AGENDA
Village Board - Regular Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, July 10, 2023
5:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Public Hearing

   4.A Consider approval of Ordinance #23-29 to the Land Division and Development Control Ordinance related to variances, design standards and definitions.
   Village Staff Report.pdf
   Ord 23-29.pdf

5. 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.)

6. Administrator's Report

7. New Business

   7.A Consider approval of Resolution #23-21 authorizing the Issuance and Sale of $45,545,000 General Obligation Promissory Notes, Series 2023A.
   Pleasant Prairie V of - 23A GOPNs - Authorizing Resolution - Draft.pdf
   POS - GOPNs 2023A.pdf

   7.B Consider amendment to the Driveway Access Restriction for Lots 1, 42 and 45 within the Arbor Ridge Subdivision.
   Request.pdf

   7.C Consider approval of contract to Buteyn-Peterson Construction Company for the FEMA DR-4477 Lake Michigan Shoreline project as recommended from Clark Dietz.
   Memo to Board Bid FEMA Lake Michigan Shoreline 07-06-23.pdf
   Clark Dietz FEMA Recommendation Letter.pdf

8. 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.)

   8.A Approval of the request of Kwik Trip, Inc. to appoint a new corporate agent for the current Class "A" Fermented Malt Beverage and "Class A" Cider Only, Retail Alcohol License #23-21, issued to Kwik Trip #172 located at 8900 76th Street, Pleasant Prairie, Wisconsin.

8.B Approval of June 26, 2023 Regular and Executive Session Village Board Meeting
June 26, 2023 Village Board Executive Session Minutes.pdf
June 26, 2023 Minutes.pdf

9. Village Board Comments

10. 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 10, 2023

AGENDA ITEM TITLE:

Consider approval of Ordinance #23-29 to the Land Division and Development Control Ordinance related to variances, design standards and definitions.

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

SUMMARY:

See attached Village Staff Report.

STAFF RECOMMENDATION:

Village Plan Commission at their June 19, 2023 meeting recommended that the Village Board approve the Amendments to the Land Division and Development Control Ordinance as presented.

Village Staff Report.pdf

Ord 23-29.pdf

VILLAGE STAFF REPORT OF JULY 10, 2023

The Village staff has been evaluating the Village's Land Division and Development Control Ordinance (Chapter 395 of the Village Municipal Code) with the Village Attorney and are proposing the following amendments:

1. In 2007 (Ord #07-02) the Village Board amended Sections 18-34 B and 18-45 A related to reversing any order, requirement, decision or determination of the administrative official or body appealed or a variance granted by the Village Zoning Board of Appeals to read:

> "The concurring vote of a majority of the Zoning Board of Appeals members present at the meeting shall be necessary to reverse any order, requirement, decision or determination of the administrative official or body appealed from, or to decide in favor of the applicant on any matter upon which it is required to pass under this article, or to effect any variation in Chapter 420, Zoning Ordinance."

For consistency, similar language should have been updated in the Village's Land Division and Development Control Ordinance; therefore Section 395-21 B related to Variances is being amended to read:

> "The Village Board shall grant such variance only after making express findings, which shall be recorded in the minutes, that each requirement of Subsection A of this section is satisfied upon the concurring vote of a majority of the Village Board members present and voting at the meeting."

2. The term "*planned development district*" is used throughout the Land Division and Development Control Ordinance, which has been interpreted by Village staff to refer to Planned Unit Development Overlay District or a Planned Development Zoning District pursuant to the Village Zoning Ordinance.

   Chapter 420, the Village Zoning Ordinance allows for the Village Board to adopt a specific Zoning Ordinance as either a Planned Unit Development Overlay District or a Planned Development Zoning District.

   Pursuant to Section 420-137 of the Village Zoning Ordinance, the Village Board has the authority to create planned development districts. A PUD Planned Unit Development Overlay District is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning and diversified location of structures. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and open spaces as integral parts of the developments; to provide for development opportunities to be designed to protect, enhance and benefit from unique environmental features on a site; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The PUD Overlay District under this chapter will allow for flexibility of overall development design, with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining, insofar as possible, the land use density and other standards or use requirements set forth in the underlying basic zoning district. The unified and planned development of a site in a single or corporate ownership or control or in common ownership under the Unit Ownership Act set forth in Ch. 703, Wis. Stats. (condominiums), may be permitted by the Village Board upon specific application under this section and after public hearing held by the Plan Commission, with such development encompassing one or more principal uses or structures and related accessory uses or structures, when all regulations and standards as set forth in this section have been met.

   Pursuant to Section 420-137.1 of the Village Zoning Ordinance, the Village Board reserves the right, from time to time and on a completely discretionary, case-by-case basis, to create a planned development zoning district (PDD) which is unique and site-specific for the purpose of accommodating, facilitating and regulating a particular proposed development and use project. No specific criteria are set out here to limit the Village

Board's discretion in creating such districts since the nature of the project characteristics which might give rise to the desirability for a PDD cannot reasonably be foreseen.

Generally, however, the Village Board will consider a PDD only if a proposed development and use project is not practicable under the Village's traditional zoning districts; involves multiple uses; is unusual, large and complex; and is so substantially in the public interest as to justify extraordinary efforts to accommodate, facilitate and regulate it. Because the creation of a PDD requires an enormous commitment of resources by the Village, no person shall have any right to a PDD classification under any circumstances, and no person shall have any right to a public hearing on a proposed ordinance to create a PDD, unless such hearing is specifically approved by the Village Board after a detailed report on the proposed PDD from the Village staff.

Since a PDD cannot be created by the Village Board unilaterally and must be consented to by the affected landowner(s), and since the drafting of a proposed PDD ordinance is necessarily a difficult, time-consuming and cooperative effort, and since the creation of a PDD will usually require the negotiation and drafting of a companion development agreement relating to the public and private infrastructure that is required to serve the proposed development and use(s), the preparation of a proposed PDD ordinance will generally involve extensive closed-door discussions and negotiations between members of the Village staff and the Village attorneys and representatives of the owner(s) and developer(s) of the land covered by the proposed PDD. The purpose of such discussions and negotiations shall not be to commit the Village Board in any way to the proposed ordinance but rather to mutually explore the needs and desires of the owner(s) and developer(s) and the requirements, policies and practices of the Village, to attempt to structure a proposed ordinance that both the Village staff and the owner(s) and developer(s) can support, to identify potential problems and issues which should be addressed at a public hearing, and to attempt to work out potential solutions to any such problems or issues, so that the proposed PDD regulations and all relevant facts, issues and problems can be presented meaningfully and efficiently to the Village Plan Commission, the Village Board and all interested persons at a public hearing.

Since the Village's incorporation nearly 75 PUD or PDD planned development ordinances have been approved by the Village Board.

The Land Division and Development Control Ordinance is proposed to be amended to add the following definition for the term "planned development district" within Section 395-101 to clarify the term.

PLANNED DEVELOPMENT DISTRICT

A planned development district as referenced in this Ordinance refers to a Planned Unit Development Overlay District or Planned Development Zoning District pursuant to Chapter 420 of the Village Municipal Code.

3. Article VII related to Design Standards in Chapter 395, Land Division and Development Control Ordinance currently allows for dimensional variations if the development is part of a planned development district including:

- Public street frontage
- Lot area and dimensions
- Street frontage on cul-de-sac lots
- Number of principal buildings per lot

Several amendments to Article VII related to Design Standards in Chapter 395 Land Division and Development Control Ordinance are being proposed to reference that variations to dimensional requirements may be approved by the Village Board as part of a planned development district including:

- Planting Strips adjacent to limited access highway or railroads
- Intersections of parallel streets
- Cul-de-sac lengths
- Block lengths
- Lot depths
- Lot widths

4. Section 395-60 F of the Land Division and Development Control Ordinance related to half streets is proposed to be amended to clarify that where an existing dedicated or platted half street is adjacent to a parcel being created, the other half of the street shall be improved at the cost of the divider/developer, unless half of the street is located within an adjacent municipality then the costs shall be shared with said adjacent municipality. The Village has several intergovernmental agreements with adjoining municipalities related to streets located partially within each jurisdiction.

5. In 2020 the Village Board adopted an Ordinance (Ord. #20-06) to create section 395-64.1 of the Land Division and Development Control Ordinance that stated:

> "All electrical and communication distribution system pedestals, transformers or other related aboveground appurtenances or structures, except for utility poles, shall be located in the rear of the principal structure, near the rear lot line, subject to the following. Such aboveground appurtenances or structures are not permitted in the right-of-way, or between a street and the principal building, or in the rear street yard, front street yard, or side street yard of any public or private street. Notwithstanding the foregoing, such aboveground appurtenances or structures may be placed elsewhere on the lot with the expressed written approval from the Village Community Development Director, upon finding that otherwise required location is not reasonably practicable upon all facts and circumstances presented, and further finding the location will not unreasonably adversely affect the health, safety and welfare of the Village, the traveling public, and the abutting properties."

Therefore Section 395-62 E of the Village Land Division and Development Control Ordinance related to Utility Easements is proposed to be amended to reference Section 395-64.1 in said Ordinance.

6. Section 395-63 N of the Village Land Division and Development Control Ordinance related to shoreland areas is proposed to be amended as noted below to be consistent with the 2017 changes made to the Zoning Ordinance (Ord. #17-32) wherein the shoreland setbacks were reduced from 75 feet to 35 feet and provisions were created which allowed for the Village Board to approve lots within shoreland areas rather than within an adjacent Outlot.

> "Shoreland areas. All lots created by a plat or certified survey map shall be located a minimum of ~~75~~ 35 feet from the ordinary high-water mark of a navigable waterway unless otherwise approved by the Village Board. Outlots shall be designated on the plat or certified survey map for open space, conservancy lands and shoreland jurisdictional areas."

ORDINANCE NO. 23-29

ORDINANCE TO AMEND CHAPTER 395, THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO ORDAIN THAT THE FOLLOWING SECTIONS OF CHAPTER 395, THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE ARE HEREBY AMENDED AS FOLLOWS:

1. Section 395-21 B related to findings; vote for granting a Variance from the Land Division and Development Control Ordinance is hereby amended as follows:

B. Findings; vote. The Village Board shall grant such variance only after making express findings, which shall be recorded in the minutes, that each requirement of Subsection A of this section is satisfied, ~~and only upon the affirmative vote of four members of the Village Board.~~ upon the concurring vote of a majority of the Village Board members present and voting at the meeting.

2. Section 395-59 related to limited access highway and roadway treatment is hereby amended to read as follows:

395-59 Limited access highway and railroad treatment. Whenever a proposed land division or development contains or is adjacent to a limited access highway or railroad, the design shall be in accordance with the requirements of this section.

A. Planting strip. When a proposed development abuts or when lots within a proposed land division abut the right-of-way of an existing or proposed limited-access highway or railroad, a planting strip at least 35 feet in depth shall be provided adjacent to the highway and 50 feet in depth adjacent to a railroad, unless the development is part of a planned development district. This strip shall be a part of the platted lots, and the following restriction language or similar shall appear on the face of the plat or map with respect to such strip: "This strip is reserved for the construction of a berm and planting of trees and shrubs, and the building of structures hereon is prohibited." Only the Village Board has the authority to release the easement requirement of a planting strip.

B. Parallel streets. Commercial and industrial properties adjacent to an existing or proposed limited access highway or railroad shall be provided with access to a street located approximately parallel to and at a suitable distance from such highway or railroad right-of-way, not less than 150 feet, or as identified in Chapter 420, Zoning Ordinance, of the Village Code, to permit the appropriate use of the land between such street and the highway or railroad.

C. Intersection of parallel streets. A street which is parallel to an existing or proposed limited access highway or railroad shall not intersect a street that crosses such highway or railroad within a distance of 250 feet from such highway or railroad right-of-way, unless the development is part of a planned development district. In determining the distance of such an intersection from the highway or railroad right-of-way, due consideration shall be given to the minimum distance required for the desirable approach gradients.

3. Section 395-60 C and F related to cul-de-sacs and half streets are hereby amended to read as follows:

C. Cul-de-sac. Cul-de-sac streets that are designed to have one end permanently closed shall not exceed 800 feet in length, unless a variance is granted by the Village Board or unless the development is part of a planned development district. (The length of a cul-de-sac street shall be measured along its center lines, from the center line of the intersecting street to the end of the cul-de-sac right-of-way.) (See Chapter 405 for an illustration of a typical urban cul-de-sac with center island design.)

F. Half streets. Where an existing dedicated or platted half street is adjacent to the tract or parcel being divided, the other half of the street shall be dedicated and improved at the cost of the divider/develop, unless half of the street is located within an adjacent municipality, then the costs shall be shared with said adjacent municipality. The platting of new half streets shall not be permitted.

4. Section 395-62 B and E related to the length of blocks and utility easements is hereby amended to read as follows:

B. Length. The length of blocks in residential areas shall not generally be less than 600 feet nor more than 1,500 feet unless otherwise dictated by exceptional topography or other limiting factors of good engineering design or unless the development is part of a planned development district.

E. Utility easements. Utility easements for electric power, gas, telephone and other communications facilities shall be located along rear lot lines and along side lot lines at mid-block locations, whenever practicable, pursuant to Section 395-64.1.

5. Section 395-63 related to Lots is being amended to read as follows

395-63 Lots.

A. General. The size, shape and orientation of lots shall be appropriate for the location of the land division and for the type of development and use contemplated. The lots shall generally be designed to provide aesthetically pleasing building sites and a proper architectural setting for the buildings contemplated.

B. Side lot lines. Side lot lines shall generally be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines rather than cross them.

C. Double and reverse frontage lots. Double frontage and reverse frontage lots shall generally be prohibited except where necessary to provide separation of residential or commercial development from through traffic or railroads or to overcome specific disadvantages of topography and orientation.

D. Public street frontage. Every buildable lot shall front on or abut a public street for a distance of at least 60 feet or such lesser distance as specifically allowed by Chapter 420, Zoning Ordinance, of the Village Code; provided, however, that not withstanding the foregoing language, nothing in this subsection shall require that a buildable lot have any public street frontage if and to the extent that the regulations of a planned development zoning district under Chapter

420 of the Village Code provide for development supported by an approved system of private roads.

E. Area and dimensions. The area and dimensions of all lots shall satisfy all applicable requirements of Chapter 420, Zoning Ordinance, of the Village Code. Buildable lots that will not be served by public sanitary sewerage system facilities shall be of sufficient size to permit the use of an on-site soil absorption sewage disposal system designed in accordance with Ch. SPS 383, Private Onsite Wastewater Treatment Systems, Wis. Adm. Code.

F. Depth. The depth of lots shall be a minimum of 125 feet, unless the development is part of a planned development district. Excessive depth in relation to width shall be avoided, and a proportion of two to one shall be considered a desirable ratio of depth to width under normal conditions. The depth of lots proposed to be developed for park and recreational, institutional, commercial or industrial uses shall be adequate to provide for the off-street parking, loading and service areas required by the use contemplated.

G. Width. The width of lots shall satisfy the requirements of Chapter 420, Zoning Ordinance, of the Village Code, unless the development is part of a planned development district. (See also Subsection E above.)

H. Corner lots. Corner lots shall have a width at least 20 feet greater than the minimum required width of interior lots to permit adequate building setbacks from side streets, unless the development is part of a planned development district.

I. Shape. The shape of lots shall generally be rectangular, but lots located on curves or culs-de-sac shall be an exception. The creation of flag lots shall not be permitted.

J. Cul-de-sac lots. The street frontage of cul-de-sac lots shall satisfy the applicable regulations of Chapter 420, Zoning Ordinance, of the Village Code.

K. Water's edge. Lands lying between the meander line and the water's edge, and any otherwise unplattable lands which lie between a proposed land division and the water's edge, shall be included as part of lots, outlots or public dedications in any plat or certified survey map abutting a navigable lake or stream.

L. Principal buildings. No more than one principal building shall be permitted on a lot, except in an approved planned development or as specifically allowed by Chapter 420, Zoning Ordinance, of the Village Code.

M. Restrictions prohibiting development. Whenever a lot appearing on a final plat or certified survey map is not intended to be buildable, or is intended to be buildable only upon certain conditions, an express restriction to that effect, running with the land and enforceable by the Village, shall appear on the face of the plat or certified survey map.

N. Shoreland areas. All lots created by a plat or certified survey map shall be located a minimum of ~~75~~ 35 feet from the ordinary high-water mark of a navigable waterway unless otherwise approved by the Village Board. Outlots shall be designated on the plat or certified survey map for open space, conservancy lands and shoreland jurisdictional areas.

O. Number of lots per access connection. Each residential subdivision or large lot subdivision should generally have roadway access or provide access onto an arterial, collector or minor street as outlined below:

(1) One to 20 lots require a minimum of one access point;

(2) Twenty-one to 80 lots require a minimum of two access points; and

(3) Eighty-one or more lots require a minimum of three access points.

6. Section 395-101 is hereby amended to <u>create</u> a definition for the term planned development district is read as follows:

PLANNED DEVELOPMENT DISTRICT

A planned development district as referenced in this Ordinance refers to a Planned Unit Development Overlay District or Planned Development Zoning District pursuant to Chapter 420 of the Village Municipal Code.

Adopted this 10th day of July 2023.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted: _____

29-Chapter 395 amendments

CODE2306-001

AGENDA ITEM COVER
Village Board - Regular Meeting
July 10, 2023

AGENDA ITEM TITLE:

Consider approval of Resolution #23-21 authorizing the Issuance and Sale of $45,545,000 General Obligation Promissory Notes, Series 2023A.

PROPOSED BY: Finance	**FISCAL IMPACT: Yes**
AGENDA CATEGORY: Action	**BUDGETED: Yes**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:** **General Government**
STRATEGIC INITIATIVE: No	

SUMMARY:

The approval for sale of G.O. Debt to fund the new police station, fire station #3, ambulance, fire engine, and plow truck ($43 million) and TID #8 - Fiduciary public infrastructure ($2,545,000). The draft of the resolution and Preliminary Official Statement dated June 27, 2023 is attached.

The final copy of the resolution, including all exhibits, will be available on the day of sale (July 10, 2023) prior to the Village Boards meeting for review. Closing date would be 8/1/2023. Staff recommends approval.

STAFF RECOMMENDATION:

Approve Resolution #23-21 authorizing the Issuance and Sale of $45,545,000 General Obligation Promissory Notes, Series 2023A.

Pleasant Prairie V of - 23A GOPNs - Authorizing Resolution - Draft.pdf

POS - GOPNs 2023A.pdf

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF $45,545,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2023A

WHEREAS, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village") to raise funds for public purposes, including paying the cost of projects included in the Village's adopted Capital Improvement Plan, including the construction of a new police station and fire station, paving, remodeling of buildings, purchasing fire and rescue vehicles and a plow truck and purchasing equipment and financing project costs included in the Project Plan for TID No. 8 (collectively, the "Project");

WHEREAS, the Village Board hereby finds and determines that the Project is within the Village's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Village is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes (the "Notes") for such public purposes; and

WHEREAS, it is the finding of the Village Board that it is necessary, desirable and in the best interest of the Village to sell the Notes to Piper Sandler & Co. (the "Purchaser"), pursuant to the terms and conditions of its note purchase agreement attached hereto as Exhibit A and incorporated herein by this reference (the "Proposal").

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization and Sale of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of FORTY-FIVE MILLION FIVE HUNDRED FORTY-FIVE THOUSAND DOLLARS ($45,545,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal is hereby accepted and the President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute an acceptance of the Proposal on behalf of the Village. To evidence the obligation of the Village, the President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, the Notes aggregating the principal amount of FORTY-FIVE MILLION FIVE HUNDRED FORTY-FIVE THOUSAND DOLLARS ($45,545,000) for the sum set forth on the Proposal, plus accrued interest to the date of delivery.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2023A"; shall be issued in the aggregate principal amount of $45,545,000; shall be dated August 1, 2023; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on August 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit B-1 and incorporated herein by this

DRAFT

reference. Interest shall be payable semi-annually on February 1 and August 1 of each year commencing on February 1, 2024. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit B-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on August 1, 2032 and thereafter shall be subject to redemption prior to maturity, at the option of the Village, on August 1, 2031 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Proposal specifies that [some of] the Notes shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the Village shall direct.]

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit C and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2023 through 2032 for the payments due in the years 2024 through 2033 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2023A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the Village above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be

paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Village and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the

Village has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 11. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by the Village Clerk or the Village Treasurer (the "Fiscal Agent").

Section 12. Persons Treated as Owners; Transfer of Notes. The Village shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 13. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village at the close of business on the Record Date.

Section 14. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Village Clerk or other authorized representative of the Village is authorized and directed to execute and deliver to DTC on behalf

of the Village to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Village Clerk's office.

Section 15. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 16. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 17. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 18. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the Village are authorized to take all actions necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

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Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded July 10, 2023.

_____
John P. Steinbrink
President

ATTEST:

_____
Jane C. Snell
Village Clerk

(SEAL)

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EXHIBIT A

Note Purchase Agreement

To be provided by the Purchaser and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B-1

Pricing Summary

To be provided by Hilltop Securities Inc. and incorporated into the Resolution.

(See Attached)

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EXHIBIT B-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Hilltop Securities Inc. and incorporated into the Resolution.

(See Attached)

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[EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on August 1, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on August 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on August 1, ____

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on August 1, ____

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on August 1, ____

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on August 1, ____

Redemption Date	Amount
____	$_____
____	_____
____	_____ (maturity)]

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EXHIBIT C

(Form of Note)

UNITED STATES OF AMERICA

REGISTERED STATE OF WISCONSIN DOLLARS

KENOSHA COUNTY

NO. R-___ VILLAGE OF PLEASANT PRAIRIE $_____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2023A

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
August 1, _____	August 1, 2023	____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS ($_____)

FOR VALUE RECEIVED, the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on February 1 and August 1 of each year commencing on February 1, 2024 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the Village Clerk or Village Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of projects included in the Village's adopted Capital Improvement Plan, including the construction of a new police station and fire station, paving, remodeling of buildings, purchasing fire and rescue vehicles and a plow truck and purchasing equipment and financing project costs included in the Project Plan for TID

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No. 8, as authorized by a resolution adopted on July 10, 2023 (the "Resolution"). The Resolution is recorded in the official minutes of the Village Board for said date.

The Notes maturing on August 1, 2032 and thereafter are subject to redemption prior to maturity, at the option of the Village, on August 1, 2031 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Village, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Resolution referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the Village appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the

Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of $5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Pleasant Prairie, Kenosha County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

By: _____
John P. Steinbrink
President

(SEAL)

By: _____
Jane C. Snell
Village Clerk

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____ _____

(e.g. Bank, Trust Company or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

_____

(Authorized Officer)

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This Preliminary Official Statement and the information contained therein are subject to change, completion or amendment without notice. These securities may not be sold nor may an offer to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

REVISED PRELIMINARY OFFICIAL STATEMENT DATED JUNE 27, 2023

NEW ISSUE
BOOK-ENTRY-ONLY

S&P RATING: AA (Stable)

In the opinion of Quarles & Brady LLP, Bond Counsel, assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended, under existing law interest on the General Obligation Promissory Notes, Series 2023A (the "Notes") is excludable from gross income and is not an item of tax preference for federal income tax purposes; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code) for taxable years beginning after December 31, 2022. See "Tax Exemption" herein for a more detailed discussion of some of the federal income tax consequences of owning the Notes. The Notes shall not be designated as "qualified tax-exempt obligations". The interest on the Notes is not exempt from present Wisconsin income or franchise taxes.

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

*$45,545,000
General Obligation Promissory Notes, Series 2023A

DATED	August 1, 2023
ISSUANCE	The Notes are issued pursuant to Section 67.12(12), Wisconsin Statutes, and are expected to be awarded pursuant to a resolution to be adopted at a meeting of the Village Board on July 10, 2023 (the "Note Resolution").
PURPOSE	The Notes are issued for public purposes including paying the cost of projects included in the Village's adopted Capital Improvement Plan, as more fully described under "AUTHORITY AND PURPOSE".
SECURITY	The full faith, credit and resources of the Village are pledged to the payment of the principal of and interest on the Notes as the same become due; and for said purposes, there have been levied direct, annual and irrepealable taxes on all taxable property in the Village without limitation as to rate or amount.
BOOK-ENTRY ONLY	The Notes are issuable in fully registered form and, when initially issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Notes. Ownership interests in the Notes will be in denominations of $5,000 or integral multiples thereof and will be in book-entry form. See APPENDIX D - "BOOK-ENTRY-ONLY SYSTEM".
MATURITY SCHEDULE	See inside cover.
INTEREST PAYMENTS	Interest on the Notes is payable semi-annually on each February 1 and August 1, commencing February 1, 2024, and shall be computed upon the basis of a 360-day year of twelve 30-day months.
OPTIONAL REDEMPTION	The Notes maturing on August 1, 2032 and thereafter are subject to optional redemption prior to maturity on August 1, 2031 or on any date thereafter, as more fully described under "REDEMPTION PROVISIONS" herein.
FORM, APPROVAL & DELIVERY	The Notes are offered only in book-entry form, subject to prior sale when, as and if issued by the Village and accepted by the Underwriter, and subject to the approval of legality by Quarles & Brady LLP, Milwaukee, Wisconsin, as bond counsel. It is expected that the Notes will be available for delivery on or about August 1, 2023.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement including all Appendices attached hereto, to obtain information essential to the making of an informed investment decision.

**preliminary, subject to change*

PIPER | SANDLER

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

*$45,545,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2023A

MATURITY SCHEDULE

SERIAL MATURITY

Due August 1	Amount	Interest Rate	Yield	CUSIP No. (Base 728534)[1]
2024	$3,035,000			
2025	1,465,000			
2026	1,360,000			
2027	2,240,000			
2028	2,130,000			
2029	2,005,000			
2030	1,875,000			
2031	1,870,000			
2032[2]	1,935,000			
2033[2]	27,630,000			

(1) CUSIP® is a registered trademark of the American Bankers Association. The CUSIP data herein is provided by the CUSIP Global Services, managed on behalf of the American Bankers Association by Standard and Poor's. The CUSIP numbers are not intended to create a database and do not serve in any way as a substitute for CUSIP service. CUSIP numbers have been assigned by an independent company not affiliated with the Village and are provided solely for convenience and reference. The CUSIP numbers for a specific maturity are subject to change after the issuance of the Notes. Neither the Village nor the Underwriter takes responsibility for the accuracy of the CUSIP numbers.

(2) Maturity subject to redemption in whole or in part at any time on or after August 1, 2031 at par.

No dealer, broker, sales representative or other person has been authorized by the Village or Piper Sandler & Co. (the "Underwriter") to give any information or to make any representations with respect to the Notes other than those contained herein and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor there any sale of the Notes by any person, in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

- - - - - -

The information set forth or included in this Official Statement has been provided by the Village, DTC and from other sources believed by the Village to be reliable but is not guaranteed as to accuracy or completeness and it is not to be construed as a representation by the Underwriter. The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale hereunder shall create any implication that there has been no change in the financial condition or operations of the Village described herein since the date hereof. This Official Statement contains, in part, estimates and matters of opinion that are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions or that they will be realized.

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Certain statements contained in this Official Statement reflect not historical facts but are forecasts and "forward-looking statements." No assurance can be given that the future results discussed herein will be achieved, and actual results may differ materially from the forecasts described herein. In this respect, the words "estimate," "forecast," "project," "anticipate," "expect," "intend," "believe" and other similar expressions are intended to identify forward-looking statements. The forward-looking statements in this Official Statement are subject to risks and uncertainties that could cause actual results to differ materially from those expressed in or implied by such statements. All estimates, projections, forecasts, assumptions and other forward-looking statements are expressly qualified in their entirety by the cautionary statements set forth in this Official Statement. The Village specifically disclaims any obligation to update any forward-looking statements to reflect occurrences or unanticipated events or circumstances after the date of this Official Statement, except as other expressly provided in "CONTINUING DISCLOSURE."

- - - - - -

The Notes have not been registered with the Securities and Exchange Commission under the Securities Act of 1933, in reliance upon a specific exemption contained in such act. The Notes may, however, be subject to registration or qualification under the securities laws of various states, and may not be transferred in violation of such state laws. The registration or qualification of the Notes in accordance with applicable provisions of the securities laws of the states in which the Notes have been registered or qualified, if any, and exemption from registration or qualification in other states, shall not be regarded as a recommendation thereof. No state nor any state or federal agency has passed upon the merits of these Notes or the accuracy or completeness of this Official Statement. Any representation to the contrary may be a criminal offense.

- - - - - -

This Official Statement has been "deemed final" as of its date by the Village pursuant to Rule 15c2-12 of the Securities and Exchange Commission except for the omission of offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, and other terms of the Notes depending on such matters. The Village has also undertaken to provide continuing disclosure on certain matters, including annual financial information and specific material events, as more fully described herein under "CONTINUING DISCLOSURE."

- - - - - -

In connection with this offering, the Underwriter may overallot or effect transactions that stabilize or maintain the market price of the Notes at a level above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

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APPENDIX A - Audited Financial Statements for the Village of Pleasant Prairie for Year Ended December 31, 2021

APPENDIX B - Economic Development in the Village

APPENDIX C - Continuing Disclosure Certificate

APPENDIX D - Book-Entry-Only System

APPENDIX E - Form of Legal Opinion of Bond Counsel

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

9915 39th Avenue
Pleasant Prairie, WI 53158
(262) 694-1400
www.pleasantprairiewi.gov*

ADMINISTRATION

Eric Rindfleisch	Village Administrator
Kathleen M. Goessl	Finance Director/Treasurer
Jane C. Snell	Village Clerk
Rocco Vita	Village Assessor

VILLAGE BOARD

Name	Position	Term Expires
John P. Steinbrink	President	April, 2025
James Kremer	Trustee	April, 2025
Dave Klimisch	Trustee	April, 2025
Michael Pollocoff	Trustee	April, 2024
James Kedrow	Trustee	April, 2024

BOND COUNSEL

Quarles & Brady LLP
Milwaukee, Wisconsin

UNDERWRITER

Piper Sandler & Co.
Mount Pleasant, Wisconsin

FINANCIAL ADVISOR

Hilltop Securities Inc.
Dallas, Texas

** The Village's website is not part of this Official Statement and investors should not rely on information presented in the Village's website in determining whether to purchase the Notes. This inactive textual reference to the Village's website is not a hyperlink and does not incorporate the Village's website by reference.*

INTRODUCTION

The purpose of this Official Statement is to furnish information relating to the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Village"), and the Village's *$45,545,000 General Obligation Promissory Notes, Series 2023A, dated August 1, 2023 (the "Notes").

The materials contained on the cover page, in the body and in the Appendices to this Official Statement are to be read in their entirety. The presentation of information herein, including tables of receipts from various taxes, is intended to show recent historic information, and is not intended to indicate future or continuing trends in the financial position or other affairs of the Village. No representation is made that past experience, as might be shown by such financial or other information, will necessarily continue or be repeated in the future.

THE NOTES

MATURITIES, INTEREST RATES AND FORM OF NOTES

The Notes are dated August 1, 2023 and will bear interest from that date at the rates per annum shown on the inside cover and will mature serially on August 1 in the years and amounts and at the rates as shown on the inside cover. Interest on the Notes is payable semi-annually on each February 1 and August 1, commencing February 1, 2024 to registered owners of the Notes appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest on the Notes shall be computed upon the basis of a 360-day year of twelve 30-day months.

The Notes are issuable as fully registered Notes and when issued will be registered to Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). Ownership interests in the Notes will be in denominations of $5,000 or integral multiples thereof and will be in book-entry form as described herein, under "BOOK-ENTRY-ONLY SYSTEM". As long as the Notes are held under the book-entry-only system, beneficial ownership interest in the Notes may be acquired in book-entry form only, and all payments of principal of, premium, if any, and interest on the Notes shall be made through the facilities of DTC and its Participants. If the book-entry system is terminated, principal of, premium, if any, and interest on the Notes shall be payable as provided in the Note Resolution. See APPENDIX D – "BOOK ENTRY-ONLY SYSTEM".

SECURITY

The full faith, credit and resources of the Village are pledged to the payment of the principal of and interest on the Notes as the same become due; and for said purposes, there have been levied direct, annual and irrepealable taxes on all taxable property in the Village without limitation as to rate or amount.

REDEMPTION PROVISIONS

At the option of the Village, the Notes maturing on August 1, 2032 and thereafter shall be subject to optional redemption prior to maturity on August 1, 2031 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part from maturities selected by the Issuer, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Village exercises its option to redeem the Notes prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by sending a notice to DTC by registered or certified mail, overnight express delivery, facsimile or electronic transmission or in any other manner required by DTC not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of a maturity of the Notes is to be called for redemption, the Notes to be redeemed will be selected by lot.

Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any failure of DTC to advise any DTC Participant or of any DTC Participant or Indirect Participant to notify the Beneficial Owner of any such notice and its content or effect will not affect the validity or sufficiency of the proceedings relating to the redemption of the Notes called for redemption.

AUTHORITY AND PURPOSE

The Notes are issued pursuant to the authority granted by Section 67.12(12), Wisconsin Statutes, and through a Note Resolution to be adopted at a meeting of the Village Board on July 10, 2023, at which time the principal amounts and interest rates borne by the Notes are expected to be approved.

The Notes are issued for public purposes, including paying capital improvement costs of projects included in the Village's Capital Improvement Plan including construction of the new police station and fire station, paving, remodeling of buildings, purchasing fire and rescue vehicles and a plow truck, purchasing equipment, funding public improvements in Tax Increment District No. 8 and to pay for certain costs of issuance of the Notes, as shown below.

*Preliminary, subject to change

SOURCE AND APPLICATION OF FUNDS

*Sources:	
Par Amount of Notes	$45,545,000
Original Issue Premium	1,807,716
Interest Income (Estimated)	531,852
Total	$47,884,568
*Applications:	
Project Funds	$45,357,630
Capitalized Interest	$1,807,716
Issuance Expenses (1)	718,330
Rounding Amount	892
Total	$47,884,568

(1) Includes Underwriter's discount, financial advisor fee, rating agency fee and bond counsel fee.

**preliminary, subject to change*

TAX LEVY AND COLLECTION PROCEDURES

Wisconsin cities, villages and towns are charged with the responsibility of assessing taxable property, collecting taxes, and making distribution to counties, school districts and other public bodies. Property of manufacturing establishments and utilities is assessed by the State Department of Revenue. All assessments are made as of January 1.

Taxes on real and personal property are levied in November or December of each year by the Village in amounts that when collected in the ensuing year, along with other revenues, are sufficient to cover operating expenses, debt service and other expenditures of the Village. Personal property taxes, special assessments, special charges and special taxes must be paid to the Village Treasurer in full by January 31. The Village of Pleasant Prairie taxpayers have two options for the payment of their real estate taxes. One option is to pay the total amount of taxes due by January 31. The other option is to utilize an installment plan whereby one-third of the taxes is due by January 31, one-third by April 30 and one-third by July 31.

Initially, all taxes are collected by the Village Treasurer who then makes settlements with the county, school districts and other taxing authorities. In the Village of Pleasant Prairie, all taxes, excepting personal property taxes, not paid by July 31 are turned over to the County Treasurer for collection. In August of each year, the County reimburses the Village 100% for uncollected real estate taxes. Special assessments, special charges and special taxes are held in trust and are reimbursed as they are paid. The Village collects its own personal property taxes.

LEVY LIMITS

Section 66.0602 of the Wisconsin Statutes, imposes a limit on property tax levies by cities, villages, towns and counties. No city, village, town or county is permitted to increase its tax levy by a percentage that exceeds its valuation factor (which is defined as a percentage equal to the greater of either the percentage change in the political subdivision's January 1 equalized value due to new construction less improvements removed between the previous year and the current or zero percent). The base amount in any year to which the levy limit applies is the actual levy for the immediately preceding year. In 2018, and in each year thereafter, the base amount is the actual levy for the immediately preceding year plus the amount of the payment from the State under Section 79.096 of the Wisconsin Statutes (an amount equal to the property taxes formerly levied on certain items of personal property), and the levy limit is the base amount multiplied by the valuation factor, minus the amount of the payment from the State under Section 79.096 of the Wisconsin Statutes. This levy limitation is an overall limit, applying to levies for operations as well as for other purposes.

A political subdivision that did not levy its full allowable levy in the prior year can carry forward the difference between the allowable levy and the actual levy, up to a maximum of 1.5% of the prior year's actual levy. The use of the carry forward levy adjustment needs to be approved by a majority vote of the political subdivision's governing body (except in the case of towns) if the amount of carry forward levy adjustment is less than or equal to 0.5% and by a super majority vote of the political subdivision's governing body (three-quarters vote if the governing body is comprised of five or more members, two-thirds vote if the governing body is comprised of fewer than five members) (except in the case of towns) if the amount of the carry forward levy adjustment is greater than 0.5% up to the maximum increase of 1.5%. For towns, the use of the carry forward levy adjustment needs to be approved by a majority vote of the annual town meeting or special town meeting after the town board has adopted a resolution in favor of the adjustment by a majority vote if the amount of carry forward levy adjustment is less than

or equal to 0.5% or by two-thirds vote or more if the amount of carry forward levy adjustment is greater than 0.5% up to the maximum of 1.5%.

Beginning with levies imposed in 2015, if a political subdivision does not make an adjustment in its levy as described in the above paragraph in the current year, the political subdivision may increase its levy by the aggregate amount of the differences between the political subdivision's valuation factor in the previous year and the actual percent increase in a political subdivision's levy attributable to the political subdivision's valuation factor in the previous year, for the five years before the current year, less any amount of such aggregate amount already claimed as an adjustment in any of the previous five years. The calculation of the aggregate amount available for such adjustment may not include any year before 2014, and the maximum adjustment allowed may not exceed 5%. The use of the adjustment described in this paragraph requires approval by a two-thirds vote of the political subdivision's governing body, and the adjustment may only be used if the political subdivision's level of outstanding general obligation debt in the current year is less than or equal to the political subdivision's level of outstanding general obligation debt in the previous year.

Special provisions are made with respect to property taxes levied to pay general obligation debt service. Those are described below. In addition, the statute provides for certain other adjustments to and exclusions from the tax levy limit. Among the exclusions, Section 66.0602(3)(e)5 of the Wisconsin Statutes provides that the levy limit does not apply to "the amount that a political subdivision levies in that year to make up any revenue shortfall for the debt service on a revenue bond issued under Section 66.0621 by that political subdivision." Recent positions taken by the Wisconsin Department of Revenue ("DOR") call into question the availability of this exception if the revenue shortfall is planned or ongoing. To date, such DOR positions have not been expressed formally in a declaration ruling under Section 227.41(5)(a) of the Wisconsin Statutes, nor have they been the subject of any court challenge or resulting court ruling.

With respect to general obligation debt service, the following provisions are made:

(a) If a political subdivision's levy for the payment of general obligation debt service, including debt service on debt issued or reissued to fund or refund outstanding obligations of the political subdivision and interest on outstanding obligations of the political subdivision, on debt originally issued before July 1, 2005, is less in the current year than in the previous year, the political subdivision is required to reduce its levy limit in the current year by the amount of the difference between the previous year's levy and the current year's levy.

(b) For obligations authorized before July 1, 2005, if the amount of debt service in the preceding year is less than the amount of debt service needed in the current year, the levy limit is increased by the difference between the two amounts. This adjustment is based on scheduled debt service rather than the amount actually levied for debt service (after taking into account offsetting revenues such as sales tax revenues, special assessments, utility revenues, tax increment revenues or surplus funds). Therefore, the levy limit could negatively impact political subdivisions that experience a reduction in offsetting revenues.

(c) The levy limits do not apply to property taxes levied to pay debt service on general obligation debt authorized on or after July 1, 2005.

The Notes were authorized after July 1, 2005 and therefore the levy limits do not apply to taxes levied to pay debt service on the Notes.

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PROPERTY VALUATIONS AND TAX LEVIES

	2022	2021	2020	2019	2018
Real Estate:					
Residential	$2,530,542,800	$2,290,213,000	$2,127,418,000	$2,011,831,300	$1,866,576,400
Commercial	2,427,971,600	2,169,791,200	1,843,924,100	1,544,555,200	1,377,471,900
Manufacturing	298,594,400	293,241,300	228,543,100	255,419,000	295,114,500
Agricultural	1,268,700	1,208,000	1,180,800	1,159,500	1,178,600
Undeveloped	2,486,400	2,519,400	2,418,200	2,335,300	2,310,100
AG Forest	1,786,000	1,489,900	1,494,400	1,435,500	1,411,000
Forest	75,200	75,200	75,200	72,000	102,000
Other	2,066,800	1,627,000	1,601,700	1,832,400	1,762,200
Total Real Estate	$5,264,791,900	$4,760,165,000	$4,206,655,500	$3,818,640,200	$3,545,926,700
Total Personal Property	$105,071,800	$94,532,900	$87,122,100	$81,699,300	$83,692,000
Total Equalized Value	$5,369,863,700	$4,854,697,900	$4,293,777,600	$3,900,339,500	$3,629,618,700
Total Assessed Value	$5,227,454,500	$3,991,853,500	$3,846,153,300	$3,694,521,800	$3,601,315,700
Ratio of Assessed to Equalized Value	97.35%	82.23%	89.58%	94.72%	99.22%
Per Capita Equalized Value	$244,663	$212,311	$191,208	$180,580	$171,483
Per Capita Assessed Value	$238,175	$174,576	$171,275	$171,051	$170,146
All Purpose Tax Levy	$77,570,002	$81,816,412	$79,725,511	$71,452,224	$70,817,554
Village Purpose Tax Levy	$17,912,503	$14,252,940	$13,796,940	$12,652,261	$12,306,203
Tax Increment Levy	$6,181,717	$19,493,895	$18,099,922	$14,382,872	$14,237,043
Population	21,948	22,866	22,456	21,599	21,166

TAX RATES

	Assessed						Tax Rate	Ratio of	Tax Rate
Budget Year	Village	Schools	Tech. College District	County	State	Less: State Tax Credits	Per $1,000 Assessed Valuation	Assessed to Equalized Valuation	Per $1,000 Equalized Valuation
2023	$3.71	$6.52	$0.65	$3.95	$0.00	($0.96)	13.87	97.35%	13.50
2022	4.68	9.47	0.88	5.42	0.00	(1.26)	19.19	82.23%	15.78
2021	4.64	9.97	0.89	5.22	0.00	(1.31)	19.41	89.58%	17.39
2020	4.28	9.07	0.84	5.10	0.00	(1.39)	17.90	94.72%	16.96
2019	4.28	9.48	0.81	5.11	0.00	(1.44)	18.24	99.22%	18.10

Sources: Village of Pleasant Prairie & Wisconsin Department of Revenue

HISTORY OF TAX COLLECTIONS

		Uncollected as of July 31			Delinquent Taxes as of May 15, 2023		
Levy/Collection Year	All Purpose Tax Levy	Real Estate	Personal Property	Percent Collected	Real Estate	Personal Property	Percent Collected
2021/2022	81,816,412	230,546	14,815	99.70%	125,394	10,516	99.83%
2020/2021	79,725,511	118,453	53,591	99.78%	58,339	4,560	99.92%
2019/2020	71,452,224	49,766	25,866	99.89%	23,259	3,850	99.96%
2018/2019	70,817,554	19,875	36,498	99.92%	697	7,108	99.99%
2017/2018	68,002,140	9,397	32,910	99.94%	107	3,937	99.99%

Source: Village of Pleasant Prairie & Kenosha County

LARGEST TAXPAYERS

Below is a listing of the 10 largest taxpayers in the Village:

Taxpayer	2022 Assessed Valuation	Net Taxes Due in 2023	Percent of Total Village Assessed Valuation
EQT Exeter Property Group	$361,689,600	$5,017,327	6.92%
Route 165 LLC (Uline)	248,642,200	3,468,237	4.76%
Pleasant Prairie Premium Outlets	212,585,100	2,949,159	4.07%
Haribo of America	138,272,200	1,928,811	2.65%
Wisconsin Electric Power Co.	Utility Tax	1,957,733	n/a
Aurora Health Care	102,571,200	1,430,788	1.96%
Meijer Distribution Inc.	100,042,300	1,387,843	1.91%
High Street Fund Portfolio Investors	87,783,600	1,217,458	1.68%
BCORE Properties Pleasant Prairie	76,184,500	1,056,755	1.46%
Ralphs Grocery Company	68,689,100	952,877	1.31%
Total Percent of Assessed Valuation - Top 10 Taxpayers			15.19%

Source: Village of Pleasant Prairie

DEBT STRUCTURE

CATEGORIES OF DEBT AND AMOUNT OUTSTANDING

Date of Issue	Type of Debt	Original Amount	Due Serially To	Principal Outstanding as of 08/01/23	Breakdown by Funding Type: General Fund Portion	Tax Increment District Portion	Enterprise Funds: RecPlex Portion	Enterprise Funds: Clean Water Utility Portion	Total All Fund Portions
02/01/12	G.O. Refunding Bonds, Series 2012	2,605,000	12/01/23	280,000	-	-	280,000	-	280,000
02/21/13	G.O. Refunding Bonds, Series 2013	7,305,000	05/01/24	1,080,000	-	-	1,080,000	-	1,080,000
11/03/14	G.O. Promissory Notes, Series 2014B	6,865,000	05/01/24	965,000	965,000	-	-	-	965,000
11/01/16	G.O. Promissory Notes, Series 2016	3,245,000	11/01/26	2,545,000	2,545,000	-	-	-	2,545,000
08/24/17	G.O. Refunding Bonds, Series 2017	12,050,000	08/01/28	6,700,000			6,700,000	-	6,700,000
04/18/19	G.O. Promissory Notes, Series 2019	9,090,000	04/01/29	7,835,000		4,890,000	2,945,000		7,835,000
04/18/19	Taxable G.O. Promissory Notes, Series 2019	7,900,000	04/01/24	1,000,000		1,000,000			1,000,000
10/21/20	G.O. Promissory Notes, Series 2020	6,115,000	04/01/30	5,065,000	1,305,000		1,945,000	1,815,000	5,065,000
11/17/21	G.O. Promissory Notes, Series 2021	9,195,000	11/01/31	9,075,000	1,205,000	7,870,000			9,075,000
08/01/23	G.O. Promissory Notes, Series 2023A	45,545,000	08/01/33	45,545,000	43,000,000	2,545,000			45,545,000 *
	Net General Obligation Debt Outstanding			$80,090,000	$49,020,000	$16,305,000	$12,950,000	$1,815,000	$80,090,000 *
				Percent of Total =	61.21%	20.36%	16.17%	2.27%	100.00%

DEBT SERVICE SCHEDULES

Year Due	$2,605,000 G.O. Refunding Bonds 2012 - 02/01/12 Principal (12/01)	Interest	$7,305,000 G.O. Refunding Bonds 2013 - 02/21/13 Principal (05/01)	Interest	$6,865,000 G.O. Prom. Notes 2014B - 11/03/14 Principal (05/01)	Interest	$3,245,000 G.O. Prom. Notes 2016 - 11/01/16 Principal (11/01)	Interest	$12,050,000 G.O. Refunding Bonds 2017 - 08/24/17 Principal (08/01)	Interest
2023	280,000	8,400	1,000,000	51,350	1,000,000	48,950	200,000	74,350	500,000	338,000
2024			1,080,000	17,550	965,000	14,475	175,000	70,350	700,000	328,000
2025							1,150,000	65,100	1,250,000	300,000
2026							1,020,000	30,600	1,325,000	237,500
2027									1,325,000	171,250
2028									2,100,000	105,000
2029										
2030										
2031										
2032										
2033										
	$280,000	$8,400	$2,080,000	$68,900	$1,965,000	$63,425	$2,545,000	$240,400	$7,200,000	$1,479,750

*Preliminary, subject to change

DEBT SERVICE SCHEDULES (CONTINUED)

	$9,090,000 G.O. Prom. Notes 2019 - 4/18/19		$7,900,000 Txbl G.O. Prom. Notes 2019 - 4/18/19		$6,115,000 G.O. Prom. Notes 2020 - 10/21/20		$9,075,000 G.O. Prom. Notes 2021 - 11/17/21		NEW ISSUE* $45,545,000 G.O. Prom. Notes 2023A - 8/1/23	
Year	Principal		Principal		Principal		Principal		Principal	
Due	(4/01)	Interest	(4/01)	Interest	(4/01)	Interest	(11/01)	Interest	(8/01)	Interest
2023	560,000	243,450	2,900,000	65,925	420,000	81,660	-	143,800		
2024	2,485,000	197,775	1,000,000	13,750	430,000	73,160	300,000	143,800	3,035,000	1,821,800
2025	1,245,000	141,825			430,000	64,560	900,000	140,800	1,465,000	1,700,400
2026	260,000	119,250			440,000	55,860	1,460,000	131,800	1,360,000	1,641,800
2027	285,000	111,075			445,000	47,010	1,600,000	117,200	2,240,000	1,587,400
2028	285,000	102,525			455,000	38,010	520,000	93,200	2,130,000	1,497,800
2029	3,275,000	49,125			460,000	31,160	200,000	85,400	2,005,000	1,412,600
2030					2,405,000	14,430	1,200,000	81,900	1,875,000	1,332,400
2031							2,895,000	57,900	1,870,000	1,257,400
2032									1,935,000	1,182,600
2033									27,630,000	1,105,200
	$8,395,000	$965,025	$3,900,000	$79,675	$5,485,000	$405,850	$9,075,000	$995,800	$45,545,000	$14,539,400

TOTAL VILLAGE DEBT SERVICE (INCLUDING THE NOTES)

Year Due	Total Principal	Total Interest	Total Debt Svc.
2023	6,860,000	1,055,885	7,915,885
2024	10,170,000	2,680,660	12,850,660
2025	6,440,000	2,412,685	8,852,685
2026	5,865,000	2,216,810	8,081,810
2027	5,895,000	2,033,935	7,928,935
2028	5,490,000	1,836,535	7,326,535
2029	5,940,000	1,578,285	7,518,285
2030	5,480,000	1,428,730	6,908,730
2031	4,765,000	1,315,300	6,080,300
2032	1,935,000	1,182,600	3,117,600
2033	27,630,000	1,105,200	28,735,200
	86,470,000	18,846,625	105,316,625

LEGAL DEBT LIMITATIONS

The Village has the power to incur indebtedness for Village purposes specified by statute in an aggregate amount, not to exceed 5 percent of the equalized value of taxable property in the Village, as last determined by the State of Wisconsin Department of Revenue. In general, such indebtedness is in the form of general obligation bonds and promissory notes for various public purposes. The Village is required by constitution and statute to provide for the payment of its general obligation debt by the levy of direct, annual, irrepealable taxes sufficient to pay the principal of and interest on the debt. The Village's unused debt capacity is as follows:

2022 Equalized Value of Taxable Property in the Village		$5,369,863,700
Legal Debt Capacity - 5% of Equalized Value		$268,493,185
G.O. Debt Outstanding as of 12/31/2022	$40,925,000	
Plus: The Notes*	$45,545,000	
Less: Principal Payments and Redemptions through 8/1/2023	(6,380,000)	
Net G.O. Debt Outstanding as of 8/1/2023		$80,090,000
Unused Borrowing Capacity Percent		70.17%
Unused Borrowing Capacity Amount		$188,403,185

Source: Village of Pleasant Prairie

** Preliminary, subject to change*

STATEMENT OF DIRECT AND OVERLAPPING DEBT

Governmental Unit	Principal Balance of General Obligation Debt 8/1/2023	Percent of Debt Applicable to Village	Net Debt Applicable to Village
Village of Pleasant Prairie	$80,090,000	100.00%	$80,090,000
Kenosha Unified School District No. 1	$102,890,000	35.37%	$36,392,193
Bristol Consolidated Schools	$22,437,000	15.88%	$3,562,996
Central-Westosha High School District	$45,430,000	5.14%	$2,335,102
Kenosha County	$156,110,000	22.33%	$34,859,363
Gateway Technical College District	$69,210,000	8.18%	$5,661,378
Total Direct and Overlapping Debt			$162,901,032
Direct Debt Per Capita (Based on 2022 estimated population of 21,948)			$3,649
Direct Debt to 2022 Equalized Value			1.49%
Direct Debt to 2022 Assessed Value			1.53%
Direct and Overlapping Debt Per Capita (Based on 2022 estimated population of 21,948)			$7,422
Direct and Overlapping Debt to 2022 Equalized Value			3.03%
Direct and Overlapping Debt to 2022 Assessed Value			3.12%

OTHER FINANCINGS

The Village does not expect to issue any additional general obligation debt in 2023 and expects to issue additional debt in 2024 for various capital improvements and tax increment districts, all subject to the approval by the Village Board.

GENERAL OBLIGATION DEBT TRENDS FOR THE LAST FIVE YEARS

Year of Levy	Debt as of December 31	Assessed Valuation	Debt as a Percentage of Assessed Valuation	Equalized Valuation	Debt as a Percentage of Equalized Valuation	Estimated Population	Direct Debt Per Capita
2022	$40,925,000	$5,227,454,500	0.78%	$5,369,863,700	0.76%	21,948	1,865
2021	61,850,000	3,991,853,500	1.55%	4,854,697,900	1.27%	22,866	2,705
2020	79,830,000	3,846,153,300	2.08%	4,293,777,600	1.86%	22,456	3,555
2019	91,585,000	3,694,521,800	2.48%	3,900,339,500	2.35%	21,599	4,240
2018	106,735,000	3,601,315,700	2.96%	3,629,618,700	2.94%	21,166	5,043

Source: Village of Pleasant Prairie

HISTORY OF DEBT ADMINISTRATION

The Village has never issued any obligations to avoid default; nor has the Village ever defaulted on the payment of any of its obligations.

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FINANCIAL INFORMATION
2023 General Fund Budget Summary

		Percent of Total
REVENUES		
General Property Taxes	13,910,578	62.33
Other Taxes	1,232,000	5.52
Intergovernmental Revenues	2,872,217	12.87
Licenses and Permits	1,082,986	4.85
Fines and Forfeitures	343,000	1.54
Public Charges for Services	2,100,718	9.41
Intergovernmental Charges	410,241	1.84
Miscellaneous Revenues	364,414	1.63
TOTAL REVENUES	$22,316,154	100.00
EXPENDITURES		
General Government	4,448,457	19.79
Public Safety	13,096,953	58.27
Public Works	3,407,635	15.16
Parks	831,865	3.70
Community Development	692,109	3.08
TOTAL EXPENDITURES	$22,477,019	100.00

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

GENERAL FUND ONLY - FOR YEARS ENDED DECEMBER 31

	Unaudited	Audited			
	2022	2021	2020	2019	2018
REVENUES					
Taxes	$11,435,282	$10,966,492	$10,249,319	$9,389,140	$9,635,467
Intergovernmental	2,751,337	2,485,191	2,792,019	2,566,356	2,246,659
Regulation and compliance	1,081,632	1,869,795	1,289,143	2,049,790	1,698,325
Public charges for services	2,357,892	2,229,458	2,125,942	2,177,728	2,033,610
Intergovernmental charges for services	289,073	225,656	244,550	280,690	339,856
Investment income	191,260	31,072	97,090	244,140	171,000
Miscellaneous	2,033,087	110,384	315,481	324,814	333,764
Total Revenues	20,139,563	17,918,048	17,113,544	17,032,658	16,458,681
EXPENDITURES					
General government	3,897,179	3,533,812	3,635,083	3,280,101	3,202,774
Public safety	10,683,778	9,918,816	9,727,468	9,642,160	9,103,937
Public works	3,213,416	2,637,462	2,472,280	2,717,586	2,426,053
Parks	600,584	619,418	646,774	587,956	526,474
Community development	650,667	1,140,866	1,127,224	1,076,861	929,510
Total Expenditures	19,045,624	17,850,374	17,608,829	17,304,664	16,188,748
Excess Revenues Over (Under) Expenditures	1,093,939	67,674	(495,285)	(272,006)	269,933
OTHER FINANCING SOURCES (USES)					
Transfer in	749,889	862,793	895,895	831,911	879,792
Transfer out	(300,395)	(404,135)	-	(850,000)	-
Total Other Financing Sources	449,494	458,658	895,895	(18,089)	879,792
Net Change in Fund Balance	1,543,432	526,332	400,610	(290,095)	1,149,725
FUND BALANCE - January 1	8,177,066	7,650,734	7,250,124	7,540,219	6,390,494
FUND BALANCE - December 31	$9,720,498	$8,177,066	$7,650,734	$7,250,124	$7,540,219

GENERAL CAPITAL PROJECTS FUND ONLY - FOR YEARS ENDED DECEMBER 31

	Unaudited	Audited			
	2022	2021	2020	2019	2018
REVENUES					
Taxes	$964,272	$964,272	$979,295	$1,467,455	$757,294
Intergovernmental	1,416,052	1,416,358	1,190,103	1,255,490	896,853
Public charges for services	152,912	876,995	244,599	573,802	848,739
Investment income	90,716	19,296	54,890	(66,857)	(26,528)
Special Assessments	-	1,405,441	60,030		
Miscellaneous	451,103	163,815	-	-	282,270
Total Revenues	3,075,055	4,846,177	2,528,917	3,229,890	2,758,628
EXPENDITURES					
Capital outlay	4,689,879	7,134,941	3,982,918	3,120,782	3,212,172
Interest and fiscal charges	-	23,183	30,391	-	36,845
Total Expenditures	4,689,879	7,158,124	4,013,309	3,120,782	3,249,017
Excess Revenues Over (Under) Expenditures	(1,614,824)	(2,311,947)	(1,484,392)	109,108	(490,389)
OTHER FINANCING SOURCES (USES)					
Long-term debt issued	-	1,298,660	1,560,949	-	1,362,090
Debt premium	-	26,340	64,051	-	17,230
Transfer in (out)	300,395	404,135	-	850,000	-
Discount and issuance costs	-	-	-	-	-
Sale of property	34,500	114,036	5,388,196	117,933	51,586
Total Other Financing Sources	334,895	1,843,171	7,013,196	967,933	1,430,906
Net Change in Fund Balance	(1,279,929)	(468,776)	5,528,804	1,077,041	940,517
FUND BALANCE - January 1	9,488,271	9,957,047	4,428,243	3,351,202	2,410,685
FUND BALANCE - December 31	$8,208,342	$9,488,271	$9,957,047	$4,428,243	$3,351,202

THE VILLAGE

LOCATION, ORGANIZATION AND GOVERNMENT

The Village is located in southeastern Wisconsin in Kenosha County, with the Illinois State line as its southern boundary, Lake Michigan as its eastern boundary, and the City of Kenosha as its northern boundary. The Village is approximately 40 miles south of the City of Milwaukee and 50 miles north of the City of Chicago. The Village encompasses approximately 33 square miles, with a 2022 estimated population of 21,948. The Village is organized as an incorporated municipality under Chapter 61 of the Wisconsin Statutes. The form of government is a Village Board consisting of a Village President and four Trustees elected for two-year staggered terms.

PRINCIPAL SERVICES AND FACILITIES

The Village employs the following number of full and part-time employees to provide the Village the services and facilities of their respective departments:

Department	Full-Time/Part-Time Employees	Department	Full-Time/Part-Time Employees
Administration	7	Water/Wastewater Utility	14
Finance	6	RecPlex Center	313
Village Board	5	IcePlex	44
Assessors	3	Inspection	6
Community Development	6	Information Technologies	9
Fire-Rescue	38	Engineering	3
Police	42	Sanitation	4
Public Safety Dispatch	8	Human Resources	3
Municipal Court	2		
Public Works/Parks	43		
		TOTAL	556

Source: Village of Pleasant Prairie

EMPLOYEES AND LABOR RELATIONS

The Wisconsin Professional Police Association (WPPA) represents the Pleasant Prairie Police Department. The contract, which covers thirty-one (31) employees, expires on December 31, 2023 and is currently in negotiation for the 2024-2025 contract years.

The Pleasant Prairie Fire Department is represented by the International Association of Fire Fighters. The contract, which covers twenty-eight (28) employees, expires on December 31, 2023 and is currently in negotiation for the 2024-2025 contract years.

PENSION AND RETIREMENT SYSTEM

All eligible Village employees participate in the Wisconsin Retirement System ("WRS"), a cost-sharing multiple employer-defined pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF), and provides coverage to all eligible State of Wisconsin, local government and other public employees, all employees, initially employed by a participating WRS employer on or after July 1, 2011, are expected to work at least 1200 hours a year and expected to be employed for at least one year from the employee's date of hire are eligible to participate in the WRS.

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of the five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

For additional information on the Village's pension and retirement system, see Note V of Appendix A.

OTHER POST-EMPLOYMENT BENEFITS

The Village provides "other post-employment benefits" ("OPEB") for its employees who retire and meet other negotiated criteria. The Village has historically funded its OPEB program on a pay-as-you-go basis. At December 31, 2022 the plan had 23 inactive members currently receiving benefit payments and 43 active plan members.

OPEB calculations are required to be updated every two years. Prior to fiscal years beginning after June 15, 2017, OPEB calculations were required to be prepared in accordance with Statement No. 45 of the Governmental Accounting Standards Board ("GASB 45") regarding retiree health and life insurance benefits, and related standards. For fiscal years beginning after June 15, 2017, OPEB calculations are required to be prepared in accordance with Statement Nos. 74 and 75 of the Governmental Accounting Standards Board ("GASB 74/75"). An actuarial study for the plan prepared in accordance with GASB 74/75 was completed with an actuarial valuation date of January 1, 2022. The following table shows the changes in total OPEB liability – Health Insurance and is summarized in the table below:

Changes in Net OPEB Liability	Total OPEB Liability	Change in Plan Fiduciary Net Position	Net OPEB Liability
Beginning of the Year Balance	$5,160,733	$1,064,223	$4,096,510
Changes for the Year:			
Service Cost	105,275	0	105,275
Interest	148,817	0	148,817
Differences between expected and actual experience	2,295,334	0	2,295,334
Changes in Assumptions	808,543	0	808,543
Benefit Payments	(615,389)	(615,389)	0
Net Investment Income	0	(67,366)	67,366
Employer contributions	0	615,389	(615,389)
Net Changes	2,742,580	(67,366)	2,809,946
End of Year Balance	$7,903,313	$996,857	$6,906,456

The calculation of the total OPEB liability and all other OPEB calculations are subject to a number of actuarial and economic assumptions, which may change in future actuarial valuations and may have a significant impact on the total OPEB liability in the future. For more detailed information regarding such actuarial assumptions, see Note 5 in Appendix A attached hereto.

The Village provides life insurance benefits through the Local Retiree Life Insurance Funds ("LRLIF"), which is a cost sharing multiple- employer defined benefit plan established by Chapter 40 of the Wisconsin Statutes. The Wisconsin Department of Employee Trust Funds ("ETF") and the Group Insurance Board have statutory authority for program administration and oversight. The plan provides post-employment life insurance benefits for all eligible employees of the Village. During 2021, LRLIF recognized $9,851 in contributions from the Village. As of December 31, 2022, the Village reported a liability of $2,844,779 for the Village's proportionate share of the net OPEB liability of LRLIF.

The calculation of the total OPEB liability and all other OPEB calculations are subject to a number of actuarial assumptions, which may change in future actuarial valuations. Such changes may have a significant impact on the calculation of the net OPEB

liability of the LRLIF, which may also cause the ETF to change the contribution requirements for employers and employees. For more detailed information regarding such actuarial assumptions, see Note 5 in Appendix A attached hereto.

DEMOGRAPHIC AND ECONOMIC DATA

Populations	2022	2021	2020	2019	2018	2017
(Source: WI Dept. of Administration)	21,948	21,392	21,250 (Census)	21,599	21,166	20,936

		2021	2020	2019	2018	2017
Adjusted Gross Income Per Return	State of Wisconsin	$66,369	$61,518	$61,003	$59,423	$56,698
(Source: WI Dept. of Revenue)	Kenosha County	$63,099	58,273	57,680	56,076	53,570
	Village of Pleasant Prairie	$89,798	84,573	83,004	80,213	76,519

		Averages				
		2023*	2022	2021	2020	2019
Unemployment Rates	State of Wisconsin	2.3%	2.9%	3.5%	6.3%	3.3%
(Source: WI Dept. of Workforce Development)	Kenosha County	2.8	3.3	3.8	7.1	4.0

** As of April 30, 2023*

Building Permits	2023*	2022	2021	2020	2019
(Source: Village of Pleasant Prairie)	$14,417,850	$97,539,975	$392,530,060	$404,605,200	$403,617,032
** Through 3/31/2023*					

		2020
Median Age	State of Wisconsin	40.1 years
(Source: U.S. Census Bureau)	Kenosha County	38.7 years
	Village of Pleasant Prairie	42.8 years

MAJOR EMPLOYERS

Below is a listing of the top 20 employers in the Village:

Employer	Nature of Business	No. of Employees
Uline (7 locations)	Warehouse and Distribution-shipping materials	1,982
Froedtert South (3 locations)	Health Care	1,184
Premium Outlets--all stores	Retail/Restaurants	1,037
Pleasant Prairie Premium Outlets (5 locations)	Municipal Government	496
Good Foods Group LLC	Manufacturing-foods	480
Kroger Fullfillment	General Merchandise	400
Target Store	Retail	398
Arvato Digital Services	Warehouse and Distribution-audio and video products	349
Rust-Oleum Corp	Manufacturing-paint	340
Meijer Distribution Inc	Warehouse and Distibution-groceries	340
Iris USA Inc	Manufacturing -plastic bins and storage	252
Nosco Inc	Printing and Publishing	252
Fair Oaks Farms (2 locations)	Manufacturing-meat processing	235
Costco Wholesale Corp	Retail	228
Communications Test Design Inc.	Manufacturing-computer and electronic products	230
EMCO Chemical Distributors Inc	Chemical Distribution	225
Aludyne	Metal and Fabricated Metal Products	223
Resideo	Manufacturing-computer cables and connectors	222
Doheny (Two Locations)	Warehouse and Distribution-pool supplies	222
SL Montevideo Technology Inc.	Manufacturing-computer and electronic products	175

Source: Village of Pleasant Prairie

ECONOMIC DEVELOPMENT IN THE VILLAGE

The Village of Pleasant Prairie continues to experience growth in commercial, industrial and residential activity. Please see Appendix B – Economic Development in the Village for a description of economic development activity in the Village.

RATING

The Notes are rated “AA” (Stable Outlook) by Standard & Poor’s Global Ratings, a division of The McGraw-Hill Companies Inc. The rating reflects only the views of such organization and explanations of the significance of such rating may be obtained from the rating agency furnishing the same. There is no assurance that such ratings will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating agency, if in the judgment of such rating agency circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Notes.

CONTINUING DISCLOSURE

In order to assist the Underwriters in complying with SEC Rule 15c2-12, as amended, promulgated by the Securities and Exchange Commission, pursuant to the Securities Exchange Act of 1934 (the "Rule"), the Village shall covenant pursuant to a Resolution adopted by the Governing Body to enter into an undertaking (the "Undertaking") for the benefit of holders including beneficial holders of the Notes to provide certain financial information and operating data relating to the Village annually to the Municipal Securities Rulemaking Board (the "MSRB"), and to provide notices of the occurrence of certain events enumerated in the Rule electronically or in the manner otherwise prescribed by the MSRB to the MSRB. The details and terms of the Undertaking, as well as the information to be contained in the annual report or the notices of material events, are set forth in the Continuing Disclosure Certificate to be executed and delivered by the Village at the time the Notes are delivered. Such Certificate will be in substantially the form attached hereto as Appendix C. The Village has never failed to comply in all material respects with any previous undertakings under the Rule to provide annual reports or notices of material events. A failure by the Village to comply with the Undertaking will not constitute an event of default on the Notes (although holders will have the right to obtain specific performance of the obligations under the Undertaking). Nevertheless, such a failure must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Notes in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Notes and their market price.

The Village will file its continuing disclosure information using the MSRB’s Electronic Municipal Market Access (“EMMA”) system. Investors will be able to access continuing disclosure information filed with the MSRB at www.emma.msrb.org.

LEGAL MATTERS

TAX EXEMPTION – THE NOTES

Quarles & Brady LLP, Milwaukee, Wisconsin, Bond Counsel, will deliver a legal opinion with respect to the federal income tax exemption applicable to the interest on the Notes under existing law substantially in the following form and as shown in Appendix E:

> "The interest on the Notes is excludable for federal income tax purposes from the gross income of the owners of the Notes. The interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed by Section 55 of the Internal Revenue Code of 1986, as amended (the "Code") on individuals; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code) for taxable years beginning after December 31, 2022. The Code contains requirements that must be satisfied subsequent to the issuance of the Notes in order for interest on the Notes to be or continue to be excludable from gross income for federal income tax purposes. Failure to comply with certain of those requirements could cause the interest on the Notes to be included in gross income retroactively to the date of issuance of the Notes. The Issuer has agreed to comply with all of those requirements. The opinion set forth in the first sentence of this paragraph is subject to the condition that the Issuer comply with those requirements. We express no opinion regarding other federal tax consequences arising with respect to the Notes."

The interest on the Notes is not exempt from present Wisconsin income or franchise taxes.

Prospective purchasers of the Notes should be aware that ownership of the Notes may result in collateral federal income tax consequences to certain taxpayers. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Notes should consult their tax advisors as to collateral federal income tax consequences.

From time-to-time legislation is proposed, and there are or may be legislative proposals pending in the Congress of the United States that, if enacted, could alter or amend the federal tax matters referred to above or adversely affect the market value of the Notes. It cannot be predicted whether, or in what form, any proposal that could alter one or more of the federal tax matters referred to above or adversely affect the market value of the Notes may be enacted. Prospective purchasers of the Notes should consult their own tax advisors regarding any pending or proposed federal tax legislation. Bond Counsel expresses no opinion regarding any pending or proposed federal tax legislation.

Bond Premium. To the extent that the initial offering price of certain of the Notes is more than the principal amount payable at maturity, such Notes ("Premium Notes") will be considered to have bond premium.

Any Premium Note purchased in the initial offering at the issue price will have "amortizable bond premium" within the meaning of Section 171 of the Code. The amortizable bond premium of each Premium Note is calculated on a daily basis from the issue

date of such Premium Note until its stated maturity date (or call date, if any) on the basis of a constant interest rate compounded at each accrual period (with straight line interpolation between the compounding dates). An owner of a Premium Note that has amortizable bond premium is not allowed any deduction for the amortizable bond premium; rather the amortizable bond premium attributable to a taxable year is applied against (and operates to reduce) the amount of tax-exempt interest payments on the Premium Notes. During each taxable year, such an owner must reduce his or her tax basis in such Premium Note by the amount of the amortizable bond premium that is allocable to the portion of such taxable year during which the holder held such Premium Note. The adjusted tax basis in a Premium Note will be used to determine taxable gain or loss upon a disposition (including the sale, exchange, redemption, or payment at maturity) of such Premium Note.

Owners of Premium Notes who did not purchase such Premium Notes in the initial offering at the issue price should consult their own tax advisors with respect to the tax consequences of owning such Premium Notes. Owners of Premium Notes should consult their own tax advisors with respect to the state and local tax consequences of owning the Premium Notes.

Original Issue Discount

To the extent that the initial public offering price of certain of the Notes is less than the principal amount payable at maturity, such Notes ("Discounted Notes") will be considered to be issued with original issue discount. The original issue discount is the excess of the stated redemption price at maturity of a Discounted Note over the initial offering price to the public, excluding underwriters or other intermediaries, at which price a substantial amount of such Discounted Notes were sold (issue price). With respect to a taxpayer who purchases a Discounted Note in the initial public offering at the issue price and who holds such Discounted Note to maturity, the full amount of original issue discount will constitute interest that is not includible in the gross income of the owner of such Discounted Note for federal income tax purposes and such owner will not, subject to the caveats and provisions herein described, realize taxable capital gain upon payment of such Discounted Note upon maturity.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discounted Note, on days that are determined by reference to the maturity date of such Discounted Note. The amount treated as original issue discount on a Discounted Note for a particular semiannual accrual period is generally equal to (a) the product of (i) the yield to maturity for such Discounted Note (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of such Discounted Note at the beginning of the particular accrual period if held by the original purchaser; and less (b) the amount of any interest payable for such Discounted Note during the accrual period. The tax basis is determined by adding to the initial public offering price on such Discounted Note the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If a Discounted Note is sold or exchanged between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

For federal income tax purposes, the amount of original issue discount that is treated as having accrued with respect to such Discounted Note is added to the cost basis of the owner in determining gain or loss upon disposition of a Discounted Note (including its sale, exchange, redemption, or payment at maturity). Amounts received upon disposition of a Discounted Note that are attributable to accrued original issue discount will be treated as tax-exempt interest, rather than as taxable gain.

The accrual or receipt of original issue discount on the Discounted Notes may result in certain collateral federal income tax consequences for the owners of such Discounted Notes. The extent of these collateral tax consequences will depend upon the owner's particular tax status and other items of income or deduction.

The Code contains additional provisions relating to the accrual of original issue discount. Owners who purchase Discounted Notes at a price other than the issue price or who purchase such Discounted Notes in the secondary market should consult their own tax advisors with respect to the tax consequences of owning the Discounted Notes. Under the applicable provisions governing the determination of state and local taxes, accrued interest on the Discounted Notes may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment until a later year. Owners of Discounted Notes should consult their own tax advisors with respect to the state and local tax consequences of owning the Discounted Notes.

ABSENCE OF MATERIAL LITIGATION

There is no controversy or litigation of any nature now pending or, to the knowledge of the Village, threatened to restrain or enjoin the issuance, sale, execution or delivery of the Notes; or questioning the proceedings or authority pursuant to which the Notes are issued or taxes levied, or questioning or relating to the validity of the Notes, or contesting the corporate existence of the Village or the titles of its present officers to their respective offices.

The absence of such litigation will be confirmed at the time of the delivery of the Notes to the purchasers by a certificate of the Village Clerk.

APPROVAL OF LEGALITY OF NOTES

Legal matters incident to the authorization, issuance and sale of the Notes are subject to approval of Quarles & Brady LLP, Milwaukee, Wisconsin, Bond Counsel, a copy of whose approving legal opinion will accompany the Notes.

BOND COUNSEL PARTICIPATION

Bond counsel has not assumed responsibility for this Official Statement or participated in its preparation (except with respect to the section entitled "LEGAL MATTERS – TAX EXEMPTION – THE NOTES") and has not performed any investigation as to its accuracy, completeness or sufficiency.

UNDERWRITING

For the Village's Notes, the Underwriter shall pay an aggregate purchase price of $_____, representing the par value of the Notes, plus original issue premium of $_____ less Underwriter's discount of $_____. The Underwriter may offer and sell the Notes to certain dealers (including dealers depositing Notes into investment trusts) and others at prices lower than the initial offering prices set forth on the cover hereof, and such initial offering prices may be changed from time to time by the Underwriter. After the initial public offering, the public offering prices may be varied from time to time.

FINANCIAL ADVISOR

Hilltop Securities Inc. is employed as Financial Advisor to the Village in connection with the issuance of the Notes. The Financial Advisor's fee for services rendered with respect to the sale of the Notes is contingent upon the issuance and delivery of the Notes. Hilltop Securities Inc., in its capacity as Financial Advisor, has not verified and does not assume any responsibility for the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Notes, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

The Financial Advisor to the Village has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the Village and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

CONFLICTS OF INTEREST

Some or all of the fees of the Underwriter, Financial Advisor and Bond Counsel are contingent upon the issuance and sale of the Notes. None of the Village Board members or other officers of the Village have interests in the issuance of the Notes that are prohibited by applicable law.

ACCURACY AND COMPLETENESS OF OFFICIAL STATEMENT

The Village, acting through its duly elected President and appointed Clerk, shall provide to the purchaser of the Notes a certificate confirming that to the best of their knowledge, as of the date of delivery of the Notes, the Official Statement does not include any untrue statement of a material fact; nor does it omit the statement of any material fact required to be stated therein, or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

APPENDIX A

AUDITED FINANCIAL STATEMENTS FOR THE VILLAGE OF PLEASANT PRAIRIE FOR YEAR ENDING DECEMBER 31, 2021

Village of Pleasant Prairie

Financial Statements and
Supplementary Information

December 31, 2021

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Independent Auditors' Report

To the Village Board of
Village of Pleasant Prairie

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Village of Pleasant Prairie, Wisconsin (the Village), as of and for the year ended December 31, 2021 and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the Village, as of December 31, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (GAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 14, 2022 on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control over financial reporting and compliance.

Baker Tilly US, LLP

Madison, Wisconsin
July 14, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS
(Unaudited)

Our discussion and analysis of the Village of Pleasant Prairie's financial performance provides an overview of the Village's financial activities as of and for the year ended December 31, 2021. Please read it in conjunction with the Village's financial statements following this section.

FINANCIAL HIGHLIGHTS

The total net position of the Village increased by $30.2 million to $275.6 million. Events that had major impacts on the Village's 2021 financials were:

- Governmental activities net position increased $19.6 million with revenue of $45.7 million, excluding capital contributions, exceeding expenses of $31.2 million. Revenue was down $1.8 million and expenses were up $6.7 million when comparing to 2020. In 2020 there were land sales that caused governmental revenue to be higher. Majority of the expense increase was in Public Works, increasing $6.9 million to be more comparable to 2019 expense levels for that activity.

- Business activities net position increased $10.6 million. Capital contribution of $6.4 million is the main reason for the increase in net position. Fiduciary (TID #8) contributing $1.8 million of sewer, water and clean water infrastructure, Creekside $1.6 million, Asbury $1.1 million, and Main Street (TID #6) $.8 million plus special assessments and connection fees of $1.1 million.

- The Village's debt decreased by $18 million ending the year with $61.9 million in general obligation bonds outstanding. The Village borrowed $1.3 million for General Government, $7.9 million for TID #8 – Fiduciary. The Village paid $27.2 million of principal in 2021, $23.3 million of that amount was TID #2 debt.

- The Village had investments of $275.2 million at the end of 2021 in capital assets, a net increase of $16.9 million. (See table A5). Additions of $22.1 million plus $5.4 million increase in work in progress exceeded depreciation of $10.5 million, and insignificant disposals.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual financial report consists of four parts:

- *Management's discussion and analysis (required supplementary information)*
- *Basic financial statements*
  - Government-wide Financial Statements
  - Fund Financial Statements
  - Notes to the Financial Statements
- *Required supplementary information*
- *Supplementary information*

The basic financial statements include two kinds of statements that present different views of the Village. The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the Village's *overall* financial status. The remaining statements are *fund financial statements* that focus on *individual parts* of Village government and report the Village's operations in *more detail* than the government-wide statements. The financial statements also include notes that explain some of the information in the financial statements and provide more data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. In addition to these required elements, we have included a supplementary information section with combining statements that provide details about our nonmajor governmental funds. The nonmajor funds are added together and presented in single columns in the basic financial statements.

Government-wide Statements

Government-wide statements report information about the Village as a whole using accounting methods similar to those used by private-sector companies. The statement of net position includes all government assets, deferred outflows of resources, liabilities and deferred inflows of resources. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the Village's net position and how they have changed. Net position- the difference between the Village's assets, deferred outflows of resources, liabilities and deferred inflows of resources – is one way to measure the Village's financial health, or position.

- Over time, increases or decreases in the Village's net position are an indicator of whether its financial health is improving or deteriorating, respectively.
- To assess the overall health of the Village you need to consider additional nonfinancial factors such as changes in the Village's property tax base, economy and rate of growth.

The government-wide financial statements of the Village are divided into two categories:

- *Governmental activities* – The Village's basic services are included here, such as police, fire, public works, parks, community development, assessing, finance and administration. Property taxes and state aid finance most of these activities.
- *Business-type activities* – The Pleasant Prairie Utilities and the RecPlex charge user fees to cover the costs of services they provide. This includes water, sewer, refuse, recycling, clean water and the recreational complex.

Fund Financial Statements

The fund financial statements provide detailed information about the Village's significant *funds.* Funds are accounting devices that the Village uses to keep track of specific sources of funding and spending for particular purposes.

The Village has three kinds of funds:

- ***Governmental funds*** - Most of the Village's basic services are included in governmental funds which focus on (1) how cash, and other financial assets that can readily be converted to cash, flow in and out, and (2) the balances left at year-end that are available for spending. Consequently, governmental fund statements tell how general government services like public safety and public works were financed in the short term as well as what future spending remains. Because this information does not encompass the additional long-term focus of government-wide statements, additional information is provided at the bottom of the governmental funds statement explaining the differences between them.

- ***Proprietary funds*** - Services for which the Village charges customers a fee are reported in proprietary funds. These include water, sewer and clean water utilities, waste collection, and our recreational complex. Proprietary fund statements offer short and long-term financial information about activities the Village operates like a business.

- ***Fiduciary funds*** - The Village is the trustee, or *fiduciary,* for collection of all property taxes within the Village for all taxing districts, including the Kenosha Unified School District, Kenosha County and Gateway Technical College. The Village also has a retired employees' healthcare plan trust, which reports resources for members and beneficiaries of the benefit plan. All of the Village's fiduciary activities are reported in a separate statement of fiduciary net position. These activities are excluded from the Village's government-wide financial statements because these assets cannot be used to finance operations.

FINANCIAL ANALYSIS OF THE VILLAGE AS A WHOLE

STATEMENT OF NET POSITION

The Village's combined net position increased by $30.2 million to $275.6 million. The majority of the net position, $174.7 million, belongs to business-type activities of the Village, primarily the sewer ($68.5 million) and water utilities ($64.1 million).

Table A-1
Village of Pleasant Prairie's Net Position
(in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Change Dollars	Total Change %
	2020	2021	2020	2021	2020	2021	2020-2021	
Current and other assets	98.9	94.3	25.6	29.3	124.5	123.6	(0.9)	-0.7%
Capital assets	92.2	102.0	166.1	173.2	258.3	275.2	16.9	6.5%
Total assets	**191.1**	**196.3**	**191.7**	**202.5**	**382.8**	**398.8**	**16.0**	4.2%
Deferred outflows of resources	7.9	10.5	2.5	3.2	10.4	13.7	3.4	26.8%
Long-term debt outstanding	66.3	50.6	23.7	21.4	90.1	71.9	(18.1)	-20.2%
Other liabilities	9.0	8.0	3.1	5.5	12.0	13.5	1.4	12.5%
Total liabilities	**75.3**	**58.6**	**26.8**	**26.8**	**102.1**	**85.4**	**(16.7)**	-16.4%
Deferred inflows of resources	42.4	47.3	3.2	4.2	45.7	51.6	5.9	12.9%
Net Position								
Net investment in capital assets	54.5	70.6	144.0	153.2	192.3	219.7	27.4	14.2%
Restricted	6.3	12.4	2.2	2.8	8.5	15.2	6.7	78.8%
Unrestricted	20.5	17.9	17.9	18.6	44.6	40.7	(3.9)	-8.7%
Total net position - end of year	**81.3**	**100.9**	**164.1**	**174.7**	**245.4**	**275.6**	**30.2**	12.3%

Figures may not total due to rounding.

Governmental activities c*urrent and other assets* decreased by $4.6 million because of a reduction in cash of $7.8 million, offset by an increase in receivable $3.5 million.

Additions of $15.2 million of capital assets outpaced disposals and depreciation ($5.4 million) accounting for a $9.8 million increase in the Village's governmental activities *Capital Assets*. *Deferred outflow of resources* is pension related with an increase of $2.6 million. Village employees are covered under the State of Wisconsin pension plan. More information concerning the increase in capital assets and long-term debt is explained starting on page ix.

Other Liabilities decreased by $1 million mainly because of a decrease in Unearned revenue. *Deferred inflows of resources* are property tax ($33.3 million) and pension ($14 million), with property tax increasing $1.9 million and pension increasing $3 million. The *net positon* of the Village's governmental activities increased $19.6 million to $100.9 million.

The *net position* of the Village's business-type activities increased by $10.6 million to $174.7 million. Accounting for the majority of the increase is the sewer utility ($3.1 million), water utility ($2.8 million) and clean water utility ($4.1 million) with slight increases in RecPlex of $.1 million and Waste Collection of $.4 million. All business and government type activities are self-supporting entities. Net position of one entity is not permanently used by other entities.

STATEMENT OF ACTIVITIES

The Village's 2021 revenues total $73.7 million and expenses total $56.3 million resulting in an increase in net position of $17.4 million prior to capital contributions and transfers. Table A-2 and the narrative that follow consider the operations of governmental and business-type activities separately.

Table A-2

Change in Village of Pleasant Prairie's Net Position

(in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Change Dollar	Total Change %
	2020	2021	2020	2021	2020	2021	2020-2021	
Revenues								
Program revenues								
Charges for services	4.1	5.6	22.8	27.3	26.9	32.9	6.0	22.3%
Operating grants and contributions	1.6	1.5	0.1	0.1	1.7	1.5	-0.2	-11.8%
General revenues								
Property taxes	27.0	31.4	0.0	0.5	27.0	31.9	4.9	18.1%
Other taxes	0.3	0.5	0.0	0.0	0.3	0.5	0.2	66.7%
Intergovernmental (not restricted)	3.3	3.7	0.0	0.0	3.3	3.7	0.4	12.1%
Investment income	0.5	0.1	0.3	0.1	0.7	0.2	-0.5	0.0%
Others	10.7	2.9	0.1	0.0	10.7	2.9	-7.8	-72.9%
Total revenues	47.5	45.7	23.3	28.0	70.8	73.7	2.9	4.1%
Expenses								
General government	3.6	3.2	0.0	0.0	3.6	3.2	-0.4	-11.1%
Public safety	11.1	10.8	0.0	0.0	11.1	10.8	-0.3	-2.7%
Public works	3.5	10.4	0.0	0.0	3.5	10.4	6.9	197.1%
Parks	0.8	0.2	0.0	0.0	0.8	0.2	-0.6	-75.0%
Community development	4.0	5.0	0.0	0.0	4.0	5.0	1.0	25.0%
Interest and fiscal charges	1.5	1.6	0.0	0.0	1.5	1.6	0.1	6.7%
Water	0.0	0.0	4.6	6.0	4.6	6.0	1.4	30.4%
Sewer	0.0	0.0	5.3	5.2	5.3	5.2	-0.2	-1.9%
Clean Water	0.0	0.0	2.0	1.9	2.0	1.9	-0.1	-5.0%
RecPlex	0.0	0.0	9.7	10.2	9.7	10.2	0.5	5.2%
Waste collection	0.0	0.0	2.4	1.8	2.4	1.8	-0.5	-25.0%
Total expenses	24.5	31.2	24.0	25.1	48.5	56.3	7.8	16.1%
Increase (deficiency) before contributions & transfers	23.0	14.5	-0.7	2.9	22.3	17.4	-4.9	-22.0%
Capital contributions	0.2	6.4	9.4	6.4	9.6	12.8	3.2	33.3%
Transfers	0.4	-1.3	-0.4	1.3	0.0	0.0	0.0	0.0%
CHANGE IN NET POSITION	**23.6**	**19.6**	**8.3**	**10.6**	**31.9**	**30.2**		
ENDING NET POSITION	81.3	100.9	164.1	174.7	245.4	275.6		

Figures may not total due to rounding.

Governmental Activities

Revenues for the Village's governmental activities total $45.7 million, with property taxes accounting for $31.9 million. Other revenues of $13.8 million includes $5.2 million intergovernmental revenue including shared aid $2.1 million. Charges for services includes Engineering Fees ($950,000), building permits ($1,391,000), rescue billings ($562,000), municipal court fees ($294,000), and franchisee fees ($232,000).

Governmental activities expenses total $31.2 million, $6.7 million more than 2020 expenses, but comparable to 2019. Public Works increased by $6.9 million in 2021 after a $4.6 million decrease in 2020. Also increasing was Community Development up $1 million and interest charges up slightly ($65,000). All other expenses went down.

Capital contributions increased in 2021 from $.2 million to $6.4 million. Public Works' capital contribution in 2021 included Creekside, Asbury and Main Street Market. Community Development contribution included the CDBG grant of $2.4 million, which is reimbursing the Village of Pleasant Prairie's $5.4 million grant award.

Table A-3 presents the total cost of each of the Village's activities ($31.2 million) as well as each activity's net cost ($17.7 million). Activity's net cost is total cost minus fees generated by the activities and direct intergovernmental aid. The net cost shows the financial burden placed on Village taxpayers or indirect revenue sources by each of these activities.

Sources of general revenue to cover net cost of services are:

- Village property taxes ($ 31.4 million)
- State of Wisconsin shared revenue ($3.7 million)
- Miscellaneous – ($2.9 million) including fees paid by businesses in prior years ($1.4 million) used to paid for 2021 Highway 50 road improvements, and payment of $1.3 million from the Village of Bristol for their portion of STH 165 Lift Station costs

Table A-3

Net Cost of Village of Pleasant Prairie Governmental Activities

(in millions of dollars)

	Total Cost of Services		Change		Net Cost of Services		Change	
			Dollar	%			Dollar	%
	2020	2021	2020-2021		2020	2021	2020-2021	
General government	3.6	3.2	(0.4)	-11.9%	3.1	2.4	(0.6)	-20.3%
Public safety	11.1	10.8	(0.3)	-2.7%	9.4	8.5	(0.9)	-9.6%
Public w orks	3.5	10.4	6.9	194.8%	1.1	4.4	3.4	322.7%
Culture, eduction and recreatio	0.8	0.2	(0.6)	-76.1%	0.8	0.2	(0.6)	-76.1%
Community development	4.0	5.0	1.0	25.8%	2.8	0.6	(2.2)	-78.7%
Other	1.5	1.6	0.1	7.5%	1.5	1.6	0.1	7.5%
Grand Total	24.5	31.2	6.7	27.5%	18.6	17.7	(0.8)	-4.4%

Figures may not total due to rounding.

Business-type Activities

Revenue from the Village's business-type activities increased by $4.7 million to $28.3 million. Charges for service accounting for 96% of business-type activity revenue. In 2021, revenue increased across all enterprise fund with the greatest increase from RecPlex $2.7 million and our water utility $1 million. RecPlex offers a family-oriented recreation destination with five main activity areas: an aquatics center, fitness center, athletic field house, two ice rinks and a 50-meter competitive indoor swimming pool. The

Business-type expenses total $25.1 million, up $1.1 million from 2020. The RecPlex is the largest business type fund, accounting for 41% of all business-type expense activity. The water utility is a distant second at 23% of the business-type expenses. Property tax revenue of $.5 million was used to support RecPlex in 2021 to help after the pandemic and slow economic recovery.

Table A-4
Change in Business Type Activity Net Position
(in millions of dollars)

	Water Utility		Sewer Utility		Clean Water		RecPlex		Waste Collection		Total		Change Dollar	Change %
	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020-2021	
Revenues														
Program revenues														
Charge for services	6.7	7.8	5.0	5.6	1.7	2.1	7.4	9.7	2.0	2.2	22.8	27.3	4.5	19.7%
Intergovernmental	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.0	0.0%
Property Taxes	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	-	0.5	0.5	NA
General Revenues														
Investment Income	0.1	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.3	0.1	-0.2	-66.7%
Miscellaneous	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.3	0.0	0.0	0.4	0.3	-0.1	-25.0%
Total revenue	**6.8**	**7.8**	**5.2**	**5.6**	**1.8**	**2.1**	**7.8**	**10.5**	**2.1**	**2.3**	**23.6**	**28.3**	**4.7**	19.9%
Expenses	**4.6**	**6.0**	**5.3**	**5.2**	**2.0**	**1.9**	**9.9**	**10.5**	**2.3**	**1.9**	**24.1**	**25.5**	**1.4**	5.8%
Excess (deficiency) before contributions & transfers	2.2	1.8	-0.1	0.4	-0.2	0.2	-2.1	0.0	-0.2	0.4	(0.5)	2.8	3.3	-660.0%
Capital contribution	3.3	2.0	5.6	2.7	1.0	3.9	0.0	0.0	0.0	0.0	9.9	8.6	-1.3	-13.1%
Transfers	-1.0	-1.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.0	(0.9)	(0.9)	0.0	0.0%
Internal service fund charge	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	NA
CHANGE IN NET POSITION	**4.5**	**2.8**	**5.4**	**3.1**	**0.8**	**4.1**	**(2.0)**	**0.1**	**(0.2)**	**0.4**	**8.5**	**10.5**	**2.0**	23.5%
ENDING NET POSITION	61.3	64.1	65.4	68.52	31.0	35.1	6.0	6.1	(0.0)	0.4	163.7	174.2	10.5	6.4%

Figures may not total due to rounding.

Overall the Village's business-type funds experienced an increase of $10.6 million in net position during 2021. Net position increases in sewer ($3.1 million), water ($2.8 million), and clean water ($4.1 million) follow by a slight increase in RecPlex ($.1 million) and waste collection ($.4 million).

FINANCIAL ANALYSIS OF THE VILLAGE'S FUNDS

As the Village completed the year, its governmental funds closed the year at a fund balance of $31.8 million, down from $41.2 million at the end of 2020. The decrease is primarily in TID No. 2 debt with debt service payments of $8 million, a decrease in TID #2 Escrow fund balance ($4.5 million) and a decrease in Community Development Block Grant (CDBG) fund balance ($3 million) offset by the increase in our newer TID's of $5.8 million from borrowing or revenue being higher than expenditures. TID #2 is nearing termination in 2022, so the escrow is being spent down and the debt is being paid off quickly. The new CDBG fund was created when the Village partnered with Kenosha Area Business Alliance (KABA) in 2021 to close out their federal loan program, and KABA be able to retain the $5.4 million of federal funding. The Village had two projects that qualified for CDBG funding, Beverly Woods Storm and Chateau Water Relay. The Village wired $5.4 million to the State of Wisconsin, and through the completion of these projects, will be reimbursed this money. At the end of 2021, $4.1 million of these funds are yet to be reimbursed to the Village.

The 2021 general fund balance increased slightly by $.5 million to $8.2 million, which represents 46% of the expenditures for year-end December 31, 2021. The 2022 general fund budget uses $524,676 fund balance reserves for one-time expenditures ($224,281) and transfer to general government capital ($300,395) in 2022. Unassigned general fund balance was $7.3 million. The nonspendable balance $301,537 is delinquent taxes and prepaid items.

GENERAL FUND BUDGETARY HIGHLIGHTS

Budgets are adopted at the department level of expenditures. Budget amendments were made through the year within each department between expenses or sometimes against the department's revenues. The 2021 general government operating net budget came in under budget by $955,465.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The Village had investments of $275.2 million at the end of 2021 in capital assets, a net increase of $16.9 million. (See table A5). Additions of $22.2 million plus $5.4 million increase in work in progress exceeded depreciation additions of $10.5 million, and insignificant disposals.

Table A-5
Village of Pleasant Prairie Capital Assets
(net of depreciation, in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Change Dollar	Percent
	2020	2021	2020	2021	2020	2021	2020-2021	
Land / Right of Way	28.6	29.1	2.0	2.0	30.7	31.1	0.5	1%
Buildings and improvements	15.2	14.6	38.0	35.9	53.2	50.5	(2.7)	-5%
Equipment / Intangible Assets	7.4	6.5	2.9	2.7	10.4	9.3	(1.1)	-11%
Infrastructure	33.8	37.9	119.5	130.3	153.3	168.2	14.9	10%
Construction in progress	7.1	13.9	3.6	2.3	10.8	16.2	5.4	50%
Total	**92.2**	**102.0**	**166.1**	**173.3**	**258.3**	**275.2**	**16.9**	7%

Figures may not total due to rounding.

In 2021 $8.5 million was spent for government-type capital expenditures, with the largest expenditures including:

- Fiduciary (TID #8) - $743,653
- Main Street (TID #6) - $3,042,289
- Creekside contribution - $555,894
- Ashbury contribution - $408,970
- Paving program - $2,254,457

The business-type activities additions totaled $13.7 million, with the Clean Water Utility ($8.9 million) topping the list, followed by the Sewer Utility ($2.4 million) and Water Utility ($2.26 million). RecPlex spent a fraction of those amounts adding only $108,000.

Listed below are major additions for 2021.

Project Description	Type	Fund	Source	Millions
Paving Program	Governmental	Governmental	Levy/Road Grant	$2.25
Fiduciary, Mainstreet	Governmental	Governmental	TID	$3.79
Fiduciary, Mainstreet	Business	Clean Water	TID	$2.45
Fiduciary, Mainstreet	Business	Water	TID	$1.28
Fiduciary, Mainstreet	Business	Sewer	TID	$1.04
Creekside and Ashbury Water	Business	Water	Contribution	$0.69
Creekside and Ashbury Water	Business	Sewer	Contribution	$0.62
Creekside and Ashbury Storm	Business	Clean Water	Contribution	$1.43
Creekside and Ashbury roads	Governmental	Governmental	Contribution	$0.96
Chateau Eau Plaines Storm	Business	Clean Water	G.O. Debt/Operating	$2.94
Beverly Woods Phase II Storm	Business	Clean Water	Operating	$1.37

Long-term Debt

At year-end the Village had $61.8 million in general obligation bonds, a decrease of $18 million (See table A-6). Village borrowed $1.3 million for General Government, $7.9 million for TID #8. Paid $27.2 million of principal in 2021, $23.3 million was TID #2 debt.

Table A-6
Village of Pleasant Outstanding Debt
(in millions of dollars)

	Governmental Activities		Business-type Activities		Total		Total Change Dollar	%
	2020	2021	2020	2021	2020	2021	2020 -2021	
General obligation bonds (backed by the Village)	58.9	43.1	21.0	18.8	79.8	61.8	(18.0)	-22.5%
Total	**58.9**	**43.1**	**21.0**	**18.8**	**79.8**	**61.8**	**(18.0)**	**-22.5%**

Figures may not total due to rounding.

The Village has the power to incur indebtedness for Village purposes specified by statute in an aggregate amount, not to exceed 5 percent of the equalized value of taxable property in the Village. Our legal debt capacity is $243 million, so the Village is at 25% of capacity at 2021 year-end. We have additional borrowing capacity of $180.9 million. In 2022, scheduled principal payments are $19.5 million with additional budgeted principal payments of $1.5 million for callable debt as well as plans to borrow $2.7 million.

The majority of the governmental activities' outstanding debt, $34.3 million or 80%, is fully supported by TID's. With TID #2 having $13 million, which will be paid in full in 2022 with tax incremental collections. The general government has $8.7 million of outstanding debt that will be paid by tax levy. The business-type activities' debt, RecPlex ($16.5 million) and Clean Water Utility ($2.3 million) are mainly covered by user fees.

The Village has been rated since 2001 with the following rating changes. Standard & Poor's jumped the Village two levels in 2008, from an A+ to AA. In 2010, all municipality ratings were re-evaluated by Moody's Investor Services and our rating increased to AA2 in 2010. Our ratings have not changed since 2010.

Year	Standard & Poor's	Moody's Investor Service
2001	A+	A3
2003	A+	A2
2005	A+	A1
2008	AA	A1
2010	AA	AA2

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Village's strategic location between Milwaukee and Chicago is home to one of the largest and most successful corporate parks in Wisconsin. The Village's two largest employers are Uline and Froedtert South. Uline employs 1,982 corporate office and warehouse employees in 7 location throughout the Village and Froedtert South employs 1,184 at 3 locations.

The Village's equalized value, currently $4.8 billion, up $561 million from 2020. The Village of Pleasant Prairie's final January 1, 2021 population estimate is 22,866. This represents an increase of 3,147 residents since the 2010 Census.

The 2022 general fund-operating budget was approved to use $524,676 of Village's surpluses for one time expenditures and transfer to general capital per our fund balance policy because surplus level were above 25%. Revenues were budgeted at $18.3 million (3.4% increase) and expenditures of $19.4 million (4.4% increase). Total general government property tax contribution increased from $13.8 to $14.3 million.

For our business-type funds, we implemented rate changes for sewer and water in 2019. In 2021 we implemented a $2 increase in Solid waste. The Village did not budget for a rate changes in 2022 for any funds.

CONTACTING THE VILLAGE'S FINANCIAL MANGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Village's finances and to demonstrate the Village's accountability for the money it receives. If you have questions about this report or need additional information, please contact the Village of Pleasant Prairie, Finance Director, 9915 39th Avenue, Pleasant Prairie, WI 53158.

Village of Pleasant Prairie

Statement of Net Position
December 31, 2021

	Primary Government			Component Unit - Community Development Authority
	Governmental Activities	Business-Type Activities	Total	
Assets				
Cash and investments	$ 34,148,855	$ 22,122,748	$ 56,271,603	$ -
Receivables, net:				
Taxes	33,258,977	728,428	33,987,405	-
Delinquent taxes	33,331	-	33,331	-
Accounts	1,063,763	1,726,072	2,789,835	-
Special assessments	371,650	953,112	1,324,762	-
Delinquent special assessments	230,642	-	230,642	-
Accrued interest	28,229	2,989	31,218	-
Due from other governments	1,156,219	-	1,156,219	-
Internal balances	(559,078)	559,078	-	-
Inventories and prepaid items	268,206	318,695	586,901	-
Land held for resale	14,500,819	-	14,500,819	232,716
Restricted assets:				
Cash and investments	4,521,341	1,295,941	5,817,282	-
Net pension asset	5,317,806	1,552,270	6,870,076	-
Capital assets:				
Land	13,688,873	1,786,252	15,475,125	-
Right of way	15,405,083	-	15,405,083	-
Construction in progress	13,863,841	2,312,630	16,176,471	-
Intangible assets, net of amortization	25,037	348,015	373,052	-
Other capital assets, net of depreciation	58,971,430	168,803,220	227,774,650	-
Total assets	196,295,024	202,509,450	398,804,474	232,716
Deferred Outflows of Resources				
Pension, related amounts	8,680,470	2,740,971	11,421,441	-
OPEB, related amounts	1,808,320	481,975	2,290,295	-
Total deferred inflows of resources	10,488,790	3,222,946	13,711,736	-
Liabilities				
Accounts payable and accrued liabilities	4,719,212	5,481,226	10,200,438	-
Unearned revenue	3,245,414	11,551	3,256,965	-
Noncurrent liabilities:				
Due within one year	18,066,186	2,275,000	20,341,186	-
Due in more than one year	27,254,309	17,754,648	45,008,957	-
Net OPEB liabilities	5,269,045	1,325,469	6,594,514	-
Total liabilities	58,554,166	26,847,894	85,402,060	-
Deferred Inflows of Resources				
Unearned revenues	33,327,970	-	33,327,970	-
Pension, related amounts	11,405,118	3,654,182	15,059,300	-
OPEB, related amounts	2,602,074	514,273	3,116,347	-
Total deferred inflows of resources	47,335,162	4,168,455	51,503,617	-
Net Position				
Net investment in capital assets	70,597,277	153,220,836	219,726,788	-
Restricted:				
Debt service	3,069,601	-	3,069,601	-
Impact fees	3,133,254	-	3,133,254	-
TIF District	801,326	-	801,326	-
Federally forfeited property recoveries	36,721	-	36,721	-
Equipment replacement	-	1,295,941	1,295,941	-
Pension	5,317,806	1,552,270	6,870,076	-
Unrestricted	17,938,501	18,647,000	40,676,826	232,716
Total net position	$ 100,894,486	$ 174,716,047	$ 275,610,533	$ 232,716

See notes to financial statements

Village of Pleasant Prairie

Statement of Activities
Year Ended December 31, 2021

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-Type Activities	Primary Government: Total	Component Unit - Community Development Authority
Primary Government								
Governmental activities:								
General government	$ 3,170,079	$ 727,059	$ 1,065	$ -	$ (2,441,955)	$ -	$ (2,441,955)	$ -
Public safety	10,815,625	2,156,582	171,334	-	(8,487,709)	-	(8,487,709)	-
Public works	10,445,536	1,292,966	1,292,600	3,423,305	(4,436,665)	-	(4,436,665)	-
Culture, education and recreation	183,448	-	-	-	(183,448)	-	(183,448)	-
Community development	4,969,154	1,412,726	-	2,956,175	(600,253)	-	(600,253)	-
Interest and fiscal charges	1,593,374	-	-	-	(1,593,374)	-	(1,593,374)	-
Total governmental activities	31,177,216	5,589,333	1,464,999	6,379,480	(17,743,404)	-	(17,743,404)	-
Business-Type activities:								
Water utility	5,992,705	7,760,122	-	2,023,000	-	3,790,417	3,790,417	-
Sewer utility	5,159,655	5,553,003	-	2,659,341	-	3,052,689	3,052,689	-
Clean water utility	1,908,698	2,075,821	22,000	1,740,745	-	1,929,868	1,929,868	-
Rec Plex	10,197,517	9,723,307	-	-	-	(474,210)	(474,210)	-
Waste collection	1,842,735	2,207,633	59,115	-	-	424,013	424,013	-
Total business-type activities	25,101,310	27,319,886	81,115	6,423,086	-	8,722,777	8,722,777	-
Total primary government	$ 56,278,526	$ 32,909,219	$ 1,546,114	$ 12,802,566	(17,743,404)	8,722,777	(9,020,627)	-
Component Unit								
Community Development Authority	$ -	$ -	$ -	$ -	-	-	-	-
General Revenues								
Taxes:								
Property taxes, levied for general purposes					11,547,643	500,000	12,047,643	-
Property taxes, levied for debt service					1,749,291	-	1,749,291	-
Property taxes, levied for TIF districts					18,099,922	-	18,099,922	-
Other taxes					496,468	-	496,468	-
Intergovernmental revenues not restricted to specific programs					3,706,602	-	3,706,602	-
Investment income					131,291	113,865	245,156	-
Miscellaneous					2,902,467	-	2,902,467	-
Total general revenues					38,633,684	613,865	39,247,549	-
Transfers					(1,276,093)	1,276,093	-	-
Change in net position					19,614,187	10,612,735	30,226,922	-
Net Position, Beginning					81,280,299	164,103,312	245,383,611	232,716
Net Position, Ending					$ 100,894,486	$ 174,716,047	$ 275,610,533	$ 232,716

See notes to financial statements

Village of Pleasant Prairie

Balance Sheet
Governmental Funds
December 31, 2021

	General	General Debt Service	TID No. 2 Debt Service Fund
Assets			
Cash and investments, unrestricted	$ 5,872,230	$ 1,152,791	$ 6,154,971
Receivables (net):			
Taxes	11,047,196	1,751,775	15,736,131
Delinquent taxes	33,331	-	-
Accounts	1,063,718	-	-
Special assessments	-	235,231	13,033
Delinquent special assessments	-	230,642	-
Accrued interest	28,229	-	-
Due from other governments	-	-	-
Due from other funds	3,575,841	-	-
Land held for resale	-	-	-
Prepaid items	268,206	-	-
Cash and investments, restricted	-	-	-
Total assets	$ 21,888,751	$ 3,370,439	$ 21,904,135
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities:			
Accounts payable	$ 673,591	$ 1,385	$ -
Accrued liabilities	331,342	-	-
Unearned revenue	819,329	202,092	-
Due to other funds	-	-	-
Other liabilities	271,705	-	-
Total liabilities	2,095,967	203,477	-
Deferred inflows of resources:			
Unearned revenue	11,118,023	1,751,775	15,734,297
Unavailable revenue	497,695	235,231	14,867
Total deferred inflows of resources	11,615,718	1,987,006	15,749,164
Fund balances (deficit):			
Nonspendable	301,537	-	-
Restricted	-	1,179,956	6,154,971
Committed	-	-	-
Assigned	519,676	-	-
Unassigned (deficit)	7,355,853	-	-
Total fund balances	8,177,066	1,179,956	6,154,971
Total liabilities, deferred inflows of resources and fund balances	$ 21,888,751	$ 3,370,439	$ 21,904,135

See notes to financial statements

General Capital Projects	Nonmajor Governmental Funds	Total
$ 5,105,304	$ 10,975,935	$ 29,261,231
964,272	3,759,603	33,258,977
-	-	33,331
-	-	1,063,718
123,386	-	371,650
-	-	230,642
-	-	28,229
-	1,156,219	1,156,219
-	-	3,575,841
3,787,164	-	3,787,164
-	-	268,206
3,133,254	1,388,087	4,521,341
$ 13,113,380	$ 17,279,844	$ 77,556,549
$ 1,497,564	$ 1,577,134	$ 3,749,674
-	-	331,342
1,161,269	1,062,724	3,245,414
-	3,575,841	3,575,841
2,005	-	273,710
2,660,838	6,215,699	11,175,981
964,272	3,759,603	33,327,970
-	543,882	1,291,675
964,272	4,303,485	34,619,645
-	-	301,537
3,133,254	9,716,976	20,185,157
-	8,928	8,928
6,355,016	-	6,874,692
-	(2,965,244)	4,390,609
9,488,270	6,760,660	31,760,923
$ 13,113,380	$ 17,279,844	$ 77,556,549

See notes to financial statements

Village of Pleasant Prairie

Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
Year Ended December 31, 2021

Total Fund Balances, Governmental Funds	$	31,760,923
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds. See Note 2.		98,758,098
Some receivables that are not currently available are reported as unavailable revenue in the fund financial statements but are recognized as revenue when earned in the government-wide statements. See Note 4.		1,291,675
Internal service fund is reported in the statement of net position in the governmental activities column.		7,425,953
Some liabilities, including long-term debt, are not due and payable in the current period and therefore are not reported in the funds. See Note 2.		(50,802,446)
Land held for resale in TID governmental funds are not financial resources according to the TID project plans and, therefore, are not reported in the funds.		10,713,655
The net pension asset does not relate to current financial resources and is not reported in the governmental funds.		5,206,711
Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.		8,512,013
Deferred outflows of resources related to OPEBs do not relate to current financial resources and are not reported in the governmental funds.		1,773,876
Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.		(11,184,900)
Deferred inflows of resources related to OPEBs do not relate to current financial resources and are not reported in the governmental funds.		(2,561,072)
Net Position of Governmental Activities	$	100,894,486

See notes to financial statements

Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds
Year Ended December 31, 2021

	General	General Debt Service	TID No. 2 Debt Service Fund
Revenues			
Taxes	$ 10,966,492	$ 1,749,291	$ 15,279,174
Intergovernmental	2,485,191	-	1,188,085
Regulation and compliance	1,869,795	-	-
Public charges for services	2,229,458	-	-
Intergovernmental charges for services	225,656	-	-
Special assessments	-	1,183	8,314
Investment income	31,072	11,787	46,669
Miscellaneous	110,384	-	-
Total revenues	17,918,048	1,762,261	16,522,242
Expenditures			
Current:			
General government	3,533,812	-	-
Public safety	9,918,816	-	-
Public works	2,637,462	-	-
Culture, recreation, and education	619,418	-	-
Community development	1,140,866	-	-
Capital outlay	-	-	-
Debt service:			
Principal retirement	-	1,545,000	23,335,000
Interest and fiscal charges	-	236,667	1,115,200
Total expenditures	17,850,374	1,781,667	24,450,200
Excess (deficiency) of revenues over (under) expenditures	67,674	(19,406)	(7,927,958)
Other Financing Sources (Uses)			
Debt issued	-	26,340	-
Premium on debt issued	-	-	-
Sale of property	-	-	-
Transfers in	862,793	-	-
Transfers out	(404,135)	-	-
Total other financing sources (uses)	458,658	26,340	-
Net change in fund balance	526,332	6,934	(7,927,958)
Fund Balances, Beginning	7,650,734	1,173,022	14,082,929
Fund Balances, Ending	$ 8,177,066	$ 1,179,956	$ 6,154,971

See notes to financial statements

General Capital Projects	Nonmajor Governmental Funds	Total
$ 964,272	$ 2,934,095	$ 31,893,324
1,416,358	2,967,956	8,057,590
-	-	1,869,795
876,995	-	3,106,453
-	-	225,656
1,405,441	-	1,414,938
19,296	11,348	120,172
163,815	1,295,008	1,569,207
4,846,177	7,208,407	48,257,135
-	-	3,533,812
-	18,916	9,937,732
-	-	2,637,462
-	38,075	657,493
-	6,890,153	8,031,019
7,134,941	9,150,946	16,285,887
-	130,000	25,010,000
23,183	619,715	1,994,765
7,158,124	16,847,805	68,088,170
(2,311,947)	(9,639,398)	(19,831,035)
1,298,660	7,870,000	9,195,000
26,340	155,450	181,790
114,036	-	114,036
404,135	320,010	1,586,938
-	(320,010)	(724,145)
1,843,171	8,025,450	10,353,619
(468,776)	(1,613,948)	(9,477,416)
9,957,046	8,374,608	41,238,339
$ 9,488,270	$ 6,760,660	$ 31,760,923

See notes to financial statements

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended December 31, 2021

Net Change in Fund Balances, Total Governmental Funds	$	(9,477,416)
Amounts reported for governmental activities in the statement of net position are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the statement of activities.		
Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements.		16,285,887
Some items reported as capital outlay were not capitalized		(2,638,412)
Depreciation is reported in the government-wide statements		(4,631,677)
Improvements transferred as assets to utility funds		(2,138,886)
Net book value of assets retired		(61,398)
Contributed capital assets are reported as revenues in the government-wide statements.		2,944,456
Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.		738,922
Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Debt issued		(9,195,000)
Principal repaid		25,010,000
Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Net pension liability/asset		2,659,315
Deferred outflows of resources related to pensions		2,500,109
Deferred inflows of resources related to pensions		(3,526,626)
Deferred outflows of resources related to OPEBs		29,510
Deferred inflows of resources related to OPEBs		541,281
Compensated absences		(38,682)
Accrued interest on debt		191,310
Other post-employment benefits		(409,158)
Governmental funds report debt premiums and discounts, as other financing sources (uses) or expenditures. However, in the statement of net position, these are reported as other assets or deductions from long-term debt. These are allocated over the period the debt is outstanding in the statement of activities and are reported as interest expense.		
Debt premium		369,446
Internal service fund is used by management to charge the costs of the fleet and insurance internal services to individual funds. The increase in net position of the internal service funds is reported with governmental activities.		461,206
Change in Net Position of Governmental Activities	$	19,614,187

See notes to financial statements

	Business-Type Activities			
	Major			
	Water Utility	Sewer Utility	Clean Water Utility	Rec Plex Fund
Assets				
Current assets:				
Cash and investments	$ 9,112,723	$ 9,274,328	$ 2,975,783	$ 650,944
Receivables:				
Taxes	55,153	79,447	42,536	500,000
Accounts	573,126	439,392	253,712	187,510
Accrued interest	-	2,989	-	-
Other	3,654	6,386	-	-
Current portion of special assessments	1,820	880	-	-
Inventories	176,275	5,273	-	137,147
Total current assets	9,922,751	9,808,695	3,272,031	1,475,601
Noncurrent assets:				
Restricted assets:				
Replacement account	-	1,295,941	-	-
Net pension asset	142,906	121,493	116,461	967,596
Other assets:				
Advances to other funds	-	1,200,000	-	-
Special assessments receivable	517,204	420,752	12,456	-
Capital assets:				
Land	549,833	1,236,419	-	-
Intangibles	131,725	85,550	45,600	85,140
Plant in service	74,948,960	87,976,266	50,419,789	46,445,029
Machinery and equipment	-	-	-	-
Accumulated depreciation/amortization	(21,397,822)	(34,670,091)	(15,810,636)	(19,245,146)
Construction work in progress	-	1,945,856	307,778	58,996
Total noncurrent assets	54,892,806	59,612,186	35,091,448	28,311,615
Total assets	64,815,557	69,420,881	38,363,479	29,787,216
Deferred Outflows of Resources				
Pension-related amounts	236,949	218,077	185,433	1,785,263
OPEB, related amounts	32,630	37,682	34,558	320,870
Total deferred outflows of resources	269,579	255,759	219,991	2,106,133

See notes to financial statements

Business-Type Activities		Governmental Activities
Nonmajor Waste Collection Fund	Total	Internal Service Funds
$ 108,970	$ 22,122,748	$ 4,887,624
51,292	728,428	-
262,292	1,716,032	-
-	2,989	-
-	10,040	45
-	2,700	-
-	318,695	-
422,554	24,901,632	4,887,669
-	1,295,941	-
203,814	1,552,270	111,095
-	1,200,000	-
-	950,412	-
-	1,786,252	-
-	348,015	16,699
1,091,545	260,881,589	-
-	-	9,913,122
(954,674)	(92,078,369)	(6,892,608)
-	2,312,630	158,953
340,685	178,248,740	3,307,261
763,239	203,150,372	8,194,930
315,249	2,740,971	168,457
56,235	481,975	34,444
371,484	3,222,946	202,901

See notes to financial statements

	Business-Type Activities - Major			
	Water Utility	Sewer Utility	Clean Water Utility	Rec Plex Fund
Liabilities				
Current liabilities:				
Accounts payable	$ 452,105	$ 682,810	$ 408,073	$ 264,773
Accrued liabilities	49,519	60,464	41,669	342,213
Accrued interest	-	-	-	193,378
Other current liabilities	-	-	-	2,618,018
Deposits	-	-	253,418	-
Current portion of long-term debt	-	-	245,000	2,030,000
Total current liabilities	501,624	743,274	948,160	5,448,382
Noncurrent liabilities:				
Long-term debt	-	-	2,060,000	14,450,000
Advance from other funds	-	-	-	1,200,000
Other post-employment benefits	82,761	112,069	95,126	875,318
Unamortized debt premium	-	-	83,347	1,160,934
Unearned revenue	11,551	-	-	-
Customer advances for construction	-	367	-	-
Total noncurrent liabilities	94,312	112,436	2,238,473	17,686,252
Total liabilities	595,936	855,710	3,186,633	23,134,634
Deferred Inflows of Resources				
Pension-related amounts	339,843	264,067	275,070	2,355,398
OPEB, related amounts	49,422	36,975	44,071	306,532
Total deferred inflows of resources	389,265	301,042	319,141	2,661,930
Net Position				
Net investment in capital assets	54,232,696	56,574,000	32,574,184	9,703,085
Restricted for equipment replacement	-	1,295,941	-	-
Restricted for pension	142,906	121,493	116,461	967,596
Unrestricted (deficit)	9,724,333	10,528,454	2,387,051	(4,573,896)
Total net position	$ 64,099,935	$ 68,519,888	$ 35,077,696	$ 6,096,785
Amounts reported for business-type activities in the statement of net position are different because:				
Internal services fund net position allocated to the business-type activities				
Net position of business-type activities				

See notes to financial statements

Business-Type Activities		Governmental Activities
Nonmajor Waste Collection Fund	Total	Internal Service Funds
$ 65,249	$ 1,873,010	$ 24,572
49,537	543,402	22,884
-	193,378	-
-	2,618,018	-
-	253,418	-
-	2,275,000	-
114,786	7,756,226	47,456
-	16,510,000	-
-	1,200,000	-
160,195	1,325,469	104,124
-	1,244,281	-
-	11,551	-
-	367	-
160,195	20,291,668	104,124
274,981	28,047,894	151,580
419,804	3,654,182	220,218
77,273	514,273	41,002
497,077	4,168,455	261,220
136,871	153,220,836	3,196,166
-	1,295,941	-
203,814	1,552,270	111,095
21,980	18,087,922	4,677,770
$ 362,665	174,156,969	$ 7,985,031
	559,078	
	$ 174,716,047	

See notes to financial statements

Village of Pleasant Prairie

Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2021

	Business-Type Activities			
	Major			
	Water Utility	Sewer Utility	Clean Water Utility	Rec Plex Fund
Operating Revenues	$ 7,760,122	$ 5,553,003	$ 2,075,821	$ 9,723,307
Operating Expenses				
Operation and maintenance	4,653,086	3,636,132	837,096	8,461,425
Depreciation/amortization	1,309,990	1,543,258	1,064,445	1,369,393
Total operating expenses	5,963,076	5,179,390	1,901,541	9,830,818
Operating income (loss)	1,797,046	373,613	174,280	(107,511)
Nonoperating Revenues (Expenses)				
General property taxes	-	-	-	500,000
Investment income	38,051	40,028	21,043	1,270
Intergovernmental grant	-	-	22,000	-
Interest expense	-	-	(42,588)	(623,836)
Gain (loss) on disposal of assets	(50,299)	-	-	2,000
Insurance recoveries	-	-	-	-
Amortization of premium	-	-	10,097	249,902
Total nonoperating revenues (expenses)	(12,248)	40,028	10,552	129,336
Income (loss) before contributions and transfers	1,784,798	413,641	184,832	21,825
Contributions and Transfers				
Capital contributions	2,023,000	2,659,341	1,740,745	-
Capital contributions, governmental activities	-	-	2,138,886	-
Transfers in	-	-	-	119,369
Transfers, tax equivalent	(862,793)	-	-	-
Transfers out	(119,369)	-	-	-
Total contributions and transfers	1,040,838	2,659,341	3,879,631	119,369
Change in net position	2,825,636	3,072,982	4,064,463	141,194
Net Position (Deficit), Beginning	61,274,299	65,446,906	31,013,233	5,955,591
Net Position, Ending	$ 64,099,935	$ 68,519,888	$ 35,077,696	$ 6,096,785
Internal service fund change in net position allocated to the business-type activities				
Change in net position business-type activities				

See notes to financial statements

Business-Type Activities		Governmental Activities
Nonmajor Waste Collection Fund	Total	Internal Service Funds
$ 2,207,633	$ 27,319,886	$ 5,445,672
1,882,372	19,470,111	4,538,422
21,813	5,308,899	539,067
1,904,185	24,779,010	5,077,489
303,448	2,540,876	368,183
-	500,000	-
13,473	113,865	11,119
59,115	81,115	-
-	(666,424)	-
-	(48,299)	212,417
-	-	1,911
-	259,999	-
72,588	240,256	225,447
376,036	2,781,132	593,630
-	6,423,086	-
-	2,138,886	-
-	119,369	-
-	(862,793)	-
-	(119,369)	-
-	7,699,179	-
376,036	10,480,311	593,630
(13,371)		7,391,401
$ 362,665		$ 7,985,031
	132,424	
	$ 10,612,735	

See notes to financial statements

Village of Pleasant Prairie

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2021

	Business-Type Activities			
	Major			
	Water Utility	Sewer Utility	Clean Water Utility	Rec Plex Fund
Cash Flows From Operating Activities				
Received from customers	$ 7,775,234	$ 5,544,992	$ 2,290,530	$ 9,565,183
Paid to suppliers for goods and services	(3,998,179)	(2,520,303)	(252,895)	(3,040,408)
Paid to employees for services	(783,252)	(843,552)	(460,140)	(3,820,722)
Net cash flows from operating activities	2,993,803	2,181,137	1,577,495	2,704,053
Cash Flows From Noncapital Financing Activities				
Paid to municipality for tax equivalent	(862,793)	-	-	-
Transfers from (to) other funds	(119,369)	-	-	119,369
Net cash flows from noncapital financing activities	(982,162)	-	-	119,369
Cash Flows From Investing Activities				
Marketable securities purchased	-	(583,000)	-	-
Marketable securities sold	-	592,622	-	-
Investment income	38,885	40,220	21,043	1,254
Net cash flows from investing activities	38,885	49,842	21,043	1,254
Cash Flows From Capital and Related Financing Activities				
Debt retired	-	-	(240,000)	(1,925,000)
Interest paid	-	-	(42,588)	(634,245)
Capital contributions received	-	(351,270)	-	-
Acquisition and construction of capital assets	(280,676)	(1,639,015)	(2,556,743)	(165,262)
Special assessments received	582,829	334,133	-	-
Interest subsidy	-	-	-	500,000
Grant received	-	-	22,000	-
Net cash flows from capital and related financing activities	302,153	(1,656,152)	(2,817,331)	(2,224,507)
Net change in cash and cash equivalents	2,352,679	574,827	(1,218,793)	600,169
Cash and Cash Equivalents, Beginning	6,760,044	8,699,501	4,194,576	50,775
Cash and Cash Equivalents, Ending	$ 9,112,723	$ 9,274,328	$ 2,975,783	$ 650,944

See notes to financial statements

Business-Type Activities		Governmental Activities
Nonmajor Waste Collection Fund	Total	Internal Service Funds
$ 2,194,938	$ 27,370,877	$ 5,447,538
(1,207,455)	(11,019,240)	(4,229,955)
(771,431)	(6,679,097)	(397,983)
216,052	9,672,540	819,600
-	(862,793)	-
-	-	-
-	(862,793)	-
-	(583,000)	-
-	592,622	-
13,473	114,875	11,119
13,473	124,497	11,119
-	(2,165,000)	-
-	(676,833)	-
-	(351,270)	-
(120,555)	(4,762,251)	(333,683)
-	916,962	-
-	500,000	-
-	22,000	-
(120,555)	(6,516,392)	(333,683)
108,970	2,417,852	497,036
-	19,704,896	4,390,588
$ 108,970	$ 22,122,748	$ 4,887,624

See notes to financial statements

	Business-Type Activities			
	Major			
	Water Utility	Sewer Utility	Clean Water Utility	Rec Plex Fund
Reconciliation of Operating Income (Loss) to Net Cash From Operating Activities				
Operating income (loss)	$ 1,797,046	$ 373,613	$ 174,280	$ (107,511)
Miscellaneous nonoperating revenue	-	-	-	-
Noncash items included in income (loss):				
Depreciation/amortization	1,309,990	1,543,258	1,064,445	1,369,393
Depreciation charged to other funds	60,209	(60,209)	-	-
Change in assets, deferred outflows of resources, liabilities and deferred inflows of resources:				
Accounts receivable	(62,912)	27,037	211,261	(143,051)
Other accounts receivable	7,977	14,432	-	-
Prepaid items	4,828	11,710	-	-
Inventories	(116,069)	(2,905)	-	(22,265)
Accounts payable	33,459	319,140	160,061	119,719
Due from other funds	-	-	3,448	-
Other current and accrued liabilities	(1,218)	(1,465)	(299)	1,736,997
Unearned revenues	4,024	-	-	-
OPEB-related amounts	(711)	(4,611)	(1,940)	(41,252)
Pension-related amounts	(42,820)	(38,863)	(33,761)	(207,977)
Net cash flows from operating activities	$ 2,993,803	$ 2,181,137	$ 1,577,495	$ 2,704,053
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position				
Cash and investments	$ 9,112,723	$ 9,274,328	$ 2,975,783	$ 650,944
Restricted cash and investments	-	1,295,941	-	-
Less noncash equivalents	-	(1,295,941)	-	-
Cash and cash equivalents, ending	$ 9,112,723	$ 9,274,328	$ 2,975,783	$ 650,944
Noncash Capital and Related Financing Activities				
Capital costs special assessed to customers	$ 527,232	$ -	$ -	$ -
Capital additions contributed to the utility by the municipality, customers and TID districts	$ 1,212,500	$ -	$ 3,879,631	$ -
Interest subsidy receivable	$ -	$ (2,989)	$ -	$ -
Capital accounts payable	$ 50,050	$ 86,391	$ -	$ -
Amortization of premium on debt	$ -	$ -	$ 10,097	$ 249,902

See notes to financial statements

Business-Type Activities		Governmental Activities
Nonmajor Waste Collection Fund	Total	Internal Service Funds
$ 303,448	$ 2,540,876	$ 368,183
59,115	59,115	1,911
21,813	5,308,899	539,067
-	-	-
-	32,335	-
(54,451)	(32,042)	(45)
-	16,538	-
-	(141,239)	-
(49,197)	583,182	(52,559)
514	3,962	-
(4,212)	1,729,803	(2,284)
-	4,024	-
(3,191)	(51,705)	(2,568)
(57,787)	(381,208)	(32,105)
$ 216,052	$ 9,672,540	$ 819,600
$ 108,970	$ 22,122,748	$ 4,887,624
-	1,295,941	-
-	(1,295,941)	-
$ 108,970	$ 22,122,748	$ 4,887,624
$ -		$ -
$ -		
$ -		$ -
$ -		$ -
$ -		$ -

See notes to financial statements

Statement of Fiduciary Net Position
Fiduciary Funds
December 31, 2021

	Retired Employees Healthcare Plan Trust	Custodial Funds
Assets		
Cash and investments	$ 1,064,222	$ 20,532,716
Receivables:		
Taxes	-	27,662,141
Accounts	-	19,260
Total assets	1,064,222	48,214,117
Liabilities		
Accounts payable	-	135,343
Due to other taxing units	-	48,078,774
Total liabilities	-	48,214,117
Net Position		
Net position restricted for OPEB	1,064,222	-
Total net position	$ 1,064,222	$ -

See notes to financial statements

Village of Pleasant Prairie

Statement of Changes in Fiduciary Net Position
Fiduciary Funds
Year Ended December 31, 2021

	Retired Employees Healthcare Plan Trust	Custodial Funds
Additions		
Employer contributions	$ 424,922	$ -
Mobile home taxes collected for school district	-	119,133
Property taxes collected for county	-	15,267,686
Property taxes collected for technical college	-	2,607,067
Property taxes collected for school district	-	29,165,293
Investment income	11,568	-
Total additions	436,490	47,159,179
Deductions		
Service benefits	424,922	-
Mobile home taxes collected for school district	-	119,133
Property taxes collected for county	-	15,267,686
Property taxes collected for technical college	-	2,607,067
Property taxes collected for school district	-	29,165,293
Total deletions	424,922	47,159,179
Net increase in net position	11,568	-
Net Position, Beginning	1,052,654	-
Net Position, Ending	$ 1,064,222	$ -

See notes to financial statements

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1. Summary of Significant Accounting Policies

The accounting policies of the Village of Pleasant Prairie, Wisconsin (the Village) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The primary government is financially accountable if (1) it appoints a voting majority of the organization's governing body and is able to impose its will on that organization; (2) it appoints a voting majority of the organization's governing body and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government; (3) the organization is fiscally dependent on and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government. Certain legally separate, tax exempt organizations should also be reported as a component unit if all of the following criteria are met: (1) the economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the primary government, its component units, or its constituents; (2) the primary government, or its component units, is entitled to, or has the ability to access, a majority of the economic resources received or held by the separate organization; and (3) the economic resources received or held by an individual organization that the primary government, or its component units, is entitled to, or had the ability to otherwise access, are significant to the primary government.

Component units are reported using one of three methods, discrete presentation, blended, or fiduciary. Generally, component units should be discretely presented in a separate column in the financial statements. A component unit should be reported as part of the primary government using the blending method if it meets any one of the following criteria: (1) the primary government and its component unit have substantively the same governing body and a financial benefit or burden relationship exists; (2) the primary government and the component unit have substantially the same governing body and management of the primary government has operational responsibility for the component unit; (3) the component unit serves or benefits, exclusively or almost exclusively, the primary government rather than its citizens; or (4) the total debt of the component unit will be paid entirely or almost entirely from resources of the primary government.

Discretely Presented Component Unit

Community Development Authority

The government-wide financial statements include the Community Development Authority (CDA) as a component unit. The CDA is a legally separate organization. The board of the CDA is appointed by the Village board. Wisconsin Statutes provide for circumstances whereby the Village can impose its will on the CDA, and also create a potential financial benefit to or burden on the Village. See Note 4. As a component unit, the CDA's financial statements have been presented as a discrete column in the financial statements. The information presented is for the year ended December 31, 2021. Separately issued financial statements for the CDA are not prepared.

Government-Wide and Fund Financial Statements

Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services. Likewise the primary government is reported separately from the legally separate component unit for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

Fund Financial Statements

Financial statements of the Village are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues and expenditure/expenses.

Funds are organized as major funds or nonmajor funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and

b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.

c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

General Fund

General Fund accounts for the Village's primary operating activities. It is used to account for all financial resources except those accounted for and reported in another fund.

General Debt Service Fund

General Debt Service Fund is used to account for resources that are restricted, committed, or assigned to expenditures for the payment of general long-term debt principal, interest and related costs, other than TID or enterprise debt.

Tax Incremental District (TID) No. 2 Debt Service Fund

Tax Incremental District (TID) No. 2 Debt Service Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditures for the payment of general long-term debt principal, interest and related costs.

General Capital Projects

General Capital Projects Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of equipment and/or major capital facilities.

The Village reports the following major enterprise funds:

Water Utility - accounts for operations of the water system
Sewer Utility - accounts for operations of the sewer system
Clean Water Utility - accounts for operations of the storm sewer system
Rec Plex Fund - accounts for operations of the recreational complex

The Village reports the following nonmajor governmental and enterprise funds:

Special Revenue Funds

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Police Canine Unit
Federally Forfeited Property
CDBG
Federal Grants

Debt Service Fund

Debt Service Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for the payment of general long-term debt principal, interest and related costs.

Tax Incremental District (TID) No. 5
Tax Incremental District (TID) No. 8

Capital Projects Funds

Capital Projects Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of equipment and/or major capital facilities.

Tax Incremental District (TID) No. 2 Escrow
Tax Incremental District (TID) No. 2
Tax Incremental District (TID) No. 4
Tax Incremental District (TID) No. 5
Tax Incremental District (TID) No. 6
Tax Incremental District (TID) No. 7
Tax Incremental District (TID) No. 8

Enterprise Fund

Enterprise Fund is used to report any activity for which a fee is charged to external uses for goods or services.

Waste Collection Fund

In addition, the Village reports the following fund types:

Internal Service Funds

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the Village, or to other governmental units, on a cost reimbursement basis.

Fleet
Insurance

Other employee benefit trust funds are used to report resources that are required to be held in trust for the members and beneficiaries of other postemployment benefit plans.

Retired Employees Healthcare Plan Trust

Custodial Funds

Custodial Funds are used to account for and report assets controlled by the Village and the assets are for the benefit of individuals, private organizations and/or other governmental units.

Tax Collection Fund
Mobile Home Fees

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's water and sewer utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Certain revenues are to be considered available, such as intergovernmental grants, when collected within 180 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences and pension expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and unavailable revenues. Delinquent special assessments being held for collection by the county are reported as receivables and nonspendable fund balance in the general debt service fund. At December 31, 2021, there were $4,715,587 of unrecorded deferred assessments which are not recorded as receivables because collection is subject to certain events occurring in the future. No formal repayment schedule has been established.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

The proprietary funds distinguish *operating* revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water, sewer and clean water utilities, as well as the rec plex and waste collection funds are charges to customers for sales and services. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation/amortization on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

All Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity

Deposits and Investments

For purposes of the statement of cash flows, the Village considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Village funds is restricted by state statutes. Available investments are limited to:

a. Time deposits in any credit union, bank, savings bank or trust company or saving and loan association which is authorized to transact business in the state of Wisconsin.

b. Bonds or securities of any county, city, drainage district, technical college district, village, town, or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority, or the Wisconsin Aerospace Authority.

c. Bonds or securities issued or guaranteed by the federal government.

d. The local government investment pool.

e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.

f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.

g. Repurchase agreements with public depositories, with certain conditions.

Additional restrictions may arise from local charters, ordinances, resolutions and grant resolutions.

The Village has adopted an investment policy. That policy follows the state statute for allowable investments. Deposits and investments held by the Village have the following risks: custodial credit risk, credit risk, concentration of credit risk and interest rate risk.

No policy exists for the following risk:

Concentration of credit risk

Custodial Credit Risk

The Village's investment policy states that collateralization will be required on two types of investments: certificates of deposit and repurchase agreements. The collateralization level will be 110% of market value of principal and accrued interest.

Credit Risk

The policy also states that credit risk will be mitigated by limiting investments to the safest types of securities and diversifying the investment portfolio so that potential losses on individual securities will be minimized.

Interest Rate Risk

The policy also states that interest rate risk may be mitigated by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and by investing operating funds primarily in shorter-term securities.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs outlined in Note 4. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank statement balance and the carrying value is due to outstanding checks and/or deposits in transit.

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2021, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 4 for further information.

Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Property tax calendar - 2021 tax roll:

Lien date and levy date	December 2021
Tax bills mailed	December 2021
Payment in full, or	January 31, 2022
First installment due	January 31, 2022
Second installment due	April 30, 2022
Third installment due	July 31, 2022
Personal property taxes in full	January 31, 2022
Tax sale - 2021 delinquent real estate taxes	October 2024

Accounts receivable have been shown net of an allowance for uncollectible accounts. Delinquent real estate taxes as of July 31 are paid in full by the county, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the water, sewer and clean water utilities because they have the right by law to place substantially all delinquent bills on the tax roll, and other delinquent bills are generally not significant.

During the course of operations transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as due to and from other funds. Long-term interfund loans (noncurrent portion) are reported as advances from and to other funds. Interfund receivables and payables between funds within governmental activities are eliminated in the Statement of Net Position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances" and/or "advances."

Inventories and Prepaid Items

Governmental fund inventory items except for land held for resale in non-TID funds are charged to expenditure accounts when purchased. Land held for resale is a type of inventory that is valued at the lower of cost or market. Land held for resale reported in the governmental activities also includes any land held for resale in the TID funds. Proprietary fund inventories are generally used for construction and/or for operation and maintenance work. Of the proprietary funds, the Rec Plex inventory is for resale. Inventories are valued at lower of cost or market, and charged to construction, and/or operation and maintenance expense when used.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

Capital Assets

Government-Wide Statements

Capital assets, which include property, plant and equipment, are reported in the government-wide financial statements. Capital assets are generally defined by the government as assets with an initial cost of more than $10,000 for general capital assets and $50,000 for infrastructure assets, and an estimated useful life in excess of one year. All capital assets are valued at historical cost, or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor and overhead. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation/amortization.

Depreciation and amortization of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation and amortization reflected in the statement of net position. Depreciation and amortization is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

	Years
Land improvements	30
Buildings	30
Intangible assets	2 - 50
Machinery and equipment	2 - 15
Infrastructure	20 - 30
Utility systems	3 - 100

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same as in the government-wide statements.

Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net position/fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements.

All vested vacation and sick leave pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements, or are payable with expendable available resources.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2021 are determined on the basis of current salary rates and include salary related payments.

Long-Term Obligations/Conduit Debt

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable, accrued compensated absences and other postemployment benefits (OPEB).

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) are reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

The Village has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the Village. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is approximately $6,964,286, made up of one issue.

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position/fund balance that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

Equity Classifications

Government-Wide Statements

Equity is classified as net position and displayed in three components:

a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation/amortization and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.

c. **Unrestricted Net Position** - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

The net position section includes an adjustment for capital assets owned by the business-type activities column, but financed by the debt of the governmental activities column. The amount is a reduction of "net investment in capital assets," and an increase in "unrestricted" net position, shown only in the total column. A reconciliation of this adjustment is as follows:

	Governmental Activities	Business-Type Activities	Adjustment	Total
Net investment in capital assets	$ 70,597,277	$ 153,220,836	$ (4,091,325)	$ 219,726,788
Unrestricted	17,938,501	18,647,000	4,091,325	40,676,826

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Statements

Governmental fund balances are displayed as follows:

a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.

b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village that originally created the commitment.

d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village board may take official action to assign amounts. Assignments may take place after the end of the reporting period.

e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a minimum fund balance policy. That policy is to maintain an unassigned fund balance in the general fund between 25-30% of budgeted general fund expenditures. The unassigned fund balance in the general fund at year-end was $7,355,853 or 39.6% of budgeted general fund expenditures.

See Note 4 for further information.

Basis for Existing Rates

Water Utility

The water utility was authorized current rates by the Public Service Commission (PSC) effective October 4, 2019 and they are designed to provide a 5.30% return on rate base.

Sewer Utility

Current sewer rates were approved by the Village board to be effective October 1, 2019 for the Pleasant Prairie and Lake Michigan Sewer Districts.

Clean Water Utility

Current clean water rates were approved by the Village board on November 6, 2017, effective January 1, 2018.

Rec Plex Fund

Membership rates effective during the year 2020 were approved by Ordinance No. 19-23 on August 1, 2019.

Pension

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Postemployment Benefits Other Than Pensions (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Village OPEB Plan and additions to/deductions from the Village OPEB Plan's fiduciary net position have been determined on the same basis as they are reported by the Village OPEB Plan. For this purpose, the Village OPEB Plan recognizes benefit payments when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost.

The fiduciary net position of the Local Retiree Life Insurance Fund (LRLIF) has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to other post-employment benefits, OPEB expense, and information about the fiduciary net position of the LRLIF and additions to/deductions from LRLIFs fiduciary net position have been determined on the same basis as they are reported by LRLIF. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. Reconciliation of Government-Wide and Fund Financial Statements

Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Statement of Net Position

The governmental fund balance sheet includes a reconciliation between fund balance - total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. One element of the reconciliation explains that "Capital assets used in governmental funds are not financial resources and, therefore, are not reported in the funds."

The details of this reconciliation include the following items:

Capital assets per statement of net position:	
Land	$ 13,688,873
Right of way	15,405,083
Construction in progress	13,863,841
Intangible assets, net of amortization	25,037
Other capital assets, net of depreciation	58,971,430
Subtotal	101,954,264
Less internal service capital assets, net of depreciation	(3,196,166)
Net adjustment for capital assets	$ 98,758,098

Long-term liabilities applicable to the Village's governmental activities are not due and payable in the current period, and accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term are reported in the statement of net position.

Bonds and notes payable	$ 43,065,000
Compensated absences	886,186
Accrued interest	317,030
Unamortized debt premium	1,369,309
Other post-employment benefits	5,164,921
Combined adjustment for long-term liabilities	$ 50,802,446

3. Stewardship, Compliance and Accountability

Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

A budget has been adopted for all funds except for TID No. 8 Capital Projects fund, Federally Forfeited Property fund, CDBG fund and Federal Grants fund. Wisconsin Statute 65.90 requires that an annual budget be adopted for all funds.

Excess Expenditures Over Appropriations

Fund	Budgeted Expenditures and Other Financing Uses	Actual Expenditures and Other Financing Uses	Excess Expenditures and Other Financing Sources Over Budget
TID No. 2 Capital Projects	$ 16,150	$ 173,632	$ 157,482
TID No. 6 Capital Projects	193,750	199,293	5,543
TID No. 7 Capital Projects	301,404	772,557	471,153
TID No. 5 Debt Service fund	422,468	702,185	279,717
TID No. 8 Debt Service fund	-	40,293	40,293
Police Canine Unit	3,500	18,916	15,416

The Village controls expenditures at the department level. Some individual funds experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

Deficit Balances

Generally accepted accounting principles require disclosure of individual funds that have deficit balances at year-end.

As of December 31, 2021, the following individual funds held a deficit balance:

Fund	Amount	Reason
TID No. 7 Capital Projects	$ 1,740	Excess of expenditures over revenues
CDBG	2,963,504	Excess of expenditures over revenues

TID deficits are anticipated to be funded with future incremental taxes levied over the life of the district which is 27 years for districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (10-27 years) and may be extended in some case. The CDBG deficit is anticipated to be funded by future drawdowns of CDBG grant dollars from the State.

Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally, the Village is limited to its prior tax levy dollar amount (excluding TIDs), increased by the greater of the percentage change in the Village's equalized value due to new construction, or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

4. Detailed Notes on All Funds

Deposits and Investments

The Village maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position and balance sheet as cash and investments. In addition, investments are separately held by several of the Village's funds.

The Village's cash and investments at year end were comprised of the following:

	Carrying Value	Bank and Investment Balances	Associated Risk
Deposits	$ 71,996,680	$ 72,231,520	Custodial credit
US agencies (implicitly guaranteed)	291,357	291,357	Credit, custodial credit, concentration of credit, interest rate
Certificate of deposit (negotiable)	10,514,020	10,514,020	Credit, custodial credit, concentration of credit, interest rate
Mutual funds, bonds	858,042	858,042	Credit, interest rate
LGIP	10,999	10,999	Credit
Petty cash	14,725	-	N/A
Total cash and investments	$ 83,685,823	$ 83,905,938	

Reconciliation to financial statements:	
Per statement of net position:	
Unrestricted cash and investments	$ 56,271,603
Restricted cash and investments	5,817,282
Per statement of fiduciary net position, fiduciary funds:	
Retired employees healthcare plan trust	1,064,222
Custodial funds	20,532,716
Total deposits and investments	$ 83,685,823

Deposits in each local and area bank are insured by the FDIC in the amount of $250,000 for time and savings accounts (including NOW accounts) and $250,000 for demand deposit amounts (interest-bearing and noninterest bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of $250,000 for the combined amount of all deposits.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of $400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has been considered in computing custodial credit risk.

The Village maintains collateral agreements with its banks. At December 31, 2021, the banks had pledged various government securities in the amount of $150,000,000 to secure the Village's deposits.

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The valuation methods for recurring fair value measurements are as follows:

- Quoted market prices for identical assets
- Quoted market prices for similar assets in active markets

	December 31, 2021			
Investment Type	**Level 1**	**Level 2**	**Level 3**	**Total**
Certificates of deposit (negotiable)	$ -	$ 10,514,020	$ -	$ 10,514,020
Mutual funds, bond funds	-	858,042	-	858,042
U.S. agencies, implicitly guaranteed	-	291,357	-	291,357
Total	$ -	$ 11,663,419	$ -	$ 11,663,419

Custodial Credit Risk

Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to the Village.

The Village does not have any deposits exposed to custodial credit risk.

Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

The Village does not have any investments exposed to custodial credit risk.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

As of December 31, 2021, the Village's investments were rated as follows:

Investment Type	Standard & Poor's	Moody's Investor Service
U.S. agencies, implicitly guaranteed	AA+	Aaa
Mutual funds, bonds	A+	A1

The Village also had investments in the following external pool which is not rated:

Local Government Investment Pool (LGIP)

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment.

As of December 31, 2021, the Village's investments were as follows:

		Maturity		
Investment Type	Fair Value	Less Than 1 Year	1 – 5 Years	6 - 10 Years
Certificates of deposits (negotiable)	$ 10,514,020	$ 4,348,734	$ 4,074,077	$ 2,091,209
Mutual funds, bonds	858,042	561,439	-	296,603
U.S. agencies, implicitly guaranteed	291,357	-	-	291,357
Total	$ 11,663,419	$ 4,910,173	$ 4,074,077	$ 2,679,169

See Note 1 for further information on deposit and investment policies.

Receivables

All receivable balances are expected to be collected within one year with the exception of $33,331 in delinquent taxes, $248,264 in special assessments, and $230,642 in delinquent special assessments.

Receivables of the General fund and Rec Plex are reported net of allowances in the amounts of $178,147 and $50,546, respectively.

Governmental funds report *unavailable or unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

	Unavailable	Unearned
Property taxes receivable for subsequent year	$ -	$ 33,246,843
Rescue accounts receivable	366,248	-
Assessing contracts receivable	-	249,106
Developer fees	-	515,661
Special assessments not yet due	250,098	202,092
Street light replacement	-	47,948
Transportation improvement fees receivable	-	860,112
Unspent American Rescue Plan funds	-	1,062,724
Unavailable grant dollars	543,882	-
Miscellaneous	131,447	388,898
Total unavailable/unearned revenue for governmental funds	$ 1,291,675	$ 36,573,384
Unearned revenue included in liabilities		$ 3,245,414
Unearned revenue included in deferred inflows		33,327,970
Total unearned revenue for governmental funds		$ 36,573,384

Restricted Assets

Equipment Replacement Account

As a condition of receiving state and federal funds for sewer utility treatment facility construction, the sewer utility established an account for replacement of mechanical equipment during the life of the facility.

TID Escrow Account

Prior to the end of the TID expenditure period for TID No. 2, the Village issued debt and placed all debt proceeds in an escrow account to pay for the remaining scheduled capital projects as they are completed.

Impact Fee Account

The Village has received impact fees which must be spent in accordance with the local ordinance and state statutes. Any unspent funds must be refunded to the current property owner.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

Following is a list of restricted cash and investments at December 31, 2021:

	Restricted Cash and Cash Investments
Sewer equipment replacement account	$ 1,295,941
TID No. 2 escrow account	1,388,087
Impact fee account	3,133,254
Total restricted cash and investments	$ 5,817,282

Capital Assets

Capital asset activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated:				
Land	$ 13,253,742	$ 435,131	$ -	$ 13,688,873
Right of way	15,381,783	23,300	-	15,405,083
Construction in progress, general	3,112,427	2,369,826	(1,827,469)	3,654,784
Construction in progress, TID water and sewer	4,019,996	6,030,108	-	10,050,104
Construction in progress, Internal services	-	158,953	-	158,953
Total capital assets not being depreciated	35,767,948	9,017,218	(1,827,469)	42,957,797
Capital assets being depreciated/amortized:				
Land improvements	6,370,341	218,313	-	6,588,654
Buildings	17,978,757	-	-	17,978,757
Intangible assets, computer software	829,401	-	-	829,401
Intangible assets, fleet internal services	16,699	-	-	16,699
Machinery and equipment	10,312,945	221,873	(594,215)	9,940,603
Machinery and equipment, fleet internal services	10,149,591	572,244	(808,713)	9,913,122
Roads	67,100,433	6,981,963	-	74,082,396
Street lighting	3,304,252	-	-	3,304,252
Traffic signals	290,544	-	-	290,544
Railroad spur	1,295,421	-	-	1,295,421
Total capital assets being depreciated/ amortized	117,648,384	7,994,393	(1,402,928)	124,239,849

	Beginning Balance	Additions	Deletions	Ending Balance
Less accumulated depreciation/amortization for:				
Land improvements	$ (2,074,736)	$ (196,069)	$ -	$ (2,270,805)
Buildings	(7,091,865)	(594,090)	-	(7,685,955)
Intangible assets, computer software	(764,808)	(39,556)	-	(804,364)
Intangible assets, fleet internal services	(16,103)	(596)	-	(16,699)
Machinery and equipment	(6,130,972)	(881,000)	532,817	(6,479,155)
Machinery and equipment, fleet internal services	(6,957,749)	(538,471)	620,311	(6,875,909)
Roads	(35,616,474)	(2,696,302)	-	(38,312,776)
Street lighting	(1,364,872)	(162,109)	-	(1,526,981)
Traffic signals	(224,715)	(19,370)	-	(244,085)
Railroad spur	(983,472)	(43,181)	-	(1,026,653)
Total accumulated depreciation/ amortization	(61,225,766)	(5,170,744)	1,153,128	(65,243,382)
Net capital assets being depreciated/amortized	56,422,618	2,823,649	(249,800)	58,996,467
Net capital assets	$ 92,190,566			$ 101,954,264

Depreciation / amortization expense was charged to functions as follows:

Governmental Activities	
General government	$ 228,003
Public safety	980,659
Public works, which includes the depreciation of roads, street lighting, traffic signals, and railroad spurs	3,312,913
Culture, education and recreation	110,102
Subtotal	4,631,677
Capital assets held by internal service fund charged to the various functions based on their usage of the assets	539,067
Total governmental activities depreciation / amortization expenses	$ 5,170,744

	Beginning Balance	Additions	Deletions	Ending Balance
Business-Type Activities				
Water				
Capital assets not being depreciated/amortized:				
Land and land rights	$ 546,218	$ 3,615	$ -	$ 549,833
Intangible assets	135,340	-	(3,615)	131,725
Construction in progress	675,632	-	(675,632)	-
Total capital assets not being depreciated/ amortized	1,357,190	3,615	(679,247)	681,558
Capital assets being depreciated/amortized:				
Source of supply	195,690	-	-	195,690
Pumping	3,844,617	-	-	3,844,617
Transmission and distribution	67,821,583	2,259,555	(352,066)	69,729,072
General assets	1,179,581	-	-	1,179,581
Total capital assets being depreciated/ amortized	73,041,471	2,259,555	(352,066)	74,948,960
Total capital assets	74,398,661	2,263,170	(1,031,313)	75,630,518
Less accumulated depreciation/amortization	(20,325,776)	(1,370,199)	298,153	(21,397,822)
Net water plant	$ 54,072,885			$ 54,232,696

	Beginning Balance	Additions	Deletions	Ending Balance
Sewer				
Capital assets not being depreciated/amortized:				
Land and land rights	$ 1,236,419	$ -	$ -	$ 1,236,419
Intangible assets	85,550	-	-	85,550
Construction in progress	57,262	1,888,594	-	1,945,856
Total capital assets not being depreciated/ amortized	1,379,231	1,888,594	-	3,267,825
Capital assets being depreciated/amortized:				
Collection systems	77,479,501	2,420,060	(32,757)	79,866,804
Collection system pumping	6,026,520	-	-	6,026,520
Treatment and disposal	228,042	-	-	228,042
General assets	1,854,900	-	-	1,854,900
Total capital assets being depreciated/ amortized	85,588,963	2,420,060	(32,757)	87,976,266
Total capital assets	86,968,194	4,308,654	(32,757)	91,244,091
Less accumulated depreciation/amortization	(33,261,610)	(1,483,048)	74,567	(34,670,091)
Net sewer plant	$ 53,706,584			$ 56,574,000
Clean Water				
Capital assets not being depreciated/amortized:				
Construction in progress	$ 2,890,379	$ 307,778	$ (2,890,379)	$ 307,778
Capital assets being depreciated/amortized:				
Equipment	19,552	-	-	19,552
Intangible assets	45,600	-	-	45,600
Land improvements	603,662	-	-	603,662
Storm sewers	40,922,974	8,909,734	(36,133)	49,796,575
Total capital assets being depreciated/ amortized	41,591,788	8,909,734	(36,133)	50,465,389
Total capital assets	44,482,167	9,217,512	(2,926,512)	50,773,167
Less accumulated depreciation/amortization	(14,891,565)	(1,064,445)	145,374	(15,810,636)
Net clean water capital assets	$ 29,590,602			$ 34,962,531

	Beginning Balance	Additions	Deletions	Ending Balance
Rec Plex				
Capital assets not being depreciated/amortized				
Construction in progress	$ -	$ 58,996	$ -	$ 58,996
Capital assets being depreciated/amortized:				
Building	42,331,198	-	-	42,331,198
Equipment	2,009,437	108,266	-	2,117,703
Intangible assets	85,140	-	-	85,140
Land improvements	1,996,128	-	-	1,996,128
Total capital assets being depreciated/amortized	46,421,903	108,266	-	46,530,169
Total capital assets	46,421,903	167,262	-	46,589,165
Less accumulated depreciation/amortization for:				
Building	(14,583,433)	(1,237,872)	-	(15,821,305)
Equipment	(1,777,551)	(66,752)	-	(1,844,303)
Intangible assets	(72,569)	(2,357)	-	(74,926)
Land improvements	(1,442,200)	(62,412)	-	(1,504,612)
Total accumulated depreciation/amortization	(17,875,753)	(1,369,393)	-	(19,245,146)
Net Rec Plex capital assets	$ 28,546,150			$ 27,344,019
Waste Collection				
Capital assets being depreciated/amortized:				
Land improvements	$ 100,343	$ -	$ -	$ 100,343
Buildings	200,769	-	-	200,769
Equipment	790,433	-	-	790,433
Total capital assets being depreciated/amortized	1,091,545	-	-	1,091,545
Total capital assets	1,091,545	-	-	1,091,545
Less accumulated depreciation/amortization for:				
Land improvements	(13,656)	(3,346)	-	(17,002)
Buildings	(152,250)	(10,038)	-	(162,288)
Equipment	(766,955)	(8,429)	-	(775,384)
Total accumulated depreciation/amortization	(932,861)	(21,813)	-	(954,674)
Net waste collection capital assets	$ 158,684			$ 136,871

Depreciation/amortization expense was charged to functions as follows:

Business-Type Activities	
Water	$ 1,309,990
Sewer	1,543,258
Clean water	1,064,445
Rec Plex	1,369,393
Waste collection	21,813
Total business-type activities depreciation/ amortization expense	$ 5,308,899

Depreciation/amortization expense may be different from business-type activity accumulated depreciation additions because of joint metering, salvage, cost of removal, internal allocations and costs associated with the disposal of assets.

Interfund Receivables/Payables, Advances and Transfers

Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables:

Receivable Fund	Payable Fund	Amount	Amount Not Due Within One Year
General	CDBG	$ 3,575,841	$ -
Subtotal, fund financial statements		3,575,841	
Less fund eliminations		(3,575,841)	
Less interfund receivable created with internal service fund elimination		(559,078)	
Total, government-wide statement of net position		$ (559,078)	

Receivable Fund	Payable Fund	Amount
Business-Type activities, internal service allocations	Governmental activities, internal service allocations	$ (559,078)
Total internal balances, government-wide statement of net position		$ (559,078)

All amounts are due within one year.

Advances

The sewer utility is advancing funds to the Rec Plex fund. The amount advanced is determined by the decrease in operations and loss of revenues from the COVID-19 pandemic. In 2020, $1,200,000 was advanced to the Rec Plex fund, with interest being charged at variable rates based on average monthly interest earnings. A repayment schedule has not been established for this advance.

The following is a schedule of interfund advances:

Receivable Fund	Payable Fund	Amount	Amount Not Due Within One Year
Sewer Utility	Rec Plex	$ 1,200,000	$ 1,200,000
Total, fund financial statements		1,200,000	
Less fund eliminations		(1,200,000)	
Total, interfund advances		$ -	

Transfers

The following is a schedule of interfund transfers:

Fund Transferred From	Fund Transferred To	Amount	Principal Purpose
Water Utility	General	$ 862,793	Payment in lieu of taxes
General	General Capital Projects	404,135	Transfer of reserves for capital
TID No. 5 Debt Service	TID No. 5 Capital Projects	279,717	Increment transfer to cover TID No. 5 administrative expenses
TID No. 8 Debt Service	TID No. 8 Capital Projects	40,293	TID No. 8 administrative expenses
Water Utility	Rec Plex	119,370	Tower lease payments
Total, fund financial statements		1,706,308	
Less fund eliminations		(843,515)	
Less transfer to business-type activities for capital assets funded by the governmental activities		(2,138,886)	
Total transfers. government-wide statement of activities		$ (1,276,093)	

Fund Transferred From	Fund Transferred To	Amount
Governmental activities	Business-Type activities	$ (2,138,886)
Business-Type activities	Governmental activities	862,793
Total government-wide statement of activities		$ (1,276,093)

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and notes payable:					
General obligation debt	$ 58,880,000	$ 9,195,000	$ 25,010,000	$ 43,065,000	$ 17,180,000
Premium	1,738,755	181,790	551,236	1,369,309	-
Subtotal	60,618,755	9,376,790	25,561,236	44,434,309	17,180,000
Other liabilities:					
Vested compensated absences	847,504	886,186	847,504	886,186	886,186
Total governmental activities long-term liabilities	$ 61,466,259	$ 10,262,976	$ 26,408,740	$ 45,320,495	$ 18,066,186
Business-Type Activities					
Bonds and notes payable:					
General obligation debt	$ 20,950,000	$ -	$ 2,165,000	$ 18,785,000	$ 2,275,000
Premium	1,504,280	-	259,999	1,244,281	-
Subtotal	22,454,280	-	2,424,999	20,029,281	2,275,000
Other liabilities:					
Customer advances	43,042	-	42,675	367	-
Total business-type activities long-term liabilities	$ 22,497,322	$ -	$ 2,467,674	$ 20,029,648	$ 2,275,000

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2021 was $242,734,895. Total general obligation debt outstanding at year-end was $61,850,000.

General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the Village. Notes and bonds in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities general obligation debt is payable by revenues from user fees of those funds or, if the revenues are not sufficient, by future tax levies.

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance 12/31/21
Governmental Activities					
General obligation debt:					
Promissory notes	11/03/14	05/01/24	2.00 - 4.00%	$ 6,865,000	$ 2,965,000
Promissory notes	08/20/14	09/01/23	4.50 - 5.00	20,970,000	7,970,000
Promissory notes	11/01/16	11/01/26	2.00 - 3.00	3,245,000	2,695,000
Promissory notes	07/13/17	09/01/23	1.90 - 2.00	21,335,000	5,000,000
Promissory notes	11/20/18	11/01/22	3.00	1,380,000	280,000
Promissory notes	04/18/19	04/01/25	3.00	3,660,000	3,660,000
Promissory notes	04/18/19	04/01/24	2.60 - 2.75	7,900,000	7,900,000
Promissory notes	04/18/19	04/01/29	3.00	2,155,000	1,920,000
Promissory notes	10/21/20	04/01/30	1.00 - 2.00	1,625,000	1,480,000
Promissory notes	11/17/21	11/01/31	1.00 - 2.00	9,195,000	9,195,000
Total governmental activities, general obligation debt					$ 43,065,000
Business-Type Activities					
General obligation debt:					
Refunding notes	02/01/12	12/01/23	2.00 - 3.00%	$ 2,605,000	$ 555,000
Refunding notes	02/21/13	05/01/24	3.00 - 3.25	7,305,000	3,005,000
Refunding notes	08/24/17	08/01/28	3.00 - 5.00	7,700,000	7,700,000
Promissory notes	04/18/19	04/01/29	2.60 - 2.75	3,275,000	3,275,000
Promissory notes	10/21/20	04/01/30	1.00 - 2.00	4,490,000	4,250,000
Total business-type activities, general obligation debt					$ 18,785,000

Debt service requirements to maturity are as follows:

	Governmental Activities General Obligation Debt		Business-Type Activities General Obligation Debt	
	Principal	Interest	Principal	Interest
Years ending December 31:				
2022	$ 17,180,000	$ 1,149,686	$ 2,275,000	$ 606,605
2023	6,305,000	586,005	2,025,000	543,380
2024	4,995,000	374,280	2,140,000	484,580
2025	3,375,000	281,405	1,600,000	430,880
2026	2,810,000	214,905	1,695,000	360,105
2027-2031	8,400,000	534,230	9,050,000	570,955
Total	$ 43,065,000	$ 3,140,511	$ 18,785,000	$ 2,996,505

Other Debt Information

Estimated payments of compensated absences and other post-employment benefits are not included in the debt service requirement schedules. The compensated absences and other post-employment benefit liabilities attributable to governmental activities will be liquidated primarily by the general fund.

Net Position/Fund Balances

Governmental activities net position reported on the government wide statement of net position at December 31, 2021 includes the following:

Governmental Activities

Net investment in capital assets:	
Land	$ 13,688,873
Right a way	15,405,083
Construction in progress	13,863,841
Intangible assets, net of amortization	25,037
Other capital assets, net of accumulated depreciation	58,971,430
Less unamortized debt premium	(1,369,309)
Less related capital long-term debt outstanding (net of unspent proceeds of debt)	(29,987,678)
Total net investment in capital assets	$ 70,597,277

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2021 include the following:

	General Fund	General Debt Service	TID No. 2 Debt Service Fund	General Capital Projects	Nonmajor Govern-mental Funds	Total
Fund Balances						
Nonspendable:						
Delinquent taxes	$ 33,331	$ -	$ -	$ -	$ -	$ 33,331
Prepaid items	268,206	-	-	-	-	268,206
Subtotal	301,537	-	-	-	-	301,537
Restricted for:						
Debt service	-	1,179,956	6,154,971	-	1,696,589	9,031,516
TID purposes	-	-	-	-	7,983,666	7,983,666
Impact fees	-	-	-	3,133,254	-	3,133,254
Federally forfeited property	-	-	-	-	36,721	36,721
Subtotal	-	1,179,956	6,154,971	3,133,254	9,716,976	20,185,157
Committed to:						
Police canine unit	-	-	-	-	8,928	8,928
Assigned to:						
Capital projects	-	-	-	6,355,016	-	6,355,016
2021 budget	519,676	-	-	-	-	519,676
Subtotal	519,676	-	-	6,355,016	-	6,874,692
Unassigned (deficit)	7,355,853	-	-	-	(2,965,244)	4,390,609
Total fund balances (deficit)	$ 8,177,066	$ 1,179,956	$ 6,154,971	$ 9,488,270	$ 6,760,660	$ 31,760,923

Business-Type Activities

Net investment in capital assets:	
Land	$ 1,786,252
Construction in progress	2,312,630
Intangible assets, net of amortization	348,015
Other capital assets, net of accumulated depreciation	168,803,220
Less long-term capital debt outstanding (net of unspent proceeds of debt)	(18,785,000)
Less unamortized debt premium	(1,244,281)
Total net investment in capital assets	$ 153,220,836

Component Unit

This report contains the Community Development Authority (CDA), which is included as a component unit. Financial information is presented as a discrete column in the statement of net position and statement of activities.

In addition to the basic financial statements and the preceding notes to financial statements which apply, the following additional disclosures are considered necessary for a fair presentation.

Basis of Accounting/Measurement Focus

The CDA follows the full accrual basis of accounting and the flow of economic resources measurement focus.

Deposits and Investments

At December 31, 2021, the CDA held no cash or investments.

Land Held for Resale

The CDA had a balance of $232,716 in land held for resale as of December 31, 2021. This balance is reported at the lower of cost or market.

5. Other Information

Employees' Retirement System

General Information About the Pension Plan

Plan Description

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district education support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and State executive participants, if hired on or before December 31, 2016) are entitled to retirement benefit based on a formula factor, their average earnings and creditable services.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and makes contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Post-Retirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the floor) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment	Variable Fund Adjustment
2011	(1.2)%	11.0%
2012	(7.0)	(7.0)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0

Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees and Executives and Elected Officials. Starting January 1, 2016, the Executives and Elected Officials category merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized $1,269,648 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2021 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.75%	6.75%
Protective with Social Security	6.75%	11.65%
Protective without Social Security	6.75%	16.25%

Pension (Asset) / Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2021, the Village reported an asset of $(6,870,076) for its proportionate share of the net pension (asset)/liability. The net pension (asset)/liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension (asset)/liability was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension (asset)/liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2020, the Village's proportion was 0.11004203%, which was an increase of 0.00270755% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Village recognized pension expense of $(777,528).

At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 9,943,110	$ 2,141,728
Changes in assumption	155,826	-
Net differences between projected and actual earnings on pension plan investments	-	12,898,009
Changes in proportion and differences between employer contributions and proportionate share of contributions	37,410	19,563
Employer contributions subsequent to the measurement date	1,285,095	-
Total	$ 11,421,441	$ 15,059,300

$1,285,095 reported as deferred outflows of resources related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability/(asset) in the year ended December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	Deferred Outflows of Resources and Deferred Inflows of Resources (Net)
Years ending December 31:	
2022	$ (1,271,944)
2023	(339,019)
2024	(2,326,537)
2025	(985,454)
Thereafter	-

Actuarial Assumptions

The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2019
Measurement Date of Net Pension Liability (Asset)	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	7.0%
Discount Rate:	7.0%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table
PostRetirement Adjustments*:	1.9%

* No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.9% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The Total Pension Liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the December 31, 2019 actuarial valuation.

Long-Term Expected Return on Plan Assets

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %
Global Equities	51.0	7.2	4.7
Fixed Income	25.0	3.2	0.8
Inflation Sensitive Assets	16.0	2.0	(0.4)
Real Estate	8.0	5.6	3.1
Private Equity/Debt	11.0	10.2	7.6
Multi-Asset	4.0	5.8	3.3
Total Core Fund	115.0	6.6	4.1
Variable Fund Asset Class			
U.S. Equities	70.0	6.6	4.1
International Equities	30.0	7.4	4.9
Total Variable Fund	100.0	7.1	4.6

New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.4%
Assets Allocations are managed within established ranges, target percentages may differ from actual monthly allocations

Single Discount Rate

A single discount rate of 7.00% was used to measure the total pension liability for the current and prior year. This single discount rate was based on the expected rate of return on pension plan investments of 7.00% and a municipal bond rate of 2.00%. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2020. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.) Because of the unique structure of WRS, the 7.00% expected rate of return implies that a dividend of approximately 1.9% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00%, as well as what the Village's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	1% Decrease to Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase to Discount Rate (8.00%)
Village's proportionate share of the net pension liability (asset)	$ 6,539,360	$ (6,870,076)	$ (16,719,208)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

At December 31, 2021, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; workers compensation; and health care of its employees. All of these risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded the commercial coverage in any of the past three years. There were no significant reductions in coverage compared to the prior year.

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental fund types if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

From time to time, the Village is party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Village's legal counsel that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village's financial position or results of operations.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has active construction projects as of December 31, 2021. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

The Village has an encumbrance outstanding at year end in the TID No. 8 Capital Projects Fund totaling $968,158. All of the Village's encumbrances are expected to be honored upon performance by the vendor.

In 2009, the Village issued a municipal revenue obligation as part of a development agreement, which was authorized through the TID project plan. The original amount of the obligation was $452,062 and is payable to the developer solely from tax increments collected from a specific portion of the development in TID No. 4. Payments are scheduled through the year 2027, and carry an interest rate not to exceed 9.75%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TID increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment and accrued interest outstanding at year-end was $1,027,188.

In 2019, the Village issued a municipal revenue obligation as part of a development agreement, which was authorized through the TID No. 5 project plan. The original amount of the obligation was $2,518,401 and is payable to the developer solely from tax increments collected from a specific portion of the development in TID No. 5. Payments are scheduled through the year 2038, and carry an interest rate not to exceed 8.50%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TID increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment and accrued interest outstanding at year-end was $2,789,493.

In 2019, the Village also issued a municipal revenue obligation as part of a development agreement, which was authorized through the TID No. 7 project plan. The original amount of the obligation was $1,481,432 and is payable to the developer solely from tax increments collected from a specific portion of the development in TID No. 7. Payments are scheduled through the year 2038, and carry an interest rate not to exceed 7.00%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TID increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment and accrued interest outstanding at year-end was $10,398,014.

Water Supply and Wastewater Treatment

The utilities have a long-term agreement with Kenosha Water Utility for all water supply and all wastewater treatment.

Other Postemployment Benefits (OPEB)

Plan Description - OPEB Trust

Plan Administration

The Village Retirement System (VRS) administers the Village Retirement Benefits Plan (VRBP), a single-employer defined benefit plan that is used to provide postemployment benefits other than pensions (OPEB) for all permanent full-time general and public safety employees of the Village.

Management of the VRBP is vested in the VRS Board of Trustees (VRS Board), which consists of two members, who are appointed by the Village Board.

Plan Membership

At December 31, 2021, VRBP membership consisted of the following:

Inactive plan members and spouses currently receiving benefit payments	30
Active plan members	57
	87

The Village does not pay any portion of the premiums for fire and rescue employees hired after August 17, 2009, nonrepresented employees hired after July 1, 2010, and police employees hired after January 1, 2011.

Benefits Provided

VRBP provides healthcare benefits for eligible retirees and their dependents for a period of 5 years for nonrepresented retirees or 10 years for police and fire retirees, unless eligible for Medicare. Benefits are provided through a third-party insurer, and the full cost of benefits less required contributions is covered by the plan. Article XII of the Declaration of Trust grants the authority to establish and amend the benefit terms to the VRS Board.

Contributions

Article VII of the Declaration of Trust grants the authority to establish and amend the contribution requirements of the Village and plan members to the VRS Board. The Board establishes rates based on annual Village Wellness Program participation and wellness level achievements. For the year ended December 31, 2021, the Village's average contribution rate was 11.1% of covered-employee payroll. Plan members are required to contribute either 5% or 25% of annual premiums.

Investments

Investment Policy

VRBP does not currently have a policy to address the allocation of invested assets.

Concentrations

The investments of the trust are concentrated in deposits (20%) and mutual bond funds (80%).

Rate of Return

For the year ended December 31, 2021, the annual money-weighted rate of return on investments, net of investment expense, was 1.1%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability

The components of the net OPEB liability of the Village at December 31, 2021, were as follows:

Total OPEB liability	$ 5,160,733
Less plan fiduciary net position	(1,064,223)
Village's net OPEB liability	$ 4,096,510
Plan fiduciary net position as a percentage of the total OPEB liability	20.62%

Actuarial Assumptions and Other Inputs

The total OPEB liability in the January 1, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.00%
Salary increases	3.00% inflation plus 0.4%-4.8% merit
Investment rate of return	3.00%
Healthcare cost trend rates	-5.0% initially increasing to 5.8% in 2021 and then decreasing annually to an ultimate rate of 3.7%

Mortality rates were based on the Wisconsin 2018 Mortality Table (multiplied by 50% for males and females) as the base table and project future improvements with 2018 generational improvement scale (multiplied by 60%).

The actuarial assumptions used in the valuation were based on the results of an actuarial experience study for the period 2015 - 2017 performed by the actuary for the Wisconsin Retirement System.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the target asset allocation as of December 31, 2021 (see the discussion of VRBP's investment policy) are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
U.S. cash	-0.26%
U.S. short bonds	0.51%
U.S. inflation indexed bonds	0.48%

Discount Rate

The discount rate used to measure the total OPEB liability was 3.00%. The projection of cash flows used to determine the discount rate assumed that the Village contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position will be available to make all projected future benefit payments of current plan members. Therefore, the discount was used based on the long-term expected rate of return on OPEB plan investments to determine the total OPEB liability.

The Village's net OPEB liability was measured as of December 31, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2020, rolled forward to the measurement date.

	Changes in the Net OPEB Liability		
	Total OPEB Liability (a)	**Change in Plan Fiduciary Net Position (b)**	**Net OPEB Liability (a) - (b)**
Balances at December 31, 2020	$ 5,326,900	$ 1,052,654	$ 4,274,246
Changes for the year:			
Service cost	102,209	-	102,209
Interest	156,546	-	156,546
Benefit payments	(424,922)	(424,922)	-
Net investment income	-	11,569	(11,569)
Employer contributions	-	424,922	(424,922)
Net changes	(166,167)	11,569	(177,736)
Balances at December 31, 2021	$ 5,160,733	$ 1,064,223	$ 4,096,510

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Village, as well as what the Village's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.00%) or 1-percentage-point higher (4.00%) than the current discount rate:

	1% Decrease (2.00%)	**Discount Rate (3.00%)**	**1% Increase (4.00%)**
Net OPEB liability	$ 4,374,766	$ 4,096,510	$ 3,829,192

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the net OPEB liability of the Village, as well as what the Village's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (-6.0% increasing to 2.7%) or 1-percentage-point higher (-4.0% increasing to 4.7%) than the current healthcare cost trend rates (-5.0% increasing to 3.7%):

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Net OPEB liability	$ 3,680,211	$ 4,096,510	$ 4,565,647

OPEB Plan Fiduciary Net Position

Detailed information about the OPEB plan's fiduciary net position is available is included above. The OPEB Trust does not issue separate financial statements.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2021, the Village recognized OPEB expense of $(106,200). At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between projected and actual experience	$ 899,181	$ 1,508,047
Changes in actuarial assumptions	238,626	1,290,375
Net differences between projected and actual investment earnings on pension plan investment	11,036	-
Total	$ 1,148,843	$ 2,798,422

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	Deferred Outflows/ Inflows of Resources (Net)
Years ending December 31:	
2022	$ (333,377)
2023	(339,903)
2024	(338,175)
2025	(479,722)
2026	(158,402)
Thereafter	-

Local Retiree Life Insurance Fund (LRLIF)

Plan Description

The LRLIF is a multiple-employer defined benefit OPEB plan. LRLIF benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. The Wisconsin Department of Employee Trust Funds (ETF) and the Group Insurance Board have statutory authority for program administration and oversight. The plan provides post-employment life insurance benefits for all eligible employees.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

Additionally, ETF issued a standalone Retiree Life Insurance Financial Report, which can be found at https://etfonline.wi.gov/ETFGASBPublicWeb/gasb75Local.do.

Benefits Provided

The LRLIF plan provides fully paid-up life insurance benefits for post-age 64 retired employees and pre-65 retirees who pay for their coverage.

Contributions

The Group Insurance Board approves contribution rates annually, based on recommendations from the insurance carrier. Recommended rates are based on an annual valuation, taking into consideration an estimate of the present value of future benefits and the present value of future contributions. A portion of employer contributions made during a member's working lifetime funds a post-retirement benefit.

Employers are required to pay the following contribution based on employee contributions for active members to provide them with Basic Coverage after age 65. There are no employer contributions required for pre-age 65 annuitant coverage. If a member retires prior to age 65, they must continue paying the employee premiums until age 65 in order to be eligible for the benefit after age 65.

Contribution rates for the plan year reported as of December 31, 2021 are:

Coverage Type	Employer Contribution
50% Post Retirement Coverage	40% of employee contribution
25% Post Retirement Coverage	20% of employee contribution

Member contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating members must pay monthly contribution rates per $1,000 of coverage until the age of 65 (age 70 if active). The member contribution rates in effect for the plan year are as listed below:

Life Insurance Member Contribution Rates for the Plan Year

Attained Age	Basic	Supplemental
Under 30	$0.05	$0.05
30-34	0.06	0.06
34-39	0.07	0.07
40-44	0.08	0.08
45-49	0.12	0.12
50-54	0.22	0.22
55-59	0.39	0.39
60-64	0.49	0.49
65-69	0.57	0.57

Disabled members under age 70 receive a waiver-of-premium benefit.

During the reporting period, the LRLIF recognized $9,055 in contributions from the employer.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEBs

At December 31, 2021, the Village reported a liability of $2,498,004 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2020, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2019 rolled forward to December 31, 2020. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net OPEB liability was based on the Village's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31, 2020, the Village's proportion was 0.45123000%, which was an increase of 0.02501000% from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Village recognized OPEB expense of $313,243.

At December 31, 2021, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 119,195
Net differences between projected and actual earnings on OPEB plan investments	36,368	-
Changes in assumptions	971,758	171,397
Changes in proportion and differences between employer contributions and proportionate share of contributions	123,600	27,333
Employer contributions subsequent to the measurement date	9,726	-
Total	$ 1,141,452	$ 317,925

$9,726 reported as deferred outflows related to OPEB resulting from the LRLIF Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	Deferred Outflows of Resources and Deferred Inflows of Resources (Net)
Years ending December 31	
2022	$ 151,551
2023	147,618
2024	143,566
2025	129,258
2026	161,436
Thereafter	80,372

Actuarial Assumptions

The total OPEB liability in the January 1, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	January 1, 2020
Measurement Date of Net OPEB Liability	December 31, 2020
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield	2.12%
Long-Term Expected Rate of Return:	4.25%
Discount Rate:	2.25%
Salary Increases:	
Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	Wisconsin 2018 Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2018 that covered a three-year period from January 1, 2015 to December 31, 2017. The Total OPEB liability for December 31, 2020 is based upon a roll-forward of the liability calculated from the January 1, 2020 actuarial valuation.

Long-Term Expected Return on Plan Assets

The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. Investments for the LRLIF are held with Securian, the insurance carrier. Interest is calculated and credited to the LRLIF based on the rate of return for a segment of the insurance carriers' general fund, specifically 10-year A-Bonds (as a proxy, and not tied to any specific investments). The overall aggregate interest rate is calculated using a tiered approach based on the year the funds were originally invested and the rate of return for that year. Investment interest is credited based on the aggregate rate of return and assets are not adjusted to fair market value. Furthermore, the insurance carrier guarantees the principal amounts of the reserves, including all interest previously credited thereto.

Local OPEB Life Insurance
Asset Allocation Targets and Expected Returns
as of December 31, 2020

Asset Class	Index	Target Allocation	Long-Term Expected Geometric Real Rate of Return %
U.S. Credit Bonds	Barclays Credit	50%	1.47
U.S. Mortgages	Barclays MBS	50	0.82
Inflation			2.20
Long Term Expected Rate of Return			4.25

Single Discount Rate

A single discount rate of 2.25% was used to measure the total OPEB liability for the current year, as opposed to a discount rate of 2.87% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 2.74% as of December 31, 2019 to 2.12% as of December 31, 2020. The Plan's fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the Total OPEB Liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan's fiduciary net position is projected to be insufficient. The plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036. The projection of cash flows used to determine the single discount rate assumed that employer contributions will be made according to the current employer contribution schedule and that contributions are made by plan members retiring prior to the age of 65.

Sensitivity of the Village's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate

The following presents the Village's proportionate share of the net OPEB liability calculated using the discount rate of 2.25%, as well as what the Village's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (1.25%) or 1-percentage-point higher (3.25%) than the current rate:

	1% Decrease to Discount Rate (1.25%)	Current Discount Rate (2.25%)	1% Increase to Discount Rate (3.25%)
Village's proportionate share of the net OPEB liability	$ 3,398,000	$ 2,498,004	$ 1,817,363

OPEB Plan Fiduciary Net Position

Detailed information about the OPEB plan's fiduciary net position is available in separately issued financial statements available at http://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

Subsequent Events

The federal government passed the American Rescue Plan Act on March 11, 2021 to respond to the COVID-19 public health emergency and its negative economic impacts. Amounts were appropriated for fiscal year 2021 to units of local government to mitigate the fiscal effects stemming from the public health emergency. The Village's estimated award is $2.079 million, which will be used to combat the negative effects of the public health emergency in the local economy. The Village received 50% of the funds in June 2021, with the remaining expected in 2022. The funds are to cover costs incurred by December 31, 2024.

On April 5, 2022 voters in the Village of Pleasant Prairie approved a Public Safety Referendum that supports increasing the Village's annual tax levy by $1.6 million, beginning in 2023, to hire and retain four additional police officers and 12 additional fire and rescue staff.

Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 87, *Leases*
- Statement No. 91, *Conduit Debt Obligations*
- Statement No. 92, *Omnibus 2020*
- Statement No. 93, *Replacement of Interbank Offered Rates*
- Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
- Statement No. 96, *Subscription-Based Information Technology Arrangements*
- Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*

When they become effective, application of these standards may restate portions of these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended December 31, 2021

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Revenues and Other Financing Sources				
Taxes				
General property tax for local purposes	$ 10,583,377	$ 10,583,377	$ 10,583,371	$ (6)
Taxes, penalties and interest	50,000	50,000	89,549	39,549
Mobile home taxes	150,000	150,000	165,719	15,719
Hotel/motel room tax	70,000	70,000	76,550	6,550
Other taxes	46,876	46,876	51,303	4,427
Total taxes	10,900,253	10,900,253	10,966,492	66,239
Intergovernmental				
Shared taxes from state	164,905	164,905	164,905	-
Fire insurance tax from state	180,675	180,675	167,418	(13,257)
Law enforcement grants	12,000	12,000	13,672	1,672
State aid. other grants	2,098,461	2,098,461	2,083,815	(14,646)
Ambulance service grant	4,354	4,354	4,668	314
Exempt computer aid	44,598	44,598	44,598	-
State payment for municipal service	6,465	6,465	6,115	(350)
Total intergovernmental	2,511,458	2,511,458	2,485,191	(26,267)
Regulation and Compliance				
Liquor and malt beverage licenses	15,600	15,600	16,761	1,161
Cigarette licenses	1,000	1,000	1,200	200
Bartender licenses	5,000	5,000	8,320	3,320
Other miscellaneous licenses	1,100	1,100	2,720	1,620
Fire department permits	130,020	130,020	144,236	14,216
Dog licenses	8,000	8,000	6,899	(1,101)
Residential building permits	255,000	255,000	473,293	218,293
Commercial building permits	400,000	400,000	521,079	121,079
Application and zoning fees	278,750	278,750	209,366	(69,384)
Miscellaneous permits and fees	135,900	135,900	188,714	52,814
Court penalties and costs	338,000	338,000	293,809	(44,191)
Parking tickets	15,000	15,000	3,398	(11,602)
Total regulation and compliance	1,583,370	1,583,370	1,869,795	286,425
Public Charges for Services				
Prequalification fees	3,000	3,000	2,100	(900)
Administrative fees	10,000	10,000	28,627	18,627
Publication fees	700	700	783	83
Police department fees	95,000	95,000	50,281	(44,719)
Fire department fees	71,411	71,411	62,067	(9,344)
Rescue squad fees	561,743	561,743	567,771	6,028
Highway department fees	720,000	720,000	823,418	103,418
Engineering department fees	230,000	230,000	243,004	13,004
Street lighting	145,000	145,000	173,985	28,985
Special assessment letters	12,000	12,000	16,216	4,216
Weed control	8,000	8,000	5,990	(2,010)
Franchise fees	230,749	230,749	231,883	1,134
Other	28,300	28,300	23,333	(4,967)
Total public charges for services	2,115,903	2,115,903	2,229,458	113,555
Intergovernmental Charges for Services				
Assessing contracts	244,227	244,227	225,656	(18,571)
Investment Income				
Investment income	44,000	44,000	31,072	(12,928)

See notes to required supplementary information

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual - General Fund
Year Ended December 31, 2021

	Budgeted Amounts			
	Original	Final	Actual	Variance With Final Budget
Miscellaneous				
Miscellaneous	$ 40,100	$ 40,100	$ (167,252)	$ (207,352)
Tower leases	178,125	178,125	181,691	3,566
Village hall rent from utility	95,945	95,945	95,945	-
Total miscellaneous	314,170	314,170	110,384	(203,786)
Other Financing Sources				
Transfers in	850,000	850,000	862,793	12,793
Total revenues and other financing sources	18,563,381	18,563,381	18,780,841	217,460
Expenditures and Other Financing Uses				
General Government				
Village board	95,355	95,355	92,003	3,352
Information technology	1,022,320	1,022,320	1,008,544	13,776
Administration, finance and human resources	1,439,688	1,439,688	1,358,076	81,612
Assessing	623,555	623,555	587,731	35,824
Municipal buildings	388,630	388,630	392,603	(3,973)
Contingency	95,000	95,000	94,855	145
Total general government	3,664,548	3,664,548	3,533,812	130,736
Public Safety				
Police	4,850,714	4,850,714	4,774,946	75,768
Fire and rescue	4,685,893	4,685,893	4,231,218	454,675
Engineering department	366,239	366,239	353,174	13,065
Public safety communications	618,012	618,012	559,478	58,534
Total public safety	10,520,858	10,520,858	9,918,816	602,042
Public Works				
Public works	2,351,587	2,351,587	2,330,713	20,874
Street lighting	281,109	281,109	306,749	(25,640)
Total public works	2,632,696	2,632,696	2,637,462	(4,766)
Culture, Recreation and Education				
Historical society	24,372	24,372	24,245	127
Parks	588,541	588,541	595,173	(6,632)
Total culture, recreation and education	612,913	612,913	619,418	(6,505)
Community Development				
Community development	647,551	647,551	644,941	2,610
Inspection	509,813	509,813	495,925	13,888
Total community development	1,157,364	1,157,364	1,140,866	16,498
Other Financing Uses				
Transfers out	404,135	404,135	404,135	-
Total expenditures and other financing uses	18,992,514	18,992,514	18,254,509	738,005
Net change in fund balance	(429,133)	(429,133)	526,332	955,465
Fund Balance, Beginning	7,650,734	7,650,734	7,650,734	-
Fund Balance, Ending	$ 7,221,601	$ 7,221,601	$ 8,177,066	$ 955,465

See notes to required supplementary information

Schedule of Proportionate Share of the Net Pension (Asset) / Liability -
Wisconsin Retirement System
Year Ended December 31, 2021

Fiscal Year Ending	Proportion of the Net Pension Liability (Asset) / Liability	Proportionate Share of the Net Pension Liability (Asset) / Liability	Covered Payroll	Proportionate Share of the Net Pension (Asset) / Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/21	0.11004203%	$ (6,870,076)	$ 15,055,974	45.63%	105.26%
12/31/20	0.10733448%	(3,460,953)	14,618,868	23.67%	102.96%
12/31/19	0.10431362%	3,711,151	13,692,594	27.10%	96.45%
12/31/18	0.10011588%	(2,972,559)	13,042,279	-22.79%	102.93%
12/31/17	0.09609345%	792,039	12,742,390	6.22%	99.12%
12/31/16	0.09311995%	1,513,181	11,800,266	12.82%	98.20%
12/31/15	0.09137800%	(2,244,494)	11,218,417	-20.01%	102.74%

Schedule of Employer Contributions - Wisconsin Retirement System
Year Ended December 31, 2021

Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/21	$ 1,285,095	$ 1,285,095	$ -	$ 15,221,791	8.44%
12/31/20	1,268,583	1,268,583	-	15,055,975	8.43%
12/31/19	1,152,841	1,152,841	-	14,618,869	7.89%
12/31/18	1,106,311	1,106,311	-	13,692,593	8.08%
12/31/17	1,058,738	1,058,738	-	13,042,279	8.12%
12/31/16	972,450	972,450	-	12,744,682	7.63%
12/31/15	917,337	917,337	-	11,800,265	7.77%

Schedule of Proportionate Share of the Net Life Insurance OPEB Liability
Local Retiree Life Insurance Fund
Year Ended December 31, 2021

Fiscal Year Ending	Proportion of the Net OPEB Liability	Proportionate Share of the Net OPEB Liability	Covered Payroll	Proportionate Share of the Net OPEB Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability
12/31/21	0.45123000%	$ 2,498,004	$ 12,718,000	19.64%	31.36%
12/31/20	0.42622000%	1,814,928	12,623,000	14.38%	37.58%
12/31/19	0.41220900%	1,063,638	11,662,000	9.12%	48.69%
12/31/18	0.42948800%	1,292,149	18,061,199	7.15%	44.81%

See notes to required supplementary information

Village of Pleasant Prairie

Schedule of Changes in the Net OPEB Liability - Health Insurance
Last 10 Fiscal Years*

	2017	2018	2019	2020	2021
Total OPEB Liability					
Service cost	$ 174,030	$ 188,623	$ 262,809	$ 273,321	$ 102,209
Interest on the total OPEB liability	189,938	195,200	369,355	374,906	156,546
Changes of benefit terms	-	1,830,026	-	-	-
Differences between expected and actual experience	-	1,912,341	-	(2,219,389)	-
Changes of assumptions or other inputs	-	507,502	-	(1,899,043)	-
Employer contributions	(197,000)	(298,000)	(411,129)	(598,542)	(424,922)
Net change in the total OPEB liability	166,968	4,335,692	221,035	(4,068,747)	(166,167)
Total OPEB Liability, Beginning	4,671,952	4,838,920	9,174,612	9,395,647	5,326,900
Total OPEB Liability, Ending (a)	$ 4,838,920	$ 9,174,612	$ 9,395,647	$ 5,326,900	$ 5,160,733
Fiduciary Net Position					
Employer contributions	$ 197,000	$ 298,000	$ 411,129	$ 598,542	$ 424,922
Net investment income	16,273	5,253	46,732	53,384	11,569
Benefit payments	(197,000)	(298,000)	(411,129)	(598,542)	(424,922)
Net change in plan fiduciary net position	16,273	5,253	46,732	53,384	11,569
Total Fiduciary Net Position, Beginning	931,012	947,285	952,538	999,270	1,052,654
Total Fiduciary, Ending (b)	$ 947,285	$ 952,538	$ 999,270	$ 1,052,654	$ 1,064,223
Net OPEB liability, ending = (a) - (b)	$ 3,891,635	$ 8,222,074	$ 8,396,377	$ 4,274,246	$ 4,096,510
Covered payroll	5,931,076	5,230,280	4,628,999	4,417,723	4,046,402
Net OPEB liability as a percent of covered payroll	65.6%	157.2%	181.4%	96.8%	101.2%

Notes to the Schedule:

Benefit changes: There were no changes of benefit terms noted from the prior year.

Changes in assumptions: There were no changes in assumptions noted from the prior year.

*Note: this schedule is to show information for 10 years. However, accounting standards allow the presentation of as many years are available until 10 years are presented.

See notes to required supplementary information

Schedule of Investment Returns - Other Postemployment Benefits
Health Insurance
Last 10 Fiscal Years*

	2017	2018	2019	2020	2021
Annual money-weighted rate of return, net of investment expense	1.75%	0.55%	4.91%	5.34%	1.10%

*Note: this schedule is to show information for 10 years. However, accounting standards allow the presentation of as many years as are available until 10 years are presented.

Schedule of Changes in Employer's Total OPEB Liability and Related Ratios
Health Insurance
Last 10 Fiscal Years*

	2018	2019	2020	2021
Total OPEB Liability				
Service cost	$ 188,623	$ 262,809	$ 273,321	$ 102,209
Interest	195,200	369,355	374,906	156,546
Changes of benefit terms	1,830,026	-	-	
Differences between expected and actual experience	1,912,341	-	(2,219,389)	-
Changes of assumptions	507,502	-	(1,899,043)	-
Benefit payments	(298,000)	(411,129)	(598,542)	(424,922)
Net change in total OPEB liability	4,335,692	221,035	(4,068,747)	(166,167)
Total OPEB Liability, Beginning	4,838,920	9,174,612	9,395,647	5,326,900
Total OPEB Liability, Ending	$ 9,174,612	$ 9,395,647	$ 5,326,900	$ 5,160,733
Covered, employee payroll	$ 5,230,280	$ 4,628,999	$ 4,417,723	$ 4,046,402
Total OPEB liability as a percentage of covered-employee payroll	175.41%	202.97%	120.58%	127.54%

Notes to Schedule:

The amounts presented for each fiscal year were determined as of the calendar-year end that occurred within the fiscal year.

Benefit changes: There were no changes of benefit terms noted from the prior year.

Changes in assumptions: There were no changes in assumptions noted from the prior year.

*Note: this schedule is to show information for 10 years. However, accounting standards allow the presentation of as many years as are available until 10 years are presented.

See notes to required supplementary information

Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

The budgeted amounts presented include any amendments made during the year. The Village administrator may authorize transfers of budgeted amounts within departments. Transfers between departments and changes to the overall budget must be approved by a two-thirds board action.

Appropriations lapse at year end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the department level of expenditure.

Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

The Village is required to present the last ten fiscal years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

Changes in benefit terms. There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System.

Changes in assumptions. No significant change in assumptions were noted from the prior year.

Local Retiree Life Insurance Fund

The amounts determined for each fiscal year were determined as of the calendar year-end that occurred within the fiscal year.

The Village is required to present the last ten fiscal years of data; however accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

Changes in benefit terms. There were no changes of benefit terms for any participating employer in LRLIF.

Changes in assumptions. The *Single Discount Rate* assumption used to develop the Total OPEB Liability changed from the prior year. Please refer to the Actuarial Assumptions section above for additional details.

SUPPLEMENTARY INFORMATION

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2021

	Special Revenue Funds			
	Police Canine Unit	Federally Forfeited Property	CDBG	Federal Grants
Assets				
Cash and investments	$ 9,129	$ 42,652	$ -	$ 1,062,724
Taxes receivable	-	-	-	-
Due from other governments	-	-	1,156,219	-
Cash and investments, restricted	-	-	-	-
Total assets	$ 9,129	$ 42,652	$ 1,156,219	$ 1,062,724
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities:				
Accounts payable	$ 201	$ 5,931	$ -	$ -
Unearned revenue	-	-	-	1,062,724
Due to other funds	-	-	3,575,841	-
Total liabilities	201	5,931	3,575,841	1,062,724
Deferred inflows of resources:				
Unearned revenue	-	-	-	-
Unavailable revenue	-		543,882	-
Total deferred inflows of resources	-	-	543,882	-
Fund balances (deficit):				
Restricted	-	36,721	-	-
Committed	8,928	-	-	-
Unrestricted (deficit)	-	-	(2,963,504)	-
Total fund balances (deficit)	8,928	36,721	(2,963,504)	-
Total liabilities, deferred inflows of resources and fund balances	$ 9,129	$ 42,652	$ 1,156,219	$ 1,062,724

Debt Service Funds		Capital Project Funds			
TID No. 5	TID No. 8	TID No. 2	TID No. 2 Escrow	TID No. 4	TID No. 5
$ 1,494,686	$ 201,903	$ 1,467,960	$ -	$ -	$ 2,770,603
2,834,994	-	-	-	51,730	-
-	-	-	-	-	-
-	-	-	1,388,087	-	-
$ 4,329,680	$ 201,903	$ 1,467,960	$ 1,388,087	$ 51,730	$ 2,770,603
$ -	$ -	$ 18,959	$ 707,523	$ -	$ 159,945
-	-	-	-	-	-
-	-	-	-	-	-
-	-	18,959	707,523	-	159,945
2,834,994	-	-	-	51,730	-
-	-	-	-	-	-
2,834,994	-	-	-	51,730	-
1,494,686	201,903	1,449,001	680,564	-	2,610,658
-	-	-	-	-	-
-	-	-	-	-	-
1,494,686	201,903	1,449,001	680,564	-	2,610,658
$ 4,329,680	$ 201,903	$ 1,467,960	$ 1,388,087	$ 51,730	$ 2,770,603

Village of Pleasant Prairie

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2021

	Capital Project Funds			
	TID No. 6	TID No. 7	TID No. 8	Total Nonmajor Funds
Assets				
Cash and investments	$ 101,768	$ 2,237	$ 3,822,273	$ 10,975,935
Taxes receivable	292,526	580,353	-	3,759,603
Due from other governments	-	-	-	1,156,219
Cash and investments, restricted	-	-	-	1,388,087
Total assets	$ 394,294	$ 582,590	$ 3,822,273	$ 17,279,844
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities:				
Accounts payable	$ -	$ 3,977	$ 680,598	$ 1,577,134
Unearned revenue	-	-	-	1,062,724
Due to other funds	-	-	-	3,575,841
Total liabilities	-	3,977	680,598	6,215,699
Deferred inflows of resources:				
Unearned revenue	292,526	580,353	-	3,759,603
Unavailable revenue	-	-	-	543,882
Total deferred inflows of resources	292,526	580,353	-	4,303,485
Fund balances (deficit):				
Restricted	101,768	-	3,141,675	9,716,976
Committed	-	-	-	8,928
Unrestricted (deficit)	-	(1,740)	-	(2,965,244)
Total fund balances (deficit)	101,768	(1,740)	3,141,675	6,760,660
Total liabilities, deferred inflows of resources and fund balances	$ 394,294	$ 582,590	$ 3,822,273	$ 17,279,844

Village of Pleasant Prairie

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2021

	Special Revenue Funds			
	Police Canine Unit	Federally Forfeited Property	CDBG	Federal Grants
Revenues				
Taxes	$ -	$ -	$ -	$ -
Intergovernmental	-	42,588	2,412,293	38,075
Investment income (loss)	30	67	-	-
Miscellaneous	6,437	-	-	-
Total revenues	6,467	42,655	2,412,293	38,075
Expenditures				
Current:				
Public safety	18,916	-	-	-
Culture, education and recreation	-	-	-	38,075
Community development	-	-	5,375,797	-
Capital outlay	-	10,257	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	18,916	10,257	5,375,797	38,075
Excess (deficiency) of revenues over (under) expenditures	(12,449)	32,398	(2,963,504)	-
Other Financing Sources (Uses)				
Debt issued	-	-	-	-
Premium on debt issued	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources	-	-	-	-
Net change in fund balance	(12,449)	32,398	(2,963,504)	-
Fund Balance (Deficit), Beginning	21,377	4,323	-	-
Fund Balance (Deficit), Ending	$ 8,928	$ 36,721	$ (2,963,504)	$ -

Debt Service Funds		Capital Project Funds			
TID No. 5	TID No. 8	TID No. 2	TID No. 2 Escrow	TID No. 4	TID No. 5
$ 2,167,555	$ -	$ 113,753	$ -	$ 52,588	$ -
-	-	-	-	-	-
3,449	-	766	249	-	6,854
-	-	1,288,571	-	-	-
2,171,004	-	1,403,090	249	52,588	6,854
-	-	-	-	-	-
-	-	-	-	-	-
-	-	173,632	1,240	52,588	472,285
-	-	-	4,546,513	-	109,772
-	-	-	-	-	-
422,468	-	-	-	-	-
422,468	-	173,632	4,547,753	52,588	582,057
1,748,536	-	1,229,458	(4,547,504)	-	(575,203)
-	242,196	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	279,717
(279,717)	(40,293)	-	-	-	-
(279,717)	201,903	-	-	-	279,717
1,468,819	201,903	1,229,458	(4,547,504)	-	(295,486)
25,867	-	219,543	5,228,068	-	2,906,144
$ 1,494,686	$ 201,903	$ 1,449,001	$ 680,564	$ -	$ 2,610,658

Village of Pleasant Prairie

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2021

	Capital Project Funds			
	TID No. 6	TID No. 7	TID No. 8	Total Nonmajor Funds
Revenues				
Taxes	$ 260,563	$ 339,636	$ -	$ 2,934,095
Intergovernmental	-	475,000	-	2,967,956
Investment income (loss)	259	399	(725)	11,348
Miscellaneous	-	-	-	1,295,008
Total revenues	260,822	815,035	(725)	7,208,407
Expenditures				
Current:				
Public safety	-	-	-	18,916
Culture, education and recreation	-	-	-	38,075
Community development	8,738	772,557	33,316	6,890,153
Capital outlay	1,005	-	4,483,399	9,150,946
Debt service:				
Principal retirement	130,000	-	-	130,000
Interest and fiscal charges	59,550	-	137,697	619,715
Total expenditures	199,293	772,557	4,654,412	16,847,805
Excess (deficiency) of revenues over (under) expenditures	61,529	42,478	(4,655,137)	(9,639,398)
Other Financing Sources (Uses)				
Debt issued	-	-	7,627,804	7,870,000
Premium on debt issued	-	-	155,450	155,450
Transfers in	-	-	40,293	320,010
Transfers out	-	-	-	(320,010)
Total other financing sources	-	-	7,823,547	8,025,450
Net change in fund balance	61,529	42,478	3,168,410	(1,613,948)
Fund Balance (Deficit), Beginning	40,239	(44,218)	(26,735)	8,374,608
Fund Balance (Deficit), Ending	$ 101,768	$ (1,740)	$ 3,141,675	$ 6,760,660

Statement of Cash Flows -
Component Unit
Year Ended December 31, 2021

	Community Development Authority
Cash Flows From Operating Activities	$ -
Cash Flows From Capital and Related Financing Activities	-
Net change in cash and cash equivalents	-
Cash and Cash Equivalents, Beginning	
Cash and Cash Equivalents, Ending	$ -
Noncash Capital and Related Financing Activities	
None.	$ -

Village of Pleasant Prairie

Combining Statement of Fiduciary Net Position
Custodial Funds
December 31, 2021

	Tax Collection Fund	Mobile Home Fees	Total Custodial Funds
Assets			
Cash and investments	$ 20,456,233	$ 76,483	$ 20,532,716
Receivables:			
Taxes	27,662,141	-	27,662,141
Accounts	-	19,260	19,260
Total assets	48,118,374	95,743	48,214,117
Liabilities			
Accounts payable	39,600	95,743	135,343
Due to other taxing units	48,078,774	-	48,078,774
Total liabilities	48,118,374	95,743	48,214,117
Net Position			
Total net position	$ -	$ -	$ -

Village of Pleasant Prairie

Combining Statement of Changes in Fiduciary Net Position
Custodial Funds
December 31, 2021

	Tax Collection Fund	Mobile Home Fees	Total Custodial Funds
Additions			
Mobile home taxes collected for school district	$ -	$ 119,133	$ 119,133
Property taxes collected for county	15,267,686	-	15,267,686
Property taxes collected for technical college	2,607,067	-	2,607,067
Property taxes collected for school district	29,165,293	-	29,165,293
Total additions	47,040,046	119,133	47,159,179
Deductions			
Mobile home taxes distributed to school district	-	119,133	119,133
Property taxes distributed to county	15,267,686	-	15,267,686
Property taxes distributed to technical college	2,607,067	-	2,607,067
Property taxes distributed to school district	29,165,293	-	29,165,293
Total deductions	47,040,046	119,133	47,159,179
Change in net position	-	-	-
Net Position, Beginning	-	-	-
Net Position, Ending	$ -	$ -	$ -

Village of Pleasant Prairie

Combining Statement of Net Position
Internal Service Funds
December 31, 2021

	Fleet	Insurance	Total
Assets			
Current assets:			
Cash and investments	$ 808,423	$ 4,079,201	$ 4,887,624
Other receivables	45	-	45
Total current assets	808,468	4,079,201	4,887,669
Noncurrent assets:			
Restricted assets			
Net pension asset	111,095	-	111,095
Capital assets:			
Intangibles	16,699	-	16,699
Machinery and equipment	9,913,122	-	9,913,122
Accumulated depreciation	(6,875,909)	-	(6,875,909)
Accumulated amortization	(16,699)	-	(16,699)
Construction work in progress	158,953	-	158,953
Total noncurrent assets	3,307,261	-	3,307,261
Total assets	4,115,729	4,079,201	8,194,930
Deferred Outflows of Resources			
Pension, related amounts	168,457	-	168,457
OPEB, related amounts	34,444	-	34,444
Total deferred outflows of resources	202,901	-	202,901
Liabilities			
Current liabilities:			
Accounts payable	23,510	1,062	24,572
Accrued liabilities	22,884	-	22,884
Total current liabilities	46,394	1,062	47,456
Noncurrent liabilities:			
Other postemployment benefits	104,124	-	104,124
Total noncurrent liabilities	104,124	-	104,124
Total liabilities	150,518	1,062	151,580
Deferred Inflows of Resources			
Pension, related amounts	220,218	-	220,218
OPEB, related amounts	41,002	-	41,002
Total deferred inflows of resources	261,220	-	261,220
Net Position			
Net investment in capital assets	3,196,166	-	3,196,166
Restricted for pension	111,095	-	111,095
Unrestricted	599,631	4,078,139	4,677,770
Total net position	$ 3,906,892	$ 4,078,139	$ 7,985,031

Village of Pleasant Prairie

Combining Statement of Revenues, Expenses and Changes in Net Position
Internal Service Funds
Year Ended December 31, 2021

	Fleet	Insurance	Total
Operating Revenues	$ 1,755,330	$ 3,690,342	$ 5,445,672
Operating Expenses			
Operation and maintenance	1,217,043	3,321,379	4,538,422
Depreciation/amortization	539,067	-	539,067
Total operating expenses	1,756,110	3,321,379	5,077,489
Operating income (loss)	(780)	368,963	368,183
Nonoperating Revenues			
Investment income	2,051	9,068	11,119
Gain on disposal of assets	212,417	-	212,417
Insurance recoveries	1,911	-	1,911
Total nonoperating revenues	216,379	9,068	225,447
Change in net position	215,599	378,031	593,630
Net Position, Beginning	3,691,293	3,700,108	7,391,401
Net Position, Ending	$ 3,906,892	$ 4,078,139	$ 7,985,031

Village of Pleasant Prairie

Combining Statement of Cash Flows
Internal Service Funds
Year Ended December 31, 2021

	Fleet	Insurance	Total
Cash Flows From Operating Activities			
Received from customers	$ 1,757,196	$ 3,690,342	$ 5,447,538
Paid to suppliers for goods and services	(908,576)	(3,321,379)	(4,229,955)
Paid to employees for services	(397,983)	-	(397,983)
Net cash flows from operating activities	450,637	368,963	819,600
Cash Flows From Investing Activities			
Investment income	2,051	9,068	11,119
Net cash flows from investing activities	2,051	9,068	11,119
Cash Flows From Capital and Related Financing Activities			
Acquisition and construction of capital assets	(330,378)	(3,305)	(333,683)
Net cash flows from capital and related financing activities	(330,378)	(3,305)	(333,683)
Net change in cash and cash equivalents	122,310	374,726	497,036
Cash and Cash Equivalents, Beginning	686,113	3,704,475	4,390,588
Cash and Cash Equivalents, Ending	$ 808,423	$ 4,079,201	$ 4,887,624
Reconciliation of Operating Income (Loss) to Net Cash From Operating Activities			
Operating income (loss)	$ (780)	$ 368,963	$ 368,183
Miscellaneous non-operating revenue	1,911	-	1,911
Noncash items included in income:			
Depreciation/amortization	539,067	-	539,067
Change in assets, deferred outflows of resources, liabilities and deferred inflows of resources:			
Other accounts receivable	(45)	-	(45)
Accounts payable	(52,559)	-	(52,559)
Other current and accrued liabilities	(2,284)	-	(2,284)
OPEB related deferrals and liabilities	(2,568)	-	(2,568)
Pension, related amounts	(32,105)	-	(32,105)
Net cash flows from operating activities	$ 450,637	$ 368,963	$ 819,600

Noncash Capital and Related Financing Activities
None

APPENDIX B

ECONOMIC DEVELOPMENT IN THE VILLAGE

COMMUNITY DEVELOPMENT DEPARTMENT

ANNUAL DEVELOPMENT REPORT
JANUARY-DECEMBER 2022



Seasons at Riverview Apartments

JEAN M. WERBIE-HARRIS
COMMUNITY DEVELOPMENT DIRECTOR
May 19, 2023

The Village of Pleasant Prairie Community Development Department efforts focus on coordinating development and permits through land use planning, zoning and enforcing of regulations to promote and encourage good quality, orderly growth in the Village.

The general purpose of planning and zoning activities is to encourage and regulate the use of the land, waters, and structures in a planned and orderly manner to promote the public health, safety, convenience and general welfare of the citizens of the community while maintaining good public relations. As such, the activities of the Department have a significant impact on the existing and future development needs of the Village of Pleasant Prairie.

This report provides a summary of development in the Village for 2022, including permit data, code violations, and commercial/industrial development and 2022 development projections.



Kroger Fulfillment Facility (336,840 sq. ft.) began construction in 2020 and was completed and fully operational in 2022.



Source: Village of Pleasant Prairie.



Source: Village of Pleasant Prairie.



Haribo Corporate Campus: office, manufacturing and distribution facility within Prairie Highlands Corporate Park began construction in 2019 on its first phase which was completed in the fall of 2022.



In 2022, the Kwik Trip located at 8800 75th Street was reconstruction.

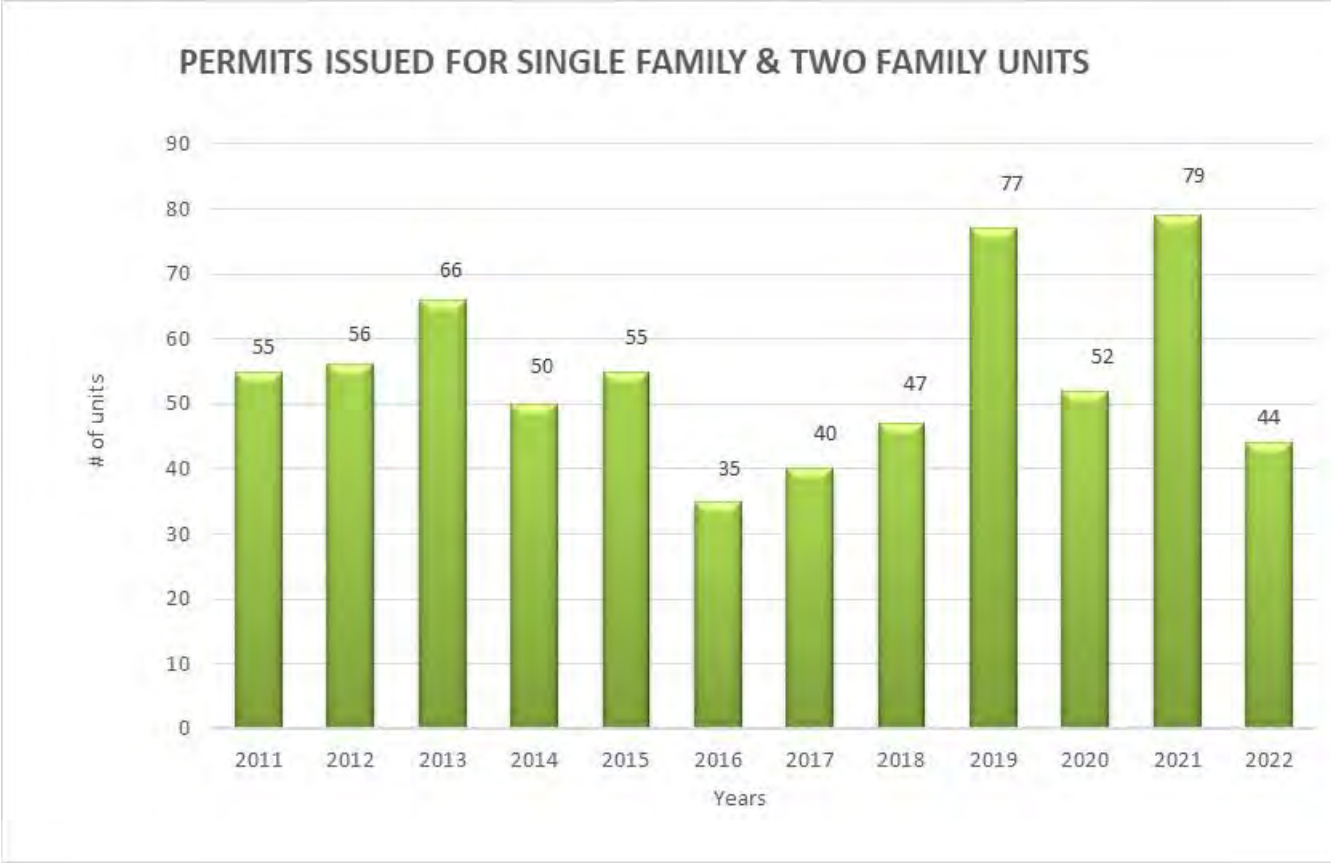


Source: Village of Pleasant Prairie.

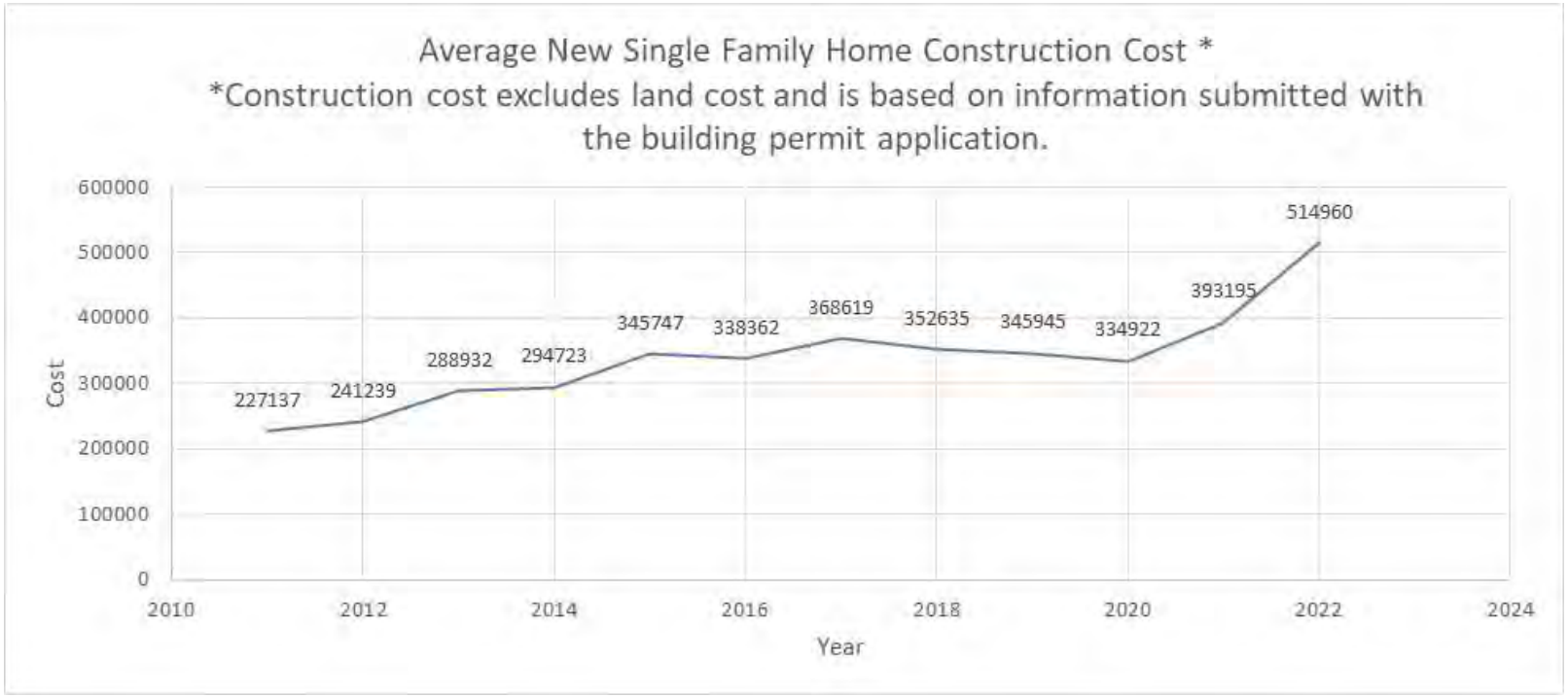


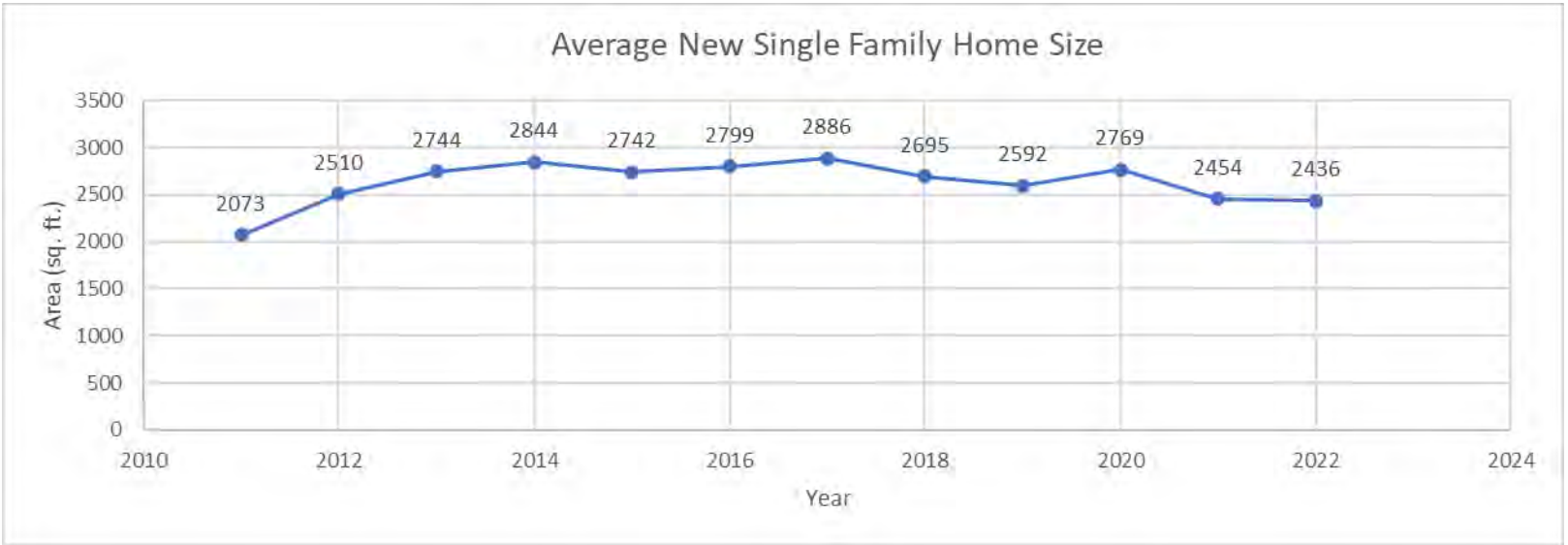


Green Bay Trail Condominium development under construction (20-2 unit condominium development) began construction in 2019 and all units are intended to be completed in 2023.



Source: Village of Pleasant Prairie.





Source: Village of Pleasant Prairie.

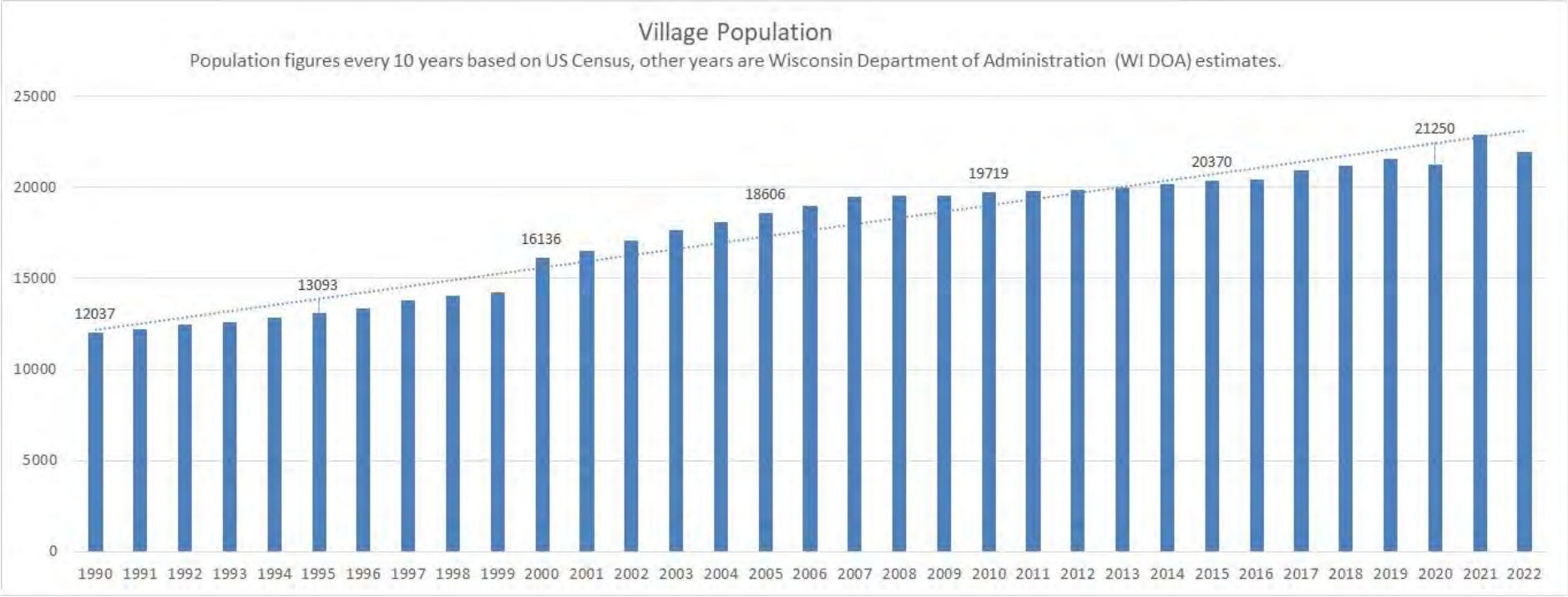


Source: Village of Pleasant Prairie.



The Seasons at Riverview Apartments began construction in 2021 and is proposed to obtain occupancy of 12 20-unit building, 4 15-unit buildings and a clubhouse in 2022 and 2023, respectively.

For more detailed information related to housing in the Village see the Housing Affordability Report and the Housing Fee Report that are updated annually located on the Village's website (www.pleasantprairiewi.gov / Business / Community/ Plans and Reports).



Source: US Census and WI DOA estimates.

*2022 WI DOA estimated Population is 21,948.

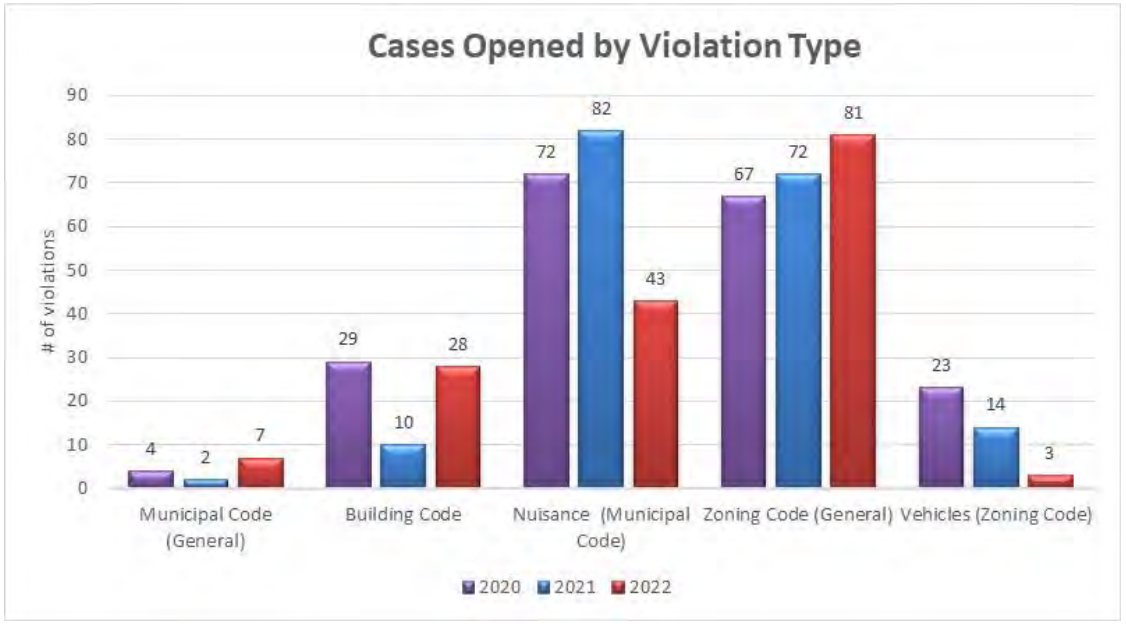
In 2019, the Department increased its staff to include a dedicated Code Enforcement Officer that allows for a more proactive approach to code violations.

The Village Code Enforcement Officer accepts complaints filed by residents. The Officer also opens cases and investigates violations that are noticed during the Officer's daily inspections throughout the Village.

Since 2019, the Code Enforcement Officer has investigated, followed-up and closed the backlog of cases prior to the position being created. The Officer continues to process, follow-up and close cases in a timely manner than prior to this position being created.

In 2020, 195 cases were opened and investigated, in 2021, 180 cases were opened and investigated and in 2022, 162 cases were opened and investigated.

The charts to the right indicate cases opened by violation type and cases closed by violation type from the years 2020 through 2022.

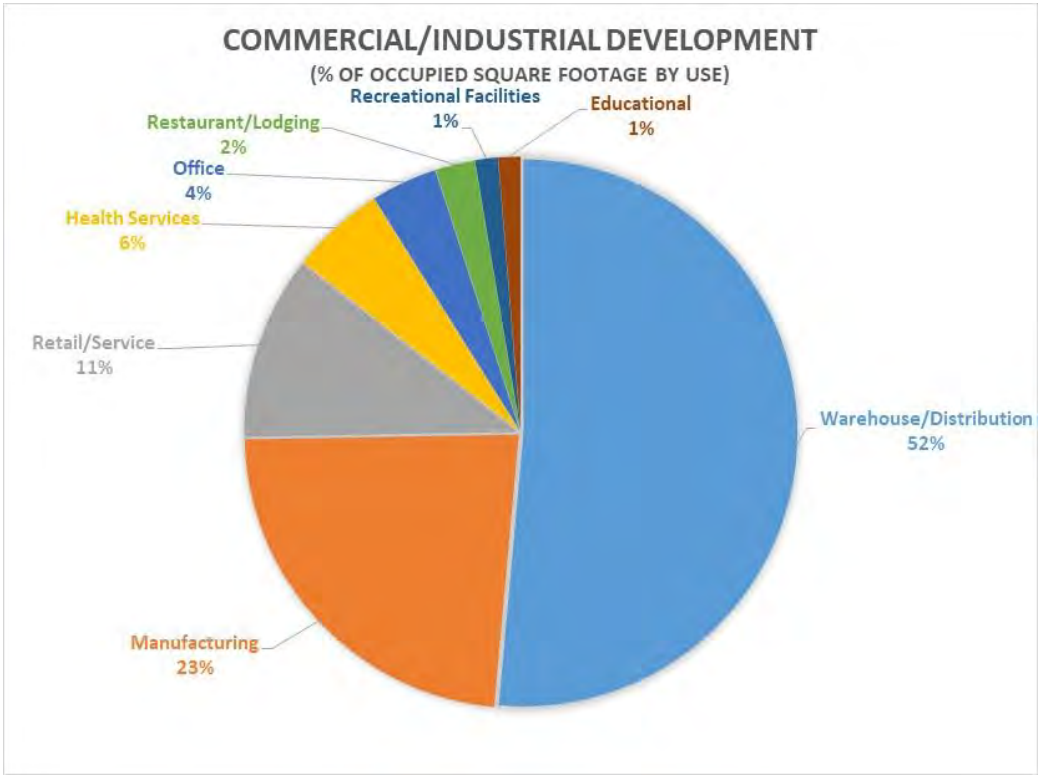




SUMMARY
COMMERCIAL / INDUSTRIAL DEVELOPMENT IN THE VILLAGE
January 1, 2022 – December 31, 2022

The Village of Pleasant Prairie continues to experience commercial and industrial growth within the existing LakeView Corporate Park, PrairieWood Corporate Park, Prairie Highlands Corporate Park, Stateline 94 Corporate Park, the Prairie Ridge Commercial Development area, and other commercial and industrial areas of the Village as specifically discussed in separate sections of this report. There is a total of 22.1 million square feet occupied by commercial and industrial uses, providing employment for 18,135 people in the Village of Pleasant Prairie (excluding home-based businesses).

Village-wide, Warehouse/Distribution and Manufacturing uses occupy 74.7% of the total building square footage area providing 8,459 jobs. Retail/Service, Office and Health Services uses occupy 20.3% of the building square foot area, providing 8,011 jobs. Restaurants/Lodging, Recreational Facilities (buildings) and Educational uses occupy the remaining 5.0% of the building square foot area and provide 1,665 jobs. The charts below show the specific breakdowns by use.



Source: Village of Pleasant Prairie.

TOTAL EMPLOYMENT

EMPLOYEES		
Manufacturing	4,531	25.0%
Warehouse/Distribution	3,928	21.7%
Retail/Service	3,361	18.5%
Health Sevices	2,379	13.1%
Office	2,271	12.5%
Restaurant/Lodging	1,122	6.2%
Recreational Facilities	341	1.9%
Educational	202	1.1%
Totals	**18,135**	**100.0%**

TOTAL BUILDING AREA (SQ FT) OCCUPIED

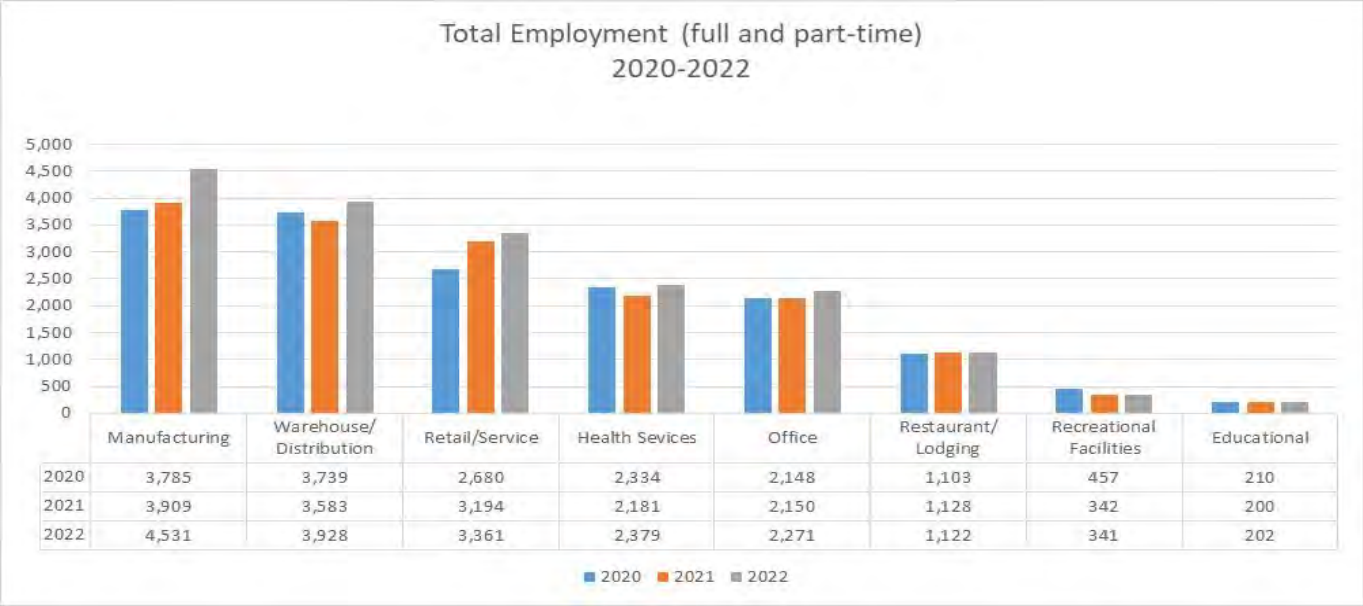
SQUARE FOOTAGE OF BUILDINGS OCCUPIED		
Warehouse/Distribution	11,370,656	51.4%
Manufacturing	5,145,570	23.3%
Retail/Service	2,398,984	10.9%
Health Services	1,222,477	5.5%
Office	864,553	3.9%
Restaurant/Lodging	516,200	2.3%
Recreational Facilities	297,810	1.3%
Educational	289,494	1.3%
Totals	**22,105,744**	**100.0%**

The following chart shows the 20 largest employers (full and part-time employment) in the Village, which account for nearly 54% (9,783 of the 18,135 employees) in the Village in 2022.

VILLAGE OF PLEASANT PRAIRIE LARGEST 20 EMPLOYEERS		
Uline (8 locations)	2,172	Corporate Headquarters, Warehouse and Distribution-shipping materials
Froedtert South (2 locations)	1,210	Health Care
Premium Outlets--all stores	1,064	Retail/Restaurants
Village of Pleasant Prairie (6 locations)	496	Municipal Government
Good Foods Group LLC (2 locations)	480	Manufacturing-foods
Kroger Fulfillment	400	Genral Merchandise
Meijer Distribution Inc	398	Warehouse and Distribution-groceries
Target Store	368	Retail
Arvato Digital Services	349	Warehouse and Distribution-audio and video products
Rust-Oleum Corp	340	Manufacturing-paint
Communications Test Design Inc	320	Manufacturing-computer and electronic products
Pfizer Inc (2 locations)	292	Warehouse and Distribution-medical products
Fair Oaks Farms (2 locations)	278	Manufacturing-meat processing
Iris USA Inc	252	Manufacturing -plastic bins and storage
Nosco Inc	250	Printing and publishing
Doheny (2 locations)	236	Warehouse and Distribution-pool supplies
Costco Wholesale Corp	224	Retail
Aludyne	223	Metal and Farbricated Metal Products
Resideo	222	Manufacturing-computer cables and connectors
EMCO Chemical Distributors Inc	209	Chemical Distribution
TOTAL	**9,783**	

Source: Village of Pleasant Prairie.

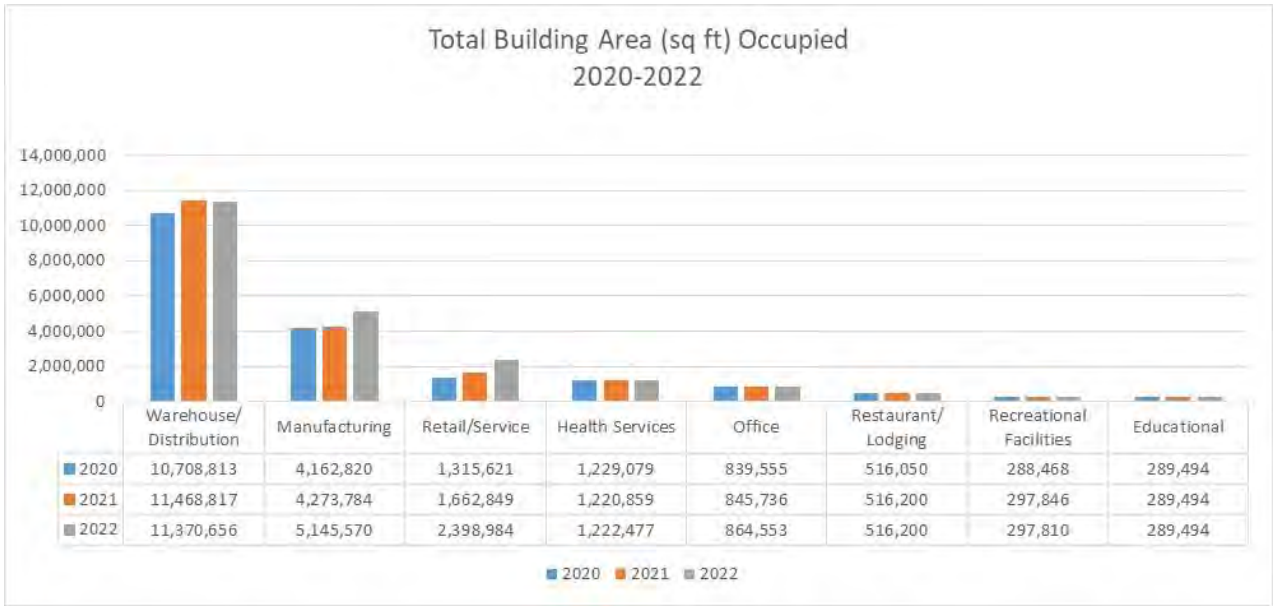
The charts below represent changes in employment and total building area occupied by building type from 2020 to 2022.



	Manufacturing	Warehouse/ Distribution	Retail/Service	Health Sevices	Office	Restaurant/ Lodging	Recreational Facilities	Educational
2020	3,785	3,739	2,680	2,334	2,148	1,103	457	210
2021	3,909	3,583	3,194	2,181	2,150	1,128	342	200
2022	4,531	3,928	3,361	2,379	2,271	1,122	341	202

Total employment for all active Village businesses continues to increase from 16,456 in 2020 to 16,687 in 2021 to 18,135 in 2022.

The area occupied by all active businesses in the Village continues to increase from 19,349,900 square feet in 2020 to 20,575,585 square feet in 2021 to 22,105,744 square feet in 2022.



	Warehouse/ Distribution	Manufacturing	Retail/Service	Health Services	Office	Restaurant/ Lodging	Recreational Facilities	Educational
2020	10,708,813	4,162,820	1,315,621	1,229,079	839,555	516,050	288,468	289,494
2021	11,468,817	4,273,784	1,662,849	1,220,859	845,736	516,200	297,846	289,494
2022	11,370,656	5,145,570	2,398,984	1,222,477	864,553	516,200	297,810	289,494

Source: Village of Pleasant Prairie.

NEW AND FUTURE PROJECTED COMMERCIAL AND INDUSTRIAL CONSTRUCTION

Development continues to occur in the Village Corporate Parks and other commercial/industrial areas in the Village. The chart shows new construction that began in 2020 (433,1960 square feet), 2021 (692,0126 square feet), 2022 (109,150 square feet) and the proposed 1.3 million square feet of development projected to occur in 2023.

2020		2021		2022		2023 (PROJECTED)	
Developments	**Area**	**Developments**	**Area**	**Developments**	**Area**	**Developments**	**Area**
VW Addition	86,808	Kwik Trip-Main Street Market	11,000	St John Monastery Addition	45,181	Fred Astaire Dance Studio-Prairie Ridge	5,000
Nexus Pharmaceuticals	39,388	Haribo Office/Production/Warehouse Bldg.	606,870	Rehrig Pacific Addition	49,971	Home 2 Suite Hotel (4 story 86 rooms)-Prairie Ridge	60,000
Sherwin Williams	4,000	The Seasons Clubhouse	3,500	Froedtert Cancer Center Addition	6,700	Pleasant Prairie Police Station	56,000
Kroger Fullfillment Center	303,000	Central Storage Warehouse Addition	70,646	Kwik Trip 8800 75th St reconstruction	7,298	Pleasant Prairie Fire Station #3	21,350
						Buona Beef and Rainbow Cone-Riverview	4,670
						LMI Packaging Addition-LakeView Corp Park	49,327
						All Saints Mausoleum Addition	4,000
						Dream Liquor Addition-addition/redevelopment	4,000
						Daycare	10,000
						Restaurant-Fiduciary Development	6,000
						Hotel (4 story 90 rooms)-Gateway	60,000
						Restaurant-Gateway	6,000
						Restaurant-Main Street Market	3,000
						Multi-Tenant building-Main Street Market	10,000
						Industrial Building--LogistiCenter	550,000
						Manufacturing Building--Prairie Highlands	150,000
						Industrial Building--Exeter-Lakeview Corp Park	150,000
						Industrial Building--Zilber-STH 31/108th St	150,000
	433,196		692,016		109,150		1,299,347

Source: Community Development Department, Village of Pleasant Prairie, May 2023.

RESIDENTIAL DEVELOPMENT

As commercial and industrial land continues to develop, the Village is also working with developers related to providing new residential developments. The charts below indicates the number of new residential units that began construction within 2020 thru 2022. In addition, below are the projected residential units that could occur in 2023.



Vista at Creekside Apartments-Old Green Bay Rd./91ˢ St.



The Seasons Apartments-77th St. /109th Ave.

2020		2021		2022		PROPOSED 2023	
Developments	**Total**	**Developments**	**Total**	**Developments**	**Total**	**Developments**	**Total**
Single Family	34	Single Family	58	Single Family	34	Single Family	50
Manufactured Homes	14	Manufactured Homes	21	Manufactured Homes	12	Single Family Atttached (Twin Homes)	10
The Cottages Condos (2-2 unit bldgs.)	4	The Cottages Condos Proposed (1-2 unit bldgs.)	2	The Cottages Condos (2-2 unit bldgs.)	4	Manufactured Homes	4
Green Bay Trail Condos (7-2 unit bldgs.)	14						
		Green Bay Trail Proposed (5-2 unit bldgs.)	10			The Cottages Condos (2-2 unit bldgs.)	4
		The Seasons Apartment-Fiduciary (12-20 unit bldgs.)	240	Green Bay Trail (3-2 unit bldgs.)	6	Green Bay Trail (3-2 unit bldgs.)	6
		The Seasons Apartments-Fiduciary (4-15 unit bldgs.)	60			Creekside Crossing (2-8 unit bldgs.)	16
							160
	66		391		56		250

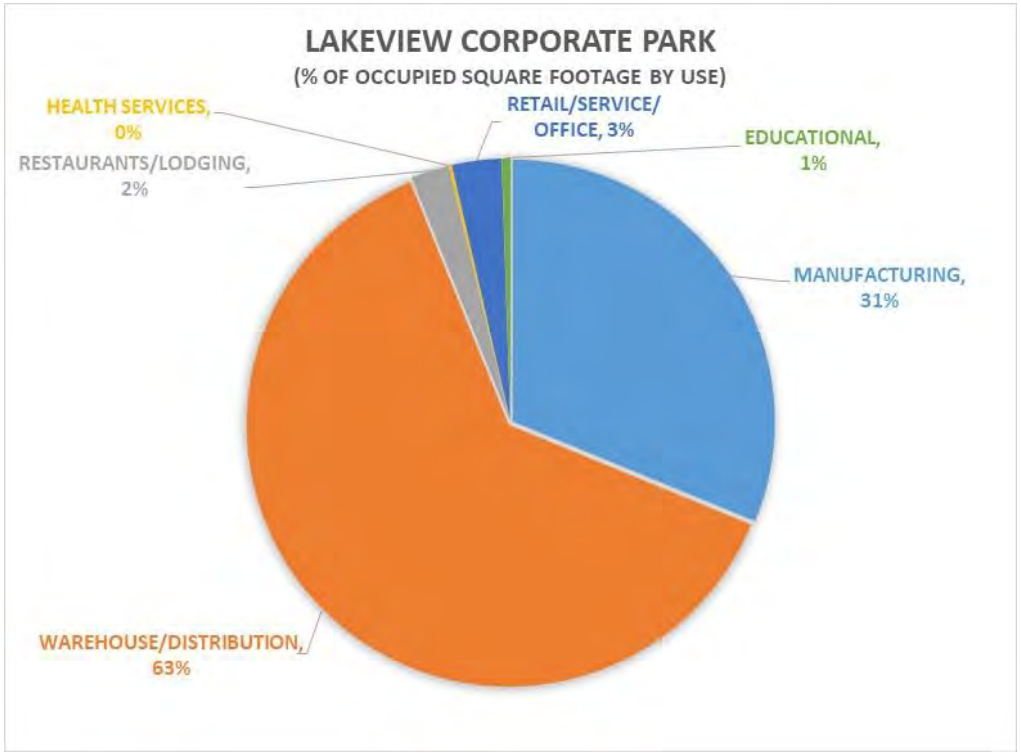
Source: Community Development Department, Village of Pleasant Prairie, January 1, 2023.

LAKEVIEW CORPORATE PARK

January 1, 2022-December 31, 2022

LakeView Corporate Park is a mixed-use development located in a park-like setting with abundant green space and high-quality amenities located off IH-94 midway between Chicago and Milwaukee, one mile north of the Wisconsin/Illinois border (east side of IH-94 on either side of STH 165) in Pleasant Prairie. The original 2,400-acre business/office park, including LakeView East and LakeView West, which is separated by a 425-acre nature conservancy area of the Des Plaines River floodplain began construction in 1989. The development plan has been and continues to be flexible providing a corporate park that accommodates office, industrial, warehousing and service/retail uses to meet the needs of a variety of prospective tenants. It was anticipated when fully built out LakeView Corporate Park will be home to approximately 10,000 to 12,000 jobs and provide an estimated 20 million square feet of business space.

Pursuant to the Village records, in 2022 there were nearly 200 companies located within LakeView Corporate Park representing over 8,832 jobs including the retail/service stores located within Premium Outlets. To date over 13.3 million square feet of development is occupied within this Corporate Park with very few vacancies within existing buildings. There are limited vacant lots that could be further developed. The charts below represent the percentage of the 13.3 million square feet of occupied buildings by use and employment by use.



Source: Village of Pleasant Prairie.

USE	EMPLOYMENT	SQ. FT.
MANUFACTURING	3,714	3,989,673
WAREHOUSE/DISTRIBUTION	3,173	8,493,876
RETAIL/SERVICE/OFFICE	1,567	407,791
RESTAURANTS/LODGING	247	322,443
HEALTH SERVICES	82	34,870
EDUCATIONAL	49	63,334
TOTALS	**8,832**	**13,311,987**

The following pages includes list of companies in LakeView Corporate Park for each of the use categories noted above.





Rehrig Pacific Company in LakeView Corporate Park.



Sanmina Corporation in LakeView Corporate Park.

MANUFACTURING				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
LakeView East	Aalberts Surface Technologies	9955 80TH AVE	36,000	1993
LakeView East	ACCO Brands USA LLC	10795 72ND AVE 300	21,948	2019
LakeView East	Aludyne	8200 100TH ST	160,000	1993
LakeView East	Asteroid Percision	10550 86TH AVE 601	97,400	2022
LakeView East	Balcan Plastics	7201 108TH ST	216,250	2021
LakeView East	Bio Fab Technologies Inc	11101 88TH AVE	50,743	2020
LakeView East	Calumet Diversified Meats Inc	10000 80TH AVE	46,000	1989
LakeView East	Crown Bakeries, LLC	10490 88TH AVE	200,696	2017
LakeView East	ECM USA	9505 72ND AVE 400	15,000	2015
LakeView East	Fair Oaks Farms-East	7600 95TH ST	50,000	2003
LakeView East	Fair Oaks Farms-West	8922 102ND ST	66,000	2007
LakeView East	FNA Group-72nd Ave	9505 72ND AVE 100	60,000	2018
LakeView East	FNA Group-99th St	7152 99TH ST	144,000	2015
LakeView East	Good Foods Group LLC	10100 88TH AVE	100,000	2013
LakeView East	Hanna Cylinders LLC	8901 102ND ST	105,837	2013
LakeView East	Iris USA Inc	11111 80TH AVE	625,000	1996
LakeView East	Kenosha Metal Products Inc	8121 104TH ST	70,070	1998
LakeView East	Kirsan Engineering Inc	8201 100TH ST	32,605	2011
LakeView East	KKSP Precision Maching LLC	10790 GREEN BAY RD	82,000	2008
LakeView East	LMI Packaging Solutions	8911 102ND ST	72,000	1994
LakeView East	Niagara Bottling LLC	11031 88TH AVE	100,000	2015
LakeView East	Norstan Inc	10333 82ND AVE	45,000	2002
LakeView East	Nosco Inc	11200-11170 88TH AVE	269,130	2021
LakeView East	Ocenco Inc	10225 82ND AVE	75,000	1991
LakeView East	Olds Products Company	10700 88TH AVE	250,000	1995
LakeView East	Parker Plastics Inc	8201 109TH ST 200	147,500	2001
LakeView East	PPC Industries Inc	10001 78TH AVE	97,000	2006
LakeView East	PPC Industries Inc	10101 78TH AVE	88,000	1994
LakeView East	Rehrig Pacific Company	7800 100TH ST	70,000	1997
LakeView East	Rust-Oleum Corp	8105 95TH ST	283,392	1990
LakeView East	Sanmina Corporation	8701 100TH ST	162,400	1989
LakeView East	SL Montevideo Technology Inc	8201 109TH ST 500	111,534	2000
LakeView East	The Metal Shop LLC	10555 86TH AVE 4	38,300	2011
LakeView East	UCC Environmental	7153 99TH ST	149,811	2019
LakeView East	Voestalpine Precision Strip	7888 102ND ST	65,000	2002
LakeView East	Zapp Tooling Alloys Inc	8100 100TH ST	38,272	2021
	MANUFACTURING	**SUBTOTAL**	**4,241,888**	

Source: Village of Pleasant Prairie.



Central Storage Warehouse in LakeView Corporate Park.



Ta Chen International in LakeView Corporate Park.

Source: Village of Pleasant Prairie.

WAREHOUSE/DISTRIBUTION				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
LakeView East	AP Electric & Generators LLC	8401 102ND ST 200	8,200	2013
LakeView South	APL Logistics USA-INNIO	8123 116TH ST 300	132,000	2013
LakeView East	Arvato Digital Services	11500 80TH AVE	535,000	1998
LakeView South	C & H Products - Global Industrial	8123 116TH ST 100	316,000	2010
LakeView East	Central Storage & Warehouse LLC	7800 95TH ST	194,938	1993
LakeView East	Curbell Plastics	8201 109TH ST 300	25,000	2022
LakeView East	Direct Metal Company LLC	7844 102ND ST	72,590	2022
LakeView East	Doheny	10411 80TH AVE	197,000	2018
LakeView East	Doheny	8505 100TH ST 200	108,362	2021
LakeView East	EMCO Chemical Distributors Inc	8601 95TH ST	276,111	2013
LakeView East	EMCO Chemical Distributors Inc	10303 80TH AVE	8,700	2022
LakeView East	Fair Oaks Farm	10150 80TH AVE	56,050	2019
LakeView East	Geodis Logistics LLC	8330 107TH ST	51,540	2010
LakeView East	Geodis Logistics LLC	8691 109TH ST	239,376	2009
LakeView East	Iron Mountain Refrigeration &	10550 86TH AVE 101	49,000	2021
LakeView West	JHT Holdings Inc & Subsidiaries	10801 CORPORATE DR 200	17,591	2007
LakeView East	Kem Krest	9801 80TH AVE	214,454	2016
LakeView East	L&M Corrugated Container Corp	10680 88TH AVE	99,840	2013
LakeView East	Lake County Pipe and Supply Co	10795 72ND AVE 200	15,171	2020
LakeView East	M G Scientific Inc	8500 107TH ST	18,250	1993
LakeView East	Meijer Distribution Inc	7400 95TH ST	935,000	2013
LakeView South	Midwest Refrigerated Services	11681 88TH AVE	412,000	2015
LakeView East	Nexus Pharmaceuticals	8400 LAKEVIEW PKY 500	31,823	2022
LakeView East	Pepsi Beverages Company	8500 100TH ST	90,000	2005
LakeView East	Pfizer Inc 10616 Building	10616 82ND AVE	80,000	2011
LakeView East	Pfizer Inc. 10501 Bldg	10501 80TH AVE	300,000	2004
LakeView East	Quest Products LLC	8201 104TH ST 200	33,000	2014
LakeView East	Resideo	7701 95TH ST	252,800	1996
LakeView East	Ryder Integrated Logistics	9800 72ND AVE	602,500	2020
LakeView East	SMT Packaging	10100 JELLY BELLY LN	114,596	2021
LakeView East	Snap-on Logistics	8778 100TH ST	120,000	2020
LakeView East	Snyder's Lance, INC	10795 72ND AVE 100	14,462	2008
LakeView East	Ta Chen International	8500 109TH ST	471,403	2014
LakeView East	Ta Chen International	8505 100TH ST 200	108,362	2019
LakeView East	Ta Chen International	8500 116TH ST	205,732	2020
LakeView East	Ta Chen International	9501 80TH AVE	150,000	2020
LakeView East	Trifinity Specialized Distribution	8505 100TH ST 100	147,877	2022
LakeView East	TWD Tradewinds Inc	10555 86TH AVE 3	18,000	2002
LakeView East	Uline	10411 80TH AVE	132,296	2021
LakeView East	Uline I3	11559 80TH AVE	417,384	2018
LakeView East	Uline W3	11400 88TH AVE	306,376	2006
LakeView South	Uline W6	8495 116TH ST	520,692	2015
LakeView East	Volkswagen Group of America Inc	11589 88TH AVE	260,000	2003
LakeView East	Yamaha Motor Corp USA	10801 88TH AVE	154,000	2003
	WAREHOUSE DISTRIBUTION	**SUBTOTAL**	**8,513,476**	

RETAIL/SERVICE/OFFICE				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
LakeView East	Abbvie Inc	8401 102ND ST 100	2,009	2013
LakeView East	AGC Heat Transfer Inc	8400 LAKEVIEW PKY 700	7,926	2016
LakeView West	Andrea & Orendorff LLP	10411 CORPORATE DR 104	1,461	2022
LakeView West	Belmark	10505 CORPORATE DR	110	2022
LakeView West	BP Amoco	10477 120TH AVE	4,600	2001
LakeView West	Builders Hardware and Hollow Metal	10411 CORPORATE DR 206	2,049	2018
LakeView West	Care in the Home Wisconsin	10505 CORPORATE DR 102	1,514	2015
LakeView West	Carlson Dash LLC	10411 CORPORATE DR 100	2,876	2011
LakeView West	CNH Capital Insurance Agency Inc	10411 CORPORATE DR 200	2,192	2013
LakeView West	DN Tanks Inc	10505 CORPORATE DR	441	2018
LakeView West	Gnoy Associates LLC	10505 CORPORATE DR	200	2022
LakeView East	Good Foods Group	8401 102ND ST 500	10,418	2021
LakeView West	Ion Software Group LLC	10411 CORPORATE DR 110	1,200	2022
LakeView East	Kwik Trip - 230	10451 72ND AVE	5,568	2015
LakeView West	Kwik Trip - 296	10215 120TH AVE	7,110	2019
LakeView West	Lakeview Construction LLC	10505 CORPORATE DR 200	8,483	2003
LakeView West	Line For Line Podcast LLC	10505 CORPORATE DR 105F	155	2021
LakeView West	Loving Hearts HomeCare Inc	10505 CORPORATE DR	200	2014
LakeView East	Mastermind Realtors	7500 GREEN BAY RD LL108	493	2021
LakeView West	Morchem Inc	10411 CORPORATE DR 210	1,049	2017
LakeView East	N8 Solutions LLC	10411 CORPORATE DR 103	2,557	2021
LakeView West	National Realty Counselors Inc	10505 CORPORATE DR 104	4,722	2020
LakeView West	On Time Business Financing	10411 CORPORATE DR 108	1,025	2021
LakeView West	Pantera Global Technology Inc	10411 CORPORATE DR 208	2,590	2012
LakeView East	Parata Systems	8400 LAKEVIEW PKY 100	20,767	2019
LakeView West	Premium Outlets-Tenants	11601 108th ST/11211 120TH	277,605	Varies
LakeView East	Professional Sales & Marketing	8400 LAKEVIEW PKY 600	2,900	2017
LakeView West	R&S Process Equipment Sales Inc	10411 CORPORATE DR 201	1,436	2013
LakeView West	Regulatory Compliance Associates	10411 CORPORATE DR 102	1,457	2013
LakeView West	Specialized Accounting Services	10801 CORPORATE DR 100	15,000	2015
LakeView West	Spectrum Wealth Advisors LLC	10411 CORPORATE DR 202	1,624	2014
LakeView West	Town and Country Engineering	10505 CORPORATE DR	600	2016
LakeView East	ZF Electronic Systems Pleasant	8401 102ND ST 400	21,886	2018
	RETAIL/SERVICE/OFFICE	**SUBTOTAL**	**414,223**	



Premium Outlets in LakeView Corporate Park West.



8400 LakeView Center multi-tenant building in LakeView Corporate Park West.

Source: Village of Pleasant Prairie.



Marquette University School of Nursing in LakeView Corporate Park.

EDUCATIONAL				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
LakeView East	Gateway Technical College	9449 88TH AVE	14,000	2005
LakeView East	Lakeview Technology Academy	9449 88TH AVE	40,000	1997
LakeView East	Marquette University School of Nursing	8201 104TH ST 100	9,334	1993
LakeView West	WI Tourist Info Center	12049 104TH ST	8,792	2009
	EDUCATIONAL	**SUBTOTAL**	**72,126**	

HEALTH SERVICES				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
LakeView East	Sonnenberg Consultants LLC	10450 72ND AVE	16,000	2015
LakeView East	North Shore Surgical Suites LLC	8400 LAKEVIEW PKY 800	7,856	2017
	HEALTH SERVICES	**SUBTOTAL**	**23,856**	

RESTAURANTS/LODGING				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
Premium Outlets	Churro Factory	11601 108TH ST	100	2014
LakeView West	Culvers of Pleasant Prairie	10484 CORPORATE DR	4,538	2001
LakeView West	Doubletree by Hilton-Pleasant Prairie	11800 108TH ST	244,000	2005
LakeView West	Fairfield Inn and Suites	10601 120TH AVE	58,410	2018
Premium Outlets	Great Steak & Potato	11601 108TH ST FC105	594	2012
Premium Outlets	Maui Wowi Hawaiian	11601 108TH ST OUTDOOR	100	2020
LakeView West	McDonalds	10551 120TH AVE	3,200	1993
Premium Outlets	PUBLIC Craft Brewing Co	11601 108TH ST	150	2021
Premium Outlets	Rens Kitchen and Chinatown	11601 108TH ST FC102-103	1,199	2017
LakeView West	Shelby Campbells Eatery and Bar	11900 108TH ST	7,402	2020
Premium Outlets	Sodas Luna	11601 108TH ST OUTDOOR	0	2021
Premium Outlets	Starbucks-Premium Outlets	11601 108TH ST 508	1,400	2017
Premium Outlets	Subway - Premium Outlets	11601 108TH ST FC101	750	2009
Premium Outlets	Villa Italian Kitchen	11601 108TH ST FC104	600	2014
	RESTAURANTS/LODGING	**SUBTOTAL**	**322,443**	



Double Tree by Hilton in LakeView Corporate Park West.

Source: Village of Pleasant Prairie.

The following new buildings or major additions were completed from 2020 to 2022 and projected projects in 2023 within LakeView Corporate Park:

2020		2021		2022		2023 (PROJECTED)	
Developments	**Area**	**Developments**	**Area**	**Developments**	**Area**	**Developments**	**Area**
VW Addition	86,808	Central Storage Warehouse Addition	70,646	Rehrig Pacific Addition	49,971	LMI Packaging Addition-LakeView Corp Park	49,327
						Hotel (4 story 90 rooms)-Gateway	60,000
						Restaurant-Gateway	6,000
						Industrial Building--Exeter-Lakeview Corp Park	150,000
						Industrial Building--Zilber-STH 31/108th St	150,000
	86,808		70,646		49,971		415,327

Source: Village of Pleasant Prairie.



LakeView Corporate Park looking northwest from Springbrook Road between STH 31 and 80th Avenue.

PRAIRIEWOOD CORPORATE PARK

January 1, 2022 – December 31, 2022

PrairieWood Corporate Park is a mixed-use real estate development located in Pleasant Prairie, Wisconsin created in 2001. The 270 acre business/office park is located off IH-94 midway between Chicago and Milwaukee, one mile north of the Wisconsin/Illinois border (west side of IH-94 and south of 104th Street). The business/office park accommodates office, industrial and warehousing uses. It was anticipated that PrairieWood Corporate Park, when fully built out was anticipated to provide approximately 3.2 million square-feet of development with estimated employment between 2,500 to 3,500 jobs. All of the land excluding 69 acres is owned and developed by Uline.

OFFICE				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
Prairie Wood	Uline H1	12575 ULINE DR	274,700	2010
PrairieWood	Uline H2	12100 ULINE PL	284,260	2017
	OFFICE	**SUBTOTAL**	**558,960**	

WAREHOUSE DISTRIBUTION				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
PrairieWood	Uline W1	12875 104TH ST	1,086,400	2009
PrairieWood	Uline W2	13305 104TH ST	1,127,919	2016
	WAREHOUSE/DISTR	**SUBTOTAL**	**2,214,319**	

Source: Village of Pleasant Prairie.

Pursuant to the Village records in 2022 Uline provided for a total of 2,068 jobs within nearly 2.8 million square feet of buildings within the PrairieWood Corporate Park and surrounds.



Uline Corporate Headquarters (H1) in PrairieWood Corporate Park.

PRAIRIE HIGHLANDS CORPORATE PARK

January 1, 2022 – December 31, 2022

The Village had purchased nearly 390 acres of land on the west side of IH-94 between CTH C (Wilmot Road) and CTH U (104th Street) along with an additional 29 acres for the creation of the Prairie Highlands Corporate Park in 2017. The Corporate Park was developed to accommodate manufacturing and office uses. In 2019, the Village completed public infrastructure for the Park and created several development sites.



Aurora Health Center - Pleasant Prairie Ambulatory Care Center and Medical Office Building, pictured to the right, began construction in 2018 on this 200,000 square foot building and opened in 2020. Aurora employs 166 people in 2022.



Haribo of America Manufacturing, pictured to the right, began construction of Phase 1 of its corporate campus in late fall of 2020. Phase 1 includes 487,400 square foot production building with an administrative and assembly area, 87,866 square foot warehouse building, along with other smaller utility buildings that were completed late in 2022.





Nexus Pharmaceuticals, pictured to the left, began construction in May 2020. This 84,6920 square foot manufacturing facility occupied the office area in 2021. Nexus employed 44 employees in 2022.

STATELINE 94 CORPORATE PARK

January 1, 2022 – December 31, 2022

Venture One Real Estate is developing a 300-acre property located east of IH-94 between CTH ML (122nd Street) and approximately 110th Street known as Stateline 94 Corporate Park. The corporate park is being developed to accommodate manufacturing and office uses.



Fresenius Kabi, above, began construction in 2019 for a 590,525 sq. ft. regional office and pharmaceutical processing facility at the southern edge of the development. This facility was completed in summer of 2020 and in 2022 employed 107 people.



Stateline 94 Corporate Park Conceptual Plan.

PRAIRIE RIDGE COMMERCIAL DEVELOPMENT

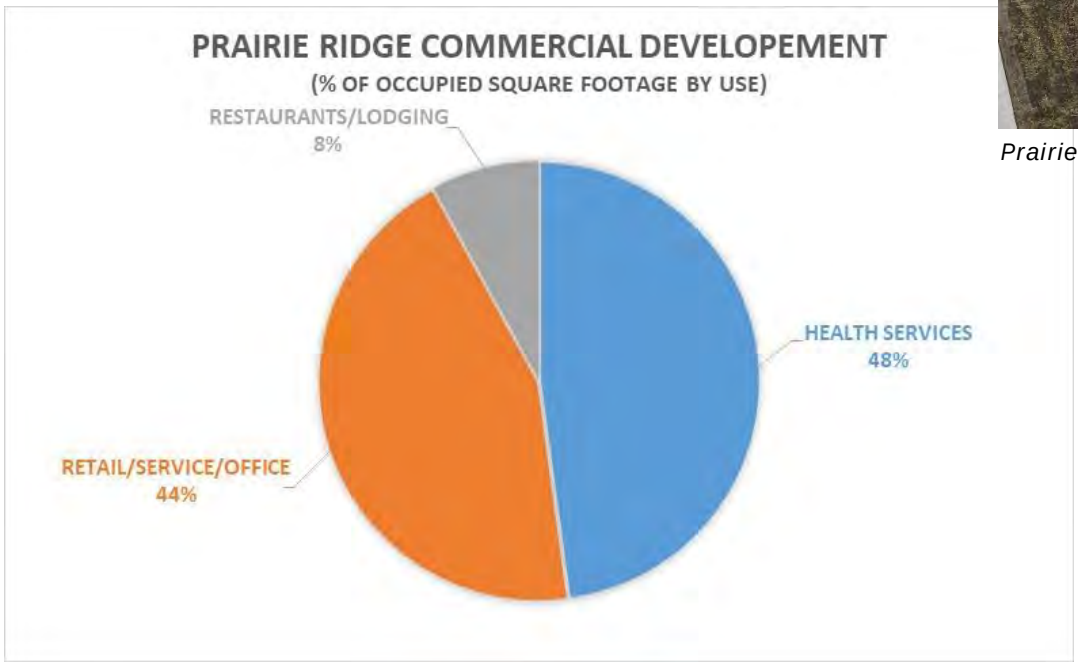
January 1, 2022 – December 31, 2022

The 221-acre Prairie Ridge Commercial Development area is located south of STH 50 (75th Street) between 88th and 104th Avenues in the Village. Development of this area began in 1996 by VK Development Corporation from Brookfield, Wisconsin. Today, Prairie Ridge contains a number of commercial multi-tenant buildings, two veterinary clinics, restaurants, a hospital, a day care facility, a bank and other retail and service uses.

Pursuant to the Village records, in 2022 a total of nearly 1.5 million square feet of buildings with 3,352 jobs are located within the Prairie Ridge Commercial Development Area. The charts below represent the percentage of the 1.5 million square feet of occupied buildings and employment by use.



Prairie Ridge Commercial Development.



USE	EMPLOYMENT	SQ. FT.
HEALTH SERVICES	1,508	750,020
RETAIL/SERVICE/OFFICE	1,150	607,688
RESTAURANTS/LODGING	694	111,489
TOTALS	**3,352**	**1,469,197**

The following pages includes a list of companies in Prairie Ridge Commercial Development for each of the use categories as noted above.

Source: Village of Pleasant Prairie.

RETAIL/SERVICE/OFFICE			
Company	**Site Address**	**Sq. Ft.**	**Year Occupied**
Asurion Tech Repair and Solutions	9755 76TH ST 750	1,593	2020
AT&T	9800 76TH ST 104	3,435	2011
Batteries Plus LLC	10288 77TH ST 500	2,195	2013
Bentleys Pet Stuff	9250 76TH ST Suite E	1,800	2017
BMO Harris Bank	9055 76TH ST	4,671	2002
Cost Cutters of Wisconsin Inc	9780 76TH ST 106	1,145	2007
Costco Gasoline	7707 94TH AVE	43,560	2015
Costco Wholesale #1198	7707 94TH AVE	153,955	2015
Crumbl Cookies	9901 77TH ST 820	1,400	2021
Cut N Shave LLC	9901 77TH ST 850	1,218	2022
Cute Nails and Spa	9330 76TH ST B	2,400	2017
Dicks Sporting Goods Inc	9899 76TH ST	50,000	2008
European Wax Center Pleasant Prairie	9250 76TH ST D	1,764	2023
Fred Astaire Dance Studio	9000 76TH ST B	5,379	2017
Gamestop #7591	10033 77TH ST 410	2,917	2012
JC Penney Corporation Inc	10225 77TH ST	87,669	2009
Knight Barry Title Inc	9000 76TH ST A	2,723	2014
Kwik Trip-172	8900 76TH ST	5,563	2015
Massage Envy	9160 76TH ST A	2,543	2018
Mattress Firm #059102	9370 76TH ST A	4,000	2016
Maurices #1720	10347 77TH ST 640	5,000	2009
Petsmart Inc	9887 76TH ST	18,496	2009
Pinots Palette	9020 76TH ST D	2,170	2017
Plato's Closet	9020 76TH ST C	3,422	2013
Press Time Cleaners LLC	9740 76TH ST 105	1,327	2011
Sally Beauty Supply LLC #3945	10347 77TH ST 634	1,556	2010
Sleep Number	9250 76TH ST B	3,130	2016
Spectrum	9901 77TH ST 870	2,796	2019
St. Anne Catholic Church	9091 PRAIRIE RIDGE BLVD	30,909	2003
Stanton Optical	9160 76TH ST C	3,300	2018
Target Store #2251	9777 76TH ST	127,642	2008
The Sherwin-Williams Company	7667 91ST AVE	4,000	2020
T-Mobile 9901 77th St	9901 77TH ST 875	1,733	2020
U.S. Cellular	10288 77TH ST 100	2,032	2013
Ulta Beauty	10033 77TH ST 420	20,331	2009
V Nail	9901 77TH ST 830	1,210	2011
Verizon	9780 76TH ST 108	3,006	2017
Warhammer	9740 76TH ST 106	818	2013
Wild Birds Unlimited	9755 76TH ST 710	1,976	2022
RETAIL/SERVICE/OFFICE	**SUBTOTAL**	**614,784**	

Source: Village of Pleasant Prairie.



BMO Harris Bank in Prairie Ridge.



Fred Astaire Studio in Prairie Ridge.



Stanton Optical in Prairie Ridge.

HEALTH SERVICES			
Company	**Site Address**	**Sq. Ft.**	**Year Occupied**
Affordable Dentures Kenosha SC	10347 77TH ST 630	3,127	2013
Aspen Dental	9800 76TH ST 108	3,202	2011
Care Animal Hospital	9052 PRAIRIE RIDGE BLVD	11,882	2017
Children's Dentistry of Kenosha LLC	9020 76TH ST A	1,700	2022
Chiro One Wellness Center	9755 76TH ST 730	2,697	2020
Forefront Dermatology	9020 76TH ST E	3,823	2014
Froedtert South MOB	9697 ST CATHERINES DR	41,087	2010
Froedtert South-Main Hospital	9555 76TH ST	502,487	2002
Grande Prairie Rehabilitation Center	10330 PRAIRIE RIDGE BLVD	64,197	1998
Pleasant Prairie KinderCare	9191 80TH ST	18,000	2022
Prairie Ridge Dental Care	10288 77TH ST 300	3,161	2014
Uropartners LLC	9555 76TH ST 4600	3,383	2020
Valeri Orthodontics SC	9020 76TH ST B	2,769	2015
Willow Springs Veterinary Clinic	10372 77TH ST	4,787	2015
HEALTH SERVICES	**SUBTOTAL**	**666,302**	

RESTAURANTS AND LODGING			
Company	**Site Address**	**Sq. Ft.**	**Year Occupied**
Asian Taste	9901 77TH ST 840	1,162	2009
Cheddar's Scratch Kitchen	10366 77TH ST	8,066	2013
Chick-fil-A	9114 76TH ST	5,359	2019
Chipotle	9370 76TH ST B	2,345	2016
Cousins Subs	9901 77TH ST 880	1,810	2010
El Camino Kitchen	9900 77TH ST	6,850	2020
Five Guys	9330 76TH ST A	2,400	2016
Holiday Inn Express	7887 94TH AVE	52,450	2000
Iguana Wana Inc	9080 76TH ST	7,500	2017
Jimanos Pizzeria 6	9000 76TH ST F	1,172	2007
Milwaukee Burger	9901 77TH ST 810	3,828	2016
MOD Superfast Pizza	9250 76TH ST A	2,500	2016
Nothing Bundt Cakes	9740 76TH ST 108	2,214	2018
Olive Garden #1845	10110 77TH ST	7,441	2010
Panda Express	9800 76TH ST 102	2,126	2011
Potbelly Sandwich Works	9330 76TH ST C	2,400	2016
Starbucks Coffee #13394	9740 76TH ST 102	1,866	2007
RESTAURANTS AND LODGING	**SUBTOTAL**	**111,489**	

Source: Village of Pleasant Prairie.



Froedtert South Hospital in Prairie Ridge.

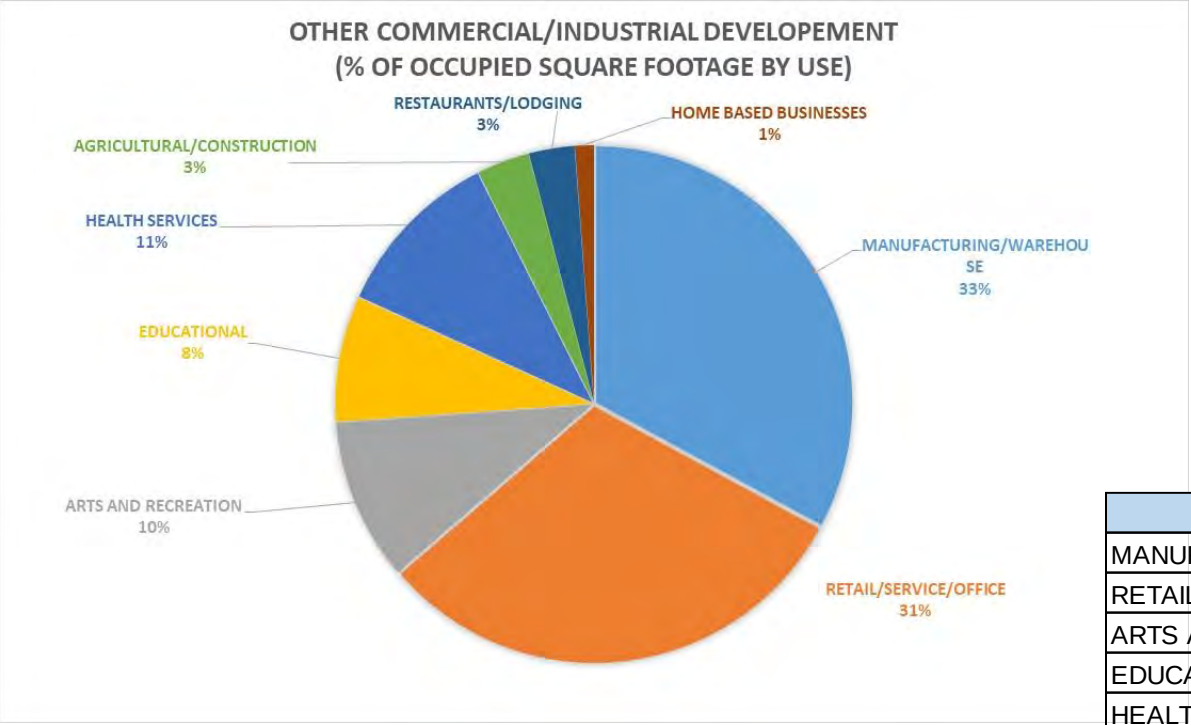


Cheddar's Scratch Kitchen restaurant in Prairie Ridge.

OTHER COMMERCIAL / INDUSTRIAL AREAS

January 1, 2022 – December 31, 2022

In addition to the LakeView Corporate Park, PrairieWood Corporate Park, Prairie Highlands Corporate Park, Stateline 94 Corporate Park and the Prairie Ridge Commercial Development area, the Village has several other commercial and industrial developments providing for an additional 2.86 million square feet of building area with an additional 3,115 employees. The charts below provide the breakdown of square foot area occupied and employment by use.



USE	EMPLOYMENT	SQ. FT.
MANUFACTURING/WAREHOUSE	407	943,002
RETAIL/SERVICE/OFFICE	1,188	881,285
ARTS AND RECREATION	330	292,431
EDUCATIONAL	158	226,160
HEALTH SERVICES	588	310,383
AGRICULTURAL/CONSTRUCTION	139	95,370
RESTAURANTS/LODGING	181	82,268
HOME BASED BUSINESSES	125	34,362
TOTALS	**3,116**	**2,865,261**

The following pages includes lists of businesses referenced in the data above.

Source: Village of Pleasant Prairie.



Rocket Wash Pleasant Prairie.



Lynch Chevrolet.

Source: Village of Pleasant Prairie.

RETAIL/SERVICES				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
South Sheridan	A-1 Marine and Auto	10534 SHERIDAN RD	476	1990
Willow Point	Aalto Enhancement Center SC	8503 75TH ST A	3,746	2011
Center 50	AJ Collectables Kenosha	4623 75TH ST 11	5,600	2021
Agricultural	Anton's Greenhouses Inc	9140 COOPER RD	32,200	1977
Other Commercial	Apostolic Faith Church	1021 95TH ST	3,316	1964
Center 50	Auto Zone #1792	4623 75TH ST 3	11,140	1998
Center 50	City Electric Supply	4623 75TH ST 14	6,647	2020
Other Commercial	Double Decker Automotive Inc	8601 75TH ST A	3,850	2002
Other Commercial	Dream Liquor and Cigar	4417 75TH ST	2,760	2013
Center 50	Family Dollar Stores LLC	4623 75TH ST 1	7,438	2014
Other Commercial	Flair Beauty Salon	4913 75TH ST	3,500	1970
Willow Point	Friends Hobby & Games	8501 75TH ST L	4,889	2018
Other Commercial	Good Shepherd Lutheran Church	4311 104TH ST	12,333	1965
Other Commercial	Gordie Boucher Ford of Kenosha	8301 75TH ST	13,752	2003
Other Commercial	Gordon Food Service Store LLC	6905 75TH PL	13,357	2011
South Sheridan	Graham Enterprise Inc	12720 SHERIDAN RD	1,745	1994
Agricultural	Hansen Greenhouse	3401 104TH ST	3,606	1980
Other Commercial	Holy Family Catholic Book Store	9249 OLD GREEN BAY RD	4,212	2000
Willow Point	Indian Spice and Grocery	8501 75TH ST D	1,348	2020
Other Commercial	Integrity Interlock	4503 75TH ST	1,260	2021
Other Commercial	Jeffery Motors LLC	5110 75TH ST	3,000	1992
Other Commercial	Kenosha Kennel Club Corp	4902 85TH ST	10,000	1992
Center 50	Khroma Nail Salon	4623 75TH ST 10	1,500	2020
Other Industrial	Kroger Fulfillment	9091 88TH AVE	330,000	2021
Other Commercial	Kwik Trip - 975	8800 75TH ST	4,350	2017
Main Street Market	Kwik Trip 1091	10160 OLD GREEN BAY RD	9,100	2021
Center 50	Legacy Fitness	4623 75TH ST 2	2,700	2021
Other Commercial	Lynch Motor Vehicle Group Inc	10901 75TH ST	25,000	2012
Other Commercial	Martino Dry Cleaning	8601 75TH ST B	1,000	2005
Willow Point	Miss Pole	8501 75TH ST A	1,500	2009
Center 50	Once Upon A Child	4623 75TH ST 1	4,250	2018
Other Commercial	Pantry 41 Mobil	7511 118TH AVE	6,846	1999
Town N County-East	Percizion Nails Beauty Bar	7509 45TH AVE	600	2022
Sheridan Road	Red Barn Antiques	12000 SHERIDAN RD	240	1993
Town N County-East	Revive Threading LLC	7511 45TH AVE	1,100	2017
Other Commercial	Rocket Wash Pleasant Prairie	8531 75TH ST	5,555	2019
Village Green Center	Santosha Yoga	9809 39TH AVE 3	1,240	2021
Sheridan Road	Sheridan Auto Body	12627 SHERIDAN RD	3,440	2016
Center 50	Smokers Choice Pleasant Prairie LLC	4623 75TH ST 6	2,000	2022
Center 50	Soleil Tanning Salon	4623 75TH ST 5	2,069	2017
Other Commercial	St. John Chrysostomos Monastery	4600 93RD ST SOUTH	74,920	1994
Town N County-East	Stainless Wash Laundromat	7513 45TH AVE	3,700	2016
South Sheridan	Stiles Saftig Vegetable Farms LLC.	11717 SHERIDAN RD	4,500	1950
Other Commercial	The Classic Auto Shoppe	12001 45TH AVE	2,000	1996
Johnson Bank	Three Harbors Council-BSA	7500 GREEN BAY RD LL101/105	823	2014
Willow Point	Tropical Tan	8501 75TH ST B	2,264	2010
Other Commercial	Turner Body Shop	9135 39TH AVE	900	1935
Other Commercial	UG Motors	5214 75TH ST	73,616	1999
Other Commercial	United Methodist Church	8405 104TH AVE	2,140	1950
Other Commercial	Walgreens Co	7520 118TH AVE	14,820	2004
Sheridan Road	Wink Beauty Boutique	10909 SHERIDAN RD 201	1,420	2019
RETAIL/SERVICE		**SUBTOTAL**	**733,768**	

OFFICES				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
Center 50	AllStaff	4623 75TH ST 13	1,400	2020
Johnson Bank	CCB Technology Inc	7500 GREEN BAY RD LL106	81	2019
Other Commercial	Century 21 Affiliated	4721 75TH ST	3,790	1977
Johnson Bank	Dete Development LLC	7500 GREEN BAY RD 201	2,661	2008
Westfield	Educators Credit Union	7431 91ST AVE	7,280	2017
The Crossing	Edward Jones & Company LP	8500 75TH ST 107	829	2015
Willow Point	Harpe Development LLC	8501 75TH ST H	4,000	2013
Johnson Bank	Johnson Bank	7500 GREEN BAY RD 101	15,407	1995
Village Green Center	JP Morgan Chase Bank NA	9900 39TH AVE	4,391	1969
Other Commercial	Loan Max #222	4608 75TH ST	2,170	2007
Other Commercial	My Property Management Co LLC	2518 SPRINGBROOK RD	1,600	2009
Other Commercial	Pl Pr Convention and Visitors Bureau	10214 39TH AVE	1,740	2019
Other Commercial	Preferred Rate	8500 GREEN BAY RD 100	3,200	2021
Willow Point	Pro Logistix	8501 75TH ST F	1,444	2021
Johnson Bank	Remax Leading Edge Inc	7500 GREEN BAY RD 202	1,345	2020
Other Commercial	Sound Investment Solutions	4721 75TH ST	500	2021
Other Commercial	State Bank of the Lakes	8700 75TH ST	5,488	2014
Willow Point	State Farm Insurance	8501 75TH ST E	1,000	2000
Johnson Bank	The Law Offices of John V OConnor LLC	7500 GREEN BAY RD 201	1,544	2017
Village Green Center	Village of Pleasant Prairie Fire #1	3801 SPRINGBROOK RD	7,704	2015
Other Commercial	Village of Pleasant Prairie Fire #2	8044 88TH AVE	7,876	1974
Other Commercial	Village of Pleasant Prairie Roger Prange	8600 GREEN BAY RD	44,790	1993
Village Green Center	Village of Pleasant Prairie Village Hall	9915 39TH AVE	22,777	1967
Other Commercial	Vizance Inc	8500 GREEN BAY RD 200	4,500	2022
OFFICES		**SUBTOTAL**	**147,517**	



State Bank of the Lakes.



Johnson Bank.



Fire & Rescue Station #1.



Educators Credit Union.

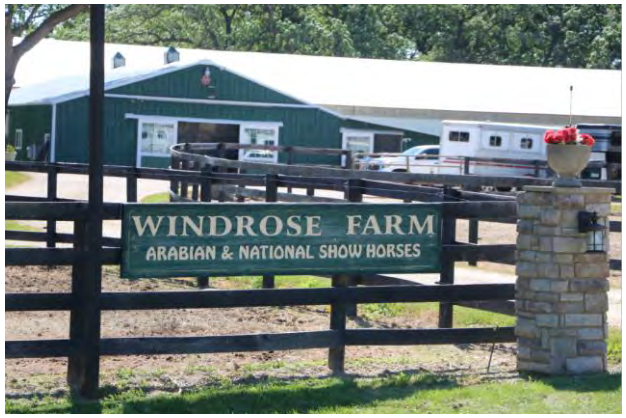
Source: Village of Pleasant Prairie.

AGRICULTURAL/CONSTRUCTION				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
Agricultural	Applewood Farms	12126 39TH AVE	43,560	1997
Other Commercial	DK Contractors Inc	11013 122ND ST	3,500	1987
Agricultural	Grow Rite Landscape LLC	5535 SPRINGBROOK RD	4,500	1997
Agricultural	Hawkspur Farm	5707 104TH ST	9,120	1998
Agricultural	Kenosha Grounds Care I LLC	8300 88TH AVE	10,876	2016
Other Commercial	NEK Excavating Inc	10930 47TH AVE	1,800	1960
Other Commercial	Parmentier Concrete	3712 93RD ST	1,764	2021
Other Commercial	PW Outdoors LLC	9626 113TH ST	250	2020
Agricultural	Windrose Farms	11801 120TH CT	20,000	1995
AGRICULTURAL/CONSTRUCTION		**SUBTOTAL**	**95,370**	

EDUCATIONAL				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
Other Commercial	Caterpillar College LLC	8411 OLD GREEN BAY RD	7,660	2014
Westfield	Goddard School	7420 91ST AVE	8,000	2014
Other Commercial	Pleasant Prairie Elementary School	9208 WILMOT RD	73,306	1994
Other Commercial	Prairie Lane Elementary School	10717 47TH AVE	73,306	1953
Other Commercial	Whittier Elementary School	8542 COOPER RD	63,888	1930
EDUCATIONAL		**SUBTOTAL**	**226,160**	

RESTAURANTS AND LODGING				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
Other Commercial	Chili's Grill & Bar	6903 75TH ST	5,826	2001
Other Commercial	Dairy Queen	4612 75TH ST	2,700	1970
Other Commercial	Gordys Prairie Pub	3812 SPRINGBROOK RD BAR	600	1938
Willow Point	Honada Sushi & Hibachi	8501 75TH ST G	4,200	2005
Sheridan Road	Johnnyz Pour House	10936 SHERIDAN RD	2,013	2017
Other Commercial	Kings Motel	12101 120TH CT	2,894	1950
Other Commercial	La Quinta Inn	7540 118TH AVE	37,015	1979
Center 50	Papa Murphy's WI 103	4623 75TH ST 9	1,682	2014
South Sheridan	Ruffolo's Pizza	11820 SHERIDAN RD	2,640	2014
South Sheridan	RV Motel	9801 SHERIDAN RD	5,200	1999
Other Commercial	Starlite Club	8936 24TH AVE	2,464	2009
Other Commercial	Super 8 Motel	7601 118TH AVE	12,834	1984
South Sheridan	The Village Supper Club	10909 SHERIDAN RD	600	2001
South Sheridan	The Wooden Nickel	11606 SHERIDAN RD	1,600	1986
RESTAURANTS AND LODGING		**SUBTOTAL**	**82,268**	

Source: Village of Pleasant Prairie.



Windrose Farms.



Pleasant Prairie Elementary School.



The Village Supper Club.

MANUFACTUING/WAREHOUSE				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
South Sheridan	Buoy Storage Inc	11825 SHERIDAN RD	432	1991
Other Industrial	Communications Test Design Inc	8801 88TH AVE B	212,620	2018
Other Industrial	Dejno Inc	7433 75TH ST	15,000	1976
Other Commercial	Extra Space Storage	9001 WILMOT RD	127,156	2020
Other Industrial	Great Lakes Skipper	9201 WILMOT RD 102	135,000	2019
Other Industrial	Great Lakes Warehousing LLC	9201 WILMOT RD 100	220,000	2022
Other Industrial	Niagara Bottling-Storage	8801 88TH AVE A	212,141	2021
Other Industrial	Northern Pine Farms Inc	12720 88TH AVE	18,400	2004
Other Commercial	Photographic Cuts	8511 104TH AVE	1,040	1995
Other Commercial	R and S Management LLC	9042 39TH AVE	1,013	2019
Center 50	The UPS Store	4623 75TH ST 4	200	2016
MANUFACTURING/WAREHOUSE		**SUBTOTAL**	**943,002**	



Communications Test Design Inc.

ARTS AND RECREATION				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
Other Commercial	Big Oaks Golf Course	6117 123RD PL	17,408	1987
Other Commercial	Halter Wildlife Inc	9626 113TH ST	3,787	1984
Other Commercial	Pineway Golf	1621 116TH ST	1,147	2021
Other Commercial	Pleasant Prairie Historical Society	3875 116TH ST	2,754	2013
Other Commercial	Prairie Harbor Yacht Club	12800 LAKESHORE DR	4,472	1990
Other Commercial	Village of Pleasant Prairie RecPlex	9900 TERWALL TER	262,863	2000
ARTS AND RECREATION		**SUBTOTAL**	**292,431**	



Prairie Harbor Yacht Club.



Village of Pleasant Prairie RecPlex in Prairie Springs Park.

Source: Village of Pleasant Prairie.

HEALTH SERVICES				
Location	**Company**	**Site Address**	**Sq. Ft.**	**Year Occupied**
The Crossing	Advent & Advance Ear Nose Throat, SC	8500 75TH ST 101	4,372	2019
Other Commercial	Binder Family Chiropractic	10715 75TH ST	1,500	2017
Village Green Center	Cora Physical Therapy Pleasant Prairie	9809 39TH AVE 2	2,406	2021
Other Commercial	Crawford Orthodontics SC	7851 COOPER RD	3,500	1985
Village Green Center	Daniel Johnson DDS	9809 39TH AVE 1	4,010	2006
Other Commercial	Dr Patrick Crawford Dentist	7851 COOPER RD	1,468	1972
Community Living Arr	Eagle Senior Living-Robin Way	7377 88TH AVE	27,026	1998
Johnson Bank	Endodontic Specialists of Wisconsin	7500 GREEN BAY RD 200	2,000	2015
Willow Point	Forefront Dermatology-WIllow Point	8501 75TH ST J	4,661	2017
Main Street Market	Froedtert South-Pleasant Prairie Clinic	10256 OLD GREEN BAY RD 100	25,543	2019
Willow Point	Horizon Home Care & Hospice	8503 75TH ST B	22,240	2019
Community Living Arr	Hospice Alliance	10220 PRAIRIE RIDGE BLVD	5,319	2003
Main Street Market	Infinity HealthCare-Occupational Medicin	10256 OLD GREEN BAY RD 102	1,780	2021
Other Commercial	Kiddie Kare Ltd.	9244 39TH AVE	4,438	1990
The Crossing	Lakeside Pediatrics	8600 75TH ST 101	7,569	2011
Village Green Center	Old Oaks Dental LLC	9809 39TH AVE 1	4,010	2022
Other Commercial	Pleasant Prairie Animal Hospital	8989 74TH ST	4,980	2019
The Crossing	Pleasant Prairie Family Dental LLC	8500 75TH ST 104	1,998	2013
Other Commercial	Prairie Side Veterinary Hospital	3910 85TH ST	3,248	2019
Center 50	Professional Services Group	4623 75TH ST 8	4,337	2021
Community Living Arr	The Addison of Pleasant Prairie	9651 PRAIRIE RIDGE BLVD	85,000	2016
Other Commercial	The Legacy at Joseph's	9244 29TH AVE	83,275	1917
Other Commercial	Village of Pleasant Prairie Baby U	10000 TERWALL TER	3,128	2009
The Crossing	Weil Foot and Ankle Institute LLC	8500 75TH ST 105	2,575	2022
HEALTH SERVICES		**SUBTOTAL**	**310,383**	



Pleasant Prairie Family Dental.



Prairie Side Veterinary Hospital.



Legacy at St Joseph's.

Source: Village of Pleasant Prairie.

APPENDIX C

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the Village of Pleasant Prairie, Kenosha County, Wisconsin (the "Issuer") in connection with the issuance of $45,545,000 General Obligation Promissory Notes, Series 2023A, dated August 1, 2023 (the "Securities"). The Securities are being issued pursuant to a resolution adopted on July 10, 2023 (the "Resolution") and delivered to Piper Sandler & Co. (the "Purchaser") on the date hereof. Pursuant to the Resolution, the Issuer has covenanted and agreed to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events. In addition, the Issuer hereby specifically covenants and agrees as follows:

Section 1(a). Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the holders of the Securities in order to assist the Participating Underwriters within the meaning of the Rule (defined herein) in complying with SEC Rule 15c2-12(b)(5). References in this Disclosure Certificate to holders of the Securities shall include the beneficial owners of the Securities. This Disclosure Certificate constitutes the written Undertaking required by the Rule.

Section 1(b). Filing Requirements. Any filing under this Disclosure Certificate must be made solely by transmitting such filing to the MSRB (defined herein) through the Electronic Municipal Market Access ("EMMA") System at www.emma.msrb.org in the format prescribed by the MSRB. All documents provided to the MSRB shall be accompanied by the identifying information prescribed by the MSRB.

Section 2. Definitions. In addition to the defined terms set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" means any annual report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Audited Financial Statements" means the Issuer's annual financial statements, which are currently prepared in accordance with generally accepted accounting principles (GAAP) for governmental units as prescribed by the Governmental Accounting Standards Board (GASB) and which the Issuer intends to continue to prepare in substantially the same form.

"Final Official Statement" means the Official Statement dated _____, 2023 delivered in connection with the Securities, which is available from the MSRB.

"Financial Obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" means the fiscal year of the Issuer.

"Governing Body" means the Village Board of the Issuer or such other body as may hereafter be the chief legislative body of the Issuer.

"Issuer" means the Village of Pleasant Prairie, Kenosha County, Wisconsin, which is the obligated person with respect to the Securities.

"Issuer Contact" means the Village Administrator of the Issuer who can be contacted at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158, phone (262) 694-1400, fax (262) 694-4734.

"Listed Event" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"MSRB" means the Municipal Securities Rulemaking Board.

"Participating Underwriter" means any of the original underwriter(s) of the Securities (including the Purchaser) required to comply with the Rule in connection with the offering of the Securities.

"Rule" means SEC Rule 15c2-12(b)(5) promulgated by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time, and official interpretations thereof.

"SEC" means the Securities and Exchange Commission.

Section 3. Provision of Annual Report and Audited Financial Statements.

(a) The Issuer shall, not later than 270 days after the end of the Fiscal Year, commencing with the year ending December 31, 2022, provide the MSRB with an Annual Report filed in accordance with Section 1(b) of this Disclosure Certificate and which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report and that, if Audited Financial Statements are not available within 270 days after the end of the Fiscal Year, unaudited financial information will be provided, and Audited Financial Statements will be submitted to the MSRB when and if available.

(b) If the Issuer is unable or fails to provide to the MSRB an Annual Report by the date required in subsection (a), the Issuer shall send in a timely manner a notice of that fact to the MSRB in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 4. Content of Annual Report. The Issuer's Annual Report shall contain or incorporate by reference the Audited Financial Statements and updates of the following sections of the Final Official Statement to the extent such financial information and operating data are not included in the Audited Financial Statements:

1. DEBT STRUCTURE - Categories of Debt and Amount Outstanding
2. DEBT STRUCTURE - Statement of Direct and Overlapping Debt (Direct Debt Only)
3. DEBT STRUCTURE - General Obligation Debt Trends for the Last Five Years
4. DEBT STRUCTURE - Legal Debt Limitations - Unused Borrowing Capacity Percent and Unused Borrowing Capacity Amount
5. TAX LEVY AND COLLECTION PROCEDURES - Tax Rates
6. TAX LEVY AND COLLECTION PROCEDURES - Property Valuations and Tax Levies

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on the MSRB's Internet website or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

Section 5. Reporting of Listed Events.

(a) This Section 5 shall govern the giving of notices of the occurrence of any of the following events with respect to the Securities:

1. Principal and interest payment delinquencies;

2. Non-payment related defaults, if material;

3. Unscheduled draws on debt service reserves reflecting financial difficulties;

4. Unscheduled draws on credit enhancements reflecting financial difficulties;

5. Substitution of credit or liquidity providers, or their failure to perform;

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Securities, or other material events affecting the tax status of the Securities;

7. Modification to rights of holders of the Securities, if material;

8. Securities calls, if material, and tender offers;

9. Defeasances;

10. Release, substitution or sale of property securing repayment of the Securities, if material;

11. Rating changes;

12. Bankruptcy, insolvency, receivership or similar event of the Issuer;

13. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material

14. Appointment of a successor or additional trustee or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect holders of the Securities, if material; and

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

For the purposes of the event identified in subsection (a)12. above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

(b) When a Listed Event occurs, the Issuer shall, in a timely manner not in excess of ten business days after the occurrence of the Listed Event, file a notice of such occurrence with the MSRB. Notwithstanding the foregoing, notice of Listed Events described in subsections (a) (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Securities pursuant to the Resolution.

(c) Unless otherwise required by law, the Issuer shall submit the information in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under the Resolution and this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all the Securities.

Section 7. Issuer Contact; Agent. Information may be obtained from the Issuer Contact. Additionally, the Issuer may, from time to time, appoint or engage a dissemination agent to assist it in carrying out its obligations under the Resolution and this Disclosure Certificate, and may discharge any such agent, with or without appointing a successor dissemination agent.

Section 8. Amendment; Waiver. Notwithstanding any other provision of the Resolution or this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, if the following conditions are met:

(a)(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the Issuer, or the type of business conducted; or

(ii) This Disclosure Certificate, as amended or waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(b) The amendment or waiver does not materially impair the interests of beneficial owners of the Securities, as determined and certified to the Issuer by an underwriter, financial advisor, bond counsel or trustee.

In the event this Disclosure Certificate is amended for any reason other than to cure any ambiguities, inconsistencies, or typographical errors that may be contained herein, the Issuer agrees the next Annual Report it submits after such amendment shall include an explanation of the reasons for the amendment and the impact of the change, if any, on the type of financial statements or operating data being provided.

If the amendment concerns the accounting principles to be followed in preparing financial statements, then the Issuer agrees that it will give an event notice and that the next Annual Report it submits after such amendment will

include a comparison between financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. (a) Except as described in the Final Official Statement, in the previous five years, the Issuer has not failed to comply in all material respects with any previous undertakings under the Rule to provide annual reports or notices of events.

(b) In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate any holder of the Securities may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under the Resolution and this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default with respect to the Securities and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriters and holders from time to time of the Securities, and shall create no rights in any other person or entity.

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective the 1st day of August, 2023.

_____
John P. Steinbrink
President

(SEAL)

_____
Jane C. Snell
Village Clerk

APPENDIX D

BOOK-ENTRY-ONLY SYSTEM

The following information (except for the final paragraph) has been provided by The Depository Trust Company, New York, New York ("DTC"), and the Village makes no representation as to the accuracy or completeness thereof. Each actual purchaser of a Note (a "Beneficial Owner") should confirm the following with DTC or the Participants (as hereinafter defined).

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Notes (the "Notes"). The Notes will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for the Notes, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Notes are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Notes, except in the event that use of the book-entry system for the Notes is discontinued.

To facilitate subsequent transfers, all Notes deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Notes; DTC's records reflect only the identity of the Direct Participants to whose accounts such Notes are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Notes within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Village as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Notes will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Village or the Bond Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Notes held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Bond Registrar, or the Village, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Village or the Bond Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Notes at any time by giving reasonable notice to the Village or the Bond Registrar. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The Village may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Village believes to be reliable, but the Village takes no responsibility for the accuracy thereof.

The Village will have no responsibility or obligation to Participants or the persons for whom they act as nominees with respect to the Notes regarding (i) the accuracy of any records maintained by DTC or Participants of any amount in respect of principal or redemption price of or interest on the Notes, or (ii) any notice which is permitted or required to be given to Registered Owners under the Bond Ordinance (except such notice as is required to be given by the Village to DTC), or (iii) the selection by DTC of any Participant to receive payment in the event of a partial redemption of the Notes, or (iv) any consent given or other action taken by DTC as Registered Owner of the Notes, or (v) any other event or purpose. The Village and the Bond Registrar may treat and consider Cede & Co., in whose name each Note is registered on the Bond Register, as the holder and absolute owner of such Note for the purpose of payment of principal and interest with respect to such Note, for the purpose of giving notices of redemption and other matters with respect to such Note, for the purpose of registering transfers with respect to such Note, and for all other purposes whatsoever. For the purposes of this Official Statement, the term "Beneficial Owner" shall include the person for whom the Participant acquires an interest in the Notes.

APPENDIX E

FORM OF LEGAL OPINION OF BOND COUNSEL

Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

August 1, 2023

Re: Village of Pleasant Prairie, Wisconsin ("Issuer")
$45,545,000 General Obligation Promissory Notes, Series 2023A
dated August 1, 2023 ("Notes")

We have acted as bond counsel to the Issuer in connection with the issuance of the Notes. In such capacity, we have examined such law and such certified proceedings, certifications, and other documents as we have deemed necessary to render this opinion.

Regarding questions of fact material to our opinion, we have relied on the certified proceedings and other certifications of public officials and others furnished to us without undertaking to verify the same by independent investigation.

The Notes are numbered from R-1 and upward; bear interest at the rates set forth below; and mature on August 1 of each year, in the years and principal amounts as follows:

Year	Principal Amount	Interest Rate
2024	$3,035,000	_____%
2025	1,465,000	_____
2026	1,360,000	_____
2027	2,240,000	_____
2028	2,130,000	_____
2029	2,005,000	_____
2030	1,875,000	_____
2031	1,870,000	_____
2032	1,935,000	_____
2033	27,630,000	_____

Interest is payable semi-annually on February 1 and August 1 of each year commencing on February 1, 2024.

The Notes maturing on August 1, 2032 and thereafter are subject to redemption prior to maturity at the option of the Issuer on August 1, 2031 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part from maturities selected by the Issuer, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Notes, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

We further certify that we have examined a sample of the Notes and find the same to be in proper form.

Based upon and subject to the foregoing, it is our opinion under existing law that:

1. The Notes have been duly authorized and executed by the Issuer and are valid and binding general obligations of the Issuer.

2. All the taxable property in the territory of the Issuer is subject to the levy of ad valorem taxes to pay principal of, and interest on, the Notes, without limitation as to rate or amount. The Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Notes except to the extent that necessary funds have been irrevocably deposited into the debt service fund account established for the payment of the principal of and interest on the Notes.

3. The interest on the Notes is excludable for federal income tax purposes from the gross income of the owners of the Notes. The interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed by Section 55 of the Internal Revenue Code of 1986, as amended (the "Code") on individuals; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code) for taxable years beginning after December 31, 2022. The Code contains requirements that must be satisfied subsequent to the issuance of the Notes in order for interest on the Notes to be or continue to be excludable from gross income for federal income tax purposes. Failure to comply with certain of those requirements could cause the interest on the Notes to be included in gross income retroactively to the date of issuance of the Notes. The Issuer has agreed to comply with all of those requirements. The opinion set forth in the first sentence of this paragraph is subject to the condition that the Issuer comply with those requirements. We express no opinion regarding other federal tax consequences arising with respect to the Notes.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or any other offering material relating to the Notes. Further, we express no opinion regarding tax consequences arising with respect to the Notes other than as expressly set forth herein.

The rights of the owners of the Notes and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and similar laws affecting creditors' rights and may be subject to the exercise of judicial discretion in accordance with general principles of equity, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

QUARLES & BRADY LLP

AGENDA ITEM COVER
Village Board - Regular Meeting
July 10, 2023

AGENDA ITEM TITLE:

Consider amendment to the Driveway Access Restriction for Lots 1, 42 and 45 within the Arbor Ridge Subdivision.

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

SUMMARY:

The petitioner is requesting to amend the Driveway Access Restrictions for Lots 1, 42 and 45 as in the Arbor Ridge Subdivision as identified on the Arbor Ridge Final Plat. These three lots are unique in the fact that they have street frontage on three (3) public streets with significant driveway restrictions.

Lot 1: There is no direct driveway access allowed to 97th Court or 96th Avenue and a 20 foot driveway access on the Ridgeway Court perpendicular to the side property line as shown on the Final Plat. The petitioner is requesting to expand the driveway access to 40 feet on Ridgeway Court to allow for the driveway to align with the 10 foot setback for the house while still maintaining an appropriate distance from the intersection. The distance between the centerline of the intersection to the centerline of a future driveway would be approximately 104 feet.

Lot 42: There is no direct driveway access allowed to 97th Court and only a 20 foot driveway access on the Ridgeway Court perpendicular to the side property line as shown on the Final Plat. The petitioner is requesting to expand the driveway access to 40 feet on Ridgeway Court to allow for the driveway to align with the 10 foot setback for the house while still maintaining an appropriate distance from the intersection. The distance between the centerline of the intersection to the centerline of a future driveway would be approximately 92 feet.

Lot 45: There is no direct driveway access allowed to 97th Court or 96th Avenue and a 20 foot driveway access on the Ridgeway Court perpendicular to the side property line as shown on the Final Plat. The petitioner is requesting to expand the driveway access to 40 feet on Ridgeway Court to allow for the driveway to align with the 10 foot setback for the house while still maintaining an appropriate distance from the intersection. The distance between the centerline of the intersection to the centerline of a future driveway would be approximately 92 feet.

[NOTE: Section 420-46 D. (2) of the Village Zoning Ordinance states that no direct driveway access shall be permitted within 100 feet, as measured from the center line of the roadway to the center line of the driveway, except where existing platted residential lots have insufficient frontage to meet this requirement, then the driveway shall be placed as far from the intersection as practically possible. In the event that a particular parcel lacks adequate road frontage for access to maintain adequate spacing between driveways, the property owner may obtain approval from the Zoning Administrator.]

STAFF RECOMMENDATION:

Plan Commission recommends approval of the modified the Driveway Access Restrictions provided said Restrictions are recorded at the Kenosha County Register of Deeds Office prior to issuance of the building and zoning permits for the new homes on Lots 1, 42 and 45 and a recorded copy is provided to the Village within 30 days of approval.

Request.pdf

May 26, 2023

Peggy Herrick
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

RE: Arbor Ridge- Driveway Access Restriction Release

Dear Ms. Herrick:

Pursuant to our telephone conversation on April 14, 2023, Bear Development is respectfully submitting application materials for partial release of access restrictions for certain lots within Arbor Ridge Subdivision.

As discussed, Bear Homes, LLC is the record owner of Lots 1, 42 and 45 within Arbor Ridge Subdivision. These lots are unique in the fact that they have street frontage on three (3) sides of the lot, with significant restrictions for driveway access. The permitted driveway access is limited to a 20-foot area immediately adjacent to a side lot line. The position and orientation of the access makes it nearly impossible to site a home with a functional driveway on any of these particular lots.

Bear Development, on behalf of Bear Homes is respectfully requesting partial release of the access restriction. The requested release would provide an additional 20 feet of access to each lot. The revised access to the particular lost would provide needed flexibility to site a residence and driveway on the subject properties.

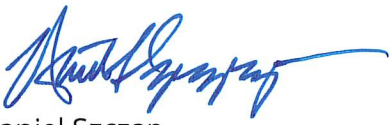
Provided and enclosed for your review and approval are the following:

- Application Fee of $250.00
- Executed Pre-Development Agreement
- Partial Release of Access Restriction Document and Exhibit, Lot 1
- Partial Release of Access Restriction Document and Exhibit, Lot 42
- Partial Release of Access Restriction Document and Exhibit, Lot 45

We respectfully request that this matter be scheduled for the next available Village Board meeting for consideration and approval.

Should you have any questions or concerns regarding this request, please do not hesitate to contact me. I can be reached at (262) 949-3788 or by email, dan@beardevelopment.com.

Respectfully,



Daniel Szczap
Bear Development, LLC

Exhibit B-2

ARBOR RIDGE

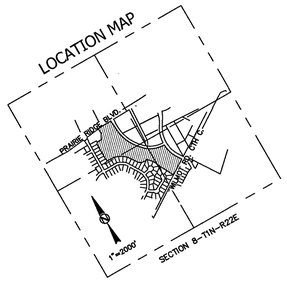
ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2458, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

OVERALL DETAIL

SCALE: 1" = 100'

0 50 100 200

LOCATION MAP



SURVEY FOR:
ARBOR RIDGE INVESTMENTS, LLC
4011 80TH STREET
KENOSHA, WI 53142
(262) 842-0556

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVENUE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

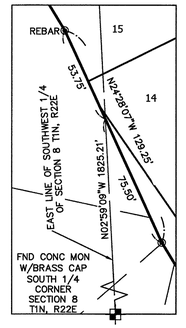
DATED THIS 19TH DAY OF MAY, 2017.
REVISED THIS 26TH DAY OF JUNE, 2017.
REVISED THIS 22ND DAY OF AUGUST, 2017.
REVISED THIS 27TH DAY OF SEPTEMBER, 2017.
REVISED THIS 3RD DAY OF OCTOBER, 2017.

GENERAL NOTES:

1) NO WETLAND EXIST ON PROPERTY PER WDNR WETLAND EXEMPTION DATED JUNE 6, 2017.

2) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

3) NO REGULATORY FLOODPLAINS EXIST ON THIS PROPERTY PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55059C019D, DATED JUNE 19, 2012.



SECTION TIE DETAIL

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 8-T1N-R22E AS N89°50'29"E

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 0°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- ● 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT. (MONUMENTATION ALONG 97TH CT. WILL BE CHISELED "X" DUE TO EXISTING SIDEWALK)
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ◉ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ▨ NO ACCESS
- [A] CURVE LETTER–SEE CURVE TABLE SHEET 5 OF 7
- (A) EASEMENT

EASEMENT LEGEND

- (A) –DEDICATED LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT.
- (B) –DEDICATED SIDEWALK, UTILITY, ACCESS AND MAINTENANCE EASEMENT.
- (C) –DEDICATED UTILITY, ACCESS AND MAINTENANCE EASEMENT.
- (D) –DEDICATED STORM WATER, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT.
- (E) –DEDICATED SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT.
- (F) –DEDICATED WATERMAIN, ACCESS AND MAINTENANCE EASEMENT.
- (G) –DEDICATED SNOW STORAGE, UTILITIES, GRADING, ACCESS AND MAINTENANCE EASEMENT.
- (H) –DEDICATED LANDSCAPE, SIDEWALK, ACCESS AND MAINTENANCE EASEMENT.
- (I) –DEDICATED VISION TRIANGLE.

OUTLOT NOTES:
OUTLOT 1 DEDICATED BY THE DEVELOPER TO THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. FOR STORM WATER, DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE PURPOSES.

OUTLOT 2 DEDICATED BY THE DEVELOPER TO THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. FOR OPEN SPACE, PEDESTRIAN WALKWAY, BIKE PATH, LANDSCAPING, ACCESS AND MAINTENANCE PURPOSES.

OUTLOT 3 DEDICATED BY THE DEVELOPER TO THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. FOR STORM WATER, DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE PURPOSES.

THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE TO MAINTAIN THE DESIGN CAPACITY AND FUNCTIONALITY OF THE STORM WATER PONDS LOCATED ON OUTLOT 1 AND OUTLOT 3.

EXISTING EASEMENTS

ALL VILLAGE UTILITY, ROADWAY, SEWER, WATER, STORM SEWER, SIGN, LANDSCAPE, VISION, PLANTING, ACCESS AND MAINTENANCE EASEMENTS DEPICTED ON LOT 1 OF CSM #2458 WILL BE RELEASED BY FILING OF THE FINAL PLAT OF ARBOR RIDGE. REQUIRED EASEMENTS WILL BE CREATED WITH RECORDING OF THE FINAL PLAT OF ARBOR RIDGE AND DEDICATED TO THE VILLAGE OF PLEASANT PRAIRIE OR THE APPROPRIATE PARTIES.

PROJECT #139065

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

BUILDING SETBACK INFORMATION

REAR YARD SETBACKS ARE 25', EXCEPT THOSE LOTS THAT REQUIRE A NONSTANDARD SETBACK DUE TO LOT WIDTH REQUIREMENTS OR THE NECESSITY OF MEETING THE 50' SETBACK ALONG 97TH COURT AND 94TH AVENUE OR THE 65' SETBACK ALONG WILMOT ROAD WHICH ARE DIMENSIONED ON MAP. THE SIDEYARD SETBACKS ARE 10'. SEE TABLE SHEET 7.

NOTE:
ALL HOMES LOCATED ON RIDGEWAY CT. SHALL FACE RIDGEWAY CT. W/DRIVEWAYS ON RIDGEWAY CT. ALL HOMES LOCATED ON 98TH CIRCLE SHALL FACE 98TH CIRCLE W/DRIVEWAYS ON 98TH CIRCLE.

KEITH A. KINDRED S-2082 WAUKESHA, WI — LAND SURVEYOR

DATED THIS 19TH DAY OF MAY, 2017.
REVISED THIS 26TH DAY OF JUNE, 2017.
REVISED THIS 22ND DAY OF AUGUST, 2017.
REVISED THIS 27TH DAY OF SEPTEMBER, 2017.
REVISED THIS 3RD DAY OF OCTOBER, 2017.

LOT DETAIL

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVENUE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
ARBOR RIDGE INVESTMENTS, LLC
4011 80TH STREET
KENOSHA, WI 53142
(262) 842-0556

ARBOR RIDGE

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2458, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

94TH AVE. DEDICATED PUBLIC STREET
97TH CT. DEDICATED PUBLIC STREET
RIDGEWAY COURT DEDICATED PUBLIC STREET
95TH AVE. DEDICATED PUBLIC STREET
WILMOT RD. — CTH "C" DEDICATED PUBLIC STREET WIDTH VARIES
82ND PL.
PRAIRIE RIDGE ROAD NO. 101

OUTLOT 1 42,232 SF
OUTLOT 2 2,622 SF

LEGEND
- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT. (MONUMENTATION ALONG 97TH CT. WILL BE CHISELED "X" DUE TO EXISTING SIDEWALK)
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- NO ACCESS

705.6' CONTOUR–100 YEAR OCCURENCE ELEVATION

SCALE: 1" = 40'

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PROJECT #139065

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

ARBOR RIDGE

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2458, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

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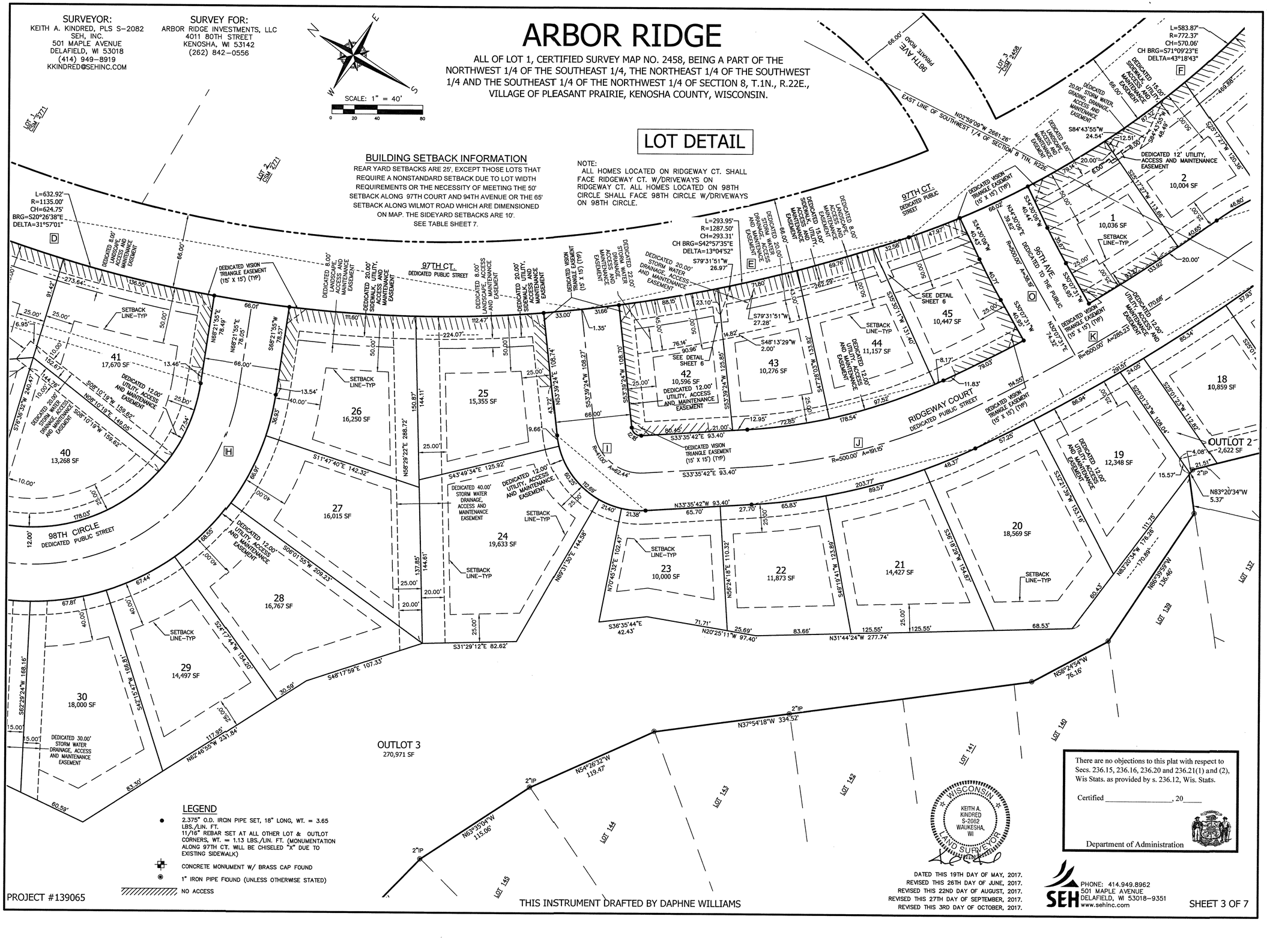
SCALE: 1" = 40'
0 20 40 80

LOT DETAIL

BUILDING SETBACK INFORMATION

REAR YARD SETBACKS ARE 25', EXCEPT THOSE LOTS THAT REQUIRE A NONSTANDARD SETBACK DUE TO LOT WIDTH REQUIREMENTS OR THE NECESSITY OF MEETING THE 50' SETBACK ALONG 97TH COURT AND 94TH AVENUE OR THE 65' SETBACK ALONG WILMOT ROAD WHICH ARE DIMENSIONED ON MAP. THE SIDEYARD SETBACKS ARE 10'. SEE TABLE SHEET 7.

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LEGEND

- ● 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT. (MONUMENTATION ALONG 97TH CT. WILL BE CHISELED "X" DUE TO EXISTING SIDEWALK)
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- ◉ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- NO ACCESS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 19TH DAY OF MAY, 2017.
REVISED THIS 26TH DAY OF JUNE, 2017.
REVISED THIS 22ND DAY OF AUGUST, 2017.
REVISED THIS 27TH DAY OF SEPTEMBER, 2017.
REVISED THIS 3RD DAY OF OCTOBER, 2017.

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PROJECT #139065

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

NOTE:
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LOT DETAIL

ARBOR RIDGE

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2458, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
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DELAFIELD, WI 53018
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KKINDRED@SEHINC.COM

SURVEY FOR:
ARBOR RIDGE INVESTMENTS, LLC
4011 80TH STREET
KENOSHA, WI 53142
(262) 842-0556

SCALE: 1" = 40'
0 20 40 80

BUILDING SETBACK INFORMATION

REAR YARD SETBACKS ARE 25', EXCEPT THOSE LOTS THAT REQUIRE A NONSTANDARD SETBACK DUE TO LOT WIDTH REQUIREMENTS OR THE NECESSITY OF MEETING THE 50' SETBACK ALONG 97TH COURT AND 94TH AVENUE OR THE 65' SETBACK ALONG WILMOT ROAD WHICH ARE DIMENSIONED ON MAP. THE SIDEYARD SETBACKS ARE 10'.
SEE TABLE SHEET 7.

PRAIRIE RIDGE BLVD.
DEDICATED PUBLIC STREET

97TH CT.
DEDICATED PUBLIC STREET

98TH CIRCLE
DEDICATED PUBLIC STREET

RIDGEWAY COURT
DEDICATED PUBLIC STREET

LOT 1 CSM 2771

LOT 2 CSM 2771

OUTLOT 3
270,971 SF

OUTLOT 6
PRAIRIE RIDGE

LEGEND

- ● 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT. (MONUMENTATION ALONG 97TH CT. WILL BE CHISELED "X" DUE TO EXISTING SIDEWALK)
- ⌖ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ◉ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ////////// NO ACCESS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

DATED THIS 19TH DAY OF MAY, 2017.
REVISED THIS 26TH DAY OF JUNE, 2017.
REVISED THIS 22ND DAY OF AUGUST, 2017.
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ARBOR RIDGE

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2458, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

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KENOSHA, WI 53142
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	Curve Table							
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	OUTLOT 3	4450.00	3°27'45"	268.91	268.87	N83°47'59"E	N85°31'52"E	N82°04'07"E
B	LOT 37	89.50	14°56'21"	23.33	23.27	S11°56'16"E	S04°28'05"E	S19°24'27"E
C	LOT 37	236.00	14°56'12"	61.52	61.35	S11°58'16"E	S04°30'10"E	S19°26'22"E
D	97TH CT.	1135.00	31°57'01"	632.92	624.75	S20°26'38"E	S04°28'07"E	S36°25'09"E
	98TH CIR.	1135.00	1°45'34"	34.85	34.85	S05°20'55"E	S04°28'07"E	
	BLOCK	1135.00	13°48'50"	273.64	272.98	S13°08'06"E		
	LOT 38	1135.00	6°55'14"	137.09	137.01	S09°41'18"E		
	LOT 41	1135.00	6°53'36"	136.55	136.47	S16°35'43"E		
	98TH CIR.	1135.00	3°19'56"	66.01	66.00	S21°42'29"E		
	BLOCK	1135.00	11°18'39"	224.07	223.70	S29°01'47"E		
	LOT 26	1135.00	5°38'00"	111.60	111.56	S26°11'27"E		
	LOT 25	1135.00	5°40'39"	112.47	112.42	S31°50'47"E	S34°41'07"E	
	98TH CT.	1135.00	1°44'02"	34.35	34.34	S35°33'08"E	S34°41'07"E	S36°25'09"E
E	97TH CT.	1287.50	13°04'52"	293.95	293.31	S42°57'35"E	S36°25'09"E	S49°30'01"E
	98TH CT.	1287.50	1°24'32"	31.66	31.66	S37°07'25"E	S36°25'09"E	
	BLOCK	1287.50	11°40'20"	262.29	261.83	S43°39'51"E		
	LOT 42	1287.50	3°55'23"	88.15	88.13	S39°47'23"E		
	LOT 43	1287.50	3°11'42"	71.80	71.79	S43°20'55"E		
	LOT 44	1287.50	3°06'16"	69.76	69.75	S46°29'54"E	S48°03'01"E	
	LOT 45	1287.50	1°26'59"	32.58	32.58	S48°46'31"E	S48°03'01"E	S49°30'01"E
F	97TH CT.	772.37	43°18'43"	583.87	570.06	S71°09'23"E	S49°30'01"E	N87°11'15"E
	LOT 45	772.37	3°33'31"	47.97	47.96	S51°16'46"E	S49°30'01"E	
	98TH AVE.	772.37	4°53'51"	66.02	66.00	S55°30'27"E		
	BLOCK	772.37	34°51'21"	469.88	462.66	S75°23'03"E		
	LOT 1	772.37	5°52'14"	79.14	79.10	S60°53'29"E		
	LOT 2	772.37	6°28'39"	87.32	87.27	S67°03'56"E		
	LOT 3	772.37	11°31'24"	155.35	155.08	S76°03'58"E		
	LOT 4	772.37	9°12'38"	124.16	124.03	S86°26'00"E	N88°57'41"E	
	LOT 5	772.37	1°46'26"	23.91	23.91	N88°04'28"E	N87°11'15"E	N88°57'41"E
G	94TH AVE.	877.00	30°38'40"	469.06	463.49	S20°37'16"E	S05°17'56"E	S35°56'36"E
	LOT 5	877.00	4°57'10"	75.81	75.79	S07°46'31"E		S05°17'56"E
	LOT 6	877.00	5°42'05"	87.27	87.23	S13°06'09"E		
	LOT 7	877.00	3°07'35"	47.85	47.85	S17°30'59"E		
	LOT 8	877.00	12°09'14"	186.04	185.69	S25°09'23"E	S31°14'00"E	
	LOT 9	877.00	4°42'36"	72.09	72.07	S33°35'18"E	S35°56'36"E	S31°14'00"E
H	98TH CIR.	182.05	196°02'01"	622.87	360.54	S13°37'05"E	S84°23'56"W	N68°21'55"E
	WEST	215.05	196°02'01"	735.78	425.90	N13°37'05"W	N84°23'56"E	S68°21'55"W
	LOT 26	215.05	9°50'25"	36.93	36.89	S73°17'07"W	S68°21'55"W	
	LOT 27	215.05	17°49'36"	66.91	66.64	S87°07'08"W		
	LOT 28	215.05	18°15'48"	68.55	68.26	N74°50'10"W		
	LOT 29	215.05	17°58'04"	67.44	67.16	N56°43'14"W		
	LOT 30	215.05	18°04'02"	67.81	67.53	N38°42'11"W		
	LOT 31	215.05	18°29'50"	69.43	69.13	N20°25'15"W		
	LOT 32	215.05	18°25'14"	69.14	68.84	N01°57'43"W		
	LOT 33	215.05	18°35'42"	69.79	69.49	N16°32'45"E		

	Curve Table							
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
H	LOT 34	215.05	18°02'10"	67.70	67.42	N34°51'40"E		
	LOT 35	215.05	19°04'54"	71.61	71.29	N53°25'13"E		
	LOT 36	215.05	17°01'46"	63.92	63.68	N71°28'32"E		N79°59'26"E
	LOT 37	215.05	4°24'30"	16.55	16.54	N82°11'40"E	N79°59'26"E	N84°23'56"E
	EAST	149.05	196°02'01"	509.96	295.19	N13°37'05"W	N84°23'56"E	S68°21'55"W
	LOT 38	149.05	28°44'56"	74.79	74.01	S70°01'28"W	S84°23'56"W	
	LOT 39	149.05	69°02'28"	179.60	168.93	S21°07'46"W		
	LOT 40	149.05	68°26'12"	178.03	167.64	S47°36'34"E		S81°49'41"E
	LOT 41	149.05	29°48'25"	77.54	76.67	N83°16'07"E	S81°49'41"E	N68°21'55"E
I	98TH CT.	41.00	87°15'06"	62.44	56.58	N10°01'51"E	N53°39'24"E	N33°35'42"W
	WEST	74.00	87°15'06"	112.69	102.11	N10°01'51"E	N33°35'42"W	N53°39'24"E
	LOT 23	74.00	16°33'16"	21.38	21.31	N25°19'04"W	N33°35'42"W	
	OUTLOT 3	74.00	16°33'56"	21.40	21.32	N08°45'28"W		
	LOT 24	74.00	46°38'56"	60.25	58.60	N22°50'58"E		N46°10'26"E
	LOT 25	74.00	7°28'58"	9.66	9.66	N49°54'55"E	N46°10'26"E	N53°39'25"E
	EAST	8.00	87°15'06"	12.18	11.04	N10°01'51"E	N53°39'24"E	N33°35'42"W
J	98TH CT.	500.00	21°54'16"	191.15	189.99	N44°32'50"W	N33°35'42"W	N55°29'58"W
	WEST	533.00	21°54'16"	203.77	202.53	N44°32'50"W	N55°29'58"W	N33°35'42"W
	LOT 20	533.00	5°12'00"	48.37	48.36	N52°53'58"W	N55°29'58"W	
	LOT 21	533.00	9°37'39"	89.57	89.46	N45°29'08"W		N40°40'19"W
	LOT 22	533.00	7°04'37"	65.83	65.79	N37°08'00"W	N40°40'19"W	N33°35'42"W
	EAST	467.00	21°54'16"	178.54	177.45	N44°32'50"W	N33°35'42"W	N55°29'58"W
	LOT 43	467.00	8°56'15"	72.85	72.77	N38°03'49"W	N33°35'42"W	
	LOT 44	467.00	11°57'52"	97.52	97.34	N48°30'53"W		N54°29'49"W
	LOT 45	467.00	1°00'09"	8.17	8.17	N54°59'53"W	N55°29'58"W	N54°29'49"W
K	98TH CT.	1500.00	10°53'42"	285.23	284.80	N60°56'49"W	N55°29'58"W	N66°23'40"W
		1500.00	6°31'10"	170.68	170.59	N63°08'05"W	N59°52'30"W	N66°23'40"W
		1500.00	4°22'32"	114.55	114.52	N57°41'14"W	N55°29'58"W	N59°52'30"W
	WEST	1533.00	10°53'42"	291.51	291.07	N60°56'49"W	N66°23'40"W	N55°29'58"W
	LOT 17	1533.00	1°25'03"	37.93	37.93	N65°41'09"W	N66°23'40"W	
	LOT 18	1533.00	3°11'22"	85.34	85.33	N63°22'56"W		
	OUTLOT 2	1533.00	0°53'56"	24.05	24.05	N61°20'17"W		
	LOT 19	1533.00	3°14'58"	86.94	86.93	N59°15'50"W		N57°38'21"W
	LOT 20	1533.00	2°08'23"	57.25	57.25	N56°34'10"W	N57°38'21"W	N55°29'58"W
	E-LOT 45	1467.00	3°05'12"	79.03	79.02	N57°02'34"W	N58°35'09"W	N55°29'58"W
	EAST	1467.00	5°13'50"	133.92	133.88	N63°46'45"W	N61°09'50"W	N66°23'40"W
	LOT 1	1467.00	3°38'34"	93.27	93.25	N62°59'07"W	N61°09'50"W	N64°48'24"W
	LOT 2	1467.00	1°35'16"	40.65	40.65	N65°36'02"W	N64°48'24"W	N66°23'40"W
L	98TH CT.	180.00	36°29'17"	114.63	112.70	N48°09'02"W	N66°23'40"W	N29°54'23"W
	WEST	147.00	36°29'17"	93.62	92.04	N48°09'02"W	N29°54'23"W	N66°23'40"W
	LOT 16	147.00	18°16'55"	46.91	46.71	N39°02'51"W	N29°54'23"W	N48°11'18"W
	LOT 17	147.00	18°12'22"	46.71	46.51	N57°17'29"W	N48°11'18"W	N66°23'40"W

	Curve Table							
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
L	EAST	213.00	36°29'17"	135.65	133.37	N48°09'02"W	N66°23'40"W	N29°54'23"W
	LOT 2	213.00	12°35'17"	46.80	46.70	N60°06'02"W	N66°23'40"W	
	LOT 3	213.00	17°12'25"	63.97	63.73	N45°12'11"W		N36°35'58"W
	LOT 4	213.00	6°41'35"	24.88	24.87	N33°15'11"W	N36°35'58"W	N29°54'23"W
M	98TH CT.	91.00	269°01'44"	427.28	129.78	N15°34'45"E	S61°03'53"W	S29°54'23"E
	LOT 7	91.00	56°11'58"	89.25	85.72	N89°09'52"E	N61°03'53"E	
	LOT 8	91.00	47°11'24"	74.95	72.85	S39°08'27"E		
	LOT 9	91.00	46°39'52"	74.11	72.08	S07°47'11"W		
	LOT 10	91.00	43°34'06"	69.20	67.54	S52°54'10"W		
	LOT 11	91.00	39°16'28"	62.38	61.16	N85°40'33"W		N66°02'19"W
	LOT 12	91.00	36°07'56"	57.39	56.44	N47°58'21"W	N66°02'19"W	N29°54'23"W
N	LOT 7	27.00	89°01'44"	41.95	37.86	N74°25'15"W	N29°54'24"W	S61°03'53"W
O	96TH AVE.	500.00	4°22'34"	38.19	38.18	N32°18'48"E	N34°30'05"E	N30°07'31"E
	LOT 1	467.00	4°22'34"	35.67	35.66	N32°18'48"E	N30°07'31"E	N34°30'05"E
	LOT 45	533.00	4°22'34"	40.71	40.70	N32°18'48"E	N30°07'31"E	N34°30'05"E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WISCONSIN
KEITH A. KINDRED S-2082 WAUKESHA, WI
LAND SURVEYOR

DATED THIS 19TH DAY OF MAY, 2017.
REVISED THIS 26TH DAY OF JUNE, 2017.
REVISED THIS 22ND DAY OF AUGUST, 2017.
REVISED THIS 27TH DAY OF SEPTEMBER, 2017.
REVISED THIS 3RD DAY OF OCTOBER, 2017.

PROJECT #133821

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

ARBOR RIDGE

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2458, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

DEDICATION AND EASEMENT PROVISIONS:

1. THE FEE INTEREST IN THE AREAS SHOWN AS A DEDICATED PUBLIC STREET REFERRED TO AS 96TH AVENUE, 98TH CIRCLE AND RIDGEWAY COURT ON THIS PLAT ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER, ARBOR RIDGE INVESTMENTS, LLC (REFERRED TO AS "THE DEVELOPER") TO THE VILLAGE OF PLEASANT PRAIRIE (REFERRED TO AS "THE VILLAGE"), ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING AND MAINTENANCE OF PUBLIC IMPROVEMENTS, USES AND PURPOSES, INCLUDING, WITHOUT LIMITATION, PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, STREET SIGNS, STREET PAVEMENT MARKINGS, STREET LIGHTS, STREET TREES, SANITARY SEWER SYSTEM IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, UTILITY AND COMMUNICATIONS FACILITIES, AND FOR ALL RELATED INGRESS AND EGRESS. SUCH FEE INTEREST IS SUBJECT TO THE FOLLOWING: (1) A TEMPORARY NONEXCLUSIVE EASEMENT COEXTENSIVE WITH THE AREA OF EACH SUCH DEDICATED PUBLIC STREET, HEREBY RETAINED BY THE DEVELOPER FOR THE CONSTRUCTION, INSTALLATION, REPAIR, REPLACEMENT, LANDSCAPING AND MAINTENANCE OF SUCH PUBLIC IMPROVEMENTS PURSUANT TO THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN THE DEVELOPER AND THE VILLAGE DATED AS OF ____________ ___, 2017 (SUBJECT TO THE RIGHTS OF THE VILLAGE TO PERFORM THE SAME FUNCTIONS) AND (2) A NON-EXCLUSIVE EASEMENT HEREBY RESERVED BY THE DEVELOPER FOR THE OWNERS OF THE LOTS AND OUTLOTS, WHICH ARE ADJACENT TO EACH SUCH DEDICATED PUBLIC STREET FOR THE PLANTING AND MAINTENANCE OF GRASS, THE MAINTENANCE AND REPLANTING OF STREET TREES AND THE CLEARANCE, MAINTENANCE, REPAIR AND REPLACEMENT OF DRIVEWAYS AND SIDEWALKS IN THE AREA BETWEEN THE ROADWAY AND THE LOTS, AS IT WILL NOT INTERFERE WITH THE PUBLIC IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE IN ACCORDANCE WITH VILLAGE-APPROVED PLANS (ALL SUBJECT TO THE RIGHTS OF THE VILLAGE TO PERFORM THE SAME PLANTING, REPLANTING, CONSTRUCTION, INSTALLATION, REPAIR, CLEARANCE, MAINTENANCE AND REPLACEMENT FUNCTIONS). IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE VILLAGE UNDER ITS FEE INTEREST IN THE DEDICATED PUBLIC STREETS AND THE RIGHTS OF THE DEVELOPER, THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. OR THE LOT OWNERS, PURSUANT TO THE EASEMENTS RETAINED HEREIN, THE RIGHTS OF THE VILLAGE SHALL BE DEEMED TO BE SUPERIOR.

   THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT, PLANTING, MAINTENANCE AND WARRANTY FOR THE PUBLIC IMPROVEMENTS INCLUDING, WITHOUT LIMITATION, THE PAVEMENT, CURBS AND GUTTERS, SIDEWALKS, STREET SIGNS, STREET PAVEMENT MARKINGS, STREET LIGHTS, STREET TREES, SANITARY SEWER SYSTEM IMPROVEMENTS, WATER SYSTEM IMPROVEMENTS, STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, UTILITY AND COMMUNICATION FACILITIES AND FOR ALL RELATED INGRESS AND EGRESS REFERRED TO HEREIN, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE REFERENCED DEVELOPMENT AGREEMENT.

2. EASEMENTS COEXTENSIVE WITH THE AREAS SHOWN AS DEDICATED UTILITY EASEMENTS ON THIS PLAT ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER ("THE GRANTOR") TO WE ENERGIES, AT&T AND TIME WARNER CABLE , INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS ("COLLECTIVELY, THE UTILITY AND COMMUNICATIONS GRANTEES"), FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, REPAIRING, ALTERING, REPLACING AND MAINTAINING UTILITY AND COMMUNICATION LINES AND OTHER RELATED FACILITIES TO SERVE THE LOTS SHOWN ON THIS PLAT (AND ANY LOTS SUBSEQUENTLY DIVIDED WITH THE APPROVAL OF THE VILLAGE) IN ACCORDANCE WITH VILLAGE APPROVED PLANS AND FOR ANY RELATED INGRESS AND EGRESS. THESE EASEMENTS SHALL INCLUDE THE RIGHT TO TRIM OR CUT TREES, BUSHES, BRANCHES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED SO AS TO NOT INTERFERE WITH THE UTILITY AND COMMUNICATION GRANTEES USE OF THE EASEMENT AREAS.

   TO THE EXTENT POSSIBLE, ALL SUCH UTILITY AND COMMUNICATION LINES AND FACILITIES SHALL BE INSTALLED UNDERGROUND. UPON THE INSTALLATION OF THE UTILITY CABLES AND RELATES APPURTENANCES, THE ELEVATION OF THE EXISTING GROUND ELEVATION OF THE EXISTING GROUND SURFACE WITHIN THE EASEMENT AREA SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES OF FINAL GRADE WITHOUT THE WRITTEN APPROVAL OF THE UTILITY AND COMMUNICATIONS GRANTEES.

   THE UTILITY AND COMMUNICATIONS GRANTOR SHALL RESTORE OR CAUSE TO BE RESTORED, ALL SUCH LAND, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO THE INSTALLATION OF SUCH UTILITIES WITHIN THE UTILITY AND COMMUNICATION EASEMENT AREAS ON WHICH SUCH EASEMENTS ARE LOCATED AS DOES NOT INTERFERE WITH THE PURPOSE OF THE UTILITY AND COMMUNICATIONS EASEMENTS AND THE USE OF SUCH EASEMENTS BY THE UTILITY AND COMMUNICATIONS GRANTEES, UNLESS A SEPARATE AGREEMENT IS ENTERED INTO BETWEEN THE GRANTOR AND THE UTILITY AND COMMUNICATION GRANTEES REGARDING THE TRANSFER OF THE RESTORATION AND MAINTENANCE RESPONSIBILITIES TO THE GRANTEE. NO BUILDINGS, FENCES, OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THE UTILITY AND COMMUNICATIONS EASEMENT AREAS WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITY AND COMMUNICATION GRANTEES AND THE VILLAGE.

   THE VILLAGE GENERALLY ALLOWS THE PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO THE ELECTRIC, GAS AND COMMUNICATIONS FACILITIES TO BE INSTALLED IN THE PUBLIC STREET RIGHTS-OF-WAY WITH PRIOR WRITTEN APPROVAL FROM THE VILLAGE, SUBJECT TO THE REQUIREMENTS OF APPLICABLE VILLAGE ORDINANCES AND THE REQUIREMENTS OF SUCH PUBLIC USES AND PURPOSES OF THE VILLAGE. FURTHER, EACH INDIVIDUAL PRIVATE UTILITY, ELECTRIC OR COMMUNICATIONS COMPANY SHALL BE RESPONSIBLE FOR PROMPTLY RESTORING THE PUBLIC STREET AREAS AND PUBLIC HIGHWAY AREAS TO THEIR PRE-EXISTING CONDITION, AT ITS OWN COST, AFTER ANY USE OF SUCH AREAS. IN THE EVENT THE PRIVATE COMPANIES DO NOT RESTORE THE RIGHTS-OF-WAYS OR EASEMENT AREAS TO VEGETATIVELY STABILIZED CONDITION, THE DEVELOPER SHALL BE ULTIMATELY RESPONSIBLE FOR THE COSTS OF SUCH RESTORATION AND MAY PURSUE ITS REMEDIES AGAINST THE RESPECTIVE UTILITY AND COMMUNICATION GRANTEE COMPANY(IES). AFTER SUCH INITIAL RESTORATION, THE OWNER(S) OF THE AFFECTED LOTS SHALL BE RESPONSIBLE FOR THE RESTORATION IF NOT COMPLETED BY THE UTILITY AND COMMUNICATION GRANTEES. UNDER NO CIRCUMSTANCES SHALL ANY PRIVATE UTILITY, ELECTRIC OR COMMUNICATIONS COMPANY CONDUCT ANY OPEN CUTTING OF PUBLIC ROADWAYS AFTER THE BASE COURSE IS INSTALLED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE VILLAGE. ANY SUCH PRIVATE UTILITY OR COMMUNICATIONS FACILITIES SHALL BE PROMPTLY RELOCATED, AT THE COST OF THE INDIVIDUAL UTILITY, ELECTRIC OR COMMUNICATIONS COMPANY, UPON WRITTEN REQUEST OF THE VILLAGE, TO SERVE THE PUBLIC FUNCTIONS AND PURPOSES OF THE VILLAGE IN THE PUBLIC STREET AREAS. IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE VILLAGE AND THE RIGHTS OF THE UTILITY, ELECTRIC OR COMMUNICATION COMPANY(IES) IN SUCH PUBLIC STREET AREAS, THE VILLAGE'S RIGHTS SHALL BE DEEMED TO BE SUPERIOR.

   THE DEDICATED UTILITY EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR: (1) THE CORRESPONDING UTILITY EASEMENTS DEDICATED HEREUNTO THE OTHER UTILITY AND COMMUNICATIONS GRANTEES; (2) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS PLAT WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; AND (3) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNERS OF THE LOTS OR OUTLOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE UTILITY AND COMMUNICATIONS GRANTEES.

3. PERPETUAL EASEMENTS COEXTENSIVE WITH THE AREAS SHOWN AS A DEDICATED 8', 13' OR 25' PLANTING, LANDSCAPE SCREENING, ACCESS AND MAINTENANCE EASEMENT ON THIS PLAT ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY DEVELOPER TO THE VILLAGE. OWNERS OF LOTS 1 THROUGH 9, 25, 26, 37, 38 AND 41 THROUGH 45 AS IT PERTAINS TO THE 8' EASEMENT, OUTLOT 1 AS IT PERTAINS TO THE 25' EASEMENT AND OUTLOT 3 AS IT PERTAINS TO THE 13' EASEMENT, SHALL HAVE THE OBLIGATION OF LANDSCAPING SAID EASEMENT AREAS IN ACCORDANCE WITH THE MASTER LANDSCAPING PLAN, PREPARED BY THE DEVELOPER AND APPROVED BY THE VILLAGE. AFTER THE TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS HAVE BEEN PLANTED AND INSTALLED IN SUCH PLANTING AND LANDSCAPE AREAS, THE OWNERS OF SUCH AREAS SUBJECT TO THIS COVENANT, SHALL MAINTAIN THE PLANTING AND LANDSCAPING AREAS. SUCH MAINTENANCE SHALL INCLUDE WITHOUT LIMITATION, WATERING, MOWING GRASS, WEEDING, REMOVING OF TRASH AND DEBRIS, INSTALLING MULCH, TRIMMING TREES AND SHRUBS AND REPLACING DEAD OR DYING PLANT MATERIALS IN ACCORDANCE WITH THE APPROVED MASTER LANDSCAPING PLAN TO AN AESTHETICALLY PLEASING LANDSCAPED SCREENING AREA. NO VEHICULAR ACCESS TO, OVER, OR THROUGH ANY PLANTING AND LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE PERMITTED. NO FENCING SHALL BE INSTALLED WITHIN THE 8' LANDSCAPE EASEMENT AREAS ADJACENT TO 97TH CT. AND 94TH AVE. THESE EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS PLAT WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF.

4. PERPETUAL NON-EXCLUSIVE EASEMENTS SHOWN AS DEDICATED 15' X 15' AND 15' X 50' VISION TRIANGLE EASEMENTS ON THIS PLAT SHALL BE FOR THE PURPOSES OF PRESERVING AND MAINTAINING A CLEAR FIELD OF VISION, FROM THE STANDPOINT OF MOTORISTS, OVER AND ACROSS SUCH AREAS. THE RIGHTS OF THE VILLAGE AND THE RIGHTS OF KENOSHA COUNTY (AS IT PERTAINS TO COUNTY TRUNK HIGHWAY C) PURSUANT TO THESE EASEMENTS SHALL TAKE PRECEDENCE OVER RIGHTS OF ANY OTHER PERSONS, ASSOCIATIONS OR ENTITIES IN THESE VISION TRIANGLE EASEMENT AREAS.

5. PERPETUAL EASEMENTS CO-EXTENSIVE WITH EACH AREA SHOWN AS A DEDICATED 30' SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT ON LOTS 13, 14, 35 AND 36 AND OUTLOT 3 ON THIS PLAT ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR PUBLIC SANITARY SEWERAGE SYSTEM IMPROVEMENTS, USES AND PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES. THESE SANITARY SEWER EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS PLAT WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNERS OF THE LOTS AND OUTLOT ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE SANITARY SEWER IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE; AND (3) SUCH FUTURE STREET, DRIVEWAY OR OTHER USES OF THE EASEMENT AREAS THAT MAY BE APPROVED BY THE VILLAGE. IN THE EVENT OF ANY CONFLICTS BETWEEN THE RIGHTS OF THE VILLAGE PURSUANT TO THESE SANITARY SEWER EASEMENTS AND THE RIGHTS OF ANY OTHER PERSONS OR ENTITIES WITH RESPECT TO THE 30' DEDICATED SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT AREAS, THE VILLAGE'S RIGHTS UNDER THESE EASEMENTS SHALL BE DEEMED TO BE SUPERIOR.

6. PERPETUAL EASEMENTS CO-EXTENSIVE WITH EACH AREA SHOWN AS A DEDICATED 30' WATER, ACCESS AND MAINTENANCE EASEMENT ON LOTS 7 AND 8 ON THIS PLAT ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR PUBLIC WATER SYSTEM IMPROVEMENTS, USES AND PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES. THESE WATER EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS PLAT WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNERS OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE WATER IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE; AND (3) SUCH FUTURE STREET, DRIVEWAY OR OTHER USES OF THE EASEMENT AREAS THAT MAY BE APPROVED BY THE VILLAGE. IN THE EVENT OF ANY CONFLICTS BETWEEN THE RIGHTS OF THE VILLAGE PURSUANT TO THESE WATER EASEMENTS AND THE RIGHTS OF ANY OTHER PERSONS OR ENTITIES WITH RESPECT TO THE DEDICATED 30' WATER, ACCESS AND MAINTENANCE EASEMENT AREAS, THE VILLAGE'S RIGHTS UNDER THESE EASEMENTS SHALL BE DEEMED TO BE SUPERIOR.

7. PERPETUAL EASEMENTS CO-EXTENSIVE WITH EACH AREA SHOWN AS A DEDICATED 5' SNOW STORAGE, UTILITIES, GRADING, ACCESS AND MAINTENANCE EASEMENT ON LOTS 7 THROUGH 12 ON THIS PLAT ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR PUBLIC SNOW STORAGE, GRADING, ACCESS AND MAINTENANCE EASEMENT PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES. THESE EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS PLAT WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNERS OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE; AND (3) SUCH FUTURE STREET, DRIVEWAY OR OTHER USES OF THE EASEMENT AREAS THAT MAY BE APPROVED BY THE VILLAGE. 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 THE DEDICATED 5' SNOW STORAGE, UTILITIES, GRADING, ACCESS AND MAINTENANCE EASEMENT AREAS, THE VILLAGE'S RIGHTS UNDER THESE EASEMENTS SHALL BE DEEMED TO BE SUPERIOR.

8. PERPETUAL EASEMENTS COEXTENSIVE WITH EACH AREA SHOWN AS A DEDICATED 20', 30', 40' OR GREATER STORM WATER, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT ON LOTS 1, 2, 3, 5, 6, 9-12, 14-18, 24-28, 30, 31, 40 AND 41 ON THIS PLAT ARE HEREBY DEDICATED, GIVEN, GRANTED AND CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR PUBLIC STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, USES AND PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES. THESE STORM SEWER EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR: (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS PLAT WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNER(S) OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE; AND (3) SUCH 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 THESE EASEMENTS AND THE RIGHTS OF OTHER PERSONS OR ENTITIES WITH RESPECT TO THE DEDICATED STORM SEWER, ACCESS AND MAINTENANCE EASEMENT AREAS, THE VILLAGE'S RIGHTS UNDER THESE EASEMENTS SHALL BE DEEMED TO BE SUPERIOR.

9. THE FEE INTEREST IN THE AREA SHOWN ON THIS PLAT AS OUTLOT 1, DEDICATED BY THE DEVELOPER TO THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. FOR STORM WATER, DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE PURPOSES SHALL BE MAINTAINED BY THE DEVELOPER ACTING AS THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. UNTIL SAID OUTLOT 1 IS INSPECTED BY THE VILLAGE AND THE MAINTENANCE RESPONSIBILITY AND FINANCIAL OBLIGATION IS THEN TRANSFERRED TO THE LOT OWNERS' ACTING AS THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC.

   THE DEVELOPER SHALL USE OUTLOT 1 FOR STORM WATER, DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE AND RELATED PURPOSES, SIGNAGE AND LIGHTING INSTALLATION AND MAINTENANCE, LANDSCAPING AND MAINTENANCE AND FOR INGRESS AND EGRESS. SUCH EASEMENT IS SUBJECT TO THE FOLLOWING: (1) A TEMPORARY NON-EXCLUSIVE EASEMENT CO-EXTENSIVE WITHIN THE AREA OF SUCH OUTLOT 1 DEDICATED STORM WATER, DRAINAGE, DETENTION BASIN, ACCESS HEREBY RETAINED BY THE DEVELOPER FOR MAINTENANCE AND RELATED PURPOSES, SIGNAGE AND LIGHTING INSTALLATION AND MAINTENANCE, PLANTING AND LANDSCAPING AND REMOVAL OF DEAD PLANT LIFE AND ALL RELATED USES, INGRESS AND EGRESS; (2) A NONEXCLUSIVE EASEMENT HEREBY DEDICATED AND GRANTED TO THE VILLAGE FOR STORM WATER, DRAINAGE, DETENTION BASIN, ACCESS, MAINTENANCE AND RELATED PURPOSES, SIGNAGE AND LIGHTING INSTALLATION AND MAINTENANCE, PLANTING AND LANDSCAPING AND REMOVAL OF DEAD PLANT LIFE AND ALL RELATED USES, INGRESS AND EGRESS. IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE HOMEOWNER'S ASSOCIATION UNDER ITS FEE INTEREST IN OUTLOT 1 AND THE RIGHTS OF THE DEVELOPER, OR OF THE VILLAGE, OR LOT OWNERS, PURSUANT TO THE EASEMENT RIGHTS CONTAINED HEREIN THE RIGHTS OF THE VILLAGE SHALL BE DEEMED TO BE SUPERIOR. NOTWITHSTANDING SUCH EASEMENT GRANTED, THE VILLAGE SHALL HAVE NO OBLIGATION TO EXERCISE ITS RIGHTS UNDER THIS EASEMENT.

10. THE FEE INTEREST IN THE AREA SHOWN AS OUTLOT 2, DEDICATED BY THE DEVELOPER TO THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. FOR OPEN SPACE, PEDESTRIAN WALKWAY, PUBLIC BIKE PATH, LANDSCAPING, ACCESS, AND MAINTENANCE PURPOSES SHALL BE MAINTAINED BY THE DEVELOPER ACTING AS THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. UNTIL SAID OUTLOT 2 IS INSPECTED BY THE VILLAGE AND THE MAINTENANCE RESPONSIBILITY AND FINANCIAL OBLIGATION IS THEN TRANSFERRED TO THE LOT OWNERS' ACTING AS THE HOMEOWNER'S ASSOCIATION.

    THE DEVELOPER SHALL USE OUTLOT 2 FOR OPEN SPACE, PEDESTRIAN WALKWAY, PUBLIC BIKE PATH CONSTRUCTION AND MAINTENANCE AND RELATED PURPOSES, SIGNAGE AND LIGHTING INSTALLATION AND MAINTENANCE, PLANTING AND LANDSCAPING FOR INGRESS AND EGRESS. SUCH EASEMENT IS SUBJECT TO THE FOLLOWING: (1) A TEMPORARY NON-EXCLUSIVE EASEMENT CO-EXTENSIVE WITHIN THE AREA OF SUCH OUTLOT 2 DEDICATED OPEN SPACE, PEDESTRIAN WALKWAY, PUBLIC BIKE PATH, LANDSCAPING, ACCESS AND MAINTENANCE EASEMENT AREA, HEREBY RETAINED BY THE DEVELOPER FOR PUBLIC OPEN SPACE, PEDESTRIAN WALKWAY, BIKE PATH CONSTRUCTION AND MAINTENANCE AND RELATED PURPOSES, SIGNAGE AND LIGHTING INSTALLATION AND MAINTENANCE, PLANTING AND LANDSCAPING AND REMOVAL OF DEAD PLANT LIFE AND ALL RELATED USES, INGRESS AND EGRESS; (2) A NONEXCLUSIVE EASEMENT HEREBY DEDICATED AND GRANTED TO THE VILLAGE FOR PUBLIC OPEN SPACE, PEDESTRIAN WALKWAY, BIKE PATH CONSTRUCTION AND MAINTENANCE AND RELATED PURPOSES, SIGNAGE AND LIGHTING INSTALLATION AND MAINTENANCE, PLANTING AND LANDSCAPING AND REMOVAL OF DEAD PLANT LIFE AND ALL RELATED USES, INGRESS AND EGRESS ALL IN ACCORDANCE WITH VILLAGE APPROVED PLANS AND SPECIFICATIONS (SUBJECT TO THE RIGHTS BUT NOT THE OBLIGATION TO PERFORM THE SAME FUNCTIONS; AND (3) THE USE OF THE BIKE PATH FOR THE USE AND PLEASURE OF THE PUBLIC AND ALL RELATED INGRESS AND EGRESS. IN THE EVENT OF ANY CONFLICT BETWEEN THE RIGHTS OF THE HOMEOWNER'S ASSOCIATION UNDER ITS FEE INTEREST IN OUTLOT 2 AND THE RIGHTS OF THE DEVELOPER, OR OF THE VILLAGE, OR LOT OWNERS, PURSUANT TO THE EASEMENT RIGHTS CONTAINED HEREIN THE RIGHTS OF THE VILLAGE SHALL BE DEEMED TO BE SUPERIOR. NOTWITHSTANDING SUCH EASEMENT GRANTED, THE VILLAGE SHALL HAVE NO OBLIGATION TO EXERCISE ITS RIGHTS UNDER THIS EASEMENT.

11. THE FEE INTEREST IN THE AREA SHOWN ON THIS PLAT AS OUTLOT 3, DEDICATED BY THE PREVIOUS DEVELOPER TO THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, INC. FOR STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE PURPOSES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR PUBLIC AND PRIVATE STORM SEWER AND DRAINAGE SYSTEM IMPROVEMENTS, USES AND PURPOSES, AND FOR ALL RELATED INGRESS AND EGRESS, CONSTRUCTION, INSTALLATION, REPAIR, ALTERATION, REPLACEMENT AND MAINTENANCE ACTIVITIES. THESE STORM WATER AND RETENTION BASIN EASEMENTS SHALL BE EXCLUSIVE, EXCEPT FOR: (1) SUCH OTHER EASEMENTS AS MAY BE DEDICATED ON THIS PLAT WITH RESPECT TO THE SAME AREA OR ANY PORTION THEREOF; (2) SUCH USE, PLANTING, CARE AND MAINTENANCE OF THE EASEMENT AREAS BY THE OWNER(S) OF THE LOTS ON THIS PLAT ON WHICH SUCH EASEMENTS ARE LOCATED AS WILL NOT INTERFERE WITH THE IMPROVEMENTS, USES AND PURPOSES OF THE VILLAGE; AND (3) SUCH 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 THESE EASEMENTS AND THE RIGHTS OF OTHER PERSONS OR ENTITIES WITH RESPECT TO THE DEDICATED STORM WATER, DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT AREAS, THE VILLAGE'S RIGHTS UNDER THESE EASEMENTS SHALL BE DEEMED TO BE SUPERIOR.

RESTRICTIVE COVENANTS

1. ARBOR RIDGE INVESTMENTS, LLC (REFERRED TO AS "THE DEVELOPER") HEREBY COVENANTS THAT THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION (REFERRED TO AS "THE ASSOCIATION") AS IT PERTAINS TO OUTLOTS 1 AND 3, AND RESPECTIVELY ITS LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS LOT OWNERS, SHALL HAVE THE OBLIGATION OF MAINTAINING THE DEDICATED 13' OR 25' LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT AREAS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE VILLAGE APPROVED LANDSCAPING PLAN, AFTER THE TREES, SHRUBS, AND OTHER LANDSCAPING MATERIALS HAVE BEEN PLANTED BY THE DEVELOPER. THE ASSOCIATION SHALL MAINTAIN THE PLANTING AND LANDSCAPING AREAS, WHICH MAINTENANCE SHALL INCLUDE WITHOUT LIMITATION, WATERING, MOWING GRASS, WEEDING, REMOVING OF TRASH AND DEBRIS, TRIMMING TREES AND SHRUBS AND REPLACING DEAD OR DYING PLANT MATERIALS IN ACCORDANCE WITH THE VILLAGE APPROVED LANDSCAPING PLAN IN AS AN AESTHETICALLY PLEASING LANDSCAPED SCREENING AREA. NO VEHICULAR ACCESS TO, OVER, OR THROUGH ANY PLANTING AND LANDSCAPE AREA SHOWN ON THIS PLAT SHALL BE PERMITTED EXCEPT AS IS SPECIFICALLY APPROVED, IN WRITING, BY THE VILLAGE.

   TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH LANDSCAPING MAINTENANCE ACTIVITIES ON OUTLOTS 1 OR 3, IN THE DEDICATED LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT AREAS, THE ARBOR RIDGE HOMEOWNER'S ASSOCIATION, COLLECTIVELY THE LOT OWNERS, SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH OWNERS AS SPECIAL ASSESSMENT OR SPECIAL CHARGES UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. UNLESS THE VILLAGE EXERCISES ITS RIGHTS GRANTED TO IT IN THE DEDICATION AND EASEMENT PROVISIONS ON THIS PLAT WITH RESPECT TO THE EASEMENTS, THE VILLAGE SHALL HAVE NO OBLIGATION TO DO ANYTHING PURSUANT TO ITS RIGHTS UNDER THESE EASEMENTS.

2. THE DEVELOPER HEREBY COVENANTS THAT THE LOT 1 THROUGH 45 OWNERS, THEIR SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS LOT OWNERS SHALL HAVE THE OBLIGATION OF THE REPLACEMENT, REPLANTING AND MAINTENANCE OF THE DEDICATED PUBLIC STREET TREES AND THE STREET TREES ALONG 97TH COURT, 94TH AND 96TH AVENUES, 98TH CIRCLE AND RIDGEWAY COURT THAT ABUT THIS PLAT AND MULCHED BEDS INSTALLED IN THE RIGHTS OF WAY ABUTTING THEIR RESPECTIVE LOTS AND MOWING, WATERING, WEEDING AND MAINTAINING THE GRASSY TERRACE AREAS LOCATED WITHIN THE RIGHTS-OF-WAYS ABUTTING THEIR RESPECTIVE LOTS.

   TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH STREET TREE REPLANTING OR MAINTENANCE ACTIVITIES, IN THE DEDICATED RIGHTS-OF-WAY AREAS, THE ABUTTING LOTS OWNERS SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH LOT OWNERS AS A SPECIAL ASSESSMENT OR SPECIAL CHARGES UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSOR, ASSIGNS AND SUCCESORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

3. THE DEVELOPER HEREBY COVENANTS THAT THE OWNERS OF LOTS 1 THROUGH 9, 25 AND 26, 37 AND 38 AND 41 THROUGH 45, THEIR SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS LOT OWNERS SHALL HAVE THE OBLIGATION OF THE INSTALLATION, REPLACEMENT, REPLANTING AND MAINTENANCE OF THE 97TH CT. AND 94TH AVE. LANDSCAPING SCREENING INSTALLED IN THE DEDICATED 8' LANDSCAPE SCREENING, ACCESS AND MAINTENANCE EASEMENT AREAS WITHIN THEIR RESPECTIVE LOTS AND MOWING, WATERING, WEEDING AND TRIMMING THE PLANTINGS WITHIN THE EASEMENT AREA ON THEIR RESPECTIVE LOTS. NO FENCING SHALL BE INSTALLED WITHIN 8' LANDSCAPE EASEMENT AREAS ADJACENT TO 97TH CT. AND 94TH AVE. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE ASSOCIATION AND OR THE VILLAGE.

   TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH LANDSCAPING MAINTENANCE ACTIVITIES, IN THE DEDICATED LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT AREAS, THE LOT OWNERS, SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH OWNERS AS SPECIAL ASSESSMENT OR SPECIAL CHARGES UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. UNLESS THE VILLAGE EXERCISES ITS RIGHTS GRANTED TO IT IN THE DEDICATION AND EASEMENT PROVISIONS ON THIS PLAT WITH RESPECT TO THE EASEMENTS, THE VILLAGE SHALL HAVE NO OBLIGATION TO DO ANYTHING PURSUANT TO ITS RIGHTS UNDER THESE EASEMENTS.

4. THE DEVELOPER HEREBY COVENANTS THAT THE DEDICATED VISION TRIANGLE EASEMENT AREAS SHOWN ON LOTS 1, 25, 26, 37, 38 41, 42, 45 AND OUTLOTS 1 AND 3 OF THIS PLAT HEREBY PLACES RESTRICTIONS ON THE REFERENCED LOTS BECAUSE OF THE LOCATION OF THESE EASEMENTS WHICH WERE GIVEN, GRANTED, CONVEYED BY THE DEVELOPER TO THE VILLAGE AND (KENOSHA COUNTY AS IT PERTAINS TO WILMOT ROAD/HIGHWAY C), TO MAINTAIN A CLEAR SIGHT LINE OF VISION AT THE PRAIRIE RIDGE BOULEVARD, WILMOT ROAD, RIDGEWAY COURT, 94TH AND 96TH AVENUES, 97TH COURT, 98TH CIRCLE INTERSECTIONS. THERE SHALL BE NO OBSTRUCTIONS, SUCH AS BUT NOT LIMITED TO STRUCTURES, SIGNAGE, FENCES, VEHICULAR PARKING, TREES, PLANTINGS OR BUS SHELTERS PLACED WITHIN THE EASEMENT BETWEEN THE HEIGHTS OF TWO (2) AND 10 FEET UNLESS EXPRESSLY APPROVED IN WRITING BY THE VILLAGE AND/OR KENOSHA COUNTY. THIS RESTRICTION IS FOR THE BENEFIT OF THE TRAVELING PUBLIC AND SHALL BE ENFORCEABLE BY THE VILLAGE AND/OR KENOSHA COUNTY AS APPLICABLE.

   TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH WORK OR MAINTENANCE ACTIVITIES, IN THE DEDICATED VISION TRIANGLE EASEMENT AREAS, THE ABUTTING LOT OWNERS, SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH OWNERS AS SPECIAL ASSESSMENT OR SPECIAL CHARGES UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE AND/OR KENOSHA COUNTY AS APPLICABLE.

5. THE DEVELOPER HEREBY COVENANTS THAT THE OWNERS OF THE ARBOR RIDGE HOMEOWNERS ASSOCIATION, COLLECTIVELY THE LOT OWNERS, AND THEIR SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS LOT OWNERS, SHALL HAVE THE OBLIGATION OF THE SNOW AND ICE REMOVAL MAINTENANCE, AND REPAIR AND REPLACEMENT OF THE DEDICATED PUBLIC SIDEWALKS INSTALLED IN THE 97TH COURT AND 94TH AVENUE RIGHTS-OF-WAY ABUTTING THEIR RESPECTIVE LOTS.

   TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH STREET SIDEWALK SNOW OR ICE REMOVAL OR CONCRETE SIDEWALK MAINTENANCE ACTIVITIES IN THE SIDEWALK AREAS, THE ASSOCIATION, COLLECTIVELY THE LOT OWNERS SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH LOT OWNERS AS A SPECIAL ASSESSMENT OR SPECIAL CHARGES UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE ASSOCIATION (LOT OWNERS), ITS SUCCESSOR, ASSIGNS AND SUCCESORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

6. THE DEVELOPER HEREBY COVENANTS THAT THE ARBOR RIDGE HOMEOWNERS ASSOCIATION, COLLECTIVELY (THE OWNERS OF LOTS 1-45) SHOWN ON THIS PLAT SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE PAYMENT OF THE PUBLIC STREET LIGHTING ENERGY AND FACILITY MAINTENANCE CHARGES FOR THE PUBLIC STREET LIGHTS WITHIN THE SUBDIVISION AND THEIR FAIR SHARE COST OF THE PUBLIC STREET LIGHTING ENERGY AND FACILITY MAINTENANCE CHARGES FOR THE ABUTTING STREET LIGHTS BENEFITING THE SUBDIVISION. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

7. THE DEVELOPER HEREBY COVENANTS THAT THE DEDICATED SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENTS GRANTED BY THE DEVELOPER TO THE VILLAGE AND SHOWN ON LOTS 13, 14, 35 AND 36 AND OUTLOT 3 ON THIS PLAT HEREBY PLACES RESTRICTIONS ON THE REFERENCED LOTS BECAUSE OF THE LOCATION OF THESE EASEMENTS WHICH WERE GIVEN, GRANTED, CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR THE MAINTENANCE, CLEANING, TELEVISING, REPLACEMENT AND RECONSTRUCTION OF PUBLIC SANITARY SEWER MAIN AND RELATED APPURTENANCES. THERE SHALL BE NO PHYSICAL ENCROACHMENTS OF ANY PLANTINGS OR LANDSCAPING OTHER THAN GRASS; NO STRUCTURES, OR ARCHITECTURAL PROJECTIONS; AND NO FENCES, POSTS, POLES, DRIVEWAYS, DECKS, WINDOWS, FIREPLACES, OR ROOF LINE PROJECTIONS WHICH EXTEND INTO THE REFERENCED EASEMENT AREAS. FURTHERMORE, THE MODIFICATIONS AND EXCEPTIONS PROVISIONS FOR ENCROACHMENT IN THE VILLAGE ZONING ORDINANCE IS NOT APPLICABLE TO THE REFERENCED LOTS AND THESE PLAT RESTRICTIONS HEREBY PROHIBIT ANY ENCROACHMENTS INTO THE SANITARY SEWER EASEMENT AREAS. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

8. THE DEVELOPER HEREBY COVENANTS THAT THE DEDICATED WATER, ACCESS AND MAINTENANCE EASEMENTS GRANTED BY THE DEVELOPER TO THE VILLAGE AND SHOWN ON LOTS 7 AND 8 ON THIS PLAT HEREBY PLACES RESTRICTIONS ON THE REFERENCED LOTS BECAUSE OF THE LOCATION OF THESE EASEMENTS WHICH WERE GIVEN, GRANTED, CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR THE MAINTENANCE, CLEANING, SAMPLING, REPLACEMENT AND RECONSTRUCTION OF PUBLIC WATER MAIN AND RELATED APPURTENANCES. THERE SHALL BE NO PHYSICAL ENCROACHMENTS OF ANY PLANTINGS OR LANDSCAPING OTHER THAN GRASS, NO STRUCTURES OR ARCHITECTURAL PROJECTIONS, AND NO FENCES, POSTS, POLES, DRIVEWAYS, DECKS, WINDOWS, FIREPLACES, OR ROOF LINE PROJECTIONS WHICH EXTEND INTO THE REFERENCED EASEMENT AREAS. FURTHERMORE, THE MODIFICATIONS AND EXCEPTIONS PROVISIONS FOR ENCROACHMENT IN THE VILLAGE ZONING ORDINANCE IS NOT APPLICABLE TO THE REFERENCED LOTS AND THESE PLAT RESTRICTIONS HEREBY PROHIBIT ANY ENCROACHMENTS INTO THE WATER EASEMENT AREAS. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

9. THE DEVELOPER HEREBY COVENANTS THAT THE DEDICATED STORM WATER, DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS GRANTED BY THE DEVELOPER TO THE VILLAGE, SHOWN ON LOTS 1-3, 5, 6, 9-12, 14-18, 24-28, 30, 31, 40 AND 41 ON THIS PLAT HEREBY PLACES RESTRICTIONS ON THE REFERENCED LOTS BECAUSE OF THE LOCATION OF THESE EASEMENTS WHICH WERE GIVEN, GRANTED, CONVEYED BY THE DEVELOPER TO THE VILLAGE FOR THE MAINTENANCE, CLEANING, TELEVISING, REPLACEMENT AND RECONSTRUCTION OF PUBLIC STORM SEWER MAIN AND RELATED APPURTENANCES. THERE SHALL BE NO PHYSICAL ENCROACHMENTS IN THE EASEMENT, SUCH AS NO PLANTING OF LANDSCAPING OTHER THAN GRASS, NO SOIL OR STONE FILLING OF THE EASEMENT AREA, NO CONSTRUCTION OF ANY STRUCTURES OR HOUSING ARCHITECTURAL OR ROOF LINE PROJECTIONS, AND NO CONSTRUCTION OF ANY FENCES, POSTS, POLES, DRIVEWAYS, DECKS, WINDOWS, OR FIREPLACES, WHICH EXTEND INTO THE REFERENCED EASEMENT. FURTHERMORE, THE MODIFICATIONS AND EXCEPTIONS PROVISIONS FOR ENCROACHMENT IN THE VILLAGE ZONING ORDINANCE IS NOT APPLICABLE TO THE REFERENCED LOTS AND THESE PLAT RESTRICTIONS HEREBY PROHIBIT ANY ENCROACHMENTS INTO THE STORM WATER EASEMENT AREAS. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

   SUCH STORM WATER DRAINAGE EASEMENT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS ON WHICH THE EASEMENT IS LOCATED. SAID MAINTENANCE SHALL INCLUDE, WITHOUT LIMITATION AND AS NEEDED, GRADING, SEEDING OR SODDING, MAINTAINING EROSION CONTROL METHODS TO PROTECT THE DRAINAGEWAYS; DITCHING TO RE-ESTABLISH DESIGN CAPACITY; REMOVING OF TRASH, DEBRIS, LEAVES AND BRUSH; CLEARING, REPAIRING AND REPLACING INLETS, OUTLOTS AND CATCH BASIN STRUCTURES; MOWING; AND WEEDING TO PREVENT NUISANCE CONDITIONS.

   TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH WORK OR MAINTENANCE ACTIVITIES, IN THE DEDICATED STORM WATER DRAINAGE EASEMENT AREAS, THE LOT OWNERS, SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH OWNERS AS SPECIAL ASSESSMENT OR SPECIAL CHARGES UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSOR, ASSIGNS AND SUCCESORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

10. THE DEVELOPER HEREBY COVENANTS THAT THE ASSOCIATION AND COLLECTIVELY THE OWNERS OF LOTS 1 THROUGH 45 AND THEIR SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS LOT OWNERS, SHALL HAVE THE OBLIGATION OF MAINTAINING THE STORM WATER, DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT AREAS WITHIN OUTLOT 1 SHOWN ON THIS PLAT. SUCH MAINTENANCE SHALL INCLUDE, WITHOUT LIMITATION AND AS NEEDED, GRADING, SEEDING OR SODDING, MAINTAINING EROSION CONTROL METHODS TO PROTECT THE DRAINAGEWAYS, DITCHING TO RE-ESTABLISH DESIGN CAPACITY, REMOVING OF TRASH, DEBRIS, LEAVES AND BRUSH, CLEARING, REPAIRING AND REPLACING INLETS, OUTLETS AND CATCH BASIN STRUCTURES, MOWING, AND WEEDING TO PREVENT NUISANCE CONDITIONS. NO DRIVEWAYS, FENCES OR STRUCTURES WILL BE ERECTED WITHIN THE OUTLOT WHICH BLOCKS, DIVERTS OR REROUTES THE DRAINAGE FLOW OR WHICH MIGHT INTERFERE WITH THE VILLAGE'S RIGHTS, UNLESS EXPRESS WRITTEN APPROVAL IS GRANTED BY THE VILLAGE AND SUBJECT TO ANY SUCH CONDITIONS AS THE VILLAGE MAY IMPOSE.

    TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH LANDSCAPING OR RELATED BASIN MAINTENANCE ACTIVITIES IN OUTLOT 1, THE ASSOCIATION, COLLECTIVELY THE LOT OWNERS SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH LOT OWNERS AS A SPECIAL ASSESSMENT OR SPECIAL CHARGES UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE ASSOCIATION, COLLECTIVELY THE LOT OWNERS, ITS SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

11. THE DEVELOPER HEREBY COVENANTS THAT THE ASSOCIATION AND COLLECTIVELY THE OWNERS OF LOTS 1-45 AND THEIR SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS LOT OWNERS, SHALL HAVE THE OBLIGATION OF MAINTAINING, REPAIRING AND REPLACING THE PUBLIC PEDESTRIAN WALKWAY, BIKE PATH, LANDSCAPING, WITHIN OUTLOT 2 SHOWN ON THIS PLAT. SUCH MAINTENANCE OF OUTLOT 2 SHALL ALSO INCLUDE WITHOUT LIMITATION AND AS NEEDED, SNOW REMOVAL, REMOVING OF DEAD, DYING OR DECAYED BRANCHES TREES OR PLANT MATERIALS AS APPROVED BY THE VILLAGE AND REMOVAL OF TRASH AND OTHER DEBRIS TO ORDER TO PREVENT A NUISANCE CONDITION.

    TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH PEDESTRIAN WALKWAY, BIKE PATH, LANDSCAPING OR RELATED MAINTENANCE ACTIVITIES IN OUTLOT 2, THE ASSOCIATION, COLLECTIVELY THE LOT OWNERS, SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH LOT OWNERS AS A SPECIAL ASSESSMENT OR SPECIAL CHARGE UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSOR, ASSIGNS AND SUCCESORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

12. THE DEVELOPER HEREBY COVENANTS THAT THE ASSOCIATION AND COLLECTIVELY THE OWNERS OF LOTS 1-45, COLLECTIVELY THE ASSOCIATION, AND THEIR SUCCESSORS, ASSIGNS AND SUCCESSORS-IN-TITLE IN THEIR CAPACITY AS LOT OWNERS, SHALL HAVE THE OBLIGATION OF MAINTAINING THE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE AREAS WITHIN OUTLOT 3 SHOWN ON THIS PLAT. SUCH MAINTENANCE SHALL INCLUDE, WITHOUT LIMITATION AND AS NEEDED, GRADING, SEEDING OR SODDING, MAINTAINING EROSION CONTROL METHODS TO PROTECT THE DRAINAGEWAYS, DITCHING TO RE-ESTABLISH DESIGN CAPACITY, REMOVING OF TRASH, DEBRIS, LEAVES AND BRUSH, CLEARING, REPAIRING AND REPLACING INLETS, OUTLETS AND CATCH BASIN STRUCTURES, MOWING AND WEEDING TO PREVENT NUISANCE CONDITIONS. NO DRIVEWAYS, FENCES OR STRUCTURES WILL BE ERECTED WITHIN THE OUTLOT WHICH BLOCKS, DIVERTS OR REROUTES THE DRAINAGE FLOW OR WHICH MIGHT INTERFERE WITH THE VILLAGE'S RIGHTS, UNLESS EXPRESSLY WRITTEN APPROVAL IS GRANTED BY THE VILLAGE AND SUBJECT TO ANY SUCH CONDITIONS AS THE VILLAGE MAY IMPOSE.

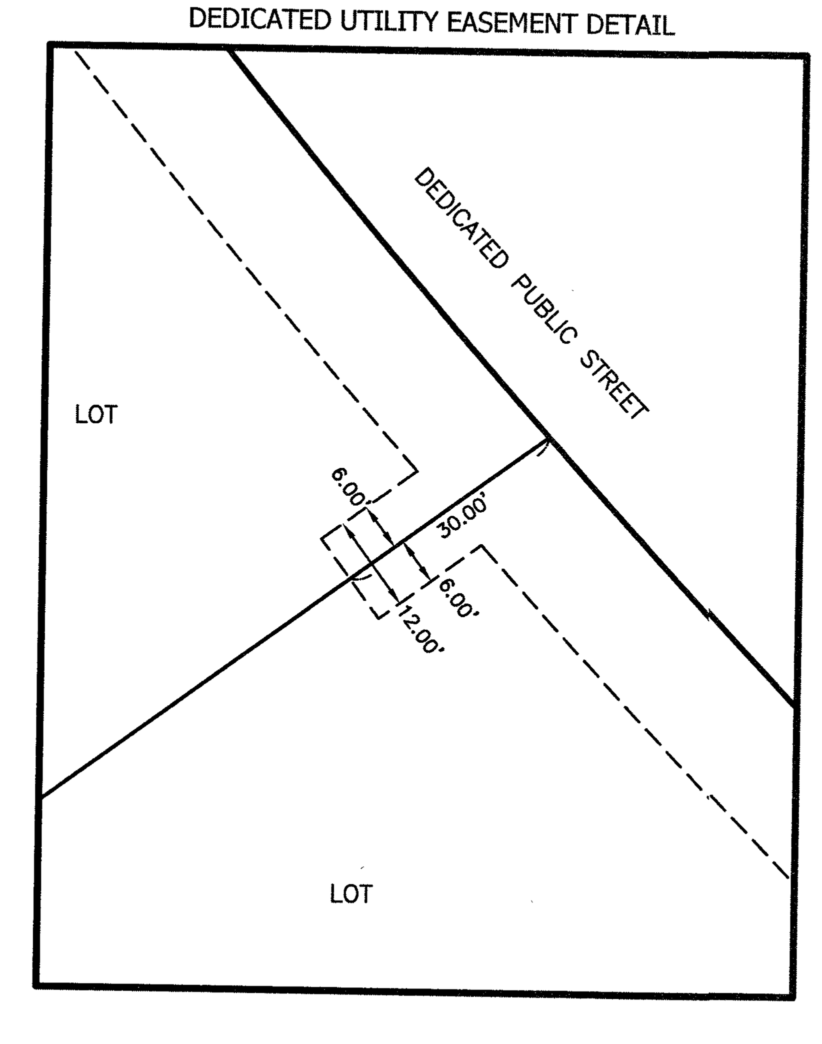
    TO THE EXTENT THAT THE VILLAGE PERFORMS ANY SUCH STORM WATER, DRAINAGE, LANDSCAPING OR RELATED MAINTENANCE ACTIVITIES IN OUTLOT 3, THE ASSOCIATION, COLLECTIVELY THE LOT OWNERS, SHALL BE LIABLE FOR ANY COSTS WHICH MAY BE INCURRED BY THE VILLAGE, WHICH THE VILLAGE MAY RECOVER FROM SUCH LOT OWNERS AS A SPECIAL ASSESSMENT OR SPECIAL CHARGE UNDER SECTION 66.60 (OR SUCCESSORS OR SIMILAR PROVISIONS) OF THE WISCONSIN STATUTES OR OTHERWISE ACCORDING TO LAW. THIS COVENANT SHALL RUN WITH THE LAND, SHALL BE BINDING UPON THE LOT OWNERS, ITS SUCCESSOR, ASSIGNS AND SUCCESORS-IN-TITLE OF THE LOTS, IN THEIR CAPACITY AS OWNERS OF ANY SUCH LOT AND SHALL BENEFIT AND BE ENFORCEABLE BY THE VILLAGE.

13. THE RETAINING WALLS ON LOTS 22 AND 23 BUILT BY THE DEVELOPER SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVENUE
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SURVEY FOR:
ARBOR RIDGE INVESTMENTS, LLC
4011 80TH STREET
KENOSHA, WI 53142
(262) 842-0556

DEDICATED UTILITY EASEMENT DETAIL



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified ________________, 20_____

Department of Administration

WISCONSIN
KEITH A.
KINDRED
S-2082
WAUKESHA,
WI
LAND SURVEYOR

DATED THIS 19TH DAY OF MAY, 2017.
REVISED THIS 26TH DAY OF JUNE, 2017.
REVISED THIS 22ND DAY OF AUGUST, 2017.
REVISED THIS 27TH DAY OF SEPTEMBER, 2017.
REVISED THIS 3RD DAY OF OCTOBER, 2017.

PROJECT #139065

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

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DELAFIELD, WI 53018-9351
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SHEET 6 OF 7

ARBOR RIDGE

ALL OF LOT 1, CERTIFIED SURVEY MAP NO. 2458, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVENUE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
ARBOR RIDGE INVESTMENTS, LLC
4011 80TH STREET
KENOSHA, WI 53142
(262) 842-0556

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 2458, being a part of the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 8, T.1N., R.22E., Village of Pleasant Prairie, Kenosha County, Wisconsin more particularly described as follows:

All of Lot 1 of Certified Survey Map No. 2458.

Said lands contain 1,163,359 Sq.Ft. Or 26.71 Acres.

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division and Development Control Ordinance regulations of the Village of Pleasant Prairie in surveying, dividing and mapping the same.

Dated this 19th day of May, 2017.
REVISED THIS 26th DAY OF JUNE, 2017.
REVISED THIS 22nd DAY OF AUGUST, 2017.
REVISED THIS 27TH DAY OF SEPTEMBER, 2017.
REVISED THIS 3RD DAY OF OCTOBER, 2017.

WISCONSIN
KEITH A. KINDRED S-2082 WAUKESHA, WI
LAND SURVEYOR

Keith A Kindred, PLS 2082

LOT DATA TABLE

					BUILDING SETBACK**			
Lot	Square Feet	Acres	Frontage	Depth	Width at Setback	Front Street Yard	Rear Yard	Side Yard
1	10,036	0.23	93.3'	115'	91.2'	25'	50'	25'/10'
2	10,004	0.23	87.5'	114'	87.2'	25'	50'	10'
3	14,795	0.34	64.0'	148'	80.0'	30'	50'	10'
4	19,472	0.45	80.5'	242'	80.5'	25'	50'	10'
5	24,392	0.56	80.5'	307'	80.5'	25'	50'	10'
6	22,155	0.51	80.5'	277'	80.5'	25'	50'	10'
7*	19,600	0.45	163.5'	242'	118.0'	25'	50'	10'/15'
8*	16,690	0.38	74.9'	128'	87.2'	25'	50'	10'/15'
9	25,504	0.59	74.1'	194'	97.2'	25'	50'/65'	10'
10	21,339	0.49	69.2'	168'	91.9'	25'	65'/25'	10'
11*	15,439	0.35	62.4'	169'	80.0'	25'	25'	10'/15'
12*	19,276	0.44	76.7'	140'	106.6'	25'	25'	10'/15'
13*	14,230	0.33	100.2'	141'	100.2'	25'	25'	10'/15'
14*	14,030	0.32	93.9'	149'	93.9'	25'	25'	10'/15'
15	13,122	0.30	88.2'	148'	88.2'	25'	25'	10'
16	11,430	0.26	112.1'	151'	102.1'	25'	25'	10'
17	10,646	0.24	84.6'	153'	80.4'	25'	25'	10'
18	10,859	0.25	85.3'	127'	85.3'	25'	25'	10'
19	12,348	0.28	86.9'	130'	90.2'	25'	25'	10'
20	18,569	0.43	105.7'	178'	107.4'	25'	25'	10'
21	14,427	0.33	89.6'	137'	95.6'	25'	25'	10'
22	11,873	0.27	94.6	118'	97.9'	25'	25'	10'
23	10,000	0.23	86.0'	114'	92.9'	25'	25'	10'
24	19,633	0.45	60.2'	171'	85.4'	25'	25'	10'
25	15,355	0.35	118.4'	118'	122.7'	25'	25'	10'/50'
26	16,250	0.37	115.6'	124'	124.8'	40'	25'	10'/50'
27	16,015	0.37	67.7'	171'	80.9'	40'	25'	10'
28	16,767	0.38	67.7'	168'	80.9'	40'	25'	10'
29	14,497	0.33	67.4'	154'	80.6'	40'	25'	10'
30*	18,000	0.41	67.8'	185'	82.8'	40'	25'	10'/15'
31*	13,578	0.31	69.4'	149'	81.4'	40'	25'	10'/15'
32	12,519	0.29	69.1'	136'	82.7'	40'	25'	10'
33	12,551	0.29	69.8'	133'	83.5'	40'	25'	10'
34	13,469	0.31	67.7'	146'	80.9'	40'	25'	10'
35*	18,119	0.42	71.6'	199'	80.8'	40'	25'	10'/15'
36*	17,954	0.41	63.9'	174'	81.2'	40'	25'	10'/15'
37	16,545	0.38	98.1'	162'	102'	40'	25'	10'/50'
38	17,657	0.41	155.6'	151'	149.4'	25'	25'	10'/50'
39	13,385	0.31	179.6'	149'	165.2'	25'	NA	10'
40	13,268	0.30	178.0'	148'	165.2'	25'	NA	10'
41	17,670	0.41	156.0'	148'	150.5'	25'	25'	10'/50'
42	10,596	0.24	80.5'	121'	88.1'	25'	50'	25'/10'
43	10,276	0.24	72.8'	131'	83.2'	25'	50'	10'
44	11,157	0.26	97.5'	134'	92.6'	25'	50'	10'
45	10,447	0.24	87.2'	126'	84.9'	25'	50'	25'/10'
Total Area	685,944							
Average Area	15,243							
*one sideyard setback is along easement								
Outlot 1	42,232	0.97						
Outlot 2*	2,622	0.06						
Outlot 3	270,971	6.22						
Total Area	315,825	7.25						

**Building setbacks per the Village adopted Planned Unit Development(PUD) Ordinance on file with the Village.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ARBOR RIDGE INVESTMENTS, LLC, a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.
ARBOR RIDGE INVESTMENTS, LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

1) Department of Administration
2) Village of Pleasant Prairie

IN WITNESS WHEREOF, said ARBOR RIDGE INVESTMENTS, LLC, has caused these presents to be signed by Stephen R. Mills, its Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.
In Presence of:

_____
Stephen R. Mills, Member

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Stephen R. Mills, Member, of the above named limited liability company, to me known to be such Memberr of said limited liability company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

_____
Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of ARBOR RIDGE INVESTMENTS, L.L.C., Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.
In presence of:

_____ _____

_____ _____

STATE OF _____)
_____ COUNTY) SS)
Personally came before me this _____ day of _____, 20 _____, the above named _____, and _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____.

My commission expires_____.

VILLAGE BOARD OF TRUSTEES APPROVAL CERTIFICATE:

Approved that the Final Plat of ARBOR RIDGE, in the Village of Pleasant Prairie, is hereby approved by the Village Board of Trustees by Resolution #_____.

All conditions have been met as of the _____ day of _____, 20____.

Dated: _____ Signed_____
Village President–John P. Steinbrink

ATTEST:

Dated: _____ Signed_____
Village Clerk–Jane M. Romanowski

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Kathleen M. Goessl, being the duly appointed, qualified and acting Village Treasurer of the Village of Pleasant Prairie, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the Final Plat of ARBOR RIDGE.

Dated: _____ _____
Village Treasurer–Kathleen M. Goessl

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Teri A. Jacobson, being duly elected, qualified and acting Treasurer of KENOSHA County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the Final Plat of ARBOR RIDGE.

Dated: _____ _____
Kenosha County Treasurer – Teri A. Jacobson

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT #139065

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

PARTIAL RELEASE OF ACCESS RESTRICTION

Document Number | Document Title

RE: Release of the Westerly 20 feet of the Easterly 40 feet of a platted Access Restriction on Lot 1 in "Arbor Ridge", located in the Village of Pleasant Prairie, Wisconsin.

The undersigned, The Village of Pleasant Prairie does hereby release all rights and interest in which the Village may have in the Westerly 20 feet of the Easterly 40 feet of the Access Restriction as shown on the record plat of "Arbor Ridge", recorded November 6, 2017, as Document No. 1807637 in the Office of the Register of Deeds for Kenosha County, Located in part of the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 8, Town 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Wisconsin, as referenced in EXHIBIT A attached hereto, and incorporated herein.

It is the intent to terminate and release the Westerly 20 feet of the Easterly 40 feet of the Access Restriction as referenced above and attached hereto.

Recording Area

Name and Return Address
Jeffrey K. Rampart
JKR Surveying, Inc.
8121 22 Avenue
Kenosha, WI 53143

91-4-122-084-0601

Parcel Identification Number (PIN)

Dated this _____ day of _____, 2023

VILLAGE OF PLEASANT PRAIRIE

By: VILLAGE PRESIDENT, John P. Steinbrink_____

ATTEST:

By: VILLAGE CLERK, Jane C. Snell_____

STATE OF WISCONSIN SS

COUNTY OF KENOSHA

Personally came before me this _____day of _____, 2023 the above named John P. Steinbrink, Village President and Jane C. Snell, Village Clerk, to me known to be the persons who executed the foregoing instrument on behalf of the Village of Pleasant Prairie and acknowledged to be the same. COMMISSION EXPIRES_____

_____SIGNATURE NOTARY PUBLIC KENOSHA

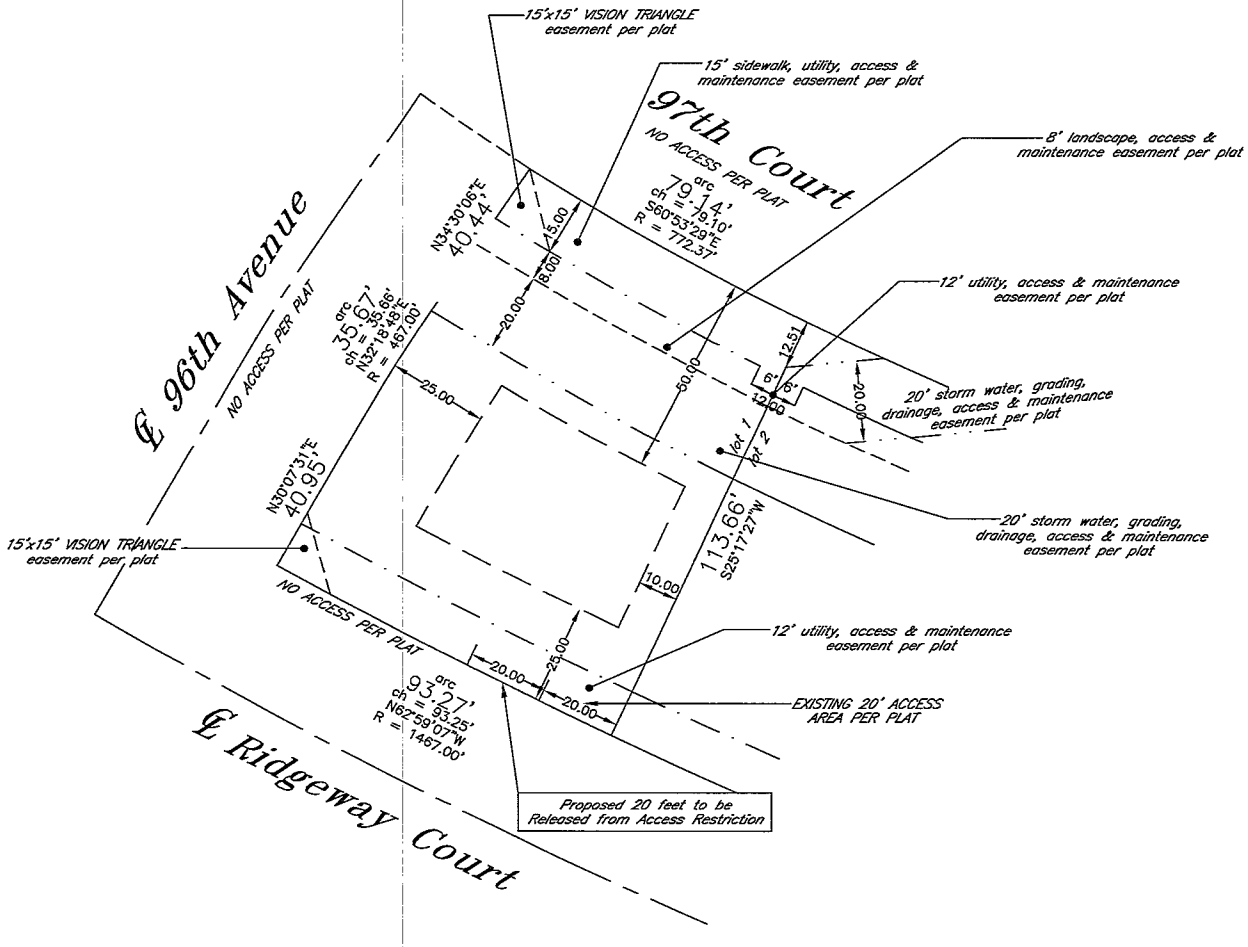
_____PRINT NAME COUNTY

STATE OF WISCONSIN

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.
WRDA Rev. 12/22/2010

LOT AREA = 10,036 S.F.



Scale
1" = 30'

EXHIBIT A

Lot 1 in "Arbor Ridge", Final Plat being in part of the NW1/4 of the SE1/4, NE1/4 of the SW1/4, & SE1/4 of NW1/4 of Section 8, Town 1 North, Range 22 East of the Fourth Principal Meridian.

Tax Key No: 91-4-122-084-0601

– Prepared by –

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143
262-652-8110

dated: May 25, 2023

Plat of Survey of

LOT 1 IN

ARBOR RIDGE

in NW1/4 Section 8-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-

Bear Homes
4011-80th Street Suite A
Kenosha, WI 53142
(262-842-0483)

PARTIAL RELEASE OF ACCESS RESTRICTION

Document Number | Document Title

RE: Release of the Northerly 19 feet of the Southerly 40 feet of a platted Access Restriction on Lot 42 in "Arbor Ridge", located in the Village of Pleasant Prairie, Wisconsin.

The undersigned, The Village of Pleasant Prairie does hereby release all rights and interest in which the Village may have in the Northerly 19 feet of the Southerly 40 feet of the Access Restriction as shown on the record plat of "Arbor Ridge", recorded November 6, 2017, as Document No. 1807637 in the Office of the Register of Deeds for Kenosha County, Located in part of the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 8, Town 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Wisconsin, as referenced in EXHIBIT A attached hereto, and incorporated herein.

It is the intent to terminate and release the Northerly 19 feet of the Southerly 40 feet of the Access Restriction as referenced above and attached hereto.

Recording Area

Name and Return Address
Jeffrey K. Rampart
JKR Surveying, Inc.
8121 22 Avenue
Kenosha, WI 53143

91-4-122-084-0642

Parcel Identification Number (PIN)

Dated this _____ day of _____, 2023

VILLAGE OF PLEASANT PRAIRIE

By: VILLAGE PRESIDENT, John P. Steinbrink_____

ATTEST:

By: VILLAGE CLERK, Jane C. Snell_____

STATE OF WISCONSIN SS

COUNTY OF KENOSHA

Personally came before me this _____day of _____, 2023 the above named John P. Steinbrink, Village President and Jane C. Snell, Village Clerk, to me known to be the persons who executed the foregoing instrument on behalf of the Village of Pleasant Prairie and acknowledged to be the same. COMMISSION EXPIRES_____

_____SIGNATURE NOTARY PUBLIC KENOSHA

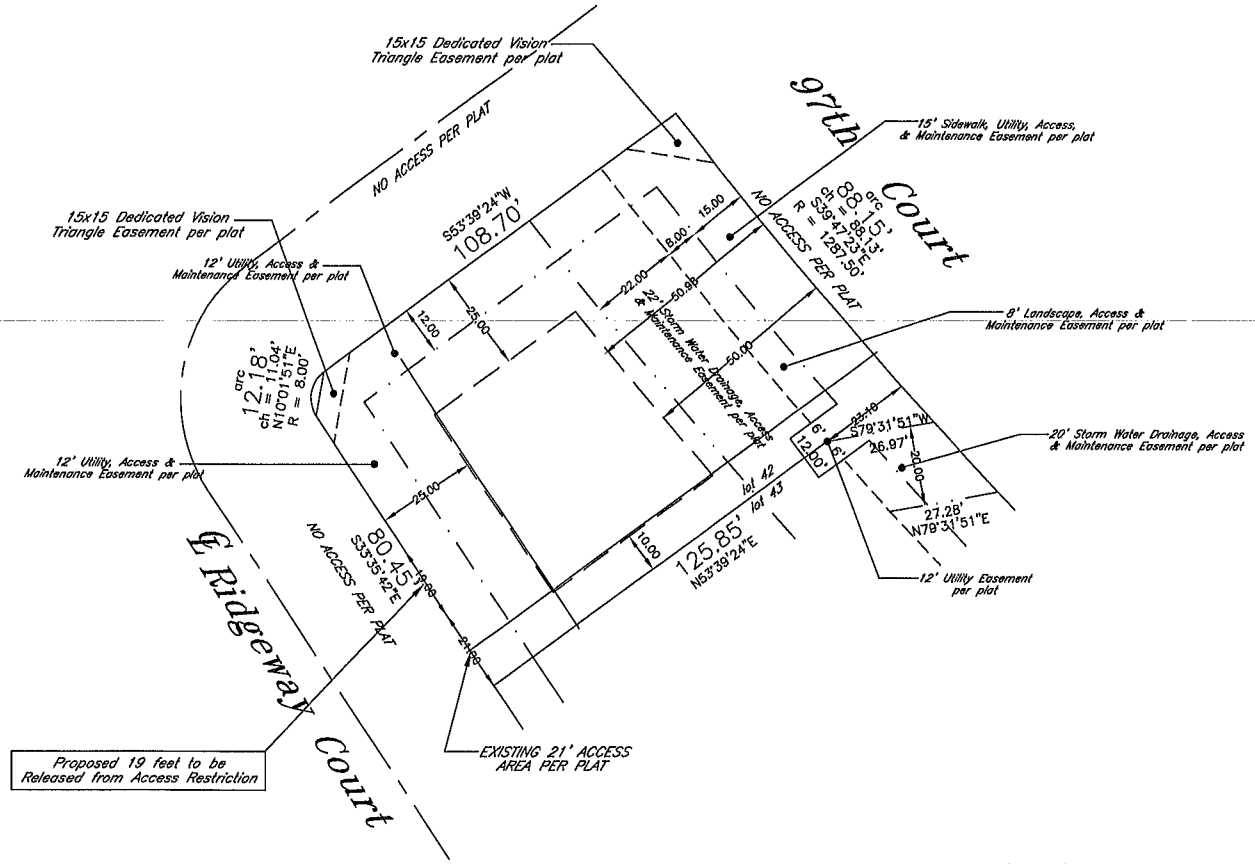
_____PRINT NAME COUNTY

STATE OF WISCONSIN

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WRDA Rev. 12/22/2010

lot area = 10,596 S.F.



Scale
1" = 30'

– Prepared by –

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143
262-652-8110

dated: May 25, 2023

EXHIBIT A

Lot 42 in "Arbor Ridge", Final Plat being in part of the NW1/4 of the SE1/4, NE1/4 of the SW1/4, & SE1/4 of NW1/4 of Section 8, Town 1 North, Range 22 East of the Fourth Principal Meridian.

Tax Key No: 91-4-122-084-0642

Plat of Survey of

LOT 42 IN

ARBOR RIDGE

in NW1/4 Section 8-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-

Bear Homes
4011-80th Street Suite A
Kenosha, WI 53142
(262-842-0483)

Document Number	PARTIAL RELEASE OF ACCESS RESTRICTION Document Title

RE: Release of the Easterly 20 feet of the Westerly 40 feet of a platted Access Restriction on Lot 45 in "Arbor Ridge", located in the Village of Pleasant Prairie, Wisconsin.

The undersigned, The Village of Pleasant Prairie does hereby release all rights and interest in which the Village may have in the Easterly 20 feet of the Westerly 40 feet of the Access Restriction as shown on the record plat of "Arbor Ridge", recorded November 6, 2017, as Document No. 1807637 in the Office of the Register of Deeds for Kenosha County, Located in part of the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 8, Town 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Wisconsin, as referenced in EXHIBIT A attached hereto, and incorporated herein.

It is the intent to terminate and release the Easterly 20 feet of the Westerly 40 feet of the Access Restriction as referenced above and attached hereto.

Recording Area

Name and Return Address
Jeffrey K. Rampart
JKR Surveying, Inc.
8121 22 Avenue
Kenosha, WI 53143

91-4-122-084-0645

Parcel Identification Number (PIN)

Dated this _____ day of _____, 2023

VILLAGE OF PLEASANT PRAIRIE

By: VILLAGE PRESIDENT, John P. Steinbrink_____

ATTEST:

By: VILLAGE CLERK, Jane C. Snell_____

STATE OF WISCONSIN SS

COUNTY OF KENOSHA

Personally came before me this _____day of _____, 2023 the above named John P. Steinbrink, Village President and Jane C. Snell, Village Clerk, to me known to be the persons who executed the foregoing instrument on behalf of the Village of Pleasant Prairie and acknowledged to be the same. COMMISSION EXPIRES_____

_____SIGNATURE NOTARY PUBLIC KENOSHA

_____PRINT NAME COUNTY

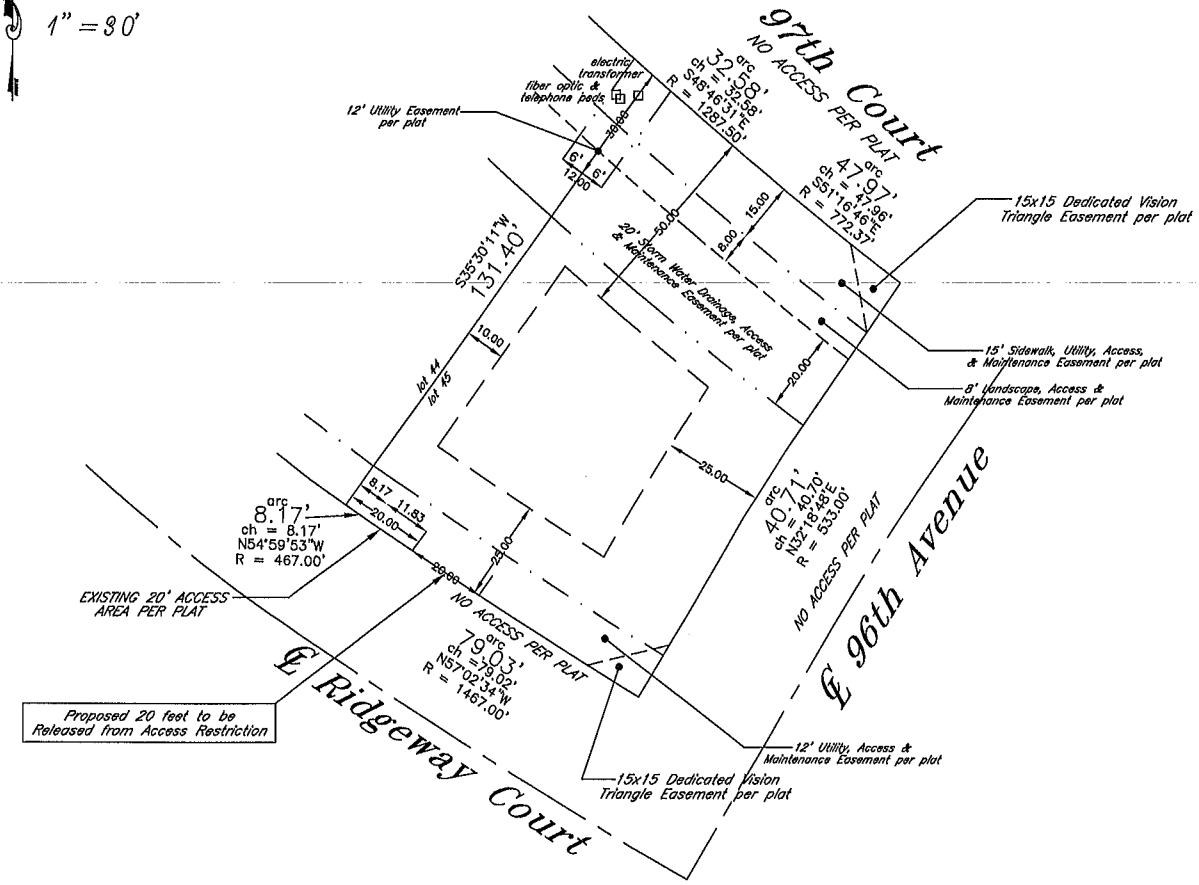
STATE OF WISCONSIN

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WRDA Rev. 12/22/2010

lot area = 10,447 S.F.

Scale
1" = 30'



Scale
1" = 30'

– Prepared by –
J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143
262-652-8110

dated: May 25, 2023

EXHIBIT A

Lot 45 in "Arbor Ridge", Final Plat being in part of the NW1/4 of the SE1/4, NE1/4 of the SW1/4, & SE1/4 of NW1/4 of Section 8, Town 1 North, Range 22 East of the Fourth Principal Meridian.

Tax Key No: 91-4-122-084-06425

Plat of Survey of
LOT 45 IN
ARBOR RIDGE
in NW1/4 Section 8-1-22
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.
-for-
Bear Homes
4011-80th Street Suite A
Kenosha, WI 53142
(262-842-0483)

AGENDA ITEM COVER
Village Board - Regular Meeting
July 10, 2023

AGENDA ITEM TITLE:

Consider approval of contract to Buteyn-Peterson Construction Company for the FEMA DR-4477 Lake Michigan Shoreline project as recommended from Clark Dietz.

PROPOSED BY: Public Works	**FISCAL IMPACT: Yes**
AGENDA CATEGORY: Action	**BUDGETED: Yes**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:** **Clean Water Utility**
STRATEGIC INITIATIVE: No	

SUMMARY:

The FEMA DR-4477 Lake Michigan Shoreline project began after the winter storm event in 2020. This storm caused heavy waves and flooding all along the Lake Michigan shoreline. Clark Dietz, FEMA and the Public Works Department worked together to access the damage done to several of the outfalls along the Lake Michigan shoreline. A grant was awarded to the Village and Clark Dietz has been working on securing all of the necessary permits required for the work to be completed.

Bids for this project were previously received on May 11,2023 and recommended to be rebidded per Clark Dietz. The Village Board rejected these bids and approved the rebidding of this project.

Sealed bids for the FEMA DR-4477 Lake Michigan Shoreline project were received until 10:00 a.m. on Thursday, July 6, 2023 in the office of the Director of Public Works, 8600 Green Bay Road, Pleasant Prairie, WI 53158. After the official bid closing time, the bids were publicly opened and read aloud.

A total of two (2) bids were received for the FEMA DR-4477 Lake Michigan Shoreline project. Buteyn-Peterson Construction Company submitted a bid in the amount of $281,570.00. A.W. Oakes & Son Inc submitted a bid in the amount of $366,905.50.

The Engineer's estimate and the grant funding agreement through FEMA for the project is $310,250.00.

The Village of Pleasant Prairie, with the recommendation from Clark Dietz, would like award the contract to the low responsible bidder, to Buteyn-Peterson Construction Company for the base bid amount of $281,570.00

STAFF RECOMMENDATION:

Approve the contract to Buteyn-Peterson Construction Company for the FEMA DR-4477 Lake Michigan Shoreline project as recommended from Clark Dietz.

Memo to Board Bid FEMA Lake Michigan Shoreline 07-06-23.pdf

Clark Dietz FEMA Recommendation Letter.pdf

MEMORANDUM

To: Village Board of Trustees

From: Tom Hupp

Date: June 12, 2023

Re: FEMA Project – Lake Michigan Shoreline

Office of the Director of Public Works

Sealed bids for the FEMA DR-4477 Lake Michigan Shoreline project were received until 10:00 a.m. on Thursday, July 6, 2023, in the office of the Director of Public Works, 8600 Green Bay Road, Pleasant Prairie, WI 53158. After the official bid closing time, the bids were publicly opened and read aloud.

Bids Received:

A total of two (2) bids were received for the FEMA DR-4477 Lake Michigan Shoreline project:

Contractor	Bid Amount (as read)
Buteyn-Peterson Construction Company	$281,570.00
A.W. Oakes & Son Inc.	$366,905.50

The Engineer's estimate and the grant funding agreement through FEMA for this project is $310,250.00.

Recommendation:

The Village of Pleasant Prairie, with the recommendation from Clark Dietz, recommends that the Village award a contract to the low responsible bidder, Buteyn-Peterson Construction Company for the Base Bid amount of $281,570.00.

This project has a funding agreement through FEMA which will reimburse 95% of the total construction costs. The Village will be responsible for an estimated $14,078.50 of the project. There is a separate FEMA agreement for Pleasant Prairie – Management Costs for this project in the amount of $16,464.96.

Clark Dietz
Engineering Quality of Life™

July 6th, 2023

Tom Hupp
Director of Public Works
Village of Pleasant Prairie
8600 Green Bay Rd.
Pleasant Prairie, WI 53158

Re: Re-Bid Lake Michigan Shoreline – FEMA Disaster Response

Dear Tom,

We reviewed and tabulated the bids received for the Re-bid of the Lake Michigan Shoreline – FEMA Disaster Response project. The bid amounts received are as follows:

	Base Bid Amount
Buteyn-Peterson Construction Company:	$ 281,570.00
A.W. Oakes & Son Inc.:	$ 366,905.50

The bid tabs for this project are attached.

Clark Dietz recommends that the Village award a contract to the low responsible bidder, **Buteyn-Peterson Construction Company** for the Base Bid amount of **$ 281,570.00.**

This project has a funding agreement through FEMA which will reimburse 95% of the total construction costs. The Village will be responsible for an estimated $14,078.50 of the project. There is a separate FEMA agreement for Pleasant Prairie – Management Costs for this project in the amount of $16,464.96.

The allowable construction period for this project can occur anytime between the notice of award and November 10th, 2023.

If you have any questions or require additional information regarding this matter, please contact our office.

Sincerely,

Andrew Ashley, PE
Project Engineer
Clark Dietz, Inc.

Lake Michigan Shoreline - FEMA Disaster Response		Bid Date: Thursday July 6, 2023, 10:00 AM		Buteyn-Peterson Construction Company		A.W. Oakes & Son, Inc.	
Item #	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**
	Outfall 7 - Barnes Creek						
1	Reset Concrete Armor Blocks	6	Each	$ 1,000.00	$ 6,000.00	$ 2,940.00	$ 17,640.00
2	Riprap Heavy	130	CY	$ 250.00	$ 32,500.00	$ 430.00	$ 55,900.00
	Outfall 5						
3	Clean Existing Storm Sewer	54	LF	$ 80.00	$ 4,320.00	$ 366.25	$ 19,777.50
4	Excavate and Restore with Topsoil (4"), Erosion Mat, and Seed.	200	SY	$ 49.50	$ 9,900.00	$ 114.25	$ 22,850.00
	Outfall 4 - Prairie Shores						
5	Riprap Heavy	52	CY	$ 250.00	$ 13,000.00	$ 530.00	$ 27,560.00
6	Remove Debris	13	CY	$ 150.00	$ 1,950.00	$ 440.00	$ 5,720.00
	Outfall 1						
7	Dredging Channel	1	Lump Sum	$ 15,000.00	$ 15,000.00	$ 49,222.00	$ 49,222.00
8	Clean Existing Storm Sewer	131	LF	$ 60.00	$ 7,860.00	$ 378.00	$ 49,518.00
9	Riprap Heavy	50	CY	$ 280.00	$ 14,000.00	$ 355.00	$ 17,750.00
10	Groin	1	Lump Sum	$ 135,000.00	$ 135,000.00	$ 46,200.00	$ 46,200.00
	Outfall 10 - Phil Sanders Beach						
11	Remove and Replace 15-inch Diameter Culvert	58	LF	$ 280.00	$ 16,240.00	$ 241.00	$ 13,978.00
12	Riprap Heavy	16	CY	$ 300.00	$ 4,800.00	$ 445.00	$ 7,120.00
13	Remove, Salvage, Replace Concrete Armoring	1	Lump Sum	$ 18,000.00	$ 18,000.00	$ 28,640.00	$ 28,640.00
14	Erosion Mat and Restoration	50	SY	$ 60.00	$ 3,000.00	$ 100.60	$ 5,030.00
			Total Base Bid		**$ 281,570.00**		**$ 366,905.50**

AGENDA ITEM COVER
Village Board - Regular Meeting
July 10, 2023

AGENDA ITEM TITLE:

Approval of the request of Kwik Trip, Inc. to appoint a new corporate agent for the current Class "A" Fermented Malt Beverage and "Class A" Cider Only, Retail Alcohol License #23-21, issued to Kwik Trip #172 located at 8900 76th Street, Pleasant Prairie, Wisconsin.

PROPOSED BY: Village Clerk	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

This is your standard retail alcohol license agent change. The former agent is no longer an employee at Kwik Trip #172 located at 8900 76th Street, Pleasant Prairie, Wisconsin. Kwik Trip, Inc. submitted a request to change their corporate agent to Rick Koerth. All requirements have been met including a police check by Chief Smetana. It is recommended that Rick Koerth be appointed successor agent for Kwik Trip, Inc. dba Kwik Trip #172.

STAFF RECOMMENDATION:

Approval of the request of Kwik Trip, Inc. to appoint a new corporate agent, Rick Koerth, for Kwik Trip #172 located at 8900 76th Street, Pleasant Prairie, Wisconsin.

AGENDA ITEM COVER
Village Board - Regular Meeting
July 10, 2023

AGENDA ITEM TITLE: **Approval of June 26, 2023 Regular and Executive Session Village Board Meeting**	
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 26, 2023 Regular and Executive Session Village Board Meeting**	

June 26, 2023 Village Board Executive Session Minutes.pdf

June 26, 2023 Minutes.pdf

MINUTES
Village Board - Executive Session

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, June 26, 2023
4:00 PM

1. Call to Order

2. Roll Call

   Present were Village President, John Steinbrink, Sr., Village Trustees, James Kedrow and James Kremer. Village Trustees, Mike Pollocoff and Dave Klimisch was not present at initial roll, but arrived during meeting. Also present were Village Administrator, Eric Rindfleisch, Assistant Village Administrator, Tom Shircel, Finance Director, Kathy Goessl, Community Development Director, Jean Werbie-Harris, Village Clerk, Jane Snell, and Village's Attorney, Doug Buck.

3. Consider entering into Executive Session pursuant to Wisconsin Statutes:

   Steinbrink moved to go into Executive Session; Second by Kedrow; Roll Call Vote – Kedrow – aye; Kremer – aye; Steinbrink – aye; Motion carried 3-0.

   3.A §19.85 (1)(e) 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 regarding Amendments to Development Agreement with Dermody in TID #10.

Village Trustee, Dave Klimisch arrived at 4:07 p.m. in the middle of item 3.A.

Village Trustee, Mike Pollocoff arrived at 4:13 p.m. at the end of Item 3.A.

   3.B §19.85 (1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved relating to Fiduciary Real Estate Development.

4. Return to Open Session and Adjournment

   Pollocoff moved to return to open session and adjourn the meeting; Seconded by Kedrow; Motion carried 5-0 and the meeting was adjourned.

MINUTES
Village Board - Regular Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, June 26, 2023
5:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

   Present were Village President, John Steinbrink Sr., and Village Trustees, James Kremer, Mike Pollocoff, Dave Klimisch and James Kedrow.

4. Minutes of Meeting

   4.A Approval of June 12, 2023 Regular and Executive Session Village Board Meeting

   Klimisch moved to approve June 12, 2023 Regular and Executive Session Village Board Meeting minutes; Seconded by Kedrow; Motion carried 5-0.

5. Presentation

   5.A Presentation of Commendations to Pleasant Prairie Fire & Rescue Members.

   Craig Roepke, Fire Chief, and staff of Froedtert South of Pleasant Prairie Hospital presented commendations to member of Fire & Rescue.

6. Citizen Comments

   There was one (1) sign-up under Citizen Comments: Tony DeRosa, 789 N. Water Street, Milwaukee, WI.

7. Administrator's Report

   Village Administrator, Eric Rindfleisch, read letter of commendation to Fire & Rescue department personnel received by Village resident.

8. New Business

   8.A Discuss and consider approval of the First Amendment to Tax Increment District #8 Development Agreement.

   Kathy Goessl, Finance Director, presented. Tony DeRosa with Fiduciary Real Estate Development, Inc. provided a recap of interaction with Village staff during discussions to resolve conflict with Development Agreement.

   Kedrow moved to approve the First Amendment to Tax Increment District #8 Development Agreement; Seconded by Kremer; Motion carried 4-1 (President Steinbrink Sr. dissented).

8.B Discuss and consider modifications to the Dermody Properties (DP 95th Street, LLC) Development Agreement.

Jean Werbie-Harris, Community Development Director, introduced Village Attorney, Larry Konopacki with Stafford Rosenbaum LLP, who presented on the modification to the development agreement with Dermody.

Pollocoff moved to approve modifications to the Dermody Properties (DP 95th Street, LLC) Development Agreement; Seconded by Kedrow; Motion carried 5-0.

8.C Consider approval of Ordinance #23-26 for several Zoning Text Amendments to create a definition for a beer garden in Section 420-152; to amend Sections 420-120 and 420-127.1 related to permitted service uses and conditional uses associated with restaurants, taverns and beer gardens in the B-3, Regional Retail Business District and PR-2, Community Park District; special license uses associated with tavern and beer gardens in the B-3 District; hours of operation for beer gardens in the B-3 and PR-2 Districts; and to create Section 420-148 B related to specific standards for granting a conditional use permit for beer gardens in the B-3 and PR-2 Districts.

Jean Werbie-Harris, Community Development Director, presented Zoning Text Amendments.

Klimisch moved to approve Ordinance #23-26 for several Zoning Text Amendments; Seconded by Pollocoff; Motion carried 5-0.

8.D Consider approval of Resolution #23-20 relating to Village Zoning and Licensing of Adult Oriented Uses and Establishments, approval of Ordinance #23-27 to amend Section 108 related to Adult Use Licenses and approval of Ordinance #23-28 for Zoning Text Amendments to Section 420-119 related to adult uses within the B-2 Community Business District and related definitions in Section 420-152 associated with adult uses to prohibit the selling, serving, possession or consumption of alcoholic beverages within Adult Uses.

Jean Werbie-Harris, Community Development Director, presented on Zoning and Licensing on adult oriented uses and establishments.

Pollocoff moved to approve Resolution #23-20 relating to Village Zoning and Licensing of Adult Oriented Uses and Establishments; Seconded by Klimisch; Motion carried 5-0.

Klimisch moved to approve Ordinance #23-27 to amend Section 108 related to Adult Use Licenses; Seconded by Pollocoff; Motion carried 5-0.

Klimisch moved to approve Ordinance #23-28 for Zoning Text Amendments to Section 420-119 related to adult uses within the B-2 Community Business District and related definitions in Section 420-152 associated with adult uses to prohibit the selling, serving, possession or consumption of alcoholic beverages within Adult Uses; Seconded by Kedrow; Motion passed 5-0.

8.E Consider approval of a Certified Survey Map to subdivide the property located at 3016 116th Street into two parcels.
Jean Werbie-Harris, Community Development Director, presented.

Pollocoff moved to approve a Certified Survey Map to subdivide the property located at 3016 116th Street into two parcels; Seconded by Kedrow; Motion carried 5-0.

8.F Consider approval of the 93rd Street STP – Urban State Municipal Agreement between the Wisconsin Department of Transportation and the Village of Pleasant Prairie.

Matt Fineour, Executive Director of Infrastructure Management, presented the agreement with Department of Transportation.

Pollocoff moved to approve the 93rd Street STP – Urban State Municipal Agreement between the Wisconsin Department of Transportation and the Village of Pleasant Prairie: Seconded by Kremer; Motion carried 5-0.

Klimisch moved to take Agenda Items 8.G and 8 H. together with separate action; Seconded by Pollocoff; Motion carried 5-0.

8.G Consider approval of Ordinance #23-24 amending Chapter 194 - Intoxicating Liquor and Fermented Malt Beverages of the Municipal Code relating to Outdoor Extension and Beer Garden.

Jane Snell, Village Clerk, presented Ordinance #23-24.

Pollocoff amended his first motion and then moved to approve Ordinance #23-24 amending Chapter 194 - Intoxicating Liquor and Fermented Malt Beverages of the Municipal Code relating to Outdoor Extension and Beer Garden; Seconded by Kremer; Motion carried 5-0.

8.H Consider approval of Ordinance #23-25 amending Chapter 214 - Licenses and Permits of the Municipal Code relating to Outdoor Extension and Beer Garden.

Jane Snell, Village Clerk, presented Ordinance #23-25.

Steinbrink Sr. moved to approve Ordinance #23-25 amending Chapter 214 - Licenses and Permits of the Municipal Code relating to Outdoor Extension and Beer Garden; Seconded by Kedrow; Motion carried 5-0.

9. Village Board Comments

10. Adjournment

Kremer moved to adjourn; Seconded by Klimisch; Motion carried 5-0 and the meeting was adjourned at 6:45 p.m.