks of accidents and injuries.

No Lighting or Adequate Visibility: The absence of street lighting further compounds the risks. It is pitch black on the adjacent roads to 85th Street as well as on 85th Street. Please drive by at night or better yet, go for a walk to see how dangerous this situation would be. Walking on unlit roads at night is already dangerous enough; prohibiting parking on 85th Street would only exacerbate the issue, as people will be forced to park further away in even darker areas. In such conditions, the risk of accidents increases, further compromising the safety of residents, families and friends.

Inadequate Road Width for Safe Parking: The narrow width of the roads adjacent to 85th Street ABSOLUTELY DO NOT allow enough room for cars to park safely along the side, much less parking on both sides of the street. Again, please stop by to check it out, try to park, and ask yourself, is this SAFE? As a result, forcing families and friends to park elsewhere or further from their destinations on 85th Street could lead to blocked access for emergency vehicles or create obstructions that disrupt the flow of traffic as WIDTH is too narrow. The roads infrastructure adjacent to 85th Street was not designed to have cars parked on them thus making the proposal to eliminate parking on 85th Street not feasible nor does it make sense.

Lack of Alternative Parking Options: It is crucial to note that there are currently no viable alternative parking options available on the roads adjacent to 85th Street. Without access to adequate public parking lots or off-road spaces, the proposed parking restrictions would leave residents with no safe alternatives, placing an undue burden on them. Additionally, implementing such a measure would create an unfair situation where residents are penalized for living in an area where parking infrastructure is severely lacking AND where theirs and their families/friends' safety is not being considered.

Inclement and Seasonal Weather will cause additional significant problems with parking on roads adjacent to 85th Street.

1. **Reduced Visibility**: Heavy rain, fog, or snow can reduce visibility, making it more difficult for drivers to see parked vehicles or spot oncoming traffic.
2. **Slippery Roads**: Ice, snow, or wet conditions can make the road surface slippery, increasing the likelihood of vehicles sliding off the road or getting stuck. *Please drive by these adjacent roads (i.e. Cooper Road) and note the narrow space for cars to park…which most often involves parking on the grass and slightly in the ditch. Getting out of vehicles will be challenging and not safe.*
3. **Inadequate Road Width combined with inclement weather**, will make parking and walking even more dangerous as vehicles will be forced to park on less stable ground and road conditions in winter will not be safe to walk out in the daytime and especially not at night.
4. **Difficulties with Emergency Access**: In narrow roads, emergency vehicles might struggle to pass, particularly if vehicles are parked too close to the edge or if snow or debris reduces road width. Inclement weather could make it harder for vehicles to move or clear space when needed.

<u>IMPACT of No Parking Lane For Us</u>

- **Our Safety** (Minimum buffer from speeding traffic)
  - Accessing our mailbox
  - Snow removal for mail delivery
  - Walking
  - Getting in & out of our driveway in high traffic
  - Backing into our driveway

- **Parking**
  - Residents & guests would have to park on distant side streets
    - Inadequate Road Width for Safe Parking
    - No Lighting or Adequate Visibility – Dangerous!
    - Lack of Alternative, Safe Parking Options
- **Services**
  - Garbage pick up
  - Yard & tree services
  - Moving services
  - Utility services (Spectrum, We Energies, etc.)
- **Deliveries**
  - Mail and Newspaper
  - Amazon, FedEx, etc.
- **Decrease in Property Values**

I urge the village board and engineer to consider the SAFETY and WELL-BEING of ALL (not just the ***few bicyclists*** that use the bike lane). Important to also note is that the number of bicyclists that use 85th Street does not warrant this change. Please do NOT prohibit parking on 85th Street – it does not make sense nor is it safe for reasons outlined above. Please hold drivers accountable by ticketing those that do not follow the law of yielding right of way to bicyclists, speed limit, etc. The lack of safe walking spaces, the absence of proper lighting, the narrow roads where alternative parking would be, and the absence of alternative parking options make this decision does not make SENSE, is not needed, is impractical, impacts us negatively in numerous ways and is dangerous for 85th Street residents and their families and friends.

Thank you for your time and consideration. I look forward to hearing back from you regarding this matter.

Sincerely,

Rock and Audrey Ridolfi
Rock_102001@yahoo.com
Audrey 262-2327-4662 and Rock 262-620-8684

From: Paul Marik
Sent: Friday, June 13, 2025 10:34 AM
To: Kurt Davidsen
Subject: Ammo for 85th
Attachments: PPDADMIN01_20250613_103325.pdf

Kurt,
Here is an updated memo for you. I gave a similar one to Chief Smetana that he shared in 2024. Also below is the news article that was done for 85th St where they said Milwaukee PD should do what we're doing. As a result, the only thing that "worked" were the traffic bollards.

https://www.tmj4.com/news/project-drive-safer/collaboration-is-key-can-small-town-solutions-for-reckless-driving-work-in-milwaukee

Paul Marik
Captain of Patrol
VILLAGE OF PLEASANT PRAIRIE
10111 39th Avenue
Pleasant Prairie, WI 53158
P: 262.948.8921 | **F:** 262.694.7729
pmarik@pleasantprairiewi.gov | www.pleasantprairiewi.gov

MEMORANDUM

To: Kurt Davidson

From: Paul Marik

Date: June 13th, 2025

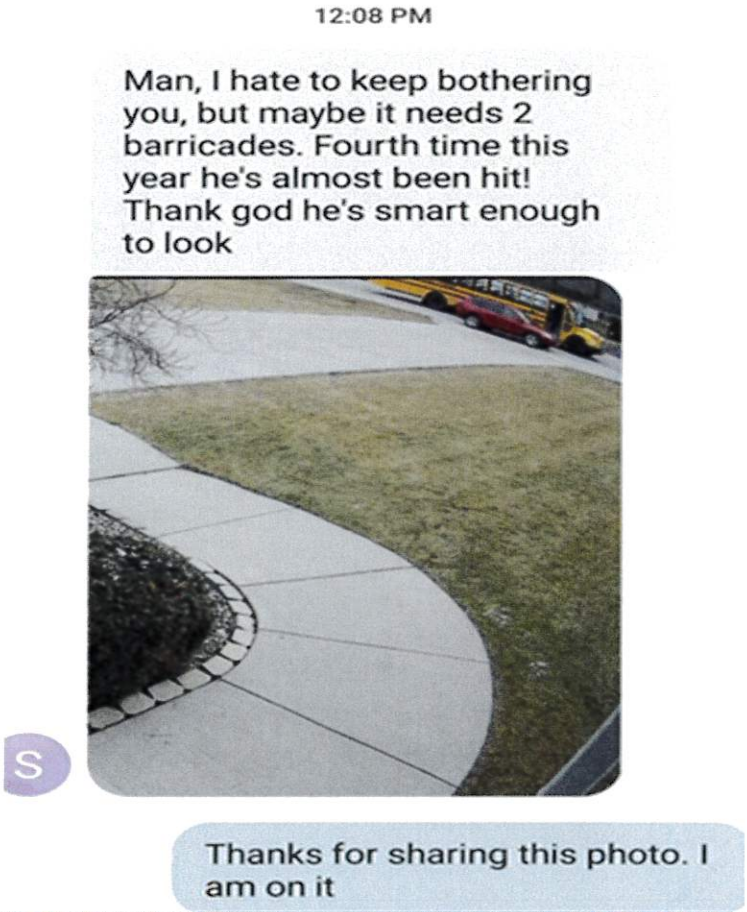
Re: 85th Street Bike Lane Passing Issue

Office of the Captain of Police

Since the widening of 85th Street in the fall of 2009 there have been issues regarding illegally passing on the right in the bike lane. We have, over the years, received numerous complaints about the problem. The complaints come from citizens, HOAs, village employees, the Kenosha County Traffic Safety Commission, and even off-duty police officers from other jurisdictions.

I pulled data going back to 2015 regarding extra patrols generated due to citizen complaints, citations, and accidents. In the beginning we set up extra patrols to curb the behavior and that worked for a while but then the problem would start up again. From 2015 to June 2024 the data is as follows:

- 26 police extra patrols
  - Each patrol was roughly a month long
- 1,301 traffic stops
- 165 crash reports
  - 33 of those crashes resulting in injuries



The problem continued even with a heavy police presence.

Between the 26 extra patrols that were done, we put out a speed trailer and parked it in an area that would prohibit illegally passing on the right. This resulted in our speed trailer being struck by a vehicle who was again, attempting to pass on the right, and our speed trailer was totaled. We then asked Public Works to place plastic barricades at each left turn area to prohibit passing on the right. Those barricades were also struck by vehicles. We then launched a social media campaign, put out better/larger signage, and even got TMJ4 News to come down and do a news story on it about dangerous drivers. With all that having been done, the problem continued.

A meeting occurred between PD & PPPW and it was decided to try traffic bollards which is what we see there today. Once the bollards went up, the complaints largely subsided. When I reached back out to the various citizens and HOAs they were unanimous that the bollards are working to improve

safety and in fact, they requested more be put up. Kenosha Police Officer Morton who lives on 85th Street had sent a picture to us from his "ring" camera of cars illegally passing on the right and almost hitting his son. He stated this happened four times in 2022 (see picture – left). It has not happened again since the bollards went up. Point of fact, since the bollards went up, we have had only one request for an extra patrol on this stretch of 85th Street since March 2023.

I understand there are talks to remove the bollards and I feel this would be a mistake without taking some other type of permanent action. I also understand there is an idea to allow passing into the bike lane by making the solid white line into a dotted or slashed line. While that idea might appear to work on paper, the problem would be twofold. Besides the danger to joggers and bicyclists the other issue is cars pulling out of their driveway. In the picture on the previous page, where the young boy was almost struck several times, so too was Mrs. Morton by cars swerving into the right lane to pass a turning car; thus, almost hitting her as she pulled out of her driveway. That is an issue for several village residents along 85th Street.

I do agree with most opinions that the bollards are unsightly, however, they are working very well for their purpose. Short of some other type of permanent improvement to solve this issue I am willing to sacrifice aesthetics for safety.

Respectfully submitted,

Captain Paul Marik

From: Nicholas Settano <nicholas.settano@gmail.com>
Sent: Tuesday, June 17, 2025 2:51 PM
To: Kurt Davidsen
Subject: 85th Street Preferred Alternative

You don't often get email from nicholas.settano@gmail.com. Learn why this is important

Hello,

I attended the public information meeting and wanted to share my thoughts. I would prefer that a continuous two way turn lane be implemented so that there is zero reason for drivers to attempt to use the bike lane as a means for passing. I am aware that this comes at the cost of no parking on 85th street, but believe that it is worth it. Thank you for hosting an informative event and for soliciting community involvement. Please let me know if you have any further questions for me.

Kind regards,
Nicholas Settano

From: Jeffrey Marx <jmarx@kusd.edu>
Sent: Friday, June 27, 2025 3:13 PM
To: Kurt Davidsen
Subject: RE: 85th Street pavement marking changes

Hello Kurt,

So normally for sure at the elementary level we door stop delivery (same side stops) and do not cross students. At the middle and high school we normally do door side (same side stops) however, we have allowed crossing if the family requests us not to follow that method. Why might the parent and student ask to be allowed to cross. This is because we have less buses at the MS and HS levels but have greater areas to cover, and our buses just can't turn around in that area that easy, and to go up one side and down the other. So to do a same side stop sometimes the student has to be on the bus a bit longer and it is crazy but some parents in the past have actually said they don't care if they cross they don't wan their child on the bus for another 15- 20 minutes. So we do compromise sometimes. Again only at the MS and HS levels not at the Elementary level. Also traffic is legally required to stop for both sides no mater if the student is crossing or not since it is not a divided highway.

There are no combined stops at any school level that I was able to see the last 2 years for any school levels.

Yes, if this section was to be converted to a TWLTL we would set stops up as a same side stop. I am going to check with our bus company and the state police on if we can allow any crossing on this type of road or not as I actually do not know what the law is on that question. I will certainly follow back with you on this last part once I get clarification on the law regarding bus stops.

Kenosha Unified SCHOOL DISTRICT

Jeff Marx
Transportation Supervisor
E: jmarx@kusd.edu
P: 262-359-6391 | **F:** 262-359-7500

Educational Support Center
3600 52nd St., Kenosha, WI 53142
www.kusd.edu

From: Kurt Davidsen <kdavidsen@pleasantprairiewi.gov>
Sent: Friday, June 27, 2025 12:22 PM
To: Jeffrey Marx <jmarx@kusd.edu>
Subject: 85th Street pavement marking changes

CAUTION EXTERNAL EMAIL

Hello,

The Village is currently evaluating a potential change in pavement markings along 85th Street between Old Green Bay Road and Cooper Road, which would convert the existing configuration to a TWLTL (two-way left-turn lane).

The continuous center turn lane introduced by a TWLTL could reduce the likelihood that drivers traveling in the opposite direction will stop for a school bus.

I have a few questions I'd like to clarify:

1. Do students currently need to cross 85th Street in this area for school bus pick-up or drop-off? For example, does the bus only travel eastbound along 85th Street, requiring students living on the north side to cross from a south-side stop?
2. Are there any combined stops along this corridor?
   If so, could you identify their locations?
3. If a TWLTL is implemented, would bus routing be adjusted so that students are always picked up or dropped off by a bus traveling on the same side as their residence (i.e., eliminating the need to cross the street)?
   My understanding is that this is generally recommended, or possibly required, for a roadway like this.

A conceptual drawing of the TWLTL proposal is available at the following link:

https://www.pleasantprairiewi.gov/news/2025_news/public_involvement_meeting_-_85th_street

I want to include this feedback to our Village Board at an upcoming meeting as part of our discussion on this.

Thanks,

Kurt Davidsen, P.E.
Village Engineer
VILLAGE OF PLEASANT PRAIRIE
8600 Green Bay Road
Pleasant Prairie, WI 53158
P: 262.925.6728
kdavidsen@pleasantprairiewi.gov | www.pleasantprairiewi.gov

****
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TWO WAY LEFT TURN LANE
60TH AVE
57TH AVE
55TH AVE
85TH ST
COOPER RD
END PROJECT
LEFT TURN LANES
PUBLIC INVOLVEMENT MEETING
JUNE 12, 2025
85TH STREET RESTRIPING
PLEASANT PRAIRIE, KENOSHA COUNTY
VILLAGE OF PLEASANT PRAIRIE
EAST
N
0
60 FT
120 FT
SCALE:





PUBLIC INVOLVEMENT MEETING
JUNE 12, 2025
85TH STREET RESTRIPING
PLEASANT PRAIRIE, KENOSHA COUNTY

VILLAGE OF PLEASANT PRAIRIE

WEST

N

0 60 FT 120 FT

SCALE:

Public Involvement Meeting – Sign-In Sheet

Project: 85th Street Pavement Marking Improvements

Date: Thursday, June 12, 2025

Time: 5:00 p.m. – 6:30 p.m.

Location: Village Hall Auditorium, 9915 39th Avenue, Pleasant Prairie, WI

Name (Print Clearly)	Address
Kirk Bielen	5219 - 85 St
Kim Bielen	5219 - 85th St
Doug McDaniel	5932 85th St.
Susan McDaniel	5932 85 ST.
Audrey Ridolfi	5311-85 D Street
Roger Jaeggi	5232 - 83rd St
Ann Avadnik	5319-85St
TOM OUR ADNIK	53-19-85 ST
Linda Broesch	5203-85th St
MICHAEL BROESCH	5203-85th ST
Gary Gerlach	5464-85th ST
Mary Gerlach	5464-85 ST
Nick Settimo	5771-94th St
Gordon Jankauf	6109 85th St

Public Comment Form – Proposed Pavement Marking Improvements on 85th Street from Green Bay Road to Cooper Road
Public Information Meeting – June 12, 2025

The Village is seeking your input on proposed pavement marking improvements along 85th Street. Please review the proposed alternatives and provide your preferred option below. Your feedback is valuable and will be considered in the decision-making process.

Contact Information
Name: JOHN M SCHLATER

Address: 5324 - 85TH ST

Phone Number: 262 945 6640

Email: RIVJOHN65@HOTMAIL.COM

Preferred Alternative (check one)
☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments
WE ~~OTHER~~ WERE PROMISED PARKING WHEN THE RD WAS WIDENED YOUR MOVING ~~FROM~~ THE PROBLEM OF THE OUTSIDE LANE TO THE CENTER LANE.

Form Submission
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- Dropping it off at the meeting

- Email: kdavidsen@pleasantprairiewi.gov

- Mail: Village of Pleasant Prairie
Engineering Department
8600 Green Bay Road
Pleasant Prairie, WI 53158

Comments should be provided by June 27, 2025.

WHEN THIS IS DONE. INSTEAD OF WAIT FOR UTILITY ETC. TO MOVE THEY'll WILL START PAST IN THE CENTER LINE

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Contact Information
Name: Cindy Schlater
Address: 5324 85th St. PL Prairie
Phone Number: 262-945-1648
Email: SISCINO1@wi.rr.com

Preferred Alternative (check one)
☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments
No on street parking will greatly impact our daily lives. This will limit our parking for family members, Contractors Utility services Deliveries

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Pleasant Prairie, WI 53158

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Focus on 85th and Green Bay, there are accidents there regularly.

Public Comment Form – Proposed Pavement Marking Improvements on 85th Street from Green Bay Road to Cooper Road

Public Information Meeting – June 12, 2025

The Village is seeking your input on proposed pavement marking improvements along 85th Street. Please review the proposed alternatives and provide your preferred option below. Your feedback is valuable and will be considered in the decision-making process.

Contact Information

Name: Roger Kocsis

Address: 5232-83rd

Phone Number: 262-945-9550

Email: _____

Preferred Alternative (check one)

☑ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

_____

_____

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Public Information Meeting – June 12, 2025

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Contact Information

Name: Kim Bielewicz

Address: 5219-85th St.

Phone Number: 262-496

Email: kbielewicz@yahoo.com

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

I have already emailed all concerns to board members

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Public Information Meeting – June 12, 2025

The Village is seeking your input on proposed pavement marking improvements along 85th Street. Please review the proposed alternatives and provide your preferred option below. Your feedback is valuable and will be considered in the decision-making process.

Contact Information

Name: Rock Ridolfi

Address: 5311-85th St.

Phone Number: 262-620-8684

Email: rock_102001@yahoo.com

Preferred Alternative (check one)

☒ ~~No~~ Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

Please refer to letters submitted by myself/Audrey Ridolfi, Ann Ouradnik, Jeff Greene, Kim Bielewicz, plus public comments from previous board meeting
* Linda Braesch
* Audrey Ridolfi

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Comments should be provided by June 27, 2025.

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Public Information Meeting – June 12, 2025

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Contact Information

Name: Audrey Ridolfi

Address: 5311 - 85th St.

Phone Number: 262-237-4662

Email: rock_102001@yahoo.com

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

* Please Refer to letters Submitted by concerned citizens → myself
Ann Ouradnik
Jeff Greene
Kim Bielewicz

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Public Information Meeting – June 12, 2025

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Contact Information

Name: TOM OURADNIK

Address: 5319-85ST

Phone Number: 262 694-7018

Email: _____

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

_____

_____

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Pleasant Prairie, WI 53158

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Public Information Meeting – June 12, 2025

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Contact Information

Name: Tom Ovadnik

Address: 5319-85th St

Phone Number: (262) 694-7018

Email: _____

added a comment

Preferred Alternative (check one)

☐ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

with no parking lane the traffic will be 4½ feet from the curb & mailbox, ~~with~~ WITH 2 lanes of snow pushed in our driveway, we have to go out four feet from curb with the snowthrower to clear the snow & we will actually be in lane of traffic

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Public Comment Form – Proposed Pavement Marking Improvements on 85th Street from Green Bay Road to Cooper Road

Public Information Meeting – June 12, 2025

The Village is seeking your input on proposed pavement marking improvements along 85th Street. Please review the proposed alternatives and provide your preferred option below. Your feedback is valuable and will be considered in the decision-making process.

Contact Information

Name: Ann Ovradnik

Address: 5318 85 St

Phone Number: 262-515-0415

Email: ann.ovradnik@gmail.com

Preferred Alternative (check one)

☑ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

Please do not take away parking lane for our safety - Road Bullies

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Public Information Meeting – June 12, 2025

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Contact Information

Name: Karl Bielewicz

Address: 5219 - 85 ST

Phone Number: 262 496 - 4884

Email: klb58@ameritech.net

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

Have Police ticket Violators

Form Submission

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Public Information Meeting – June 12, 2025

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Contact Information

Name: Doug + Susan McDaniel

Address: 5932 85th ST

Phone Number: 262-308-6473

Email: susanmcd63@gmail.com

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☒ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

Putting in A 2 way Lane will increase Accidents.

Form Submission

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Engineering Department
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Pleasant Prairie, WI 53158

Comments should be provided by June 27, 2025.

Public Comment Form – Proposed Pavement Marking Improvements on 85th Street from Green Bay Road to Cooper Road

Public Information Meeting – June 12, 2025

The Village is seeking your input on proposed pavement marking improvements along 85th Street. Please review the proposed alternatives and provide your preferred option below. Your feedback is valuable and will be considered in the decision-making process.

Contact Information

Name: Gary Gerlach

Address: 3464-85 St, Pl. Pr.

Phone Number: 262-694-7078

Email: ggerlach6@gmail.com

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

#2 ☒ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

we need to be able to park on 85th St

Form Submission

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Public Comment Form – Proposed Pavement Marking Improvements on 85th Street from Green Bay Road to Cooper Road

Public Information Meeting – June 12, 2025

The Village is seeking your input on proposed pavement marking improvements along 85th Street. Please review the proposed alternatives and provide your preferred option below. Your feedback is valuable and will be considered in the decision-making process.

Contact Information

Name: Mary Gerlach

Address: 5464-85 Street

Phone Number: 262-694-7078

Email: ggerlach6@gmail.com

Preferred Alternative (check one)

(1) ☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

(2) ☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

If needed, I would except #2. Keep orange traffic cones if #1 is accepted.

Form Submission

Thank-You!

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Engineering Department
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Public Comment Form – Proposed Pavement Marking Improvements on 85th Street from Green Bay Road to Cooper Road

Public Information Meeting – June 12, 2025

The Village is seeking your input on proposed pavement marking improvements along 85th Street. Please review the proposed alternatives and provide your preferred option below. Your feedback is valuable and will be considered in the decision-making process.

Contact Information

Name: Linda Broesch

Address: 5203-85th St

Phone Number: 262-496-7948

Email: linda.broesch@gmail.com

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

* please see petitions, letters from residents, and comments from Village Board Mtg.

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Contact Information

Name: Michael Broesch

Address: 5203-85th STREET

Phone Number: 1-262-496-5313

Email: _____

Preferred Alternative (check one)

☒ No Change / Keep Existing Condition

☐ Implementation of a continuous Two-Way Left-Turn Lane (TWLTL) along the entire corridor, with dedicated left-turn lanes at 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed. The bike lane would be maintained.*

☐ Installation of dedicated left-turn lanes at 56th, 57th, 60th, 63rd, and 65th Avenues. *Note: On-street parking would be removed near improved intersections. The bike lane would be maintained.*

Additional Comments

See SIGNUPS ON Petionst Letters from CITIZENS of PLEASANT PRAIRIE COMMETS FROM VILLAGE BROAD MEETING

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- Email: kdavidsen@pleasantprairiewi.gov

- Mail: Village of Pleasant Prairie
Engineering Department
8600 Green Bay Road
Pleasant Prairie, WI 53158

Comments should be provided by June 27, 2025.

Village of Pleasant Prairie
Published by Steven Linn
· June 11 at 4:01 PM ·

REMINDER: 85th Street Public Involvement Meeting
Pleasant Prairie will host a Public Involvement Meeting tomorrow, Thursday, June 12, from 5:00 to 6:30 p.m. at Village Hall Auditorium, 9915 39th Avenue, lower-level entrance.

The open-house format meeting will provide an opportunity to review proposed pavement marking options along 85th Street between Green Bay Road and Cooper Road and speak directly with project staff.

View more information online https://buff.ly/JpYHW3a



Village of Pleasant Prairie
Government organization
Send message

4 1 comment 2 shares

Like Comment Share

Most relevant

Asmaa Linda
The area south of 93 and cooper is destroyed, What is the point? You do not care about preserving a natural setting. Your monry grubbing hands are on the big prize

3w Like Reply Hide

Comment as Village of Pleasant Prairie

Village of Pleasant Prairie
Published by Buffer
· June 5 ·

The Village will be conducting a public involvement meeting on Thursday, June 12, 2025, to discuss the proposed pavement marking improvements along 85th Street, from Green Bay Road to Cooper Road. The public involvement meeting will be held from 5:00 p.m. to 6:30 p.m. in the Village Hall Auditorium (9915 39th Avenue). Attendees will have the opportunity to view project handouts and exhibits and talk with project staff.

https://buff.ly/JpYHW3a



6 1 comment 2 shares

Like Comment Share

Most relevant

Donna Saalfeld
How about having chairs for residents to sit on and have the proposal presented from one or two speakers instead of residents huddling around the large poster boards trying to see and hear what is being said. Questions and answers could then be heard by all in attendance.

4w Like Reply Hide

Comment as Village of Pleasant Prairie

Village of Pleasant Prairie's Post

Village of Pleasant Prairie
Published by Buffer
· February 11 ·

On February 10, 2025, the Village Board approved a contract with Ayres Associates to design a Two-Way Left Turn Lane between Old Green Bay Road and Cooper Road. This will be a long-term solution to maintain bicycle safety while removing the flexible delineators along 85th Street.

https://buff.ly/41eQqiQ



48 5 comments 8 shares

Like Comment Share

Most relevant

Jeff Everman
Much better 😀
20w Like Reply Hide

Kristen Johnsen Jaworski
Great solution! Plus, that stretch of 85th needs to be resurfaced as well! 🤞😁
20w Like Reply Hide Edited

Jose Wence
Thank you.
20w Like Reply Hide

Luke Pollock
Will it be installed this year? And will this eliminate parking on 85th St?
20w Like Reply Hide

Kimberly Goes
I can remember back in the day that 85th st was converted two lanes both way after a

Comment as Village of Pleasant Prairie

Village of Pleasant Prairie's Post

https://buff.ly/41eQqiQ



48 5 comments 8 shares

Like Comment Share

Most relevant

Jeff Everman
Much better

20w Like Reply Hide

Kristen Johnsen Jaworski
Great solution! Plus, that stretch of 85th needs to be resurfaced as well!

20w Like Reply Hide Edited

Jose Wence
Thank you.

20w Like Reply Hide

Luke Pollock
Will it be installed this year? And will this eliminate parking on 85th St?

20w Like Reply Hide

Kimberly Goes
I can remember back in the day that 85th st was converted two lanes both way after a terrible motorcycle rear-end accident. Then less then 5 tears later bike lanes were created and left hand turns created more accidents. Imagine that.

20w Like Reply Hide

Comment as Village of Pleasant Prairie

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE: **Approval of June 23, 2025 Village Board Special and Regular Board Minutes.**	
PROPOSED BY: Village Clerk	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	
SUMMARY:	
STAFF RECOMMENDATION: **Approve June 23, 2025 Village Board Special and Regular Board Minutes**	

June 23, 2025 Village Board Special Meeting Minutes.pdf

June 23, 2025 - Regular Meeting Minutes DRAFT.pdf

MINUTES
Village Board - Special Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, June 23, 2025
5:00 PM

1. Call to Order

2. Roll Call

   Present were President Dave Klimisch, Trustees James Kremer, Mike Pollocoff, Matt Henby and James Kedrow.

3. Business Item

   3.A Consider the final form of the Agreement to install a solar panel system on the RecPlex roof, as negotiated between Village staff and Arch Solar.

   Statements were made by Trustees James Kremer, Trustee Mike Pollocoff, Attorney Eric Larson, Executive Director of Parks and Recreation Ariel Briggs, Director of Recreation Facilities Brian Luburich, and President Dave Klimisch.

4. Upon motion duly made, seconded and adopted by roll call vote, the Village Board may convene into closed session to the extent the Village Board determines they are required to do so to avoid harming the Village's competitive or bargaining position and strategies with regard to the Arch Solar contract to install a solar panel system on the RecPlex roof, pursuant to Wisconsin Statutes Section 19.85(1)(e) which allows closed session for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

   Pollocoff moved to go into closed session; Seconded by Klimisch; Roll Call Vote – Henby-aye; Kedrow-aye; Kremer-aye; Pollocoff-aye; Klimisch-aye; Motion carried 5-0.

   Moved to the Village Hall Training Room at 4:25 p.m.

   Present in the closed session were President Dave Klimisch, Trustees James Kremer, Mike Pollocoff, Matt Henby and James Kedrow; Village's Attorney Eric Larson; Village Administrator Eric Rindfleisch; Village Assistant Administrator Tom Shircel; Finance Director Kathy Goessl; Executive Director of Parks and Recreation Ariel Briggs, Director of Recreation Facilities Brian Luburich, Building Inspection Superintendent Sandro Perez, and Village Clerk Jane Snell.

   Trustee Pollocoff requested Shircel, Briggs, Luburich and Perez to leave the closed session.

5. Following the closed session, if any, the Village Board may convene into open session to consider the final form of the Agreement with Arch Solar.

   Moved to the Village Auditorium at 5:55 p.m.

draft

Pollocoff moved to convene into open session; Second by Kremer; Roll Call Vote – Kedrow-aye; Kremer-aye; Pollocoff-aye; Henby-aye; Klimisch-aye; Motion carried 5-0.

President Klimisch stated it was time to consider Item 3A, Consider the final form of the Agreement with Arch Solar panel system of the RecPlex roof as negotiated between Village Staff and Arch Solar.

Kremer moved to rescind the April 14, 2025, approval of the contract to Arch Solar; There was not a second, hearing none the motion fails.

6. Adjourn

Kedrow moved to adjourn the meeting; Seconded by Pollocoff; Motion carried 5-0 and the meeting was adjourned at 5:57 p.m.

These are abbreviated minutes. A full and complete audio may be found under "Meetings and Notices" at https://www.pleasantprairiewi.gov/

draft

MINUTES
Village Board - Regular Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, June 23, 2025
6:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

   Present were President Dave Klimisch and Trustees Mike Pollocoff, James Kremer, James Kedrow and Matt Henby.

4. Minutes of Meeting

   4.A Consider approval of June 9, 2025 Village Board Minutes

   Kedrow moved to approve June 9, 2025 Village Board Minutes; Seconded by Kremer; Motion carried 5-0.

5. Public Hearing

   5.A Consider approval of Ordinance No. 25-15 to Amend Chapter 379 of the Municipal Code relating to impact fees.

   Kathy Goessl, Finance Director/Treasurer, presented.

   There were no sign-ups under Public Hearing.

   Pollocoff moved to approve Ordinance No. 25-15; Seconded by Kedrow; Motion carried 5-0.

6. Citizen Comments

   There were no Citizen Comments.

7. Administrator's Report

8. Village Board Comments

9. Adjournment

   Kedrow moved to adjourn meeting; Seconded by Kremer; Motion carried 5-0 and the meeting was adjourned at 6:11 p.m.

These are abbreviated minutes. A full and complete audio may be found under "Meetings and Notices" at https://www.pleasantprairiewi.gov/

DRAFT

AGENDA ITEM COVER
Village Board - Regular Meeting
July 14, 2025

AGENDA ITEM TITLE: **Approval of Disallowance of Claim #WM000301740466 for Robert Goll.**	
PROPOSED BY: Administration	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:** **General Government**
STRATEGIC INITIATIVE: No	
SUMMARY: **The Village's insurance carrier recommends disallowing the claim. They have investigated and determined that the Village is not liable for Mr. Goll's vehicle damage.**	
STAFF RECOMMENDATION: **Disallow Claim #WM000301740466.**	

Insurance disallow letter recommendation.pdf

Goll, Robert 85th St dividers (filing a claim).pdf

Statewide Services, Inc.
Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

July 8, 2025

Village of Pleasant Prairie
9915 39th Ave
Pleasant Prairie WI 53158

Via Email: hjacobson@pleasantprairiewi.gov

Our Insured:	Village of Pleasant Prairie
Date of loss:	06/30/25
Our Claim #:	WM000301740466
Claimant:	Robert Goll
	6412 81st Street
	Pleasant Prairie WI 53158

Dear Ms. Jacobson:

Statewide Services, Inc. administers the claims for the League Mutual Insurance, which insures the Village of Pleasant Prairie. We are in receipt of the claim for damage to Robert Goll's vehicles from hitting delineators in the Village.

We have reviewed the claim for property damage to Mr. Golls' vehicles and recommend that the Village of Pleasant Prairie deny this claim pursuant to the Wisconsin statute for disallowance of claim 893.80(lg). The disallowance will shorten the statute of limitations period to six (6) months.

Our decision is based on our investigation which determined that the Village is not liable for Mr. Golls vehicle damage. Therefore, in the absence of negligence on behalf of the Village of Pleasant Prairie, Statewide Services is advising the Village to disallow this claim.

Please send Mr. Goll a disallowance on your letterhead to his address (listed above) using certified mail, return receipt requested. Mr. Goll must receive your disallowance within 120 days after the Village received his claim. Please send me a copy of the Notice of Disallowance for our file.

Thank you,

Deb Ayres

CC: R&R Insurance

RECEIVED
JUN 30 2025
PLEASANT PRAIRIE

June 30, 2025

To: Pleasant Prairie

Attached are repair estimates due to the posts that were put up on 85th Street between 60th Ave and Green Bay Road. In my opinion, these were put on irresponsibly as to make it very easy to hit them with passenger side windows. There needs to be a better solution for this.

The charges are:

- Toyota Corella 911.12
- Ford Pilot 2916.37
- **Total = $3,827.49**

These would be better installed as shown below to make room for all traffic:



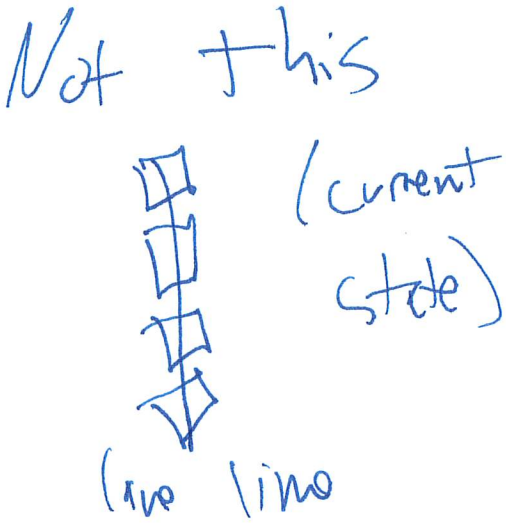


Please remit to:

Robert Goll
6412 81ST ST
KENOSHA WI 53142

Thank you.

Robt Goll



ARMANDO'S COLLISION CENTER, INC.

"Where We Meet By Accident"
1718 63rd Street, KENOSHA, WI 53143
Phone: (262) 652-9929
FAX: (262) 652-9972

Workfile ID:	56ed9480
State ID:	N\A
Federal EPA:	N\A
State EPA:	N\A

Preliminary Estimate

Customer: Groll, Rob

Written By: Tom Capponi

Insured:	Groll, Rob	Policy #:		Claim #:	
Type of Loss:		Date of Loss:		Days to Repair:	0
Point of Impact:					

Owner:
Groll, Rob

Inspection Location:
ARMANDO'S COLLISION CENTER, INC.
1718 63rd Street
KENOSHA, WI 53143
Repair Facility
(262) 652-9929 Business

Insurance Company:

VEHICLE

1998 TOYO Corolla LE Automatic 4D SED 4-1.8L Gasoline EFI

VIN:	1NXBR18EXWZ072907	Interior Color:		Mileage In:	Vehicle Out:
License:		Exterior Color:		Mileage Out:	
State:	WI	Production Date:		Condition:	Job #:

TRANSMISSION
Automatic Transmission
Overdrive
POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
DECOR
Dual Mirrors
Body Side Moldings
Tinted Glass
Console/Storage
CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Rear Defogger
RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Cassette
SAFETY
Drivers Side Air Bag
Passenger Air Bag
SEATS
Cloth Seats
Bucket Seats
Reclining/Lounge Seats
WHEELS
Styled Steel Wheels
PAINT
Clear Coat Paint
OTHER
Power Trunk/Liftgate

Get live updates at www.carwise.com/e/57G9zq

Customer: Groll, Rob

1998 TOYO Corolla LE Automatic 4D SED 4-1.8L Gasoline EFI

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**FRONT BUMPER**							
2	*	Rpr	Bumper cover				3.0	2.6
3			Add for Clear Coat					1.0
4			O/H bumper assy				2.2	
5	**HOOD**							
6	*	Rpr	Hood				3.5	2.8
7			Add for Clear Coat					1.1
8		R&I	R&I hood assy				0.5	
9	**FENDER**							
10	*	Repl	RT Fender	5381102051	1	162.52	2.0	2.0
11			Overlap Major Adj. Panel					-0.4
12			Add for Clear Coat					0.3
13			Add for Edging					0.5
14			Add for Clear Coat					0.1
15	**FRONT DOOR**							
16		Repl	RT Mirror power green	8791002190G0	1	211.31	0.4	0.5
17			Overlap Minor Panel					-0.2
18			Add for Clear Coat					0.1
19	*	Blnd	RT Outer panel					1.5
20		R&I	RT Belt molding				0.3	
21	#		Hazardous waste removal		1	10.00 T		
22	#	Repl	Bumper Retainers & Shop Supplies		1	15.00 T		
23	#		Cover Car		1	20.00 T		
24	#	Refn	Corrosion protection primer					0.2
25	#		Clean For Delivery		1			
				SUBTOTALS		**418.83**	**11.9**	**12.1**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				373.83
Body Labor	11.9 hrs	@	$ 70.00 /hr	833.00
Paint Labor	12.1 hrs	@	$ 70.00 /hr	847.00
Paint Supplies	12.1 hrs	@	$ 55.00 /hr	665.50
Miscellaneous				45.00
Subtotal				2,764.33
Sales Tax	$ 2,764.33	@	5.5000 %	152.04
Grand Total				**2,916.37**

Customer: GOLL, ROBERT

2022 HOND Pilot Touring AWD w/7-Passenger Seating 4D UTV 6-3.5L Gasoline Gasoline Direct Injection

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**FRONT DOOR**							
2	*	Repl	RT Mirror assy Touring crystal black	76200TG7A61ZD	1	793.62	0.5	0.0
3	*	R&I	RT R&I trim panel				0.5	
				SUBTOTALS		**793.62**	**1.0**	**0.0**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				793.62
Body Labor	1.0 hrs	@	$ 70.00 /hr	70.00
Subtotal				863.62
Sales Tax	$ 863.62	@	5.5000 %	47.50
Grand Total				**911.12**

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

Customer: GOLL, ROBERT

2022 HOND Pilot Touring AWD w/7-Passenger Seating 4D UTV 6-3.5L Gasoline Gasoline Direct Injection

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARG4457, CCC Data Date 06/16/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber.
D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

6412 81ST ST
KENOSHA WI 53142

RECEIVED
JUN 30 2025
PLEASANT PRAIRIE

Pleasant Prairie - Insurance Liaison
9915 39TH AVE
PLEASANT PRAIRIE WI 53158-6501