AGENDA
Village Board - Regular Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, March 23, 2026
6:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Minutes of Meeting

   4.A Consider approval of March 9, 2023, Village Board Minutes.
   March 9, 2026 DRAFT.pdf

5. Public Hearing

   5.A Receive Plan Commission recommendation and consider approval of Resolution #26-07 to change the official street name of Sagewood Circle and to change the official addresses of the existing eight (8) condominiums currently with addresses on Sagewood Circle.
   Res 26-07.pdf
   2026-02-02 Request_R.pdf
   General Location Map.pdf

6. 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.)

7. Administrator's Report

8. New Business

   8.A Consider approval of the 2026-2027 Liability and Property Insurance Proposal.
   Village of Pleasant Prairie Proposal.pdf
   Premium Comparison 2026 Renewal.pdf

   8.B Consider approval of Cooper's Hawk Pleasant Prairie, LLC d/b/a Cooper's Hawk Winery & Restaurant Application for a Class "B" Beer and a Reserve "Class B" Intoxicating Liquor Retail Alcohol Licenses and the appointment of Agent, Corey Johnson.

   8.C Receive Plan Commission recommendation and consider approval of Resolution #26-08 for the Preliminary Condominium Plat for properties generally located on the east side of 47th Avenue between Main Street and 104th Street (STH 165) to be known as The Lofts at Village Green (currently known as Sagewood Condominiums at Village Green).
   Res 26-08.pdf
   Application_R.pdf

Prelim Condo Plat.pdf

Draft Civil Plans and Res Dev Plans.pdf

8.D Receive Plan Commission recommendation and consider approval of a Lot Line Adjustment for the property located at 3214 104th Street and property located at 3309 103rd Street.
Village Staff Report-Pegues .pdf
Pegues Survey.pdf
General Location Map 3214 104th St.pdf

8.E Receive Plan Commissions recommendation and consider approval of Ordinance #26-12 for a Zoning Map Amendment to rezone a portion of the property at 3214 104th Street into the R-4, Urban Single Family Residential District.
Village Staff Report.pdf
Ord 26-12.pdf
Zoning Map Amend App_R.pdf
Lot Line Adj Plat of Survey.pdf

8.F Consider approval of Preliminary Resolution #26-05 declaring intent to exercise special assessment police powers in connection with the construction of water main improvements within and adjacent to Brookside Gardens Subdivision.
Preliminary Resolution #26-05.pdf
Schedule A - Assessment District.pdf
Letter to Residents-Proposed Special Assessment.pdf
Notice to Residents - Public Meeting Signed.pdf

8.G Consider approval of Resolution #26-06 relating to the conditional acceptance of Public Improvements associated with the DP 95th Street, LLC., development construction.
Resolution 26-06.pdf
Developer Koessl Court Acceptance Letter 2-18-26.pdf
RA Smith Logisitc Acceptance.pdf
Riley Const. Koessl Court Acceptance Letter 02-18-26.pdf
Lien Waivers Received.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
March 23, 2026

AGENDA ITEM TITLE: **Consider approval of March 9, 2023, Village Board Minutes.**	
PROPOSED BY: Village Clerk	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	
SUMMARY:	
STAFF RECOMMENDATION: **Approve March 9, 2023 Village Board Minutes**	

March 9, 2026 DRAFT.pdf

MINUTES
Village Board - Regular Meeting

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, March 9, 2026
6:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

   Present were Village President Dave Klimisch, and Village Trustees James Kremer, Mike Pollocoff, Matt Henby and James Kedrow.

4. Citizen Comments

   President Klimisch opened and closed citizen comments. There were two (2) individuals that commented during citizen comments: Brett Brandenburg, 3403 120th Place; Patty Hall, 9120 33rd Avenue.

5. Administrator's Report

6. New Business

   6.A Consider approval of the 2026 - 2030 Marketing & Communications Services contract between a5 Digital & Branding and the Village of Pleasant Prairie for the provision of marketing and communication services across all Village departments and platforms, including RecPlex.

   Tom Shircel, Assistant Village Administrator, presented.

   John Harris with a5 Branding & Digital answered questions from the Board.

   Pollocoff moved to approve recommendation that the Village of Pleasant Prairie enter a contract with a5 pursuant to the contract that has been negotiated based on the RFP that was prepared by the Village and authorizing staff to correct any clerical errors which may exist; Seconded by Kedrow; Motion carried 5-0.

   6.B Receive Plan Commission recommendation and consider approval of Ordinance #26-11 for a Zoning Text Amendment to the Highland Estates Single Family Planned Unit Development Ordinance.

   Rob Hanson, Community Development Director, presented.

DRAFT

Sanjay Kuttemperoor with VK Development answered questions from the Board.

Pollocoff moved to approve Ordinance #26-11 for the modifications to the zoning text amendment as presented; Seconded by Henby; Motion carried 5-0.

7. Consent Agenda

7.A Approval of February 23, 2026, Village Board Minutes.

7.B Approval of Resolution #26-04 to dispose of surplus police vehicles.

Kremer moved to approve Consent Agenda Items; Seconded by Kedrow; Motion carried 5-0.

8. Village Board Comments

9. Adjournment

Kedrow moved to adjourn; Seconded by Kremer; Motion carried 5-0 and the meeting was adjourned at 6:52 p.m.

These are abbreviated minutes. A full and complete audio may be found under "Meetings and Notices" at https://www.pleasantprairiewi.gov/

DRAFT

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Receive Plan Commission recommendation and consider approval of Resolution #26-07 to change the official street name of Sagewood Circle and to change the official addresses of the existing eight (8) condominiums currently with addresses on Sagewood Circle.

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

SUMMARY:

See attached Resolution

STAFF RECOMMENDATION:

Plan Commission recommended that the request be denied; however, if the Village Board approves Resolution #26-07 as presented then these changes would become effective on May 15, 2026.

Res 26-07.pdf

2026-02-02 Request_R.pdf

General Location Map.pdf

VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION #26-07

RESOLUTION TO CHANGE OF THE OFFICIAL STREET NAME AND ADDRESSES OF PROPERTIES IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

WHEREAS, the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, pursuant to Article IV of the Village Ordinances may change the official street name and addresses of a property; and

WHEREAS, on February 2, 2026 the Village received a written request form Douglas Stanich on behalf of the Lofts PP WI, LP and Gerold Frey, President of the Sagewood Condominium Association to change the official street name of Sagewood Circle to 103rd Circle that would also cause changes of the official address of the existing eight (8) condominiums:

Tax Parcel Number	Current Address	Proposed Address
92-4-122-233-0311	4655 Sagewood Circle Unit 11	4655 103rd Circle Unit 11
92-4-122-233-0312	4655 Sagewood Circle Unit 12	4655 103rd Circle Unit 12
92-4-122-233-0313	4655 Sagewood Circle Unit 13	4655 103rd Circle Unit 13
92-4-122-233-0314	4655 Sagewood Circle Unit 14	4655 103rd Circle Unit 14
92-4-122-233-0391	4666 Sagewood Circle Unit 91	4666 103rd Circle Unit 91
92-4-122-233-0392	4666 Sagewood Circle Unit 92	4666 103rd Circle Unit 92
92-4-122-233-0393	4666 Sagewood Circle Unit 93	4666 103rd Circle Unit 93
92-4-122-233-0394	4666 Sagewood Circle Unit 94	4666 103rd Circle Unit 94

WHEREAS, the Sagewood Condominiums at Village Green is proposed to be vacated and re-platted as The Lofts at Village Green pursuant to the Conceptual Plan as conditionally approved by the Village Board on December 9, 2025; and

WHEREAS, on February 23, 2026, the Village Board adopted Resolution #26-07 to initiate the change of the official street name and associated addresses; and

WHEREAS, on March 2, 2026, the Village sent a notice to the property owners related to the proposed changes and that the Village Board would be holding a public hearing on March 23, 2026 to consider said changes; and

WHEREAS, on March 16, 2026, the Village Plan Commission reviewed the proposed changes and recommended that the street name and address changes noted above not be changed; and

WHEREAS, the Village Board of Trustees conducted a Public Hearing on March 23, 2026.

NOW, THEREFORE, BE IT RESOLVED that the official street name of Sagewood Circle be changed to 103rd Circle and that the following addresses be changed as stated in the chart below. Said changes to the official street name and addresses shall become effective on May 15, 2026.

Tax Parcel Number	Existing Address that is being changed	New Address to become effective May 15, 2026
92-4-122-233-0311	4655 Sagewood Circle Unit 11	4655 103rd Circle Unit 11
92-4-122-233-0312	4655 Sagewood Circle Unit 12	4655 103rd Circle Unit 12
92-4-122-233-0313	4655 Sagewood Circle Unit 13	4655 103rd Circle Unit 13
92-4-122-233-0314	4655 Sagewood Circle Unit 14	4655 103rd Circle Unit 14
92-4-122-233-0391	4666 Sagewood Circle Unit 91	4666 103rd Circle Unit 91
92-4-122-233-0392	4666 Sagewood Circle Unit 92	4666 103rd Circle Unit 92
92-4-122-233-0393	4666 Sagewood Circle Unit 93	4666 103rd Circle Unit 93
92-4-122-233-0394	4666 Sagewood Circle Unit 94	4666 103rd Circle Unit 94

Adopted this 23rd day of March 2026.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
David J. Klimisch
Village President

_____
Jane C. Snell
Village Clerk

Posted: _____
07-Final Sreet-Address Changes Sagewood Circle St.doc
ASC26-02-011

DOUGLAS KENT
Development

Douglas Kent Development
7524 39th Avenue
Kenosha, WI 53142

February 2, 2026

RE: Renaming of Sagewood Circle

Peggy Herrick
Assistant Community Development Director
Village of Pleasant Prairie

Dear Peggy,

We would like to request to change the official street name of Sagewood Circle to 103rd Circle and change the official address of buildings 1 and 9 as noted below.

This request is due to the Sagewood Condominiums at Village Green proposed vacation and re-plating as The Lofts at Village Green pursuant to the Conceptual Plan as conditionally approved by the Village Board in December of 2025.

Building #1: 4655 Sagewood Circle to 4655 103rd Circle

UNIT 11	92-4-122-233-0311
UNIT 12	92-4-122-233-0312
UNIT 13	92-4-122-233-0313
UNIT 14	92-4-122-233-0314

Building #9: 4666 Sagewood Circle to 4666 103rd Circle

UNIT 91	92-4-122-233-0391
UNIT 92	92-4-122-233-0392
UNIT 93	92-4-122-233-0393
UNIT 94	92-4-122-233-0394

The unit #'s are proposed to stay the same.

Thank you,

Douglas Stanich
Member
The Lofts PP WI, L.P.
[redacted]

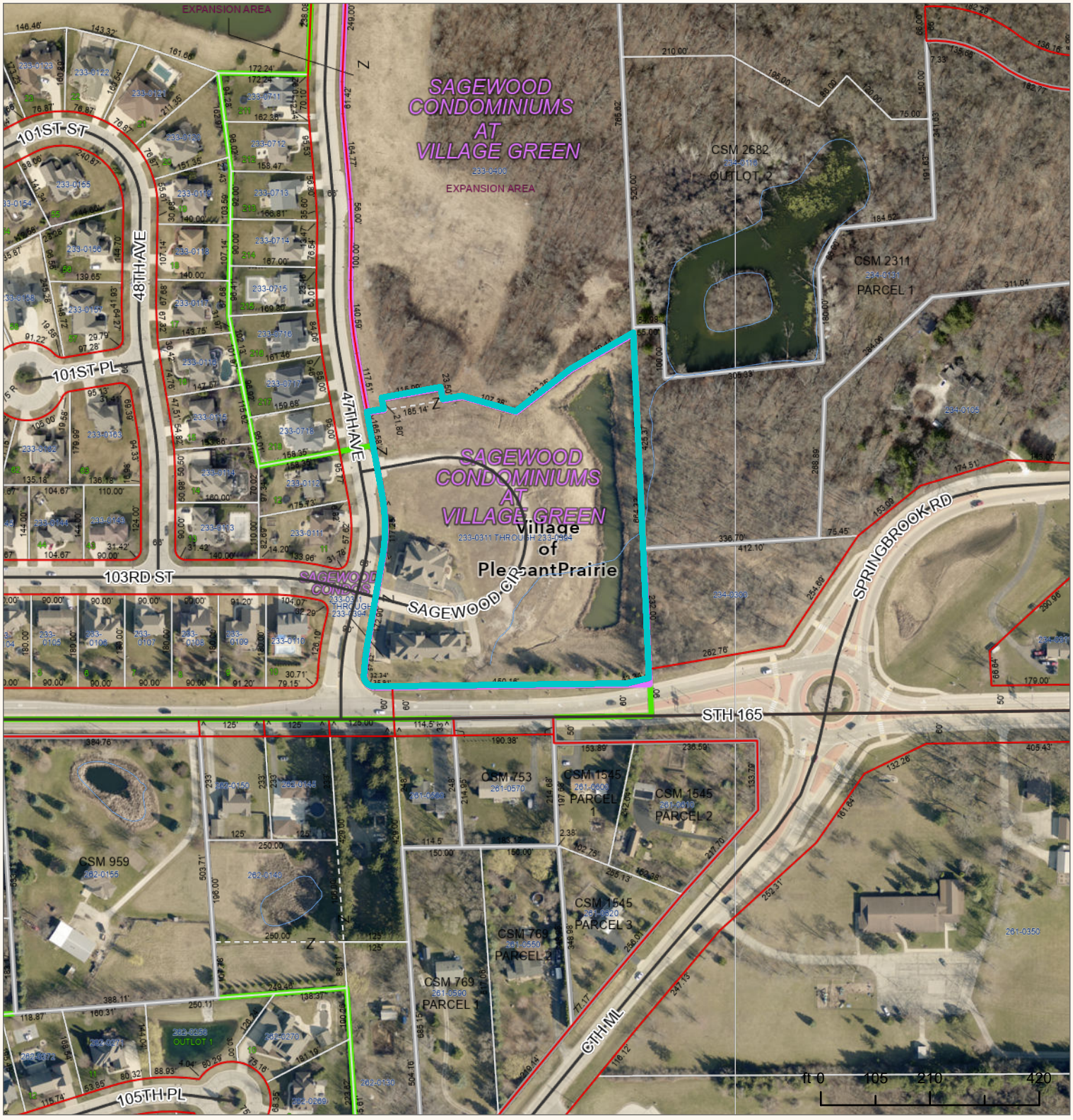
DATE: 2-2-26

Gerold Frey
President
Sagewood Condominium Association
[redacted]

DATE: 2/2/26

KENOSHA COUNTY
INTERACTIVE MAPPING

1:3,132
1" = 261'
Date Printed: 2/4/2026



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

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Consider approval of the 2026-2027 Liability and Property Insurance Proposal.

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

SUMMARY:

In 2019, the Village requested proposals from all interested parties. The Village Board chose the League of WI Municipalities for Liability Insurance and Workers Compensation, Municipal Property Insurance Company (MPIC) for Property Coverage and Hanover for Commercial Crime. We have been pleased with the pricing and services from the League and MPIC. R & R Insurance Services, our insurance agent for these policies, has been very responsive and are great to work with. We had planned to go out for bid this year, but decided based on our current carrier's pricing, service and additional coverage most carriers do not provide, we decided to hold off.

The 2026 renewal proposal increased $83,012 (little over 10%) compared to the 2025/2026 policy. This increase takes into account a $58,365 in our Workers Compensation premium, $8,400 increase in our storage tank policy, $8,472 increase in automobile physical damage due to the addition of newer vehicles and disposing of older vehicles. We also increased coverage for five older fire vehicles.

Worker Compensation : $504,723, which account for over 53% of our premium. This premium increased by over $58,000 due to increase in payroll estimates ($969,000), our mod increase from 1.18 to 1.30 and an increase in Fire Department rates(3.9% increase).

Liability Insurance:($230,761) which accounts for over 24% of our overall premium, increased by $9,890. The takes into account the addition of newer vehicles being replaced by older vehicles and also the increase in coverage on older fire vehicles for an agreed upon value versus actual cash value.

Property & Boiler: ($165,533) which account for 17.64% of our premium, increased by $6,836. This takes in account an increase in property and contractors equipment value of over 5.3 million.

Crime:($2,849) coverage stayed the same with no premium increase with Hanover.

Cyber:($23,798) coverage was continued with Cowbell. Slight increase of $786 which includes 1st party loss and cyber-crime coverage with a $2 million coverage.

Storage Tank:($10,558) We are in the process of replacing our fuel storage tanks. Premium increased by over $8,400 due to the fact that most leaks occur during the first year of replacement. We should see a reduced premium in future years due to the replacement of the tanks. Current tanks are over 30 years old.

After an estimated dividend of $13,000 dividend on league policies and a $20,000 safety grant, this proposal at $905,222 is over the 2026 insurance budget by $39,000. We have not increased budget amounts for insurance in the last several years even with the increase in property values and addition/replacement of new vehicles. Going forward, budget amounts will be increased to reflect these amounts.

Attached is a detailed premium comparison and proposal document from R & R Insurance Services, Inc. Staff recommends that the Village renew our current insurance carriers, League of WI Municipality for liability and workers compensation, MPIC for property, Hanover for Crime and Cowbell for Cyber Insurance.

STAFF RECOMMENDATION:

Approve the 2026-27 Liability and Property Insurance Proposal

Village of Pleasant Prairie Proposal.pdf

Premium Comparison 2026 Renewal.pdf

R&R INSURANCE

Village of Pleasant Prairie Proposal

4/1/2026 – 4/1/2027

The LWMMI

R&R INSURANCE

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

Protection for League Members and the communities they call home. That is our business and we do it well

Created in 1984 and governed by a board of your peers, League Insurance insures more than 500 cities, villages and special districts. We are 100% member owned and our financial security, broad coverages and customized services are specifically designed to serve Wisconsin municipalities.

1 Premium Comparison

2 Proposal

3 Property

4 Crime

5 Cyber Liability

6 Tank

7 Premier Services

R&R INSURANCE

Insured Name: Village of Pleasant Prairie

Rick Kalscheuer/ Ashley Pettit
Effective: 4/1/2026

Premium Comparison

Company	Prior Year LWMMI		Current Year - By Companies Quoting LWMMI			
Year	2025		2026		Difference	
Coverages						
General Liability	$66,552.00		$67,652.00		$1,100.00	1.7%
Police Prof Liability	$19,969.00		$19,880.00		-$89.00	-0.4%
Public Officials Liability	$37,844.00		$39,095.00		$1,251.00	3.3%
Auto Liability	$23,436.00		$22,592.00		-$844.00	-3.6%
Auto Physical Damage	$73,070.00		$81,542.00		$8,472.00	11.6%
Railroad	$250.00		$250.00		$0.00	0.0%
Package Total	**$221,121.00**		**$231,011.00**		**$9,890.00**	**4.5%**
Property	$158,697.00	*MPIC*	$165,533.00	*MPIC*	$6,836.00	4.3%
Cyber	$23,012.26		$23,798.15		$785.89	3.4%
Crime	$2,849.00	*Hanover*	$2,849.00	*Hanover*	$0.00	0.0%
Tank	$2,164.03	*Ironshore*	$10,557.50		$8,393.47	387.9%
Other Coverages Subtotal	**$186,722.29**		**$202,737.65**		**$16,015.36**	**8.6%**
Workers Compensation	$446,358.00		$504,723.00		$58,365.00	13.1%
Estimated Premium	**$854,201.29**		**$938,471.65**		**$84,270.36**	**9.9%**

Exposure changes

Package Changes	**2025**	**2026**	**Difference**	
Total Payroll	$22,349,000	$23,318,000	969,000	4.3%
# of Full Time Police Officers	41	40	(1)	-2.4%
Number of Vehicle	149	141	-8	-5.4%
Population	22,034	22,090	56	0.3%
APD - Total Value Covered	$14,367,648	$15,032,751	665,103	4.6%
APD- Total Number of Vehicles	149	141	-8	-5.4%
Number of Employees	381.50	393	11.50	3.0%

Quote **without** Agreed Value Vehicles
LWMMI Annual Premim $228,731
Total Premium Savings $2,280

Vehicles Included at Agreed Value
2018 Ford F-250 Vin: 1FT7W2B67JEC11081
2018 Ford Chevy Tahoe Vin: 1GNSKFECOJR367414
2016 Ford F-250 Vin: 1FT7W2B65GEA44812
2011 Ford Grass Truck Vin: 1FDRF3BTXBEC47817
2011 Grass Truck Vin: 1FDRF3BT8BRB58165

Insured Name: Village of Pleasant Prairie

Effective: 4/1/2026

Workers' Compensation Comparison

Code	Classification	2025 Payroll Exposure	2025 Rate	2025 Premium	2026 Payroll Exposure	2026 Rate	2026 Premium	Exposure Difference	Rate Difference	% Rate Difference	Premium Difference
7520	Waterworks Operation	514,000	2.83	14,546	553,000	2.59	14,323	39,000	-0.24	-8.5%	(223)
7704	Fire Dept Non-Volunteer	3,936,000	3.07	120,835	4,395,000	3.19	140,201	459,000	0.12	3.9%	19,366
7720	Police Officers	3,911,000	2.32	90,735	4,054,000	2.14	86,756	143,000	-0.18	-7.8%	(3,979)
8810	Clerical Office	5,067,000	0.16	8,107	5,158,000	0.16	8,253	91,000	0.00	0.0%	146
9016	Skating Rink Operation	369,000	2.44	9,004	328,000	2.35	7,708				
9063	Exercise Institute	4,861,000	0.95	46,180	5,027,000	0.93	46,751				
9414	Village Operations	3,691,000	3.57	131,769	3,803,000	3.39	128,922	112,000	-0.18	-5.0%	(2,847)
Totals		**22,349,000**		**421,176**	**23,318,000**		**432,914**	**844,000**			**12,463**
Experience Mod			1.18	75,812		1.30	129,874		0.12		54,062
Premium Discount			10.20%	(50,850)		10.40%	(58,285)		0.20%		(7,435)
Expense Constant				220			220				0
Total Premium				**$446,358**			**$504,723**				**$59,090**

Insured Name: Village of Pleasant Prairie

Effective: 4/1/2026

Property Comparison

	Prior Year MPIC 2025	Current Year MPIC 2026	Difference	
Building, BPP, PITO				
Premium	$121,437.00	$124,559.00	$3,122.00	3%
Coverage Limit	199,550,374	203,526,985	$3,976,611.00	2%
Rate	$0.0609	$0.0612	$0.00	1%
Deductible	$25,000.00	$25,000.00	$0.00	0%
Contractor's Equipment Over $25K				
Premium	$12,476.00	$15,537.00	$3,061.00	25%
Coverage Limit	5,670,747	7,062,082	$1,391,335.00	25%
Rate	$0.22	$0.22	$0.00	0%
Deductible	$1,000.00	$1,000.00	$0.00	0%
Contractor's Equipment under $25K				
No Charge	$0.00	$0.00	$0.00	0%
Coverage Limit	1,336,156	1,263,302	-$72,854.00	-5%
Deductible	$1,000.00	$1,000.00	$0.00	0%
Pedestrian Bridges				
Premium	$100.00	$182.00	$82.00	82%
Coverage Limit	144,679	269,446	$124,767.00	86%
Rate	$0.0675	$0.0675	$0.00	0%
Deductible	$1,000.00	$1,000.00	$0.00	0%
Streetlight Endorsement				
Premium	$8,006.00	$8,006.00	$0.00	0%
Coverage Limit	11,424,000	11,424,000	$0.00	0%
Rate	$0.070	$0.0701	$0.00	0%
Deductible	$5,000.00	$5,000.00	$0.00	0%
Business Income				
Premium	$3,682.00	$3,682.00	$0.00	0%
Coverage Limit	13,350,000	13,350,000	$0.00	0%
Rate	$0.0276	$0.0276	$0.00	0%
Deductible	$25,000.00	$25,000.00	$0.00	0%
Equipment Breakdown				
Premium	$12,996.00	$13,567.00	$571.00	4%
Coverage Limit	199,550,374	203,526,985	$3,976,611.00	2%
Rate	$0.0065	$0.0067	$0.00	2%
Deductible	$25,000.00	$25,000.00	$0.00	0%
Property Total	**$158,697.00**	**$165,533.00**	**$6,836.00**	**4%**



Proposal

LEAGUE INSURANCE – COVERAGE HIGHLIGHTS

COVERAGE PROVIDED FOR:

- Elected/Appointed Officials
- Commissions
- Departments
- Employees
- Mutual Aid Assistance
- Volunteers

COMPREHENSIVE COVERAGE INCLUDES:

- Auto Liability
- Auto Physical Damage
- Crime Liability
- Cyber Liability
- Employee Benefits Liability
- Employment Practices Liability
- General Liability
- Law Enforcement
- Public Officials & Employment Practice Liability
- Self-Insured Retention Workers' Compensation
- Workers' Compensation

ADDITIONAL COVERAGE ENHANCEMENTS

Liability:

- Airports
- Back Wages in Employment Claims
- Breach of Contract
- Care, Custody, & Control
- Communicable Disease
- Contractual Liability
- Cyber
- Damages to Rented Premises
- Dams
- Defense Costs in Addition to Limit
- Discrimination
- Drones
- EEOC actions
- Failure to Supply
- Land Use, Permits, & Zoning Claims
- Medical Payments
- No Fault Sewer Backup Optional Coverage
- Non-monetary Claims
- Occurrence Based
- Pollution
- Sexual Harassment/Abuse Coverage
- Special Events Included
- Tax Assessment Claims
- Volunteers
- Watercraft
- Wrongful Termination

Auto:

- Automatic New Auto Coverage
- Autos of Others in Your Care, Custody, or Control
- Commandeered Autos
- Hired Auto Physical Damage
- Hired/Non-owned
- Lease Gap
- Personal Auto Physical Damage Deductible Reimbursement
- Temporary Transportation Expense
- Towing Expense
- Uninsured/Underinsured

PREMIER SERVICES – CUSTOMIZED FOR YOU

HUMAN RESOURCES ASSISTANCE

League Insurance has partnered with *Stafford Rosenbaum LLP* to provide the following human resources services:

- HR Hotline – phone assistance with HR-related issues.
- Talent Management – support with recruitment, hiring, background screening, onboarding, performance management, coaching, feedback, disciplinary counseling, termination management, and organizational and staff development.
- Employment Law Compliance – WI and Federal Fair Employment, wage & hour, safety, FMLA, I-9 Employment Verification, and more.
- Documents – development/review of job descriptions, **handbooks, policies, procedures**, and forms customized for the municipality.
- Compliance and HR practices assessments and development of remedial plans.
- Workplace Training – related to compliance and HR-related topics for supervisors and/or employees.
- Workplace investigations.
- Sample handbooks, toolkits addressing various HR subjects and best practices, and online harassment and discrimination training webinars.

EMPLOYEE SAFETY & RISK MANAGEMENT

With loss control resources provided by United Heartland, we can analyze loss trends and municipal operations to **customize a safety program for your community.** Included are comprehensive safety manuals, job site analysis, newsletters, webinars, and information on many topics including:

- Confined Space
- Excavating/Trenching
- Hearing Conservation
- Ladder Safety/Fall Protection
- Lawn Care/Mowers/Trimming/Landscaping
- Lockout Tagout/Electrical Arc Flash
- Motor Vehicle & Construction Equipment Safety
- Outside Contractor Qualification
- Power Platforms/Aerial Lifts
- Respiratory Protection
- Rigging/Slings/Hoists
- Tools – Hand Tools/Power Tools
- Tree Trimming/Chainsaw & Chipper Safety
- Water Hazards – Pools, Ponds, Lakes
- Welding, Cutting, or Brazing
- Work Zone Safety/Traffic Control

LEAGUE INSURANCE UNIVERSITY

League Insurance has partnered with *Lexipol* to provide self-paced online courses *written specifically* for local government and public safety professionals. Courses are available on demand from any computer or mobile device with internet access, 24/7.

- League Insurance University offers all employees access to over **200 online training topics** including HR & Management, Safety, Public Works, Law Enforcement, and much more.
- For Water and Wastewater, League Insurance University courses can be used to fulfill annual training hours requirements. Wastewater professionals will simply need to submit their certificate of course completion directly to the DNR for training approval.
- For law enforcement, League Insurance Police University can be used to fulfill 8 of the 24 hours of annual training requirements with Department level approval.

CYBER UNIVERSITY

League Insurance is partnered with leading cyber insurance provider, *Tokio Marine HCC*. With cyber liability coverage from League Insurance, you have **access to state-of-the-art cyber coverage and resources** including:

- Training courses on many topics including ransomware, phishing emails, network security, and more.
- Sample policies and procedures for best practices and breach response plans.
- Cyber security advisors for technical information and scenario planning.

LAW ENFORCEMENT POLICIES/PROCEDURES ASSISTANCE

League Insurance members are **eligible to receive reimbursement** for updating law enforcement and fire department manuals through an accredited policy manual service provider, as well as reimbursement for law enforcement accreditation.

REBOUND RETURN TO WORK PROGRAM

League Insurance has contracted with *Rebound*, a company which specializes in rehabilitation of injured municipal employees. The program gets your employees seen by top specialists quickly, and with better outcomes. This helps employees recover and saves departments money. Under the *Rebound* program, members are **100% reimbursed** by League Insurance for Rebound expenses incurred.

NURSE TRIAGE & TELEHEALTH

League Insurance is partnered with *CorVel* to provide nurse triage and telehealth services. CorVel's proactive healthcare solution offers injured workers the following medical services:

- Nurse Triage – **24-7 access to registered nurse hotline** to evaluate injuries to determine immediate medical needs.
- Telehealth – Provides immediate referral to medical physicians when needed via computer, tablet, or phone.

YOUR LEAGUE INSURANCE TEAM

LEAGUE INSURANCE

316 W. Washington Avenue
Suite 600
Madison, WI 53703
(608) 833-9595

Matt Becker
Chief Executive Officer
matt@lwmmi.org

Emily Eagon
Director of Training and Member Services
EEagon@lwm-info.org

Craig Sherven
Public Safety Specialist
csherven@lwmmi.org

R & R INSURANCE SERVICES

N14 W23900 Stone Ridge Drive
Waukesha, WI 53188
262-694-1400

Rick Kalscheuer
rick.kalscheuer@rrins.com
(262) 953-7215
262-694-1400

WORKERS COMPENSATION CLAIMS ADMINISTATOR

United Heartland
PO Box 3026
Milwaukee, WI 53201-3026
(800) 258-2667

Denise Kawczynski
Senior Claims Representative
denise.kawczynski@unitedheartland.com
(262) 787-7646

LIABILITY CLAIMS ADMINISTRATOR

Statewide Services, Inc.
PO Box 5555
Madison, WI 53705
(800) 858-1536

Dan Lowndes
Managing Attorney
dlowndes@statewidesvcs.com
(608) 828-5687

League Insurance Quote Summary

Policy Effective Date: 4/1/2026
Proposal Number: 13540

Insured Name: Pleasant Prairie, Village of
Contact Name: Kathy Goessl
Contact Phone: 262-694-1400
Contact Email: kgoessl@pleasantprairiewi.gov

Agency: R & R Insurance Services
Agent Name: Kalscheuer, Rick
Agent Email: rick.kalscheuer@rrins.com
Agent Phone: (262) 953-7215

PREMIUM:

	Expiring Policy			Renewal		
	Deductible	**Limit**	**Premium**	**Deductible**	**Limit**	**Premium**
General Liability	1,000	6,000,000	66,552	1,000	6,000,000	67,652
Police Professional Liability	1,000	6,000,000	19,969	1,000	6,000,000	19,880
Public Official & Employment Practices Liability	1,000	6,000,000	37,844	1,000	6,000,000	39,095
Auto Liability	1,000	6,000,000	23,436	1,000	6,000,000	22,592
Auto Physical Damage	N/A	N/A	73,070			79,262
Airport	N/A	N/A	0	N/A	N/A	0
Dam	N/A	N/A	0	N/A	N/A	0
No Fault Sewer						
Railroad	N/A	N/A	250	N/A	N/A	250
UM & UIM Higher Limit	N/A	25,000/50,000	0	N/A	25,000/50,000	0
Crime & Bonds						
Cyber	2,500	25,000	0	2,500	25,000	0
Total Premium			221,121.00			**228,731.00**

EXPOSURES AND LIMITS:S

Base Exposures:	**Expiring**	**Renewal**
Total Payroll	22,349,000	23,318,000
Number for FTE Police	41.00	40.00
Number of Vehicles (Auto Liability)	149	141
Population	22,034	22,090
APD – Total Value	14,367,648	15,032,751
APD – Total Number of Vehicles	149	141
Number of Employees	381.50	393.00
Supplemental Exposures:		
UM & UIM limit	$25K Per Person / $50k Occurrence	$25K Per Person / $50k Occurrence
Cyber Limit	25,000	25,000
Operating Expenditures (Cyber)	82,000,000	N/A
Number of Dams		
Number of Railroads	1	1
Airport Coverage	No	No
Airport Refueling	N/A	N/A
Population Base for No Fault Sewer Coverage	22,034	22,090

ADDITIONAL INSUREDS:

Name	**Reason**

Caterpillar College Preschool	liability arising out of use of building for polling functions
SHI-II SLD Pleasant Prairie, LLC	The Addison of Pleasant Prairie, 9651 Prairie Ridge Blvd., Pleasant Prairie, WI 53158 with regards to use of facility as a polling location
Total Transit Inc/ Veyo LLC	Additional Insured for Auto Liability and General Liability
WE Energies	with regards to Fire Station #3 and Police Station
Gurnee Park District	liability arising out of the village of Pleasant Prairie hockey program with regards to advertising and registration
HS Fund VI ZL Portfolio Investors LLC, c/o Hiffman Asset Management, LLC, dba Hiffman National LLC	with regards to Village of Pleasant Prairie Fire Department performing search and rescue training at additional insured's property
Soo Line Railroad, Canadian Pacific Plaza	with regards to water main crossing

Proposed coverages, no coverage has been bound.

League Insurance – Auto Schedule

Municipality: Pleasant Prairie, Village of

Effective Date: 4/1/2026 Expiration Date: 4/1/2027

Auto Liability Deductible: 1,000

Year	Make	Model	Vehicle Type	VIN #	Dept. (optional)	Zip Code (Garaged at Night)	Parked Inside (i) or Outside (o)	Is Garage Location in a Flood Zone?	APD Total Value	Is APD Coverage Requested?	APD Deductible	APD Coverage Type (Actual Cash Value, Agreed Value or Replacement Cost)
1936	Pirsch	Antique Fire Truck	Antique	21919		53158	Outside	No	5,578.00	Yes	$500	Stated Value - Antique
1999	Sterling	Dump Truck	Dump Truck	2FZXMJBB9XAB83667	ISF #6991	53158	Outside	No	92,647.00	Yes	$1,000	Actual Cash Value
2001	Ford	Truck	Pickup	1FDAF56S61E060141	ISF #6011	53158	Outside	No	76,750.00	Yes	$1,000	Actual Cash Value
2001	IHC	Medtc Ambulance	Rescue	1HTMNAAMX2H513631	ISF	53158	Outside	No	39,594.00	Yes	$1,000	Actual Cash Value
2002	Ford	Truck	Pickup	1FDXE45F32HA20313	ISF #7021	53158	Outside	No	119,052.00	Yes	$1,000	Actual Cash Value
2002	Sterling	Truck	Pickup	2FZAAWAK92AK10627	ISF #6022	53158	Outside	No	97,082.00	Yes	$1,000	Actual Cash Value
2002	Sterling	Vactor Truck (licensed)	Dump Truck	2FZHATAK42AK10628	ISF #6021	53158	Outside	No	224,054.00	Yes	$1,000	Actual Cash Value
2003	International	7400	Dump Truck	1HTWDAAR83J070039	ISF #6035	53158	Outside	No	86,995.00	Yes	$1,000	Actual Cash Value
2003	Chevrolet	Truck with Crane	Dump Truck	1GBE4E11X3F507864	ISF #6032	53158	Outside	No	11,100.00	Yes	$1,000	Actual Cash Value
2003	Isuzu	Cab-Over	Pickup	JALB4B14337013118	ISF #8034	53158	Outside	No	7,175.00	Yes	$1,000	Actual Cash Value
2004	Sterling	Truck	Dump Truck	2FZAAWAK64AM26812	ISF #6031	53158	Outside	No	101,145.00	Yes	$1,000	Actual Cash Value
2004	International	4200 Dump Truck w/bucket	Dump Truck	1HTMPAFL14H669540	ISF #6046	53158	Outside	No	20,375.00	Yes	$1,000	Actual Cash Value
2005	Pierce	Pumper Tanker	Fire Other	4P1CU01H55A005645	FD	53158	Outside	No	261,294.00	Yes	$1,000	Actual Cash Value
2005	Chevy	C5500	Pickup	1GBE5C1205F529921	ISF #7051	53158	Inside	No	26,425.00	Yes	$1,000	Actual Cash Value
2006	Freightliner	Snow Plow	Pickup	1FVAC3DJX6HV89847	ISF #6061	53158	Outside	No	63,255.00	Yes	$1,000	Actual Cash Value
2006	Ford	F750	Pickup	3FRXF76T76V250376	ISF #6065	53158	Inside	No	14,325.00	Yes	$1,000	Actual Cash Value
2006	IHC	Van	Pickup	1HTMMAAN46H172213	ISF #7062	53158	Outside	No	23,500.00	Yes	$1,000	Actual Cash Value
2006	Chevrolet	C6500 Dump Truck	Dump Truck	1GBJ6E1306F422319	ISF #7064	53158	Outside	No	35,200.00	Yes	$1,000	Actual Cash Value
2006	Mack	Dump Truck	Dump Truck	1M2AG11C56M034091	ISF #7063	53158	Outside	No	58,790.00	Yes	$1,000	Actual Cash Value
2006	Freightliner	Snow Plow	Dump Truck	1FVAC3DJ16HV89848	ISF #6062	53158	Outside	No	115,025.00	Yes	$1,000	Actual Cash Value
2007	IHC	Service Truck with Crane	Dump Truck	1HTMPAFL07H520430	ISF #7072	53158	Outside	No	65,588.00	Yes	$1,000	Actual Cash Value
2007	Freightliner	Snow Plow	Dump Truck	1FVAC3DJ77HX72902	ISF #6063	53158	Outside	No	111,885.00	Yes	$1,000	Actual Cash Value
2007	Ford	F450 Service Truck	Pickup	1FDXF46P17EA37284	ISF #7075	53158	Outside	No	16,455.00	Yes	$1,000	Actual Cash Value
2007	IHC	Medtec Ambulance	Rescue	1HTMNAAM78H639678	FD	53158	Outside	No	112,034.00	Yes	$1,000	Actual Cash Value
2007	Ford	F750	Pickup	3FRWF75G87V505425	ISF #6075	53158	Outside	No	48,414.00	Yes	$1,000	Actual Cash Value

2008	Ford	F450	Pickup	1FDXW46R08EA29227	ISF #6088	53158	Outside	No	11,025.00	Yes	$1,000	Actual Cash Value
2008	Ford	Escape	Pickup	1FMCU02ZX8KD22525	ISF #7083	53158	Outside	No	3,600.00	Yes	$1,000	Actual Cash Value
2008	GMC	Truck	Pickup	1GTHK24KX8E105518	ISF #6083	53158	Outside	No	24,079.00	Yes	$1,000	Actual Cash Value
2008	Freightliner	Snow Plow	Dump Truck	1FVAC3BS58HAC8078	ISF #6081	53158	Outside	No	139,086.00	Yes	$1,000	Actual Cash Value
2008	International	WordStar	Dump Truck	1HTWJAZR08J039128	ISF #6089	53158	Outside	No	37,975.00	Yes	$1,000	Actual Cash Value
2008	Freightliner	Snow Plow	Dump Truck	1FVHC3BS78HZ55230	ISF #6071	53158	Outside	No	149,339.00	Yes	$1,000	Actual Cash Value
2009	Freightliner	M280	Dump Truck	1FVAC3B399HAH0741	ISF #6097	53158	Outside	No	173,664.00	Yes	$1,000	Actual Cash Value
2009	Chevrolet	Pickup	Pickup	1GCHK43K19F113600	ISF #6093	53158	Outside	No	25,679.00	Yes	$1,000	Actual Cash Value
2010	Ford	F-150	Pickup	1FTEX1CWXAFA89680	ISF #2102	53158	Outside	No	4,535.00	Yes	$1,000	Actual Cash Value
2010	Pierce	Quantum Pumper/Tanker	Fire Other	4P1CU01H2AA011445	FD	53158	Outside	No	414,429.00	Yes	$1,000	Actual Cash Value
2010	Crane Carrier	Garbage Truck (rear loader)	Garbage Truck	1CYCHL589AR049704	ISF #6103	53158	Outside	No	84,900.00	Yes	$1,000	Actual Cash Value
2010	Freightliner	Truck	Dump Truck	1FVHC3BS7ADAP8528	ISF #6091	53158	Outside	No	73,517.00	Yes	$1,000	Actual Cash Value
2011	Ford	Grass Truck	Fire Other	1FDRF3BTXBEC47817	FD	53158	Outside	No	49,090.00	Yes	$1,000	Actual Cash Value
2011	Ford	Grass Truck	Fire Other	1FDRF3BT8BEB58165	FD	53158	Outside	No	47,890.00	Yes	$1,000	Actual Cash Value
2011	Freightliner	Vactor Jetter (licensed)	Dump Truck	1FVHC3BS4BHA3006	ISF #7112	53158	Outside	No	297,500.00	Yes	$1,000	Actual Cash Value
2011	Ford	F150	Pickup	1FTVX1CF9BKD90692	ISF #7113	53158	Outside	No	7,175.00	Yes	$1,000	Actual Cash Value
2012	Chevrolet	Traverse LT	Passenger	1GNKVGED5CJ217712	ISF #7121	53158	Outside	No	24,870.00	Yes	$1,000	Actual Cash Value
2012	Mack	Truck	Dump Truck	1M2AX32CXCM010004	ISF #6123	53158	Outside	No	168,000.00	Yes	$1,000	Actual Cash Value
2012	International	Plow Truck	Dump Truck	1HTWDAZR3CJ546377	ISF #6121	53158	Outside	No	150,000.00	Yes	$1,000	Actual Cash Value
2013	Ram	1500 Truck	Pickup	1C6RR7FP2DS684352	ISF #7132	53158	Outside	No	23,541.00	Yes	$1,000	Actual Cash Value
2013	Dodge	Ram 1500 Quad Cab	Pickup	1C6RR7FP7DS663898	ISF #7131	53158	Outside	No	23,581.00	Yes	$1,000	Actual Cash Value
2014	Ford	Econoline S3B	Pickup	1FBSS3BL4EDA99955	ISF #8143	53158	Outside	No	26,594.00	Yes	$1,000	Actual Cash Value
2014	Jeep	Cherokee	Pickup	1C4PJMCS3EW233892	ISF #2141	53158	Outside	No	24,887.00	Yes	$1,000	Actual Cash Value
2014	Ram	1500 Truck	Pickup	3C6RR7KTXEG224156	ISF #8141	53158	Outside	No	25,022.00	Yes	$1,000	Actual Cash Value
2015	Ford	F350 Truck	Pickup	1FD7W3FT1FEA46783	ISF #7151	53158	Outside	No	41,217.00	Yes	$1,000	Actual Cash Value
2015	Dodge	Quad Pick Up	Pickup	1C6RR7FT8FS628142	ISF #7153	53158	Inside	No	25,448.00	Yes	$1,000	Actual Cash Value
2015	Ford	F350	Pickup	1FT8W3BT8FEC82586	ISF #7152	53158	Outside	No	40,129.00	Yes	$500	Actual Cash Value
2015	Chevrolet	Tahoe	Fire Other	1GNSK3EC8FR692589	FD	53158	Outside	No	54,860.00	Yes	$1,000	Actual Cash Value
2016	Ford	F250	Fire Other	1FT7W2B65GEA44812	FD	53158	Outside	No	47,375.00	Yes	$1,000	Actual Cash Value
2016	Kia	Sorento	Passenger	5XPGDA53GG160308	PD #5516	53158	Inside	No	14,548.00	Yes	$1,000	Actual Cash Value
2016	Jeep	Cherokee	Pickup	1C4PJMAB9GW301926	ISF #1162	53158	Outside	No	21,741.00	Yes	$1,000	Actual Cash Value
2016	Dodge	Ram 1500 4WD Crew	Pickup	1C6RR7KT2GS311478	ISF #2161	53158	Outside	No	28,865.00	Yes	$1,000	Actual Cash Value
2016	Jeep	Cherokee	Pickup	1C4PJMAB6GW296135	ISF #1161	53158	Outside	No	21,741.00	Yes	$1,000	Actual Cash Value
2016	Ford Horton	Ambulance	Rescue	1FDUF5HT3GEB45375	FD	53158	Outside	No	191,689.00	Yes	$1,000	Actual Cash Value
2017	Chevrolet	Express 3500 Van	Pickup	1GAZGPFFXH1237021	ISF #8171	53158	Outside	No	28,160.00	Yes	$1,000	Actual Cash Value

2017	Chevrolet	Traverse	Passenger	1GNKVFED2HJ306106	ISF #1171	53158	Outside	No	26,110.00	Yes	$1,000	Actual Cash Value
2017	E-One	Fire Truck	Fire Other	4ENLABA81H1000430	Fire	53158	Outside	No	1,024,771.00	Yes	$1,000	Replacement Cost
2018	Ford	F250	Fire Other	IFT7W2B67JEC11081	Fire	53158	Inside	No	57,377.00	Yes	$1,000	Actual Cash Value
2018	Peterbilt	Garbage Truck	Garbage Truck	3BPDLJ0X6JF193480	ISF #6181	53158	Outside	No	249,345.00	Yes	$1,000	Replacement Cost
2018	Chevrolet	Express Pass RWD	Pickup	1GAZGPFGXJ1237597	ISF #8181	53158	Outside	No	28,691.00	Yes	$1,000	Actual Cash Value
2018	Chevrolet	Silverado	Pickup	3GCUKRECXJG323259	ISF #7181	53158	Outside	No	35,841.00	Yes	$1,000	Actual Cash Value
2018	Jeep	Cherokee Latitude	Pickup	1C4PJMCX2JD579305	ISF #2181	53158	Inside	No	23,987.00	Yes	$1,000	Actual Cash Value
2018	Chevrolet	Tahoe	Rescue	1GNSKFECOJR367414	FD	53158	Outside	No	80,739.00	Yes	$1,000	Actual Cash Value
2019	Horton	Ambulance	Rescue	1FDUF5HTXKEC16046	FD	53158	Outside	No	279,304.00	Yes	$1,000	Replacement Cost
2019	Chevrolet	Impala	Police	2G11X5S30K9140796	Police	53158	Outside	No	29,000.00	Yes	$1,000	Actual Cash Value
2019	Chevrolet	Impala	Police	1G11Y5S35KU122780	PD #5019	53158	Outside	No	29,000.00	Yes	$1,000	Actual Cash Value
2019	Chevrolet	Impala	Police	2G11X5S35K9141068	PD	53158	Outside	No	29,000.00	Yes	$1,000	Actual Cash Value
2019	Dodge	Ram 1500	Pickup	1C6RR7LT8KS531022	ISF #7191	53158	Outside	No	34,006.00	Yes	$1,000	Actual Cash Value
2019	Ford	F350	Pickup	1FT8W3BTXKEF5580	ISF #7192	53158	Outside	No	51,304.00	Yes	$1,000	Actual Cash Value
2019	Chevrolet	Impala	Police	1G11Y5S38KU146880	PD #3720	53158	Outside	No	21,071.00	Yes	$1,000	Actual Cash Value
2019	Chevrolet	Impala	Police	2G11Y5S32K9162506	PD #5712	53158	Outside	No	21,070.00	Yes	$1,000	Actual Cash Value
2019	Peterbilt	Garbage Truck	Dump Truck	3BPDLJ0X7KJF104498	ISF #6191	53158	Outside	No	229,545.00	Yes	$1,000	Replacement Cost
2020	Vaccon	Truck	Dump Truck	1FVHG3FE9LHLH5782	ISF #7201	53158	Outside	No	329,900.00	Yes	$1,000	Replacement Cost
2020	Ford	Explorer	Pickup	1FMSK8BB1LGA45410	ISF #1201	53158	Outside	No	30,169.00	Yes	$1,000	Actual Cash Value
2020	Dodge	Ram	Pickup	1C6SRFFT5LN332792	ISF #7202	53158	Outside	No	40,658.00	Yes	$1,000	Actual Cash Value
2020	Chevrolet	Tahoe	Police	1GNSKDEC8LR274132	PD #6202	53158	Outside	No	39,380.00	Yes	$1,000	Actual Cash Value
2020	Chevrolet	Tahoe	Police	1GNSKDEC6LR266207	PD #3120	53158	Outside	No	38,920.00	Yes	$1,000	Actual Cash Value
2020	Chevy	Blazer	Police	3GNKBHRS2LS613814	PD #6220	53158	Inside	No	33,567.00	Yes	$1,000	Actual Cash Value
2020	Ford	Ambulance	Rescue	1FDUF5HTXLDA05176	FD	53158	Inside	No	284,533.00	Yes	$1,000	Replacement Cost
2021	Harley Davidson	Motorcycle	Police	1HD1FMP16MB655121	PD	53158	Inside	No	25,000.00	Yes	$1,000	Actual Cash Value
2021	Pierce	Rescue Engine	Fire Other	4P1BAAFF4MA022548	FD	53158	Inside	No	743,024.00	Yes	$1,000	Replacement Cost
2021	Peterbilt	Garbage Truck	Garbage Truck	3BPDLI0X8MF111205	ISF #6212	53158	Inside	No	271,348.00	Yes	$1,000	Replacement Cost
2022	Peterbilt	Garbage Truck	Garbage Truck	3BPDLJ0X7NF112492	ISF #6224	53158	Inside	No	253,110.00	Yes	$1,000	Replacement Cost
2022	Pierce	Enforcer	Fire Other	4P1BCAFF2NA024469	Fire	53158	Inside	No	1,287,235.00	Yes	$1,000	Replacement Cost
2022	GMC	Sierra 1500	Pickup	3GTUUDED6PG108802	ISF	53158	Inside	No	50,894.00	Yes	$1,000	Replacement Cost
2022	GMC	Sierra 1500	Pickup	3GTUUDEDXPG108799	ISF	53158	Inside	No	50,894.00	Yes	$1,000	Replacement Cost
2022	GMC	Sierra 1500	Pickup	3GTUUDED8PG108171	ISF	53158	Inside	No	50,894.00	Yes	$1,000	Replacement Cost
2022	Ford	F350 Flatbed	Pickup	1FDRF3H66NEF28969	ISF	53158	Inside	No	44,000.00	Yes	$1,000	Replacement Cost
2022	Ford	Flatbed 350	Pickup	1FDRF3H64NEF28971	ISF	53158	Inside	No	44,000.00	Yes	$1,000	Replacement Cost
2022	Chevrolet	Traverse	Pickup	1GNEVGKW0NJ161278	ISF	53158	Inside	No	41,061.00	Yes	$1,000	Replacement Cost

2022	Chevrolet	Traverse	Pickup	1GNEVGKW4NJ161283	ISF	53158	Inside	No	41,061.00	Yes	$1,000	Replacement Cost
2022	Chevrolet	Traverse	Pickup	1GNEVGKW4NJ160604	ISF	53158	Inside	No	41,061.00	Yes	$1,000	Replacement Cost
2022	Chevrolet	Traverse	Pickup	1GNEVGKW1NJ160690	ISF	53158	Inside	No	41,601.00	Yes	$1,000	Replacement Cost
2022	Chevrolet	Traverse	Pickup	1GNEVGKW9NJ160596	ISF	53158	Inside	No	41,061.00	Yes	$1,000	Replacement Cost
2022	GMC	Sierra 1500	Pickup	3GTUUDED1PG108187	ISF	53158	Inside	No	50,894.00	Yes	$1,000	Replacement Cost
2022	International	HV507	Dump Truck	1HTEDTAR1NH232899	ISF #6222	53158	Inside	No	169,888.00	Yes	$1,000	Replacement Cost
2022	International	HV507	Dump Truck	1HTEDTAR4NH232900	ISF #6221	53158	Inside	No	169,888.00	Yes	$1,000	Replacement Cost
2022	Ford	Explorer	Police	1FM5K8AB0SGC49435	Police	53158	Inside	No	88,739.00	Yes	$1,000	Replacement Cost
2022	Chevrolet	Traverse	Pickup	1GNEVGKW3NJ161095	ISF	53158	Inside	No	33,033.00	Yes	$1,000	Replacement Cost
2023	Ford	Transit 250 Cargo Van	Pickup	1FTBR1C82PKB50230	ISF	53158	Inside	No	45,713.00	Yes	$1,000	Replacement Cost
2023	Ford	Transit 250 Cargo Van	Pickup	1FTBR1C83PKB50155	ISF	53158	Inside	No	45,713.00	Yes	$1,000	Replacement Cost
2023	Ford	Transit Van	Pickup	1FBAX2C85PKB42778	ISF	53158	Inside	No	54,011.00	Yes	$1,000	Replacement Cost
2023	Chevrolet	Tahoe	Police	1GNSKLED3PR438833	PD #3023	53158	Inside	No	66,390.00	Yes	$1,000	Replacement Cost
2023	Ford	Explorers	Police	1FM5K8AB3PGA35658	PD #3323	53158	Inside	No	43,963.00	Yes	$1,000	Replacement Cost
2023	Chevrolet	Tahoe	Police	1GNSKLED3PR376544	PD #3523	53158	Inside	No	66,390.00	Yes	$1,000	Replacement Cost
2023	Chevrolet	Tahoe	Police	1GNSKLED3PR376494	PD #3323	53158	Inside	No	66,390.00	Yes	$1,000	Replacement Cost
2023	Ford	Explorer	Police	1FM5K8ABXPGA03466	PD #3423	53158	Inside	No	71,055.00	Yes	$1,000	Replacement Cost
2023	Ford	Explorer	Police	1FM5K8ABXPGA03371	PD #3823	53158	Inside	No	70,823.00	Yes	$1,000	Replacement Cost
2023	Ford	Explorer	Police	1FM5K8AB7PGA05837	PD #5423	53158	Inside	No	64,219.00	Yes	$1,000	Replacement Cost
2023	Starcraft	AllStar 22" Transit Van	Passenger	1HA6GUB75PN003153	ISF #8233	53158	Inside	No	125,425.00	Yes	$1,000	Replacement Cost
2024	Nissan	Frontier	Passenger	1N6ED1CL2RN634414		53158	Inside	No	25,394.00	Yes	$1,000	Replacement Cost
2024	Envirotech	Garbage Truck	Garbage Truck	3ALHCYFE4RDUR5193	ISF #6244	53158	Inside	No	310,330.00	Yes	$1,000	Replacement Cost
2024	International	Plow Truck	Dump Truck	1HTKTSWM4RH367653	ISF #2651	53158	Inside	No	143,678.00	Yes	$1,000	Replacement Cost
2024	International	Plow Truck	Dump Truck	1HTKTSWMXRH367706	ISF #6252	53158	Inside	No	143,678.00	Yes	$1,000	Replacement Cost
2024	Chevrolet	Tahoe	Fire Other	1GNSKLED9RR178473	FD	53158	Inside	No	49,990.00	Yes	$1,000	Replacement Cost
2024	International	Monroe Truck	Dump Truck	3HAEDTAT8RL780306	ISF #6243	53158	Inside	No	251,122.00	Yes	$1,000	Replacement Cost
2024	International	Monroe Truck	Dump Truck	3HAEDTAT8RL780305	ISF #6242	53158	Inside	No	251,122.00	Yes	$1,000	Replacement Cost
2024	Ford	Explorer	Police	1FM5K8AB8RGA46769	PD #5428	53158	Inside	No	72,000.00	Yes	$1,000	Replacement Cost
2024	Chevrolet	Tahoe	Police	1GNSKLED4RR302259	PD #5430	53158	Inside	No	80,774.00	Yes	$1,000	Replacement Cost
2024	Chevrolet	Equinox	Pickup	3GNAXUEG9RS143992	FD	53158	Inside	No	33,760.00	Yes	$1,000	Replacement Cost
2024	Ram	3500 ProMaster Cargo Van	Pickup	3C6MRVHG4RE115914	ISF #7241	53158	Inside	No	58,937.00	Yes	$1,000	Replacement Cost
2024	Horton	Ambulance	Rescue	1FDUF5HT7SDA03853		53158	Inside	No	450,000.00	Yes	$1,000	Replacement Cost
2025	Dodge	Ram 3500	Pickup	3C63R3GJ8SG513215		53187	Inside	No	50,934.00	Yes	$1,000	Replacement Cost
2025	Dodge	Ram 3500	Pickup	3C63R3GJ6SG513214		53187	Inside	No	50,934.00	Yes	$1,000	Replacement Cost
2025	Chevrolet	Tahoe	Police	1GNS6UED0SR253299	Police	53158	Inside	No	91,788.00	Yes	$1,000	Replacement Cost

2025	Lakeside	International Boom Truck	Dump Truck	1HTKSSWM0SH442714		53158	Inside	No	252,406.00	Yes	$1,000	Replacement Cost
2025	Lakeside	International Plow Truck	Dump Truck	3HTEDTAR2TN874146		53158	Inside	No	135,313.00	Yes	$1,000	Replacement Cost
2025	Newway	Garbage Truck	Garbage Truck	1FVHCYFE7SHVP2834		53158	Inside	No	339,298.00	Yes	$1,000	Replacement Cost
2025	Dodge	Ram	Pickup	1C6SRFFP1SN647946	ISF #7251	53158	Inside	No	52,687.00	Yes	$1,000	Replacement Cost
2025	Ford	Explorer	Police	1FM5K8AB0SGB19123	Squad #4225	53158	Inside	No	74,088.00	Yes	$1,000	Replacement Cost
2025	Ford	Explorer	Police	1FM5K8AB2SGB19219	Squad #5125	53158	Inside	No	74,088.00	Yes	$1,000	Replacement Cost
2025	Ford	Explorer	Police	1FM5K8AB0SBG19641	Squad #5125	53158	Inside	No	66,313.00	Yes	$1,000	Replacement Cost
2025	Ford	Explorer	Police	1FM5K8AB8SGB19726	Squad #5325	53158	Inside	No	66,313.00	Yes	$1,000	Replacement Cost
2025	Ford	Explorer	Police	1FM5K8AB0SGB21485	Police	53158	Inside	No	77,125.00	Yes	$1,000	Replacement Cost
2025	Ford	Explorer	Police	1FM5K8AB2SGA86139	Police	53158	Inside	No	77,125.00	Yes	$1,000	Replacement Cost
2026	Chevrolet	Tahoe	Pickup	1GNS6LED8TR190934	Fire	53158	Inside	No	88,000.00	Yes	$1,000	Replacement Cost

Number of Vehicles with Auto Liability: 141 **APD Total Value:** $15,032,751

Number of Vehicles with APD: 141

(1) "APD Value" is determined by Original Cost New (OCN – retail cost the original purchaser paid for the vehicle) or by Appraisal Value for certain older Fire/Rescue vehicles. Insured value may differ from "APD Value" based on coverage type selected.
(2) APD Coverage Type is determined by underwriting and is based on the vehicle age and value.

* Trailers do not impact auto liability premiums.

UnitedHeartland
Part of the AF Group

LEAGUE MUTUAL INSURANCE

Workers Compensation

Employers Liability & Increased Limits

Coverage	Each Accident	Disease Policy	Disease Employee
WC & Employer's liability	$100,000	$500,000	$100,000

Worker's Comp Rating Basis

Classification	Code #	Premium Basis Total Estimated Annual Remuneration	Rate Per $100 Of Remuneration	Estimated Annual Premium
Period 04/01/2026 - 04/01/2027				
Wisconsin				
WATERWORKS OPERATION & D	7520	553,000	2.59	14,323
FIREFIGHTERS & D - NON-VOLUNTEER	7704	4,395,000	3.19	140,201
POLICE OFFICERS & DRIVERS	7720	4,054,000	2.14	86,756
CLERICAL OFFICE EMPLOYEES NOC	8810	5,158,000	0.16	8,253
SKATING RINK OPERATION & D	9016	328,000	2.35	7,708
EXERCISE INSTITUTE & C	9063	5,027,000	0.93	46,751
MUNICIPAL OPERATIONS - MISCELLANEOUS - VILLAGE	9414	3,803,000	3.39	128,922
Total Manual Premium				432,914
Experience Modification	9898	432,914	1.300	129,874
Total Modified Premium				562,788
Total Standard Premium				562,788
Premium Discount	0063	562,788	10.4%	(58,285)
Expense Constant	0900			220
Terrorism		23,318,000		0
Catastrophe (other than Certified Acts of Terrorism)		23,318,000		0
Total Estimated Annual Premium				504,723

The exposures shown above are subject to audit and may result in an additional or return premium depending on your actual exposures for the policy term. The audit could also result in additional classifications not shown in this proposal.



Property

R&R INSURANCE

UP, UP, *AND AWAY!*



Does your law enforcement or emergency services personnel use drones? Do they understand how to maximize the capabilities of these devices and the associated technology, effectively and safely?

In partnership with Northeast Wisconsin Technical College, MPIC is offering drone training courses. These courses are designed for operators who are already FAA Section 107 Certified or have received an FAA Certificate of Waiver (COA) from entities that already have drone equipment.

MPIC
Municipal Property Insurance Company

NORTHEAST
WI Technical College

COURSE OUTLINE:

- Interior Operations and Building Evaluation and Clearing
- Exterior Operations and Search and Rescue

No tuition fee for MPIC insured drone operators.

Class hours are accredited for ACADIS 24 hours of mandatory training.

Register here for drone classes

For additional information, contact:
Blair at **brogacki@mpicwi.com** or
Rob at **rob.hock@nwtc.edu**

SERVICE HIGHLIGHTS

MPIC
Municipal Property Insurance Company

$ FINANCIAL STRENGTH

MPIC has a $500 million reinsurance program in place to provide the security needed for large or catastrophic losses. All reinsurance companies are rated "A" or better by A.M. Best with a combined surplus of $7 billion. Lloyds of London syndicates also provide additional support and financial security. Our partnerships with financially strong reinsurers provide significant assets supporting MPIC's promise to pay.

APPRAISAL SERVICES

MPIC has partnered with AAE Consulting to provide a comprehensive appraisal to each insured. This includes on-site evaluations of all buildings greater than utility buildings and all other buildings valued more than $250,000. These appraisals are provided on a rolling five-year cycle, at no additional cost to the insured. Our appraisal program also provides valuations for contractor equipment greater than $20,000 and the development of an inflation factor to ensure your values remain accurate.

POLICY/CLAIM SERVICES

MPIC has as staff of underwriting and claims personnel that are specifically dedicated to working with MPIC insureds and agents. These individuals are strategically located throughout the state to rapidly address the service requirements of insureds.

AGENT SERVICES

The needs of municipalities and counties are different than commercial companies. That is why MPIC has appointed agents who specialize in servicing LWMMI, CVMIC, and WMMIC members. Your needs come first.

MPIC'S BOARD OF DIRECTORS

MPIC is fortunate to have seven board members, whose full-time positions are servicing municipalities and counties in Wisconsin. They understand your needs and provide the direction and oversight to MPIC service providers.

Board of Directors:

- Jerry Deschane, *Executive Director LWM and LWMMI Director*
- Matt Becker, *CEO LWMMI*
- Steve Stanczak, *CEO CVMIC*
- Robert Smith, *City of Brookfield CVMIC*
- Pallin Allen, *Executive Director WMMIC*
- Eric Veum, *Risk Manager - City of Madison WMMIC*
- Blair Rogacki, *CEO MPIC*

COVERAGE HIGHLIGHTS

MPIC
Municipal Property Insurance Company

The Reason Insurance is Purchased

- Contractor's Equipment coverage included with no premium charge for all items up to $25,000 - Coverage for equipment in excess of $25,000 is provided if scheduled on the policy.
- Valuable records coverage with full coverage limits, once deductible is met
- $10 million extra expense coverage; additional coverage available if requested
- $5 million for asbestos cleanup, abatement and removal from a covered loss
- $10 million for ordinance and law losses
- $1 million coverage for unscheduled buildings
- $10,000 coverage for unscheduled Property In The Open (PITO)
- Coverage for service dogs and horses up to $50,000; subject to a $1,000 deductible
- Builder's risk coverage for projects up to $2.5 million in value included when endorsed; projects up to $10 million in value are eligible
- $2 million coverage for pollutants from a covered peril
- $5 million of earth movement coverage per occurrence
- $5 million of flood coverage per occurrence for property not located in a flood plain
- $50,000 coverage for excavation, grading and filling
- $250,000 coverage building foundations and footings
- Coverage for trees and shrubs damaged by any covered peril within 100' of a scheduled building
- Coverage for fire department service charges with no deductible
- $50,000 coverage for documentation of loss coverage
- $250,000 coverage for architectural and engineering design
- $25,000 coverage for computer service interruption
- Coverage for scheduled pedestrian bridges – enhanced coverage available
- Coverage for scheduled piers and wharfs – enhanced coverage available
- Direct damage from utilities is covered for buildings, personal property, and PITO
- Expanded coverage for underground fiber optic cable within the municipality's jurisdictional boundaries available by endorsement
- Limited coverage for fungus related to a covered peril
- Emergency support equipment contained in/on emergency response vehicles subject to a $1,000 deductible.
- Coverage for utility meters is available by endorsement

IMPORTANT *HIGHLIGHTS*

BLANKET PLUS COVERAGE

Coverage up to

125%

of your Total Insured Value for any covered loss

AUTOMATIC COVERAGE

for all newly acquired property and contractors equipment, during the policy period, without needing to endorse the policy

A SINGLE DEDUCTIBLE

applies to a covered loss that impacts more than one property type

Commercial Property

Subjects of Insurance

Subjects of Insurance	Limit	Deductible
Building	$ 190,027,552	$ 25,000
Business Personal Property	$ 11,273,840	$ 25,000
Property in the Open	$ 2,225,593	$ 25,000
Contractors Equipment Over $25,000 Replacement cost	$ 7,062,082	$ 1,000
Contractors Equipment Under $25,000 Replacement Cost	$ 1,263,302	$ 1,000
Equipment Breakdown	$ 203,405,111	$ 25,000
Business Income	$ 13,350,000	$ 25,000
Pedestrian Bridges	$ 269,446	$ 1,000
Streetlights (Village-wide)	$ 8,006	$ 5,000
	$	$

Optional Endorsements to quote:

- Fiber Optics – Expands coverage territory to the legal boundaries of the insured entity.

Entity	Limit: $250,000	Limit $500,000
City	$500	$750
Village	$250	$500
Towns	$250	$500
Water, Sewer, and Electric Utilities	$500	$750
Housing Authorities	$250	$500

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
001		***100th / 63rd Lift Station***					
	001	63rd Avenue Lift Station 6300 100TH STREET, PLEASANT PRAIRIE,WI 53158	1992	1.0	0	$212,006	$0
		100th / 63rd Lift Station (001) Total				**$212,006**	**$0**
002		***104th Street Water Tower***					
	001	104th Street Water Tower 104th Street, Pleasant Prairie,WI 53158	1995	1.0	0	$2,821,300	$0
		104th Street Water Tower (002) Total				**$2,821,300**	**$0**
003		***108th Street Water Tower***					
	001	I-94 Water Tower 10798 114TH AVE, PLEASANT PRAIRIE,WI 53158	1990	1.0	0	$2,887,358	$0
		108th Street Water Tower (003) Total				**$2,887,358**	**$0**
004		***192 Lift Station***					
	001	192 Lift Station 8776 68TH STREET, PLEASANT PRAIRIE,WI 53158	1979	1.0	0	$228,698	$0
		192 Lift Station (004) Total				**$228,698**	**$0**
005		***73-1 Lift Station/ Compost Site***					
	001	73-1 Lift Station 8000 128TH STREET, PLEASANT PRAIRIE,WI 53158	2010	1.0	1,056	$812,013	$0
		Property in the Open					$61,200
		73-1 Lift Station/ Compost Site (005) Total				**$812,013**	**$61,200**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
006		***Bentz Lift Station***					
	001	Bentz Lift Station 8505 GREENBAY ROAD, PLEASANT PRAIRIE,WI 53158	1988	1.0	192	$436,173	$0
		Bentz Lift Station (006) Total				**$436,173**	**$0**
007		***Booster Station 2 - Highway 165/ Sheridan***					
	001	Booster Station 2 - Highway 165 10415 SHERIDAN, PLEASANT PRAIRIE,WI 53158	2002	1.0	10,588	$5,883,938	$0
	002	GENERATOR (ADD01) 10415 SHERIDAN, PLEASANT PRAIRIE,WI 53158	2002	1.0	0	$1,033,797	$0
	003	Water Reservoir at Booster Station /Fencing 10415 SHERIDAN, PLEASANT PRAIRIE,WI 53158	2002	1.0	0	$3,788,323	$0
		Booster Station 2 - Highway 165/ Sheridan (007) Total				**$10,706,058**	**$0**
008		***Chateau Lift Station***					
	001	Chateau Lift Station 7878 115TH AVENUE, PLEASANT PRAIRIE,WI 53158	2007	1.0	472	$466,580	$0
		Chateau Lift Station (008) Total				**$466,580**	**$0**
009		***Carol Beach Lift Station***					
	001	Carol Beach Lift Station 800 111TH STREET, PLEASANT PRAIRIE,WI 53158	1990	1.0	0	$241,576	$0
	002	Carol Beach Unit #6 Lift 9439 8TH AVENUE, PLEASANT PRAIRIE,WI 53158	1996	1.0	0	$172,060	$0
	003	Carol Beach Unit A Lift - Channel 15 680 101ST STREET, PLEASANT PRAIRIE,WI 53158	1995	1.0	0	$183,627	$0
		Carol Beach Lift Station (009) Total				**$597,263**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
010		***South Central Lift Station***					
	001	South Central Lift Station 7101 SPRINGBROOK RD, PLEASANT PRAIRIE,WI 53158	2010	1.0	1,232	$994,805	$0
	002	Storage Shed 7101 SPRINGBROOK RD, PLEASANT PRAIRIE,WI 53158		.0	0	$171,464	$15,110
		Property in the Open					$20,400
		South Central Lift Station (010) Total				**$1,166,269**	**$35,510**
011		***Concession/Pavilion***					
	001	BallField Lighting & Street Lighting 10001 Terwall Terrace, PLEASANT PRAIRIE,WI 53158		.0	0	$437,961	$0
	002	Concession/Pavilion Highway 165/Cty H Fencing/Lighting 10001 Terwall Terrace, PLEASANT PRAIRIE,WI 53158		.0	0	$198,532	$13,577
	003	North Ballfield Pavilion 9453 Park Drive, PLEASANT PRAIRIE,WI 53158		.0	0	$161,210	$12,278
	004	Wruck Pavilion 10000 PARK DRIVE, PLEASANT PRAIRIE,WI 53158	1996	1.0	2,510	$515,467	$53,127
	005	North Ballfield Storage Shed 9453 Park Drive, PLEASANT PRAIRIE,WI 53158				$20,604	$144,228
		Concession/Pavilion (011) Total				**$1,333,774**	**$223,210**
012		***Fire Station #1***					
	001	Fire Station #1 3801 SPRING BROOK, PLEASANT PRAIRIE,WI 53158	2015	1.0	13,941	$5,553,647	$578,719
		Fire Station #1 (012) Total				**$5,553,647**	**$578,719**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
013		***Fire Station #2***					
	001	Fire Station #2 8044 88TH AVE, PLEASANT PRAIRIE,WI 53158	1974	2.0	10,482	$2,482,662	$475,418
		Fire Station #2 (013) Total				**$2,482,662**	**$475,418**
014		***Highway 165 Lift Station***					
	001	Highway 165 Lift Station 11350 104TH ST, PLEASANT PRAIRIE,WI 53158	1990	1.0	229	$5,949,405	$0
		Highway 165 Lift Station (014) Total				**$5,949,405**	**$0**
015		***Highway C Water Tower***					
	001	Highway C Water Tower (Ladish) 9201 WILMOT RD, PLEASANT PRAIRIE,WI 53158	1970	1.0	0	$2,112,904	$0
		Highway C Water Tower (015) Total				**$2,112,904**	**$0**
016		***Heritage Valley Lift Station***					
		Heritage Valley Lift Station (016) Total				**$0**	**$0**
017		***Booster Station #1***					
	001	Booster Station #1 7000 93RD STREET, PLEASANT PRAIRIE,WI 53158	1992	1.0	1,800	$1,784,402	$0
	002	Water Reservoir at Booster Station 6813 93RD STREET, PLEASANT PRAIRIE,WI 53158	1992	1.0	0	$3,788,323	$0
		Booster Station #1 (017) Total				**$5,572,725**	**$0**
018		***Lakeview Lift Station***					
	001	Lakeview Lift Station 9700 88TH AVENUE, PLEASANT PRAIRIE,WI 53158	1990	1.0	3,288	$3,033,663	$0
		Lakeview Lift Station (018) Total				**$3,033,663**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
019		***Municipal Building***					
	001	Municipal Building 9915 39TH AVE, PLEASANT PRAIRIE,WI 53158	1967	1.0	22,142	$5,163,617	$713,069
		Property in the Open					$30,764
		Municipal Building (019) Total				**$5,163,617**	**$743,833**
020		***Municipal Center/Monitoring Fac***					
	001	Expansion - Public Works Facility 8600 N GREENBAY RD, PLEASANT PRAIRIE,WI 53158	2017	1.0	66,700	$4,240,356	$0
	002	Municipal Center/Monitoring Fac 8600 N GREEN BAY RD, PLEASANT PRAIRIE,WI 53158	1992	1.0	44,727	$9,941,025	$2,174,625
	003	Salt Storage Shed 8600 N GREENBAY RD, PLEASANT PRAIRIE,WI 53158	1993	1.0	9,600	$673,219	$0
	004	STORAGE BUILDING (ADD01) 8600 N GREENBAY RD, PLEASANT PRAIRIE,WI 53158	1992	1.0	7,600	$339,114	$132,814
	005	Wash Bay 8600 N GREENBAY RD, PLEASANT PRAIRIE,WI 53158		.0	0	$59,261	$0
		Property in the Open					$623,259
		Municipal Center/Monitoring Fac (020) Total				**$15,252,975**	**$2,930,698**
021		***New Zirbel Lift Station***					
	001	New Zirbel Lift Station 11240 84TH STREET, PLEASANT PRAIRIE,WI 53158	2004	1.0	384	$684,785	$0
		New Zirbel Lift Station (021) Total				**$684,785**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
023		***Post Office Lift Station***					
	001	Post Office Lift Station 4206 101ST ST, PLEASANT PRAIRIE,WI 53158	1998	1.0	0	$74,643	$0
		Post Office Lift Station (023) Total				**$74,643**	**$0**
025		***Sewer Utility District D***					
	001	BLOWER/STORAGE (ADD01) 1020 WILMOT RD, PLEASANT PRAIRIE,WI 53158	1967	1.0	432	$112,918	$17,709
	002	Sewer Utility District D 1020 WILMOT RD, PLEASANT PRAIRIE,WI 53158	1985	1.0	4,437	$368,923	$68,474
		Sewer Utility District D (025) Total				**$481,841**	**$86,183**
026		***Slater Lift Station***					
	001	Slater Lift Station 3800 88TH PLACE, PLEASANT PRAIRIE,WI 53158	1998	1.0	0	$74,643	$0
		Slater Lift Station (026) Total				**$74,643**	**$0**
027		***St John's Lift Station***					
	001	St John's Lift Station 4600 93RD STREET, PLEASANT PRAIRIE,WI 53158	2003	1.0	0	$225,240	$0
		St John's Lift Station (027) Total				**$225,240**	**$0**
028		***Suveillance Cameras***					
		Property in the Open					$123,054
		Suveillance Cameras (028) Total				**$0**	**$123,054**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
029		***Terwall Terrace Rec Plex***					
	001	RecPlex Baby U Building 10000 TERWALL TERRACE, PLEASANT PRAIRIE,WI 53158		.0	0	$237,880	$58,202
		Property in the Open					$4,531
		Terwall Terrace Rec Plex (029) Total				**$237,880**	**$62,733**
030		***Timber RIDGE TOWER***					
	001	Timber RIDGE TOWER 6115 123RD STREET, PLEASANT PRAIRIE,WI 53158	1976	1.0	0	$1,340,730	$0
		Timber RIDGE TOWER (030) Total				**$1,340,730**	**$0**
031		***Traffic Signals***					
		Property in the Open					$360,458
		Traffic Signals (031) Total				**$0**	**$360,458**
032		***Sewer Metering Pits***					
	001	89TH ST METERING PIT (ADD02) 8845 89TH STREET, PLEASANT PRAIRIE,WI 53158	1985	1.0	0	$101,829	$0
	002	COOPER ROAD METERING PIT (ADD01) 7634 COOPER ROAD, PLEASANT PRAIRIE,WI 53158	1985	1.0	0	$90,501	$0
	003	Water Metering Pit - 32nd Avenue 9152 32ND AVENUE, PLEASANT PRAIRIE,WI 53158	1985	1.0	0	$90,501	$0
	004	7th Ave Metering Pit 8500 Block of 7th Ave, Pleasant Prairie,WI 53158	1988			$13,393	$0
		Sewer Metering Pits (032) Total				**$296,224**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
033		***Well House #1***					
	001	Well House #1 9201 WILMOT RD., PLEASANT PRAIRIE,WI 53158	1970	1.0	396	$55,685	$0
		Well House #1 (033) Total				**$55,685**	**$0**
034		***9900 TERWELL TERRACE***					
	001	IcePlex 9900 TERWELL TERRACE, PLEASANT PRAIRIE,WI 53158	2004	2.0	66,552	$19,390,310	$727,589
	002	Pool Expansion 9900 TERWELL TERRACE, PLEASANT PRAIRIE,WI 53158	2010	1.0	32,831	$14,193,066	$290,422
	003	RecPlex 9900 TERWELL TERRACE, PLEASANT PRAIRIE,WI 53158	2000	2.0	182,910	$48,566,161	$3,222,979
		Property in the Open					$801,172
		9900 TERWELL TERRACE (034) Total				**$82,149,537**	**$5,042,162**
035		***Park Drive Lift Station***					
	001	Lift Station 9999 PARK DRIVE, PLEASANT PRAIRIE,WI 53158	1996	1.0	0	$77,623	$0
		Park Drive Lift Station (035) Total				**$77,623**	**$0**
036		***Prairie Springs Park***					
		Property in the Open					$175,000
		Prairie Springs Park (036) Total				**$0**	**$175,000**
037		***Stateline Lift Station***					
	001	Stateline Lift Station 11717 120th Avenue, Pleasant Prairie,WI 53158		.0	0	$2,078,999	$0
		Stateline Lift Station (037) Total				**$2,078,999**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
039		***Prairie Highlands Water Tower***					
	001	Water Tower 9444 128th Ave, PLEASANT PRAIRIE,WI 53158	2021	10.0	750,000	$4,203,216	$0
		Property in the Open					$25,755
		Prairie Highlands Water Tower (039) Total				**$4,203,216**	**$25,755**
040		***Pressure Reducing Valves***					
	001	Water Metering Pit #1 7th Avenue, Pleasant Prairie,WI 53158	2001			$51,510	$0
	002	Springbrook PRV Pit Springbrook Rd/26th Ave, Pleasant Prairie,WI 53158	1999			$38,942	$0
	003	116th St PRV Pit 116th St/26th Ave, Pleasant Prairie,WI 53158	1993			$38,942	$0
	004	115th St PRV Pit 115th St/Sheridan Ave, Pleasant Prairie,WI 53158	2019			$38,942	$0
	005	BS-2 10415 Sheridan North PRV , ,WI	2017			$66,300	$0
	006	BS-2 10415 Sheridan South PRV , ,WI	2017			$66,300	$0
		Pressure Reducing Valves (040) Total				**$300,936**	**$0**

STATEMENT OF VALUES
MUNICIPAL PROPERTY INSURANCE COMPANY
Coverage Amount - $203,526,985

Site	Bldg	Description	Year Built	Floors	Square Footage	Building RC	Personal Property RC
041		***Ingram Residence - Ingrams Park***					
	001	Ingram Residence - Detached Garage 5726 93RD STREET, PLEASANT PRAIRIE,WI 53158	1973	1.0	440	$20,604	$0
	001	Ingram Residence - House 5726 93RD STREET, PLEASANT PRAIRIE,WI 53158	1973	1.0	1,910	$235,916	$0
		Ingram Residence - Ingrams Park (041) Total				**$256,520**	**$0**
042		***Fire Station #3***					
	001	Fire Station #3 10165 Terwell Terrace, Pleasant Prairie,WI 53158	2024	1.0		$11,332,200	$721,140
		Fire Station #3 (042) Total				**$11,332,200**	**$721,140**
043		***New Police Station***					
	001	New Police Station 10111 39th Avenue, Pleasant Prairie,WI 53158	2024	1.0		$19,367,760	$1,854,360
		New Police Station (043) Total				**$19,367,760**	**$1,854,360**
044		***New Police Station***					
		New Police Station (044) Total				**$0**	**$0**

Building Subtotal	$190,027,552
Contents Subtotal	$11,273,840
Property in the Open Subtotal	$2,225,593
Building, Contents and PITO Total	$203,526,985

PROPERTY IN THE OPEN
MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
005	***73-1 Lift Station/ Compost Site***		
	Fencing around 73-1 Lift Station		$10,200
	Fencing around Compost Site		$51,000
	73-1 Lift Station/ Compost Site (005) Total		**$61,200**
010	***South Central Lift Station***		
	Fencing Around Site/ Lighting		$20,400
	South Central Lift Station (010) Total		**$20,400**
019	***Municipal Building***		
	Monument Sign		$30,764
	Municipal Building (019) Total		**$30,764**
020	***Municipal Center/Monitoring Fac***		
	Sign, Parking Lot Lights, Flag Pole, Radio Tower		$623,259
	Municipal Center/Monitoring Fac (020) Total		**$623,259**
028	***Suveillance Cameras***		
	Surveillance Cameras		$123,054
	Suveillance Cameras (028) Total		**$123,054**
029	***Terwall Terrace Rec Plex***		
	Fencing		$2,266
	Outdoor Lighting		$2,266
	Terwall Terrace Rec Plex (029) Total		**$4,531**
031	***Traffic Signals***		
	51st Avenue - Traffic Signals		$160,376
	80th Street/51st Avenue - Traffic Signals		$200,082
	Traffic Signals (031) Total		**$360,458**
034	***9900 TERWELL TERRACE***		
	Carol Beach PITO		$33,983
	RecPlex Pedestrian Bridge		$94,446
	Sign - IcePlex		$50,915
	Sign - RecPlex		$32,791
	Street Lights - Rec Plex		$575,802
	Witbit Playstructure		$13,235

PROPERTY IN THE OPEN

MUNICIPAL PROPERTY INSURANCE COMPANY

Site	Description	Quantity	Replacement Cost
	9900 TERWELL TERRACE (034) Total		**$801,172**
036	***Prairie Springs Park***		
	Hackbarth Pedestrian Bridge		$175,000
	Prairie Springs Park (036) Total		**$175,000**
039	***Prairie Highlands Water Tower***		
	Kohler Generator		$15,453
	Security Fencing and Gate		$10,302
	Prairie Highlands Water Tower (039) Total		**$25,755**
PROPERTY IN THE OPEN TOTAL			***$2,225,593***

CONTRACTORS EQUIPMENT

MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
1982 JOHN DEERE TRACTOR/CRAWLER 8821		$51,795
1987 JOHN DEERE GRADER 6772 772B-H		$383,184
1989 HOMEMADE TRAILER		$10,780
1991 BRUSH BANDIT BRUSH CHIPPER 6943		$142,539
1992 JRB SWEEPER ATTACHMENT A002		$10,461
1993 AULDIN PRESSURE WASHER 5530		$12,207
1993 MONROE SNOWPLOW #93 MP41R11		$13,951
1994 H&S TRAILER,LMRU920204M000204		$2,678
1995 DEWEZE HILLSIDE MOWER 8962		$67,078
1995 H&S MFG TRAILER,4ULU91619SM000206		$1,300
1995 H&S MFG TRAILER,4ULU91619SM000223		$1,568
1995 H&S MFG TRAILER,L900206142033		$1,535
1995 ZODIAK INFLATABLE BOAT MKIII		$10,461
1996 EFFICIENCY TRENCH BOX 8X20 T024		$18,311
1996 H&S MFG TRAILER,4ULU71211TM000357		$1,648
1996 H&S MFG TRAILER,4ULU81416TM000204		$1,648
1996 JOHN DEERE UTILITY VEHICLE 6X4		$12,207
1996 KIFCO WATER REEL T118 B140		$10,811
1996 MONROE SNOWPLOW #9601 MP41R11		$13,951
1998 MONROE SALTER ATTACHMENT M5966		$9,769
1998 MONROE SNOWPLOW #9801 MP41R11		$13,951
1998 MONROE SNOWPLOW SIDE WING #9801		$11,509
1999 HOLDEN TRAILER		$10,780
1999 THOMPSON TRASH PUMP W/VAC T078		$50,685
2000 MQ POWER CORP GENERATOR T030		$43,977
2000 REDI HAUL FLATBED TRAILER,47SF202T4Y1016917		$30,962
2000 REDIHAUL TRAILER		$10,780
2000 TRAIL KING TRAILER		$19,683
2000 TRAIL KING TRAILER		$15,170
2001 TOPPS GRADER, 24" WING MOUNT		$12,207
2002 DIAMOND T 25' FLATBED TRAILER, 5FWFP2523R001937		$14,243
2002 FELLING TRAILER		$13,049
2002 FELLING TRI AXLE BED TRAILER		$19,812
2002 GIANT VAC LEAF LOADER		$25,840
2002 HOMEMADE TRAILER		$10,780
2002 JOHN DEERE VAC LEAF LOADER 6023		$43,235
2002 WANCO SPEED TRAILER		$14,184
2002 WANCO SPEED TRAILER		$14,184
2003 CLARK MOSQUITO SPRAYER T102		$11,716
2003 CNTRL TRAILER,4KNUC18244L160396		$11,347
2003 FORCE AMERICA LIQUID DEICING		$18,853
2003 HENKE PLOW FOR LOADER A020		$30,513
2003 HYDRAULIC SWEEPER TK-H A001		$14,995
2003 JOHN DEERE ARTICULATED WHEEL		$279,743
2003 JOHN DEERE SKIDSTEER 7031 260		$44,015
2003 MONROE SNOW PLOW 0062 6031		$10,811
2003 REDIHAUL FLATBED TRAILER,47SF202T331019963		$11,347
2003 REDIHAUL TRAILER A031 R020-25T		$9,244
2003 VIDEO CART A046		$27,027
2004 JOHN DEERE SKID LOADER 6045 325		$53,594
2004 VERMEER PORT VACUUM UNIT WITH		$37,692
2004 VERMEER TRAILER		$10,780
2004 ZAMBONI ICE RESURFACER 552-7666		$177,622
2004 ZAMBONI ICE RESURFACER 552-7667		$177,622
2005 THOMPSON ENVIRONPRIME PUMP		$16,530

CONTRACTORS EQUIPMENT
MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
2006 DECATUR ELECTRONICS SPEED TRAILER		$14,184
2006 INGERSOLL-RAND LIGHT TOWER		$6,043
2006 JOHN DEERE GATOR 8065 04096		$10,724
2006 ROEDEL SUBMERSIBLE PUMP W/10 HP		$69,564
2007 FALCON RME HOT PATCHER A054		$18,239
2007 MILLER BRADFORD WHEEL LOADER		$191,915
2007 REDIHAUL TRAILER,47SF202T581023813		$11,347
2007 SWEEPSTER POWER BROOM T170		$4,539
2007 TRAILSTAR TANDEM END DUMP		$62,097
2008 TARGET ROAD SAW T169		$5,075
2009 6 WAY BOOM LEAF VAC 6100		$53,490
2009 REDIHAUL DECKOVER TRAINER A032		$7,978
2010 CATERPILLAR FORKLIFT		$10,469
2010 CRAFCO ROUTER PAVEMENT CUTTER		$12,844
2010 JOHN DEERE GATER 6X4 8101		$9,496
2010 PRO TEC ALUMINUM TRENCH BOX 8X8		$11,855
2010 WACKER G70 GENERATOR W/TRAILER		$31,891
2011 GRAPPLE THUMB GRAPPLE A062		$13,284
2011 JOHN DEERE 6X4 GATOR		$10,901
2011 VAC CON 7112 VPD3612HAND		$513,949
2011 ZODIAC BOAT (FIRE DEPT) Z80163		$28,228
2012 WELLS CARGO RESCUE EQUIPMENT		$14,641
2013 PEMBERTON GRAPPLE BUCKET FOR 624		$20,147
2013 UNKNOWN TONGUE PULL TRAILER,4UYBJ11XWE000174		$7,376
2013 WELLS CARGO TRAILER EW2025,1WC200J29D1200705		$14,073
2014 BOBCAT TOOL CAT SNOW BLOWER		$5,743
2014 CAR UTILITY TRAILER		$3,407
2014 CARRY ON TRAILER		$10,780
2014 ENVIROTECH PIPELINE CAMERA		$141,353
2014 ERSKINE SKID STEER MOUNT SNOW		$8,205
2014 JOHN DEERE FRONT END LOADER 6141		$279,743
2014 LINKBELT EXCAVATOR 7141 80X3		$147,294
2014 POLARIS UTV R14HR76AA		$69,545
2014 SALT DOGG SALT SPREADER A106		$6,185
2014 SANDPRO MOWER GATOR TYPE 8142		$34,860
2014 SCOOPDOGG PLOW BLADE A104 10"		$4,543
2014 SCOOPDOGG PLOW BLADE A105 10"		$4,543
2014 STERIL-KONI MOBILE LIFTING		$51,492
2015 BOBCAT ANGLE BROOM A108 68 ANGLE		$5,357
2015 BOBCAT BROOM A107 68 ANGLE BROOM		$5,357
2015 BOSS 9'2" POWER V PLOW A100		$7,319
2015 CATERPILLAR CAT SKID STEER		$93,663
2015 JOHN DEERE 6130R ROADSIDE MOWER		$91,914
2015 PROLINK ULTRA ELITE CODE READER		$14,862
2015 XTREME VAC LEAF VAC 6153		$67,344
2016 BRAVO TRAILER, 542BC1627GB015399		$5,510
2016 BRAVO TRAILER,542BC1621GB015429		$5,510
2016 KAWASAKI-GRANDSTAND MOWER		$7,927
2016 KAWASAKI-GRANDSTAND MOWER		$7,081
2016 KUBOTA ZERO TURN MOWER 72" DECK		$15,688
2016 SCHWARZE STREET SWEEPER, VIN# 3BKJHM7XXGF580933		$334,634
2017 BARRETO 20" STUMP GRINDER		$23,144
2017 CLARK FORKLIFT		$17,447
2017 DITCH WITCH 3500DD TRENCH DIGGER		$9,052
2018 BB EQUIPMENT TRAILER 4L5ST529JF044688		$8,996

CONTRACTORS EQUIPMENT
MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
2018 FRONTIER LAND PLANE, 1XFLP12XLJ0001375		$4,276
2018 LIFTPRO SKYJACK		$6,380
2018 MODEL 30 SP ROUTER		$31,588
2019 BRAVO TRAILER, 542BE1622KB026149		$7,059
2019 BRAVO TRAILER, 542BE1627KB0J4784		$7,176
2019 CATERPILLAR COMPACT EXCAVATOR MODEL #309-07A-T		$146,756
2019 KUBOTA ZD1200 ZERO TURN MOWER ZD1211RL-72		$17,281
2019 KUBOTA ZERO TURN MOWER 72" DECK		$15,833
2019 TRIMBLE GPS UNIT TOOL		$18,349
2020 DECATUR ELECTRONICS SPEED TRAILER		$14,184
2020 DECATUR ELECTRONICS SPEED TRAILER		$14,184
2020 GIANT VAC LEAF VAC		$6,192
2021 903D CAT COMPACT WHEEL LOADER		$79,204
2021 CHAMPION COMPRESSOR		$20,097
2021 FABCO 903D CAT COMPACT WHEEL LOADER #7MJ8377		$75,278
2022 72" ZERO TURN MOWER		$17,218
2022 72" ZERO TURN MOWER		$17,218
2022 BOSS V PLOW		$9,651
2022 BOSS V PLOW		$9,651
2022 CARGO TRAILER S/N:7P6500E14N1009468	RECPLEX	$6,929
2022 KUBOTA ZERO TURN MOWER		$18,423
2022 KUBOTA ZERO TURN MOWER		$17,721
2022 TRIMBLE GPS UNIT		$39,476
2022 TURF TEQ MODEL #1304B BED EDGER		$6,380
2022 VERMEER BRUSH CHIPPER MODEL: BC1800XL		$97,436
2023 AUTEL ROBOTICS EVO II DUAL 640T ENTERPRISE BUNDLE V3	FIRE	$10,050
2023 EXMARK LAZER Z MOWER LZS86TDYM12RWO		$70,416
2023 SKYJACK SCISSORS LIFT		$19,619
2023 ST1085-3FWA MOBILE 74,000LB LIFTS (4)		$87,293
2024 2024 CAT BRUSH CUTTER #BF318		$9,730
2024 EXTREME VAC LEAF VAC DCL800TM25 S/N:7410838		$126,200
2024 FIELD PRO SAND PRO #414964598		$38,657
2024 GATOR XTREME UTILITY VEHICLE W/ PLOW & SPREADER 1M0865MDVRM070086		$37,406
2024 GREGORY HIGHWAY ATTENUATOR (CRASH TRAILER) #4S93A2413RH089222		$28,917
2024 JOHN DEERE FRONT END LOADER #1DW624PAHRLX24115		$294,572
2024 WACKER NEUSON RD12L ASPHALT ROLLER		$23,194
2025 CASE LOADER/BACKHOE S/N:JJGN58SNESC786497		$160,480
2025 CATERPILLAR 315-07HT TRACK EXCAVATOR S/N:CAT00315CWKX50283		$265,832
2025 CRAFCO CRACK SEALER S/N:1C95V1228S1418098		$867,130
2025 TIGER FLAIL MOWER/SIDE & REAR S/N:7SF-75-7666658		$74,573
50" ROTARY MOWER FOR GRADALL S/N:7643601		$14,199
600 LB PORTABLE HOIST		$3,483
700LB TURF RACK		$3,715
AIB17SW3 ALUMINUM PACIFIC TRAILER 6000R MODEL; VIN #40R1A1CG2MA034439		$5,302
BOSS V PLOW FOR INTL #7653		$15,150
BOSS V PLOW FOR INTL #7706		$15,150
BOSS V-PLOW MODEL RT3 SH2 DXT SL3		$8,483
BOSS V-PLOW MODEL RT3 SH2 DXT SL3		$8,483
CAT MINI EXCAVATOR COMPACT WHEEL LOADER		$79,204
DIVE RESCUE UTILITY BOAT; HULL #IMG6DR72C323 WITH 115 HP - SUZUKI ENGINE SERIAL #146801		$47,722

CONTRACTORS EQUIPMENT
MUNICIPAL PROPERTY INSURANCE COMPANY

Description (Year/Make/Model/Serial #)	Department	Replacement Cost
DJI LIDE		$2,651
DJI MATRICE 30T COMBO	POLICE	$11,797
DJI MAVIC 3 FLY MORE COMBO	FIRE	$11,016
DJI MAVIC 3 THERMAL DRONE S/N:1581F5FJC254D00D3WXF	POLICE	$8,397
DJI MAVIC 3T ENTERPRISE DRONE S/N:1581F5FJ3254B00AK1CL		$12,120
DJI WM331A		$2,121
GOLD TILT UTILITY TRAILER, 4MJUB212XHE070836		$8,628
GRADALL HYDRAULIC XL3300V EXCAVATOR S/N:3300000830		$483,843
RECON POWER BIKES INTERCEPTOR E-BIKE EQUIPPED W/LIGHTS & POLICE BAG S/N:RECO 1036	PD	$4,875
RECON POWER BIKES INTERCEPTOR E-BIKE EQUIPPED W/LIGHTS & POLICE BAG S/N:RECO 1126	PD	$4,875
RECON POWER BIKES INTERCEPTOR E-BIKE EQUIPPED W/LIGHTS & POLICE BAG S/N:RECO 1220	PD	$4,875
STAND UP FERTILIZER SPRAYER (TURFCO), Y00745		$12,075
CONTRACTOR'S EQUIPMENT ≥ $25,000		**$7,062,082**
CONTRACTOR'S EQUIPMENT < $25,000		**$1,263,302**
CONTRACTOR'S EQUIPMENT TOTAL		**$8,325,384**

DECLARATIONS
MUNICIPAL PROPERTY INSURANCE COMPANY
Variable Coverage Schedules

Business Income	
RecPlex - Business Income	$13,350,000
Total	**$13,350,000**

Pedestrian Bridge	
9900 TERWELL TERRACE - RecPlex Pedestrian Bridge	$94,446
Prairie Springs Park - Hackbarth Pedestrian Bridge	$175,000
Total	**$269,446**

MUNICIPAL PROPERTY INSURANCE COMPANY

Endorsement Change Form

This endorsement modifies insurance provided under:

MUNICIPAL PROPERTY INSURANCE COMPANY POLICY MPIC-001.

Coverage is provided for $11,424,000 of streetlights village-wide.

A deductible of $5,000 applies per occurrence, unless damage to other property is also part of the reported loss, in which case the higher deductible will apply, regardless of any other provision of the policy.

The Hanover Insurance Group®

Crime

R&R INSURANCE

Insured Name: Village of Pleasant Prairie
Effective: 4/1/2026

Crime Coverage
Hanover Insurance

	Limit	Deductible
Employee Theft - Per Loss	$1,000,000	$10,000
Forgery or Alteration	$1,000,000	$10,000
Inside the premises - Theft of Money & Securities	$100,000	$1,000
Outside the premises	$100,000	$1,000
Computer and Funds Transfer Fraud	$1,000,000	$10,000
False Pretense	$75,000	$10,000

Total Annual premium: $2,849



Cyber

COVERAGES - PRIME 250

LIABILITY EXPENSE	COVERAGE LIMIT	DEDUCTIBLE	WAITING PERIOD	RETRO ACTIVE PERIOD
Liability Costs	$2,000,000	$25,000	-	Full Prior Acts
PCI Costs	$2,000,000	$25,000	-	Full Prior Acts
Regulatory Costs	$2,000,000	$25,000	-	Full Prior Acts

FIRST PARTY EXPENSE	COVERAGE LIMIT	DEDUCTIBLE	WAITING PERIOD	RETRO ACTIVE PERIOD
Cowbell Breach Fund	$2,000,000	$25,000	-	-
Data Restoration Costs	$2,000,000	$25,000	-	-
Extortion Costs	$2,000,000	$25,000	-	-
Business Impersonation Costs	$2,000,000	$25,000	-	-
Reputational Harm Expense	$2,000,000	-	12 Hours	04/01/2024

FIRST PARTY LOSS	COVERAGE LIMIT	DEDUCTIBLE	WAITING PERIOD	RETRO ACTIVE PERIOD
Business Interruption Loss	$2,000,000	$25,000	8 Hours	-
Contingent Business Interruption Loss	$2,000,000	$25,000	8 Hours	-
System Failure	$2,000,000	$25,000	8 Hours	-
Contingent System Failure	$2,000,000	$25,000	8 Hours	-
Cyber Crime Loss	$250,000	$25,000	-	-
Bricking Costs	$2,000,000	$25,000	-	-
Criminal Reward Costs	$100,000	-	-	-

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ENDORSEMENTS - PRIME 250

COVERAGE ENDORSEMENTS	COVERAGE LIMIT	DEDUCTIBLE	WAITING PERIOD	RETRO ACTIVE PERIOD
California Consumer Privacy Act	$2,000,000	$25,000	-	Full Prior Acts
General Data Protection Regulation	$2,000,000	$25,000	-	Full Prior Acts
Utility Fraud Attack	$100,000	$25,000	-	-
Media Liability	$2,000,000	$25,000	-	Full Prior Acts
Cryptojacking	$100,000	$25,000	-	-
Separate Cowbell Breach Fund Costs Endorsement	$2,000,000	$25,000	-	-

AMENDATORY ENDORSEMENTS

- Primary and Non-Contributory
- Waiver of Subrogation
- BIPA Exclusion Endorsement
- War Exclusion Endorsement
- Amended Cyber Event Amendatory Endorsement
- Amend Cooperation Clause

80.0%

- Blanket Additional Insured

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ENDORSEMENTS & FORMS - PRIME 250

(EFFECTIVE AT INCEPTION)

TITLE	FORM #
Cowbell Cyber Risk Insurance Declarations - Prime 250	PRIME 250SL 002 09 21
Notice to Policyholders - OFAC	PN006SL 09 20
Customer Notice of Privacy Policy & Producer Compensation Practices Disclosure	PN007SL PL 0921
Cowbell Cyber Risk Insurance Policy - Prime 250	PRIME 250SL 001 10 20
Service of Process	PRIME 250SL 075 PL 09 21
California Consumer Privacy Act	PRIME 250SL 004 09 20
General Data Protection Regulation	PRIME 250SL 005 09 20
Utility Fraud Attack	PRIME 250SL 006 09 20
Media Liability	PRIME 250SL 007 09 20
Cryptojacking	PRIME 250SL 009 09 20
Primary and Non-Contributory	PRIME 250SL 023 09 20
Amend Cooperation Clause	PRIME 250SL 019 09 20
Blanket Additional Insured	PRIME 250SL 021 09 20
Waiver of Subrogation	PRIME 250SL 026 09 20
BIPA Exclusion Endorsement	PRIME 250SL 048 09 21
WAR Exclusion Endorsement	PRIME 250SL 088 06 23
Amended Cyber Event Amendatory Endorsement	PRIME 250SL 089 08 23
Separate Cowbell Breach Fund Costs Endorsement	PRIME 250SL 090 04 24
Disclosure Pursuant to Terrorism Risk Insurance Act	PRIME 250SL 028 10 20
Cap on Losses From Certified Acts of Terrorism	PRIME 250SL 029 10 20
Trade or Economic Sanctions Exclusion Endorsement	PRIME 250SL 032 09 20
CB-Compliance	CB-COMPLIANCE (07/24)
Wisconsin Surplus Lines Notice	CB-WI-NOTICE (12/20)

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Tank Liability

Brown&Riding

Date: 02/24/2026
Quote Expires In: 30 Days

COVERAGE(S)
Storage Tank Third Party Liability, Corrective Action and Cleanup Policy ENVST-P001-0418

LIMIT(S)
$1,000,000 Per Each Pollution Incident
$1,000,000 Aggregate Limit
$1,000,000 Aggregate Claims Expense Limit

DEDUCTIBLE(S)
$250,000

LOCATION(S)
Please refer to the carrier quote for location and tank schedule.

FORMS
Service of Suit Clause - Wisconsin SC-9 (11/19)
Exclusion of Certified Acts of Terrorism TRIA-ENV-E002-0315
Sanction Limitation and Exclusion Clause SL-OFAC-0419
Claim and Notice Reporting E-TX-27 (10-19)
Schedule of Covered Locations and Storage Tanks Amendatory Endorsement E-TX-1 (7/02)
Cancellation - 100% Minimum Earned Premium E-TX-5 (02/19)
Deductible Amendatory Endorsement (Scheduled) E-TX-MAN (09/18)
Notice Of Underground Storage Tank Removal E-TX-17 (10-25)

TERMS
Please see the attached carrier quote for additional terms, conditions, and exclusions.

Subject to:

- Signed TRIA form or email confirming TRIA is rejected

REMARKS
Surplus Lines: Brown & Riding is responsible for filing all taxes and fees.
Any additional premium charge after policy effective date may be subject to an additional broker fee.

TRIA coverage may be added for an additional $300 plus taxes and fees.

Brown & Riding will bind or place insurance solely upon the written instructions of Producer. Brown & Riding assumes no legal obligation as to the insurance applicant, insured, or known or unknown third parties regarding the suitability, adequacy, or appropriateness of limits, terms, conditions, exclusions, and other policy features.

COVERED LOCATIONS & STORAGE TANKS:

Loc. #	Location Name	Street Address	City	State	Postal Code
1	Municipal Center	8600 Green Bay Road	Pleasant Prairie	WI	53158-2702

Loc. #	Tank #	Tank ID	UST/ AST	Year Installed	Capacity Gallons	Construction	SW/ DW	Contents	Tank Effective Date	Retro. Date	Deductible
1	1	1	UST	1994	10,000	Fiberglass	DW	Gasoline	04-01-26	08-01-04	$250,000
1	2	2	UST	1994	10,000	Fiberglass	DW	Diesel	04-01-26	08-01-04	$250,000



Premier Services

R&R INSURANCE

LEAGUE INSURANCE

MEMBER SERVICES GUIDE



www.lwmmi.org

LEAGUE INSURANCE

MEMBER SERVICES GUIDE

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CrisisRisk



League Insurance knows that public entities are experiencing an increase in crisis events. Whether allegations of excessive use of force, abuse of power, first and second amendment violations, sexual misconduct, racial discrimination, or workplace violence, to name a few, these situations are business unusual and lead to adverse outcomes.

When facing crisis events that can impact people, brand, and reputation, government leadership is looking for proven, experienced-based assistance to help them restore control. CrisisRisk will help to support and guide you and your members in the event of business unusual.

League Insured Services

CrisisRisk will provide online access to automated planning resources, documents, tools, training, and information **BEFORE** a crisis event. CrisisRisk will offer up to 20 hours of crisis coaching per crisis event to Member-Insureds in the **IMMINENT, DURING & AFTER** stages of a crisis to empower them to restore control.

It is CrisisRisk's experience that in 99% of reported crisis events, control is restored in less than 20 hours. If needed, League members have the option to retain CrisisRisk for additional hours at their cost.

Crisis In A Box™

Provides Member-Insureds with automated tools, 24/7, at every crisis stage: BEFORE, IMMINENT, DURING & AFTER.

- 24/7 Crisis Hotline
- Virtual Crisis Response Advisor (VCRA™) automated tool to facilitate DECISIONS, ACTIONS & WORDS in every crisis stage with control checklists, documents, and issue-specific content
- Certified CrisisCoordinator™ e-learning platform to train and certify Crisis Coordinators within Member-Insured Organizations to RECOGNIZE, IDENTIFY & ALERT leadership of emerging crisis exposures that affect residents, employees, properties, and reputation of Pool Clients
- Crisis ABCs™ (ANGER/BLAME/CONCERN) to measure severity reactions and extent of a crisis event
- Webinar Series & Test Exercises

www.crisisrisk.com

www.crisiscoordinator.com

In the event of a crisis, call: **877-274-7473.**

Someone is available 24/7 for guidance and recommendations.

911 is your first call for medical emergencies.

CRISIS RISK

Cyber Protection and Education

State-of-the-Art Cyber Protection

Through our partnership with leading cyber insurance provider, Tokio Marine HCC, you have access to a team of cyber experts with the experience and know-how to respond quickly and get your business back on track. Should you suspect a cyber breach, our expert claims examiners coordinate the response, including expert legal counsel who will act as your breach coach throughout the claims process. If necessary, specialists may be engaged, including:

- IT security and forensic experts
- Public relations/advertising support
- Breach notification
- Call center and website support
- Credit monitoring and identity theft restoration services

Cyber Liability Protects You Against:

- System failure due to ransomware or malware attacks
- Loss and/or exposure of customer or employee data, including Social Security numbers, phone numbers, email addresses, etc.
- Phishing or email scams targeting your business or employees that result in financial loss

Cyber University

Access expert cybersecurity online training and resources through the League's partnership with Tokio Marine HCC. When a cyberattack happens, it's too late. With access to expert cybersecurity advisors and online training courses, our cyber support resources help you and your organization mitigate cyber risks and the impact of a cybersecurity breach.

You'll have access to:

- Cybersecurity advisors to help with scenario planning and policy development
- Online cybersecurity courses and trainings
- Best practices for cyber incident response planning



Request access using the QR code:

Training Access Request

TOKIO MARINE HCC

How to File a Claim



File A Claim

Workers' Compensation

Claim Form

Send Workers' Compensation Claim Form to United Heartland at:

fax 262-787-7701 or e-mail ClaimsExpress@UnitedHeartland.com

To immediately report a Workers' Compensation Claim:

24-Hour Claim Line 1-800-258-2667
Denise Kawczynski, Manager, Claims
Direct: 262-787-7646
Denise.Kawczynski@unitedheartland.com

Liability & Auto Physical Damage

Claim Form

Send Liability Claim Form to Statewide Services at:

fax 800-858-1536 or e-mail StatewideClaimsReporting@Statewidesvcs.com

To immediately report a Liability Claim:

24-Hour Claim Line 1-877-204-9712

Notice & Disallowance of Claims

Property (Municipal Property Insurance Company (MPIC))

Claim Form

Send Property Claim Form to Municipal Property Insurance Company at:

fax 612-766-3099 or email claims@mpicwi.com

To immediately report a Property Claim:

24-Hour Claim Line 1-877-278-4165

Local Gov U Online Learning

Local Gov U delivers free online training to our Insure Members at no cost. Online training improves the safety and effectiveness of your organization and personnel, while contributing to successful professional development.

Employees can conveniently access hundreds of e-learning courses 24/7, allowing them to balance their work schedules while completing practical and informative self-directed training at their own pace.

Members can choose to train by topic or can select more specific courses by profession.

Course Topics Cover:

- EEOC and employment law
- Emergency medical services
- Equipment safety
- Financial management
- General safety
- Health and wellness
- HR development
- Information technology
- Law enforcement
- Leadership development
- Professional development
- Risk management
- Roadway and highway
- Schools and educational
- Transit and fleet operations
- Water and wastewater

For water and wastewater, Local Gov U courses can be used to fulfill the required hours of annual training requirements. Wastewater professionals will need to submit their certificate of course completion directly to the Department of Natural Resources for training approval.

Organization Administrator Features:

- Add members and organize into groups
- Assign group admins or user-specific roles
- Create quick assignments or bundle courses into learning plans
- Track training and compliance through ad hoc or recurring reports
- Manage and customize training and assignment notifications
- Assign and manage course credits from online and in-person training
- Highlight featured courses or hide select courses from view

Be prepared to name the primary administrator of this resource at your municipality.

www.LocalGovU.com
844-312-9500

Request access using the QR code or link below.

Training Access Request

LocalGov U



Management & Team Training

League Insurance offers workplace training for members. Whether it's compliance, supervisor, or team building, League Insurance can help you keep your managers up to date and your team on the same page.

For more information, reach out to service@lwmmi.org

Nurse Triage & Telehealth by CorVel



League Insurance is proud to partner with CorVel as our nurse triage and telehealth partner. CorVel's proactive healthcare solution connects injured workers to medical services ensuring they feel cared for in the event of a workplace injury.

Nurse Triage

At the time of a workplace injury, employees can call and speak with a registered nurse (through CorVel's 24/7 nurse hotline) who will evaluate the injury to determine immediate medical needs. By addressing the injury when it first occurs, CorVel can provide quick and timely care for your employees.

Telehealth

CorVel's nurses are trained to provide an initial assessment and will provide immediate referral to medical care when needed. Nurses may also refer to telehealth as appropriate at the discretion of the employee. This feature connects the injured worker to a physician immediately via a computer, tablet, or phone. The CorVel nurse will email a link with instructions directly to the injured worker. The CorVel nurse will stay on the telephone with the injured worker until they are connected to the online visit.

Advantages of Telehealth

For many workplace injuries, immediate treatment can be received through a virtual visit with a doctor eliminating the need for scheduling and attending an in-person appointment. No driving to a doctor's office, missed appointments, or delays in waiting rooms. With the advent of new technologies, many welcome the convenience of a virtual visit with a doctor and the added expediency of prescriptions and physical therapy scheduling. By connecting our employees with appropriate, quality care, it can help prevent a minor injury from becoming a complicated injury and focus on your employee's wellness.

About Telehealth Physicians

CorVel has contracted with dedicated physicians who average 15 years in primary and urgent care experience, and are US Board Certified, licensed, and credentialed.

Reporting a Claim

For any work-related injury that goes through the 24/7 nurse hotline, and requires a doctor visit either with CorVel or outside of CorVel, CorVel will automatically send the first notice of injury to United Heartland for claim handling. If the employee does not use CorVel, the employer will need to submit the claim to the United Heartland directly.

Better injury management helps your employees and your bottom line.

Employee Injury Call Center 855-438-4577

911 is your first call for medical emergencies.

Telehealth Poster

Telehealth Card

CORVEL

Pre-Loss and Human Resources Legal Services

Has something happened in your community recently where you need legal advice? Stafford Rosenbaum offers League Insurance members no-cost pre-loss and human resources legal services for:

- Land use, zoning, permits
- Conflicts of interest
- Tax assessments
- Open meetings and public records
- Contractual issues
- Best practices for cybersecurity
- Data privacy issues
- ...and many more

Stafford Rosenbaum offers employment law advice on HR legal issues at no cost to insured members:

- Employee leaves, including FMLA
- Reasonable accommodations
- Recruitment and background checks
- Onboarding and hiring
- Performance management
- Terminations
- Wage & Hour
- Discipline
- Union issues
- Workplace investigations
- Documents: Development and review of employment policies, procedures, forms, job descriptions, and employee handbooks customized for the municipality



League Insurance knows that getting you support now might keep you from making an even more costly mistake down the road.

Stafford Rosenbaum Legal Services through League Insurance are meant as a supplemental support to your Municipal Attorney.

To get help, contact:

Attorneys Pahoua Thao or Kyle Engelke
LeagueInsuranceHotline@staffordlaw.com
(608) 210-6330

StaffordRosenbaum LLP
Attorneys

Ready Rebound Injury Management

Every day, public safety workers get hurt on and off the job. When that happens, Ready Rebound is primed to help. Our elite patient navigation and advocacy help workers heal faster, allowing them to return to their critical jobs and – more important – to their lives as quickly as possible.

Helping you recover in record time:

- Ready Rebound Navigators connect you with the best doctor in your area for your specific injury within 24 to 72 hours.
- Ready Rebound Advocates take you and your family through the recovery process every step of the way. They offer advice, support, and troubleshoot insurance benefit issues, including major medical and workers' compensation complications.
- All stakeholders are kept in the loop with our goal of transparent communication and trusting relationships.
- Family members are eligible for Ready Recover services, following the rules of their major medical coverage. Because it's the right thing to do.

For implementation and training, contact Chase McCarty at cmccarty@readyrebound.com or call at 816-853-2830.

Find a Navigator for a health issue by calling 800-781-2320

READY REBOUND
We protect those who protect us

"Working with Ready Rebound has taken all the stress and burden away when dealing with an injury from start to finish! Their professionalism, expertise, and dedication to delivering exceptional care are outstanding. Throughout the entire process, Ready Rebound delivered top-notch service from scheduling all the appointments and dealing with your insurance while demonstrating genuine compassion. Knowing you are going to get taken care of within that 24- to 48-hour time frame by the best orthopedic surgeons and physical therapists gives you that peace of mind and a sense of relief.

Ready Rebound goes above and beyond to make sure they check in every step of the way from pre-op, post-op, and recovery. They are truly phenomenal, and I cannot recommend Ready Rebound highly enough to handle my injuries, my family's injuries, and the injuries of the firefighter/paramedics within our department! They are a reliable partner and when Ready Rebound states, 'We protect those who protect us' they truly mean it and stand by every word."

- Shannon Anthoine
Assistant Fire Chief – EMS
City of Franklin

Resources for Elected Officials

Partnering with the League of Wisconsin Municipalities, League Insurance supports the development of various publications to help elected officials quickly get up to speed on their role as a governing body member. From pocket guides on Open Meetings Law, Ethics, and Robert's Rules of Order, to training courses that cover a broad range of topics, League Insurance is underwriting the development of resources you need.

For more information, reach out to service@lwmmi.org



Safety Grant Reimbursement

League Insurance traditionally offers discretionary reimbursements to members participating in the Workers' Compensation program. Eligibility is based on percentage of WC premium and the program runs on a June-to-June schedule to help organizations plan their budget year.

Examples of possible uses for funds include, but are not limited to:

- Manhole lift
- Power cot
- Valve exercisers
- Tommy Lift Gate
- Body cams
- Protective clothing

Submit your safety grant application and proof of purchase to service@lwmmi.org



Application

Guidelines and Equipment

Workplace Safety Resources

Effective employee safety risk management is a top priority for both League Insurance and United Heartland, a leader in comprehensive return-to-work best practices.

The following services are available to League Insurance members:

- Comprehensive safety manual for League Insurance members including sample safety programs and informational documents
- On-site or virtual meetings including jobsite evaluations and safety education
- Templates for incident reporting and return-to-work best practices
- Risk Connection newsletters containing industry-specific safety information and OSHA updates
- Recorded webinars available on Workers' Compensation 101 and safety topics

UnitedHeartland.com
800-258-2667

UnitedHeartland

AF Group
AccidentFund UnitedHeartland CompWest ThirdCoast Underwriters





DART Police Training Simulator

The DART simulator, which stands for Decisional Aptitude and Reasoning Training, is a cutting-edge tool used in police training programs to enhance decision-making skills and situational awareness among law enforcement officers. This simulator recreates realistic scenarios that officers might encounter in the line of duty, ranging from routine traffic stops to high-stakes hostage situations.

League Insurance has several simulators that can be borrowed and/or showcased for communities that are dedicated to training and enhancing their ability to protect and serve while upholding public safety and trust.

To get connected with a DART simulator, contact Craig Sherven at csherven@lwmmi.org

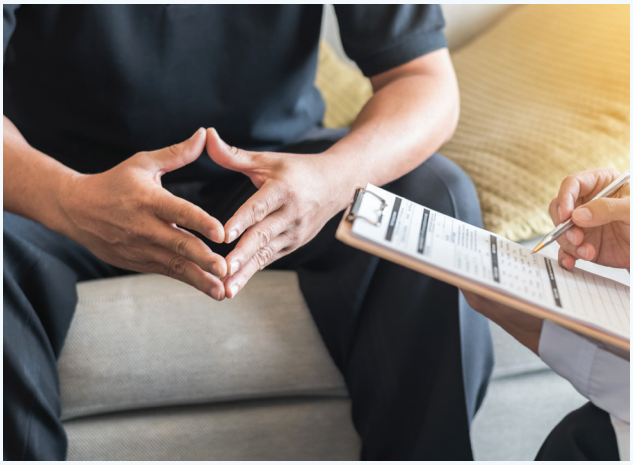


DART™
Highly Trained. Always Ready.™

Mental Health Toolkit

The mental health of public safety personnel is often neglected despite their critical role. Statistics reveal high rates of depression and sleep issues among these workers, impacting productivity and public trust. Factors like exposure to trauma, societal pressures, irregular schedules, and staffing shortages contribute to this strain.

Fear of job repercussions prevents many from seeking help, leading to untreated conditions. Shockingly, public safety workers are more likely to die by suicide than in the line of duty. Acknowledging these challenges, agencies must implement comprehensive mental health programs to support staff and communities.



Toolkit

... League Insurance's proactive approach aims to address the mental health challenges faced by public safety personnel. Through education, support, and resources, they strive to foster healthier and more resilient communities.

League Insurance prioritizes the well-being of its insured members' employees. We actively promote mental health awareness and support initiatives statewide, leveraging expertise and partnerships within the public safety sector. The Mental Health Toolkit offers financial assistance, training, provider partners, policy templates, and stakeholder engagement tools to help communities establish effective mental health programs.

League Insurance's Public Safety Specialist, a former police chief, Craig Sherven, contributes firsthand experience to these efforts. Involved in peer support and mental health organizations, he understands the unique needs of public safety professionals.

In summary, League Insurance's proactive approach aims to address the mental health challenges faced by public safety personnel. Through education, support, and resources, they strive to foster healthier and more resilient communities.

We strongly encourage you to take full advantage of the toolkit and trust you will find it helpful in starting up your own program or augmenting a program already in operation. For more information, contact Public Safety Specialist Craig Sherven at csherven@lwmmi.org or by phone at 608-740-2470.

National Testing Network Recruiting & Assessment

League Insurance has partnered with National Testing Network (NTN), the nation's leading provider of public safety recruitment and assessment services.

As a part of this partnership, we are offering a **20% special discount** to NTN membership services bringing you exclusive access to:

- Job posting and marketing
- Candidate scheduling
- Exam administration (brick-and-mortar and virtual)
- Data collection and reporting
- Dedicated support teams
- Online oral board interviews
- Simulation exams
- Customized client portals

In addition, we are offering a 15% discount on first project-based services:

- Background investigations
- Pre-Hire psychological evaluations

Want to discuss how this partnership can benefit your agency? Contact Julianne Garcia with NTN at julianneg@nationaltestingnetwork.com



NATIONAL TESTING NETWORK

Non-Rep Critical Incident Coverage Discount

When law enforcement officers are involved in critical incidents that require a use of force resulting in the significant injury or death of another individual, the need to have immediate, on-scene legal representation is paramount. While officers who are represented by a union typically have access to this type of coverage, it is common for those who do not belong to a union to not have access to representation and are typically left to fend for themselves during the very crucial early stages of what is many times a criminal investigation.

WPPA

Recognizing the need that exists for our non-represented members to have quality representation, League Insurance and the Wisconsin Professional Police Association have partnered to provide them access to this type of legal representation through the availability of a 10% discounted rate, exclusive to League Insurance members, on the WPPA's Non-Rep Critical Incident Coverage.

Access to this kind of coverage for our non-represented members is a game-changer and serves to address an issue that has unfortunately been the reality for many years in the law enforcement world.

For more information on the partnership or coverage, contact Jeff Spencer at jspencer@wppa.com or 608-963-7477.

Police Accreditation Reimbursement

Insured police agencies that maintain WILEAG or CALEA accreditation are eligible for a $650 reimbursement.

To find out more, contact Craig Sherven at csherven@lwmmi.org

WILEAG WISCONSIN LAW ENFORCEMENT ACCREDITATION GROUP

Police One Academy Online Learning

Police One Academy is a product of Lexipol offering a variety of online trainings specifically for police officers. Trainings cover topics such as Use of Force, Traffic Stops & Safety, Ethics, Defensive Driving, Mental Health, Stress Management, and much more.

These courses are free to League Insurance members though our partnership with Lexipol. Police One Academy can fulfill 12 of the 24 hours of annual training requirements with department-level approval.

www.lexipol.com
844-312-9500

Request access using the QR code.



Training Access Request

POLICEONE ACADEMY

LEXIPOL

Policy & Procedure Reimbursement

Understanding that sound policy and procedure is a cornerstone of a successful public safety department, League Insurance provides members with financial assistance for public safety policy and procedure services. Through our partnerships with Lexipol, Custom Service Information (CSI), and Deer Creek Technologies, our members are eligible to receive up to $2500 annual reimbursement for one of the following:

- A bundle package including Custom Service Information policy services and Deer Creek policy management and early warning system services, along with a 10% Deer Creek discount exclusive to League Insurance members.
- Lexipol's Wisconsin Law Enforcement or Fire policy services along with a 10% discount on the current market rate subscription price.
- Policies are continuously updated as state and federal laws, and best practices change.
- Both offer customized implementation options to fit your agency to help you get your manual up and running faster.



From a liability standpoint we strongly encourage municipalities to regularly have their policies and procedures reviewed to decrease the amount and severity of lawsuits due to ineffective policies. Just as important, up-to-date policies help keep employees working in these difficult jobs as safely as possible and help protect everyone in your community.

To receive reimbursement for these products, please send a copy of the invoice from Lexipol or CSI and a copy of your invoice and paid receipt/check to service@lwmmi.org.

Learn more about Custom Service Information LLC: Contact Tim Kriz at 715-741-0189 or csi-llc@hotmail.com

Learn more about Deer Creek Technologies: https://www.deercreektech.com

Learn more about Lexipol: https://www.lexipol.com/

Deer Creek TECHNOLOGIES

LEAGUE INSURANCE







League Insurance. Protecting the communities we live in.

316 W. Washington Avenue • Suite 600 • Madison, WI 53703
608-833-9595 • **www.lwmmi.org**

Village of Pleasant Prairie
Property & liability Insurance Program
Premium Comparison
April 1, 2026

	2025-2026				2026-2027				
	League of WI Municipalities				League of WI Municipalities				
Lines of Coverage	Premium	Coverage	Deductible	Carrier	Premium	Coverage	Deductible	Carrier	Difference in Premium
Automobile Liability	23,436	6,000,000	1,000	League	22,592	6,000,000	1,000	League	(844)
General Liability	66,552	6,000,000	1,000	League	67,652	6,000,000	1,000	League	1,100
Law Enforcement Liability	19,969	6,000,000	1,000	League	19,880	6,000,000	1,000	League	(89)
Public Officials Liability	37,844	6,000,000	1,000	League	39,095	6,000,000	1,000	League	1,251
Automobile Physical Damage	73,070		1,000	League	81,542		1,000	League	8,472
Umbrella/Excess Liability	220,871				230,761				9,890
Property/Contractors Equipment	158,697	205,221,121	25,000	MPIC	165,533	210,589,067	25,000	MPIC	6,836
Cyber	23,012	2,000,000	1,000	Cowbell	23,798	2,000,000	1,000	Cowbell	786
Crime	2,849	1,000,000	25,000	Hanover	2,849	1,000,000	25,000	Hanover	-
Storage Tank	2,164	2,000,000	1,000	Chubb	10,558	2,000,000	1,000	Liberty Surplus	8,393
	186,722				202,738				16,016
Workers Compensation (less dividend)	446,358			League	504,723			League	**58,365**
Total Before Dividends	**853,951**				**938,222**				84,271
Less: Estimated Dividend on League Policies and Safety Grant)	(31,741)				(33,000)				(1,259)
Net Estimated	822,210				905,222				83,012

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Consider approval of Cooper's Hawk Pleasant Prairie, LLC d/b/a Cooper's Hawk Winery & Restaurant Application for a Class "B" Beer and a Reserve "Class B" Intoxicating Liquor Retail Alcohol Licenses and the appointment of Agent, Corey Johnson.

PROPOSED BY: Village Clerk	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

Cooper's Hawk Pleasant Prairie, LLC, applied for a Class "B" Beer and a Reserve "Class B" Intoxicating Liquor Retail Alcohol Licenses for the trade name of Cooper's Hawk Winery and Restaurant at 7530 115th Avenue in Pleasant Prairie. They also applied for an Outdoor Extension. The premise description for Cooper's Hawk Winery and Restaurant is as follows:

Restaurant consisting of approximately 12,759 square feet consisting of dining room, two private dining rooms, bar dining, main bar, tasting bar, retail and kitchen with inside seating of 272 seats. Outdoor space adjacent to the main indoor dining area consisting of approximately 842 square feet with seating for 40 customers enclosed by decorative fencing.

Application requirements were satisfied. Publication in the Kenosha News occurred on March 11, 12 and 13, 2026. Posting requirements were satisfied. Chief Selvidge completed and approved background checks on members of the LLC., and the proposed agent, Corey Johnson. The proposed agent satisfied the residency requirement and completed the beverage server training course required by the Department of Revenue.

The approval of the application, issuance of the above-referenced retail alcohol licenses to Cooper's Hawk Winery & Restaurant and the appointment of the agent are contingent upon satisfaction of the following items:

- **Payment of any outstanding municipal charges.**
- **Payment of the initial issuance fee for the Reserve "Class B" Intoxicating License of $10,000.**
- **Payment of the annual license fees for the Class "B" Beer and "Class B" Intoxicating Licenses prorated from the date of issuance to June 30, 2026.**
- **Payment for the Outdoor Extension.**
- **Publication costs $64.66.**
- **Issuance of Occupancy Permit.**

STAFF RECOMMENDATION:

approve Cooper's Hawk Pleasant Prairie, LLC d/b/a Cooper's Hawk Winery & Restaurant Application for a Class "B" Beer and a Reserve "Class B" Intoxicating Liquor Retail Alcohol Licenses and the appointment of Agent, Corey Johnson

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Receive Plan Commission recommendation and consider approval of Resolution #26-08 for the Preliminary Condominium Plat for properties generally located on the east side of 47th Avenue between Main Street and 104th Street (STH 165) to be known as The Lofts at Village Green (currently known as Sagewood Condominiums at Village Green).

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

SUMMARY:

See attached Resolution.

STAFF RECOMMENDATION:

On March 16, 2026, the Plan Commission held a public hearing and recommend that the Village Board approve the Preliminary Condominium Plat subject to the comments and conditions of the attached Resolution #26-08.

Res 26-08.pdf

Application_R.pdf

Prelim Condo Plat.pdf

Draft Civil Plans and Res Dev Plans.pdf

VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION #26-08

RESOLUTION TO APPROVE THE PRELIMINARY CONDOMINIUM PLAT FOR THE LOFTS AT VILLAGE GREEN IN THE VILLAGE OF PLEASANT PRAIRIE

WHEREAS, Todd Stanich, on behalf of The Lofts PPWI, LP is proposing to vacate the existing Sagewood Condominiums at Village Green generally located east of 47th Avenue between STH 165 (104th Street) and Main Street, and replat the properties as a new Condominium to be known as The Lofts at Village Green. The Lofts at Village Green condominium development will incorporate the two (2) existing 4-unit condominium buildings and 14 new 4-unit buildings for a total of 64 units; and

WHEREAS, on March 16, 2026, the Village of Pleasant Prairie Plan Commission held a public hearing and recommended conditional approval of the **Preliminary Condominium Plat** as shown on **Exhibit 1** and adopted a motion recommending that the Village Board of Trustees conditionally approve the Preliminary Condominium Plat for said development; and

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

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

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

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

Adopted this the 23rd day of March 2026.

VILLAGE OF PLEASANT PRAIRIE

_____
David J. Klimisch
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

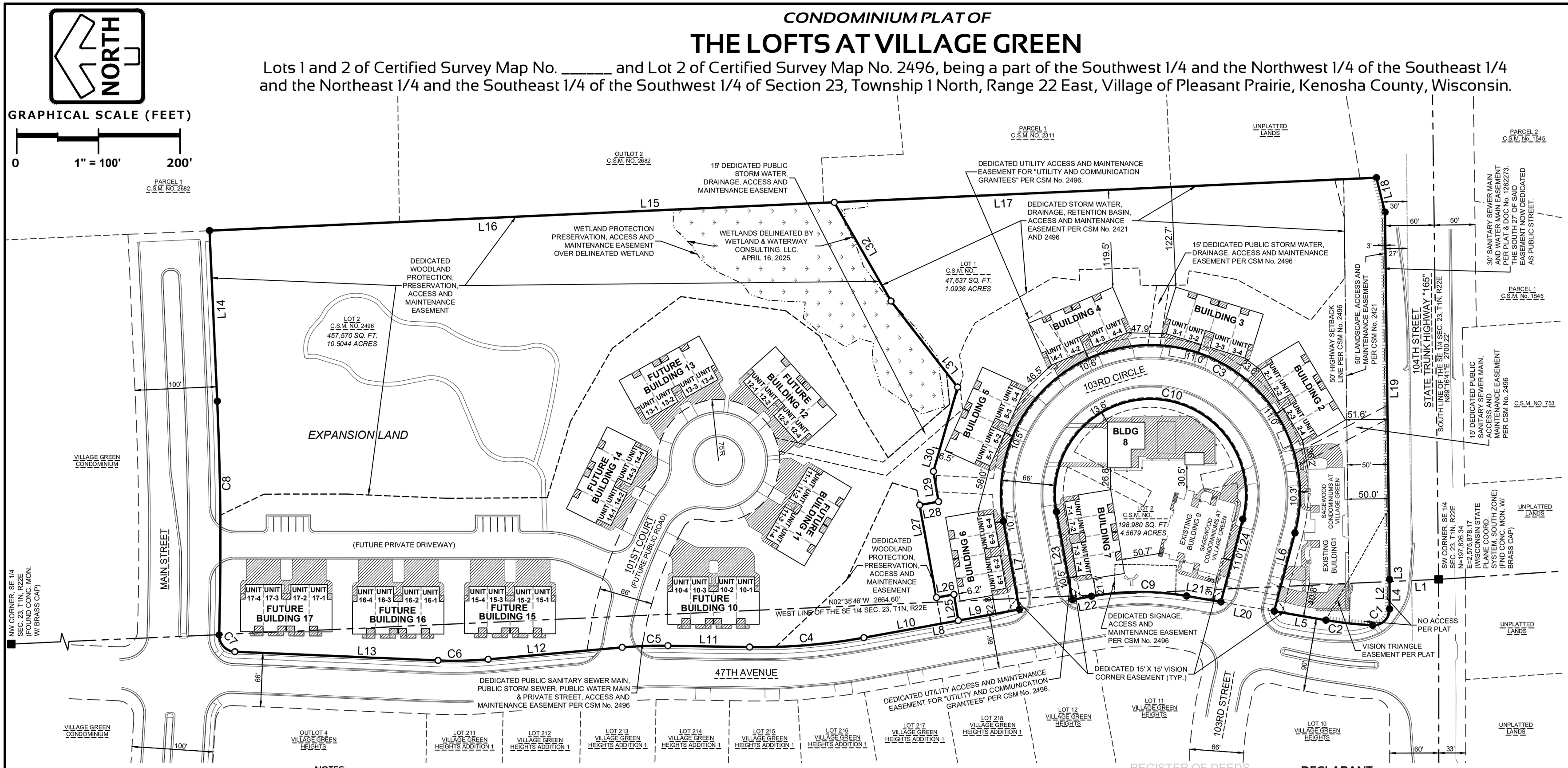
Posted: _____
08-The Lofts.doc

DEV26-02-04

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



NOTES:
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.

NOTES:
- All measurements have been made to the nearest one-hundreth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southeast 1/4 of Section 23, Township 1 North, Range 22 East has a bearing of N02°35'46"W.
- All easements shown have been recorded by separate documents
- See sheet 10 for addresses.

LEGEND:
- ○ - Denotes Found 2" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ▨ - Indicates Limited Common Elements

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of THE LOFTS AT VILLAGE GREEN, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

DRAFT

SIGNED: _____
John P. Konopacki, PROFESSIONAL LAND SURVEYOR S-2461

FEBRUARY 16, 2026

REGISTER OF DEEDS

DECLARANT:
The Lofts PPWI, L.P.; Sagewood 47, LLC; WI Project, LLC; Paula A Kubica; Christie Kaye Trust; Tetyana Hebert; Samuel K and Patricia C Kennedy; Gerald A Frey Trust & Janice L Frey Trust; and Timothy & Rebekah Luken.

Prepared for:
The Lofts PPWI, L.P.
7524 39th Ave
Kenosha, WI 53142

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB #1355.00B
SHEET 1 OF 10

www.pinnacle-engr.com

Exhibit 1

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

NOTE:
THE FOUNDATION PLAN, FIRST FLOOR PLAN, AND SECOND FLOOR PLAN OF EXISTING BUILDINGS 1 AND 9 ARE SHOWN ON THE SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN CONDOMINIUM PLAT RECORDED IN THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT No. 1455410.

FOUNDATION PLAN CURRENTLY BEING DESIGNED

UNITS
2-1, 3-1, 4-1, 5-1, 10-1, 11-1, 12-1, 13-1, 14-1, 15-1, 16-1 & 17-1

UNITS
2-2, 3-2, 4-2, 5-2, 10-2, 11-2, 12-2, 13-2, 14-2, 15-2, 16-2 & 17-2

UNITS
2-3, 3-3, 4-3, 5-3, 10-3, 11-3, 12-3, 13-3, 14-3, 15-3, 16-3 & 17-3

UNITS
2-4, 3-4, 4-4, 5-4, 10-4, 11-4, 12-4, 13-4, 14-4, 15-4, 16-4 & 17-4

FOUNDATION PLAN
SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN
DRAFT
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

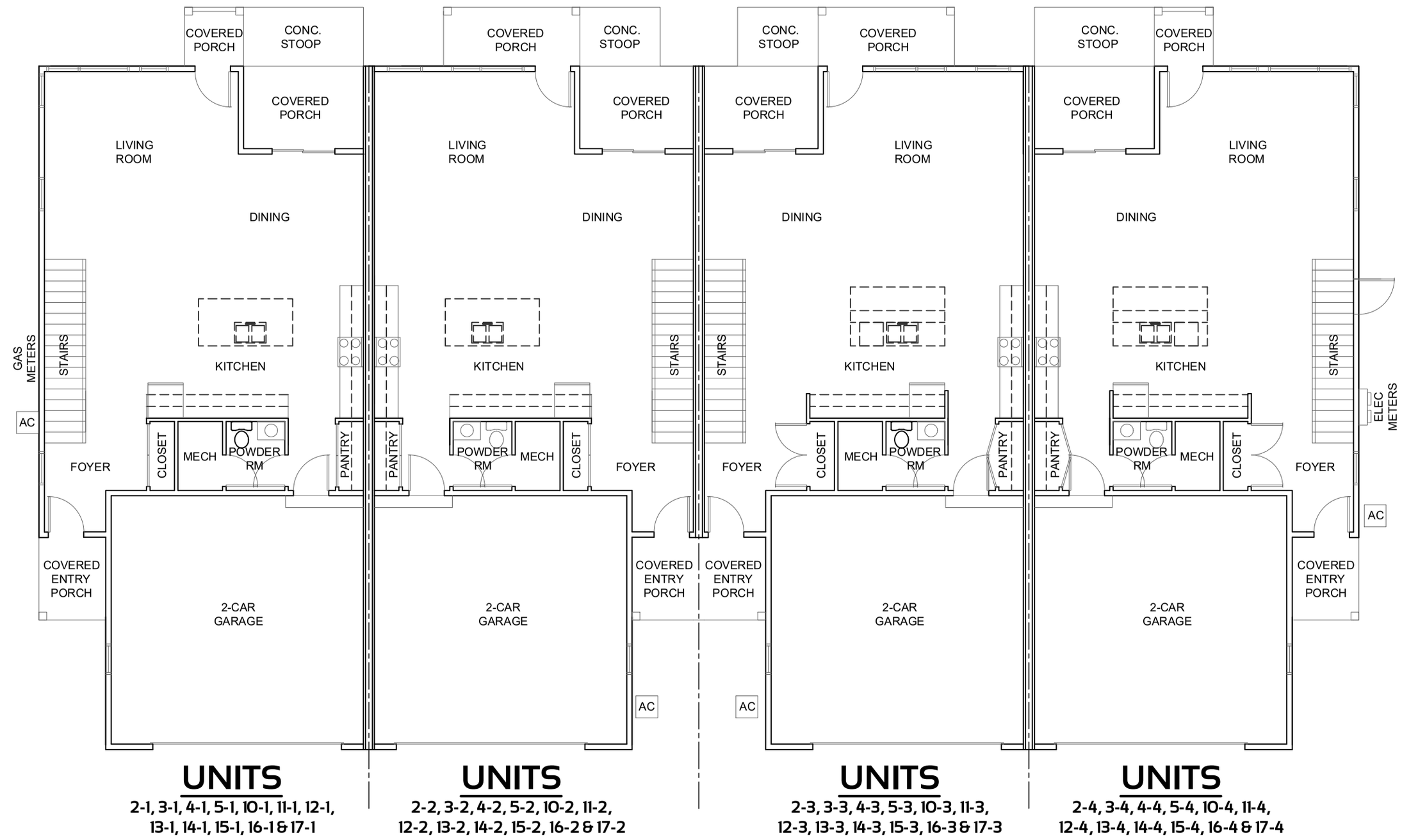
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PEG JOB #1355.00B
SHEET 2 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



UNITS
2-1, 3-1, 4-1, 5-1, 10-1, 11-1, 12-1, 13-1, 14-1, 15-1, 16-1 & 17-1

UNITS
2-2, 3-2, 4-2, 5-2, 10-2, 11-2, 12-2, 13-2, 14-2, 15-2, 16-2 & 17-2

UNITS
2-3, 3-3, 4-3, 5-3, 10-3, 11-3, 12-3, 13-3, 14-3, 15-3, 16-3 & 17-3

UNITS
2-4, 3-4, 4-4, 5-4, 10-4, 11-4, 12-4, 13-4, 14-4, 15-4, 16-4 & 17-4

FIRST FLOOR PLAN

SCALE 1"=10'

NOTES:
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- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN JOHN P. KONOPACKI 2461 Waukesha, WI LAND SURVEYOR DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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PEG JOB #1355.00B

SHEET 3 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

SECOND FLOOR PLAN CURRENTLY BEING DESIGNED

UNITS
2-1, 3-1, 4-1, 5-1, 10-1, 11-1, 12-1, 13-1, 14-1, 15-1, 16-1 & 17-1

UNITS
2-2, 3-2, 4-2, 5-2, 10-2, 11-2, 12-2, 13-2, 14-2, 15-2, 16-2 & 17-2

UNITS
2-3, 3-3, 4-3, 5-3, 10-3, 11-3, 12-3, 13-3, 14-3, 15-3, 16-3 & 17-3

UNITS
2-4, 3-4, 4-4, 5-4, 10-4, 11-4, 12-4, 13-4, 14-4, 15-4, 16-4 & 17-4

SECOND FLOOR PLAN

SCALE 1"=10'

NOTES:
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- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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PEG JOB #1355.00B
SHEET 4 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

FOUNDATION PLAN CURRENTLY BEING DESIGNED

UNITS
6-1&7-1

UNITS
6-2&7-2

UNITS
6-3&7-3

UNITS
6-4&7-4

FOUNDATION PLAN
SCALE 1"=10'

NOTES:
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- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR
DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

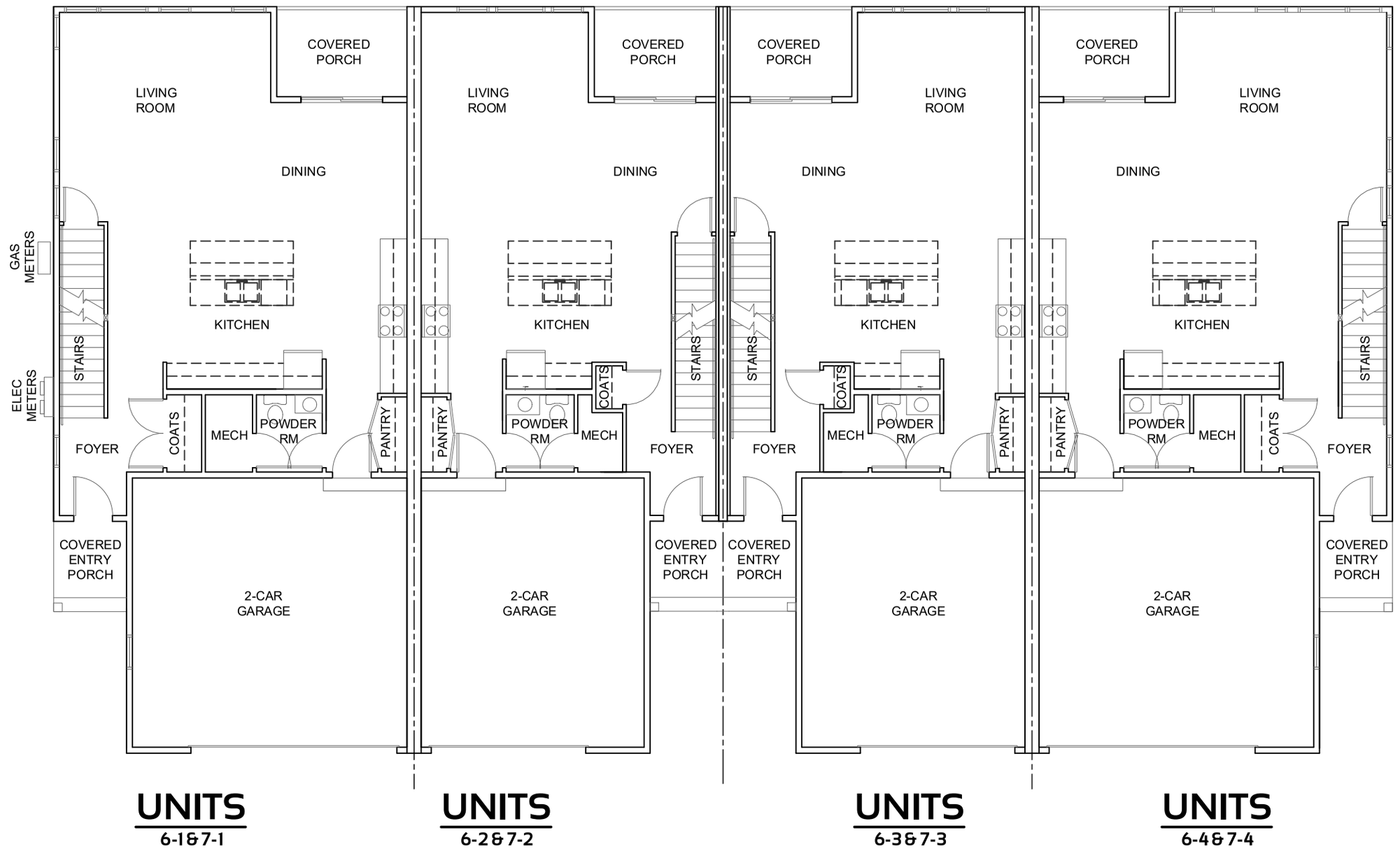
www.pinnacle-engr.com

PEG JOB#1355.00B
SHEET 5 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



FIRST FLOOR PLAN

SCALE 1"=10'

NOTES:
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WISCONSIN
JOHN P. KONOPACKI
2461
Waukesha, WI
LAND SURVEYOR
DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 6 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

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SECOND FLOOR PLAN CURRENTLY BEING DESIGNED

UNITS 6-1&7-1

UNITS 6-2&7-2

UNITS 6-3&7-3

UNITS 6-4&7-4

SECOND FLOOR PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
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WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 7 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

FOUNDATION PLAN CURRENTLY BEING DESIGNED

BUILDING 8-CLUBHOUSE

FOUNDATION PLAN

SCALE 1"=10'

NOTES:
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WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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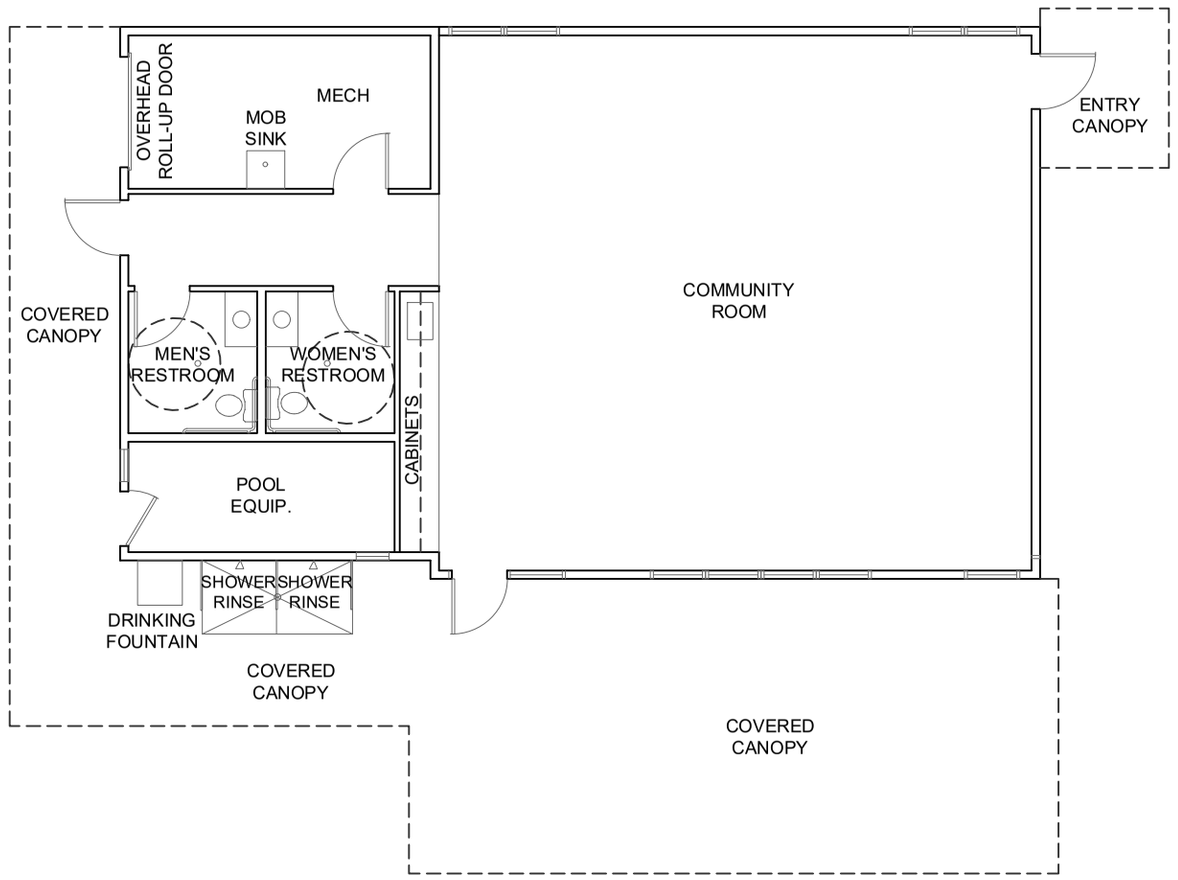
PEG JOB #1355.00B

SHEET 8 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



BUILDING 8-CLUBHOUSE

FIRST FLOOR PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
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WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 9 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

Legal Description:
Lots 1 and 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Kenosha County as Document No. _____, being a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

Said land containing 246,617 square feet (5.6615 acres) of land, more or less.

Legal Description of Expansion Land:
Lot 2 of Certified Survey Map No. 2496, as recorded in the Register of Deeds office for Kenosha County as Document No. 1455403, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

Said land containing 457,570 square feet (10.5044 acres) of land, more or less.

ADDRESSES:

BUILDING 1
UNIT 11: 4655 103RD Circle Unit 11
UNIT 12: 4655 103RD Circle Unit 12
UNIT 13: 4655 103RD Circle Unit 13
UNIT 14: 4655 103RD Circle Unit 14
BUILDING 2
UNIT 2-1: ____ 103RD Circle Unit 2-1
UNIT 2-2: ____ 103RD Circle Unit 2-2
UNIT 2-3: ____ 103RD Circle Unit 2-3
UNIT 2-4: ____ 103RD Circle Unit 2-4
BUILDING 3
UNIT 3-1: ____ 103RD Circle Unit 3-1
UNIT 3-2: ____ 103RD Circle Unit 3-2
UNIT 3-3: ____ 103RD Circle Unit 3-3
UNIT 3-4: ____ 103RD Circle Unit 3-4
BUILDING 4
UNIT 4-1: ____ 103RD Circle Unit 4-1
UNIT 4-2: ____ 103RD Circle Unit 4-2
UNIT 4-3: ____ 103RD Circle Unit 4-3
UNIT 4-4: ____ 103RD Circle Unit 4-4
BUILDING 5
UNIT 5-1: ____ 103RD Circle Unit 5-1
UNIT 5-2: ____ 103RD Circle Unit 5-2
UNIT 5-3: ____ 103RD Circle Unit 5-3
UNIT 5-4: ____ 103RD Circle Unit 5-4

ADDRESSES:

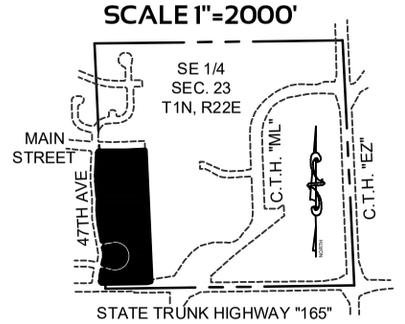
BUILDING 6
UNIT 6-1: ____ 103RD Circle Unit 6-1
UNIT 6-2: ____ 103RD Circle Unit 6-2
UNIT 6-3: ____ 103RD Circle Unit 6-3
UNIT 6-4: ____ 103RD Circle Unit 6-4
BUILDING 7
UNIT 7-1: ____ 103RD Circle Unit 7-1
UNIT 7-2: ____ 103RD Circle Unit 7-2
UNIT 7-3: ____ 103RD Circle Unit 7-3
UNIT 7-4: ____ 103RD Circle Unit 7-4
BUILDING 8
CLUBHOUSE: ____ 103RD Circle
BUILDING 9
UNIT 91: 4655 103RD Circle Unit 91
UNIT 92: 4655 103RD Circle Unit 92
UNIT 93: 4655 103RD Circle Unit 93
UNIT 94: 4655 103RD Circle Unit 94

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH	TANGENT IN	TANGENT OUT
C1	32.34'	20.00'	92°38'49"	N43°42'03"W	28.93'	N02°37'22"E	S89° 58' 33"W
C2	57.62'	455.00'	7°15'20"	N06°14'41"E	57.58'	N09°52'21"E	N02° 37' 01"E
C3	655.19'	183.00'	205°08'07"	N02°15'56"E	357.23'	S75°10'00"E	S79° 41' 53"W
C4	140.59'	717.00'	11°14'03"	N04°41'05"W	140.36'	N00°55'57"E	N10° 18' 07"W
C5	56.00'	533.00'	6°01'10"	N02°04'38"W	55.97'	N00°55'56"E	N05° 05' 13"W
C6	61.42'	467.00'	7°32'10"	N01°19'10"W	61.38'	N02°26'55"E	N05° 05' 15"W
C7	31.14'	20.00'	89°12'56"	N47°03'21"E	28.09'	S88°20'10"E	N02° 26' 53"E
C8	286.23'	3850.00'	4°15'35"	N89°32'02"E	286.16'	S88°20'11"E	N87° 24' 14"E
C9	117.25'	333.00'	20°10'29"	N00°12'53"W	116.65'	N09°52'22"E	N10° 18' 08"W
C10	418.89'	117.00'	205°08'07"	S02°15'56"W	228.39'	N75°10'00"W	N79° 41' 53"E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N02°35'46"W	60.06'
L2	S89°58'54"W	35.91'
L3	S89°58'54"W	2.33'
L4	S89°58'54"W	33.58'
L5	N09°52'21"E	64.16'
L6	S75°10'00"E	99.23'
L7	S79°41'53"W	109.63'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L8	N10°18'07"W	193.48'
L9	N10°18'07"W	75.97'
L10	N10°18'07"W	117.51'
L11	N00°55'57"E	100.00'
L12	N05°05'14"W	164.77'
L13	N02°26'54"E	249.00'
L14	N87°24'14"E	209.21'
L15	S02°35'45"E	1429.94'
L16	S02°35'45"E	765.62'
L17	S02°35'45"E	664.32'
L18	S75°56'44"W	43.34'
L19	S89°16'41"W	450.16'
L20	N09°52'21"E	66.25'
L21	N09°52'21"E	42.49'
L22	N10°18'07"W	23.61'
L23	N79°41'53"E	109.63'
L24	N75°10'00"W	104.96'
L25	N80°32'28"E	32.46'
L26	N10°18'07"W	21.80'
L27	N79°41'53"E	115.09'
L28	S10°18'07"E	23.50'
L29	N80°32'28"E	37.59'
L30	S73°59'47"E	107.38'
L31	N52°14'46"E	133.25'
L32	N60°09'08"E	139.41'

VICINITY SKETCH
SCALE 1"=2000'



WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR
DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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PEG JOB#1355.00B
SHEET 10 OF 10

EXHIBIT 2

GENERAL COMMENTS:

The petitioner is requesting approval of the Preliminary Condominium Plat for The Lofts and Village Green pursuant to the revised Concept Plan for the Sagewood Condominiums at Village Green as conditionally approved by the Village Board on December 8, 2025.

The Lofts at Village Green condominium development will incorporate the two (2) existing 4-unit condominium buildings and 14 new 4-unit buildings for a total of 64 units.

The developer has met with the existing Association's President, board members, all homeowners and HOA attorney on multiple occasions to present and discuss these plans. The Association has agreed to participate in modifications of the condominium documents to reflect the approved changes in architecture, layout, and the clubhouse, pool, grilling area and walking path amenities.

Previous Approvals:

March 10, 2003: The Village Board approved the Preliminary Plat for the proposed development of this property for seventeen 4-unit condominium buildings (68 total units) to be known as Village Green Heights Townhomes South generally located on the east side of 47th Avenue between Main Street and 104th Street (STH 165). The Preliminary Plat was consistent with the Village Green Neighborhood Plan and the Village Green Heights Conceptual Plan as conditionally approved by the Village Board in 2001. The Village Green Heights Subdivision and Village Green Heights Addition #1 Subdivisions were approved in 2004 and 2006, respectively.

October 3, 2005: The Village Board approved CSM 2496, that created two parcels and dedicated required easements; the Final Condominium Plat for Sagewood Condominiums at Village Green that included nine 4-unit condominium buildings and an expansion area for seven 4-unit condominium buildings for a total of 64 units on Lots 1 and 2 of CSM 2496. The Final Condominium Plat had four (4) less units than allowed within the 2003 Preliminary Condominium Plat.

The Village Board also approved an Ordinance to rezone the first phase of the development (Lot 1 of CSM 2496) into the R-9 (PUD) Multi-Family Residential District with a Planned Unit Development Overlay and the approved the specific PUD Ordinance for the Sagewood Condominiums. The expansion area remained within the R-10 (UHO), Multi-family Residential District with an Urban Landholding Overlay District. To date, two (2) of the nine 4-unit buildings were constructed within the first Phase of the Sagewood Condominiums before the 2008 great recession.

August 19, 2019: The Village Board conditionally approved a Conceptual Plan proposed by Sagewood 47 LLC, who purchased the vacant lands (unfinished Sagewood Condominium plat and the expansion area) in 2016 to construct eighteen 2-unit condominium units (36 units) to be known as Keystone Condominiums. This Conceptual Plan approval, valid for one (1) year, expired in August of 2020.

December 8, 2025: The Village Board conditionally approved a revised Conceptual Plan for Sagewood Condominiums at Village Green that integrates the two (2) existing 4-unit condominium buildings into a new layout that includes building an additional fourteen 4-unit condominium buildings for a total of 64 units.

February 23, 2026: The Village Board approved Resolution #26-03 to initiate the process to change the official street name of Sagewood Circle to 103rd Circle that would also require changing the official street addresses of the following existing eight (8) condominiums as requested by the developer and the condominium association president:

Tax Parcel Number	Current Address	Proposed Address
92-4-122-233-0311	4655 Sagewood Circle Unit 11	4655 103rd Circle Unit 11
92-4-122-233-0312	4655 Sagewood Circle Unit 12	4655 103rd Circle Unit 12
92-4-122-233-0313	4655 Sagewood Circle Unit 13	4655 103rd Circle Unit 13
92-4-122-233-0314	4655 Sagewood Circle Unit 14	4655 103rd Circle Unit 14
92-4-122-233-0391	4666 Sagewood Circle Unit 91	4666 103rd Circle Unit 91
92-4-122-233-0392	4666 Sagewood Circle Unit 92	4666 103rd Circle Unit 92
92-4-122-233-0393	4666 Sagewood Circle Unit 93	4666 103rd Circle Unit 93
92-4-122-233-0394	4666 Sagewood Circle Unit 94	4666 103rd Circle Unit 94

This request was made as a result of the Sagewood Condominiums at Village Green that is in the process of being vacated and re-platted as The Lofts at Village Green pursuant to the December 2025 Conceptual Plan. The Village Board will hold the required public hearing to consider these changes on March 23, 2026. If approved these changes would become effective on May 15, 2026 which would be prior to recording the required CSM to dedicate the right-of-way and recording the new Condominium Plat. If the Village Board denies the changes then staff recommends that the developer changes the name of the condominiums to The Lofts at Sagewood.

PRELIMINARY CONDOMINIUM PLAT FOR THE LOFTS AT VILLAGE GREEN:

As a result of a proposed new Condominium Plat for the entire development, the existing Sagewood Condominiums at Village Green is proposed to be vacated and a new Condominium Plat is proposed to be known as "*The Lofts at Village Green*".

This new condominium development will be developed in two (2) phases.

Phase 1 will include:

- 2 existing 4-unit buildings (8 units)
- 6 additional 4-unit buildings (24 units)
- Building 8, as shown on the Condominium Plat, is the clubhouse. The clubhouse and associated amenities are intended to be constructed as part of Phase 2.

Phase 2, the expansion area, will include:

- 8 remaining 4-unit buildings (32 units).

As discussed with the Conceptual Plan, the new buildings will feature updated architectural designs, materials and elevations. The overall development will maintain a cohesive and unified appearance through consistent landscaping, site circulation, and shared community amenities including a swimming pool, clubhouse, and exterior grilling/gathering area and a walking path in the wooded area.

The new townhouse style units will be approximately 2,200 square feet with a-2 car-attached garage and individual entrances. The main living spaces will be on the first floor with 3 bedrooms on the 2nd floor. All units will have covered front and rear porches and covered balconies on the 2nd floor off the master bedroom. No overhead garage doors will face 47th Avenue or Main Street and the units facing 47th Avenue will have walkways that lead from the public sidewalk to their front doors. Final building designs will be required as part of the required Residential Development Plans for each phase. The final plans will need to identify the specific building plans and elevations being constructed for each building.

As noted above, the two (2) existing 4-unit buildings will be incorporated into the new plat and one condominium association will be established, ensuring that all owners share equally in the benefits, rights, and responsibilities of membership (after some initial improvements made to the

existing two buildings by the current eight (8) unit owners). As a result of vacating the existing condominium plat and the declarations, new Declarations and By-laws will be required as part of the Final Condominium Plat approval.

It is intended that the existing 2 building unit owners (Building 1, Units 11-14 and Building 9, Units 91-94) that were constructed approximately 20 years ago will be responsible for the "Initial Repairs" which are defined as the one-time repairs and replacements to Buildings 1 and 9 and their associated common and limited common elements would include:

- installation of a new roof
- exterior painting or replacement of siding to match other buildings
- repair or replacement of the irrigation system
- replacement of existing blacktop surfaces (including driveways and parking aprons) with concrete
- landscaping improvements or replacements

Upon completion of the Initial Repairs, all subsequent maintenance, repairs, replacements, and expenses related to Buildings 1 and 9 (including roofs, exteriors, irrigation systems, paved surfaces, and landscaping) will be treated as common expenses and shared among all Unit Owners in accordance with their undivided percentage interests in the common elements associated with the entire The Loft at Village Green condominium development as further provided in new Declarations and Bylaws.

Wetlands and Woodland Preservation Areas

The wetlands on the entire property were last delineated in 2018 and wetlands on the expansion area (Phase 2) were re-delineated on April 16, 2025, by Wetland & Waterway Consulting, LLC, a WI DNR Assured Biologist. The only wetland area that the ACOE and WI DNR are taking jurisdiction over is Wetland A from the 2025 delineation within the expansion area. All other wetlands within the entire development have been exempt from state and federal wetland regulations pursuant.

Wetland A will be located within wetland preservation and protection easements; rezoned into the C-1, Lowland Resource Conservancy District and shown within the field verified wetland land use designation on the Village Land Use Plan.

Pursuant to the Conceptual Plan approval, a tree survey was completed. A number of trees will be removed for the construction of public/private infrastructure and required site grading. Some of the trees adjacent to 47th Avenue between buildings 6 and 10 will be preserved and a majority of the trees within the larger wooded area on the east side of the development will be preserved.

The trees that will remain will be located within dedicated woodland protection and preservation easements. In addition, the Planned Unit Development Ordinance will allow for dead, decayed or dying trees including underbrush, trees less than 8" in diameter, and any buckthorn, cottonwood or other nuisance trees to be removed with written approval from the Village.

Public/Private infrastructure

Sagewood Circle (proposed to be renamed to 103rd Circle) and the new cul-de-sac roadway (101st Court) will both be dedicated to the Village as public streets and constructed to meet the Village public roadway standards within a roadway width modified slightly to accommodate existing public improvements previously installed.

Some of the existing sewer and water and storm sewer improvements previously installed will need to be altered to accommodate the new building layout. The existing storm water retention facilities within Sagewood and Village Green Addition #1 will continue to service this development.

Public sidewalks will be required to be installed by the developer along 47th Avenue (east side only) from Sagewood Circle (proposed to be renamed to 103rd Circle) to connect to the existing sidewalk on Main Street.

Streetlights are already located at the intersection of 47th Avenue at Sagewood Circle (proposed to be renamed to 103rd Circle) and Main Street within Phase 1. Public streetlights will be required to be installed at the intersections of 101st Court and 47th Avenue and on the east side of the driveway access to Main Street; and at the eastern end of the 101st Court cul-de-sac (not in the center of the cul-de-sac island) with Phase 2.

The construction access to the development area for installing the roadway and utility infrastructure and condo units shall be from STH 165 north on 47th Avenue into the development.

Transportation Improvement Fee

Pursuant to the ***attached*** Memorandum of Understanding executed in 2004 (specifically Sections 4.03 and 4.04) regarding contributions for STH 165 Corridor Improvements, the developer of these properties is responsible for payment of $40,000 for the southern area and $28,000 for the northern expansion area.

According to Village records, $36,000 has been paid by the previous developer of Sagewood Condominium for the southern area; therefore $4,000 is outstanding for Phase 1. The developer has agreed to pay this $4,000 prior to recording the new Condominium Plat. In addition, the developer will pay the remaining $28,000 at the time a building permit is issued for buildings 10-17 in the expansion area at $3,500 per building.

Comprehensive Plan Compliance

As discussed in December of 2025, the revised Concept Plan was consistent with the Village's Comprehensive Plan, including the Village Green Neighborhood Plan and the Land Use Plan.

The Village 2035 Land Use Plan will need to be amended to remove the Urban Reserve land use designation on the expansion area and to correct the map to reflect the field delineated wetlands and woodlands areas being preserved to ensure that the zoning map and the land use map are consistent.

Zoning Map and Text Amendments

The properties have multiple zoning designations including:

- R-9 (PUD) Multi-family Residential District with a Planned Unit Development Overlay District (the existing Sagewood Condominium area)
- R-10 (UHO), Multi-family Residential District with the Urban Landholding Overlay District (the existing Sagewood Condominium Expansion Area)
- C-1, Lowland Resources Conservancy District (wetlands from the 2002 wetland delineation)
- C-2, Upland Resource Conservancy District

[Note: The current R-10 zoning allows for up to 8 units per building while the R-9 District allows for up to 4 units per building.]

The properties are proposed to be rezoned as follows:

- R-9 (PUD) Multi-family Residential District with a Planned Unit Development Overlay District
- C-1, Lowland Resources Conservancy District (based on the 2025 wetland delineation excluding all wetlands exempt from WI DNR and ACOE jurisdiction as noted above.

[*Note: As discussed previously, wetland and woodland areas being preserved will also be located within designated protection and preservation easements*.]

In addition, the following Zoning Text Amendments are proposed:

- To repeal the existing Sagewood at Village Green Condominium Planned Unit Development (PUD) Ordinance (Ord. #05-45)

- To adopt a new PUD Ordinance for The Lofts at Village Green that will incorporate the revised condominium layout and other amendments resulting from dedication of the private roadways as public roadways within the development. The PUD will also include requirements for the clubhouse, pool and other common amenities and as well as the preservation of designated wetland and woodland areas as discussed above.

The public hearings to consider the Land Use Map, Zoning Map and Zoning Text Amendments will be held at the same time the Final Condominium Plat, CSM and Residential Development Plans are considered.

Next Steps:

- **Comprehensive Plan Amendment** to amend the land use plan as noted above. This amendment will include both phases.
- **Zoning Text and Map Amendments** to rezone the properties as noted above and to amend the PUD Ordinance to include the entire development. These amendments will include both phases; however, additional PUD amendments may be required for Phase 2.
- **Residential Development Plans** pursuant to Article IXA of Chapter 420 the Village Zoning Ordinance associated with the detailed building and site development plans including the required public improvements for each Phase 1 and 2.
- **Plat Vacation**. The existing Sagewood Condominium at Village Green Plat and associated Declarations will be required to be vacated pursuant to Chater 703 Wi Stats., prior to recording a new CSM and new Condominium Plat for The Lofts at Village Green.
- **Vacation/Release of existing easements** that will no longer be required. Some of these easements will need to be released by the Village and some utility easements may need to be vacated by the appropriate utility with each phase.
- **Certified Survey Map** is required to dedicate the public roadways, required easements and to set forth additional Dedication and Easement Provisions and Restrictive Covenants. A CSM will be required for each phase.
- **Final Condominium Plats**. The Phase 1 Plat will include the expansion area for Phase 2 and a second Condominium Plat will be required for Phase 2
- **Development Agreement:** As part of the Final Condominium Plat and CSM approvals for each phase, the developer shall execute a Development Agreement, provide all Exhibits and the required financial security that guarantees the proper installation of the required public/private infrastructure improvements.

CONDITIONS:

1. The following comments relate to the Certified Survey Maps required for each phase.
    a. A Certified Survey Map will be required to dedicate the new right-of-way and new easements for the development for each phase. Dedication and Easement Provisions and Restrictive Covenant language shall be included on each respective CSM for all Easements.
    b. The draft CSM submitted for Phase 1 shall be expanded to include the entire development area, including the expansion area as Lot 3. See ***attached*** general comments related to the draft CSM for Phase 1 dated February 27, 2026. In addition, see ***attached*** Village Engineer comments dated March 6, 2026 related to the Residential Development Plans that may also be relevant to the CSM and the Preliminary Plat.
    c. The CSM for Phase 2 will be required to dedicate all right-of-way and easements associated with Phase 2 and will be considered with the Condominium Plat and Residential Development Plans for Phase 2.

d. The final location and size of all required Utility Easements shall be verified with We Energies prior to consideration of each CSM.

e. The Village will draft a Stormwater Maintenance Agreement that outlines required maintenance for the retention facility serving the development.

f. All easements will be required to be dedicated on each respective CSM and shall be shown on the Final Condominium Plat and Residential Development Plan of each phase.

2. The following comments related to the proposed vacation of existing easements:

a. The Village staff/Attorney will draft the required documents for the vacation of the Village easements associated with each phase as referenced in the ***attached*** comments dated February 27, 2026 on the easement illustration. Any required illustrations and legal descriptions shall be provided to the Village by the Developer.

b. Vacation of Village easements for Phase 2 will be drafted and considered with the other Phase 2 approvals.

c. If any non-village easements are required to be vacated then recorded copies of said easement vacations shall be provided to the Village.

d. The vacation of any easements shall be recorded prior to recording of the new CSM and the Condominium Plat. Copies of all recorded vacated easements shall be provided to the Village upon recording.

3. Residential Development Plans that include the required public improvements plans, are required for each phase. These plans shall include, at a minimum, the following:

a. Title sheet that shall include the information specific in Section 420-57.7 C for the entire plan set. In addition, add the ***attached*** Government Agency Contacts to the title sheet.

b. Survey pursuant to Section 420-57.7 D.

c. Site Plan pursuant to Section 420-57.7 E. The location and detail of the mailboxes as approved by the Pleasant Prairie Post Office shall be included on the plans.

d. Grading and Drainage Plans pursuant to Section 420-57.7 F.

e. Public improvement plans that meet all the requirements of Chapter 405 and the Village Specifications.

f. Building Construction Plans pursuant to Section 420-57.7 G for all new buildings and accessory structures (clubhouse, swimming pool, gazebo, fenced area). Conceptual floorplans and elevations have been provided. Village staff recommends a combination of Elevation A and B be used throughout the development. The final building design and colors will need to be submitted to the Village for review and approval as part of the Residential Development Plans.

g. Lighting Plan pursuant to Section 420-57.7 H for on-site private lighting.

h. Public street lighting plans shall meet all the requirements of Chapter 405 and the Village Specifications.

i. Landscaping and Open Space Plan pursuant to Section 420-57 I. The location of the existing and proposed public street tree within the right-of-way shall also be shown on the plans. The landscaping plan shall also clearly show trees proposed to be removed.

j. Signage plan for the Multifamily Residential Development Identification Sign which shall comply with Section 420-76 Q and any other proposed exterior signage for the proposed development.

4. The following comments/plan changes shall be incorporated into the Residential Development Plans. Some of these comments related to items that shall be included in the Residential Development Plans for Phase 2.

   a. See ***attached*** comments dated March 6, 2026 from the Village Engineering Department. These comments may include items that will affect the CSM and Plat.

   b. Detailed comments will be provided from the Fire Department upon submittal of the Residential Development Plans for each phase.

   c. The following setbacks shall be shown on the Site Dimensional Plans. Note: The setback shall be measured from the exterior building footprint including attached porches, patios and decks.

      - Setbacks of all buildings to property lines
      - Setback of Building 5 and 12 to the wetlands
      - Separation distance between buildings
      - Building setbacks to the back of curb on 103rd Circle (Sagewood Circle) and 101st Court (a minimum of 20 feet is required).
      - Setbacks to property lines.
      - Show setbacks of clubhouse and other community amenity areas to adjacent property lines and buildings.

   d. Show the distance from the centerline of 47th Avenue and the centerline of the first driveway on 103rd Circle (Sagewood Circle), 101st Court and Main Street.

   e. There shall be no direct driveway access to/from any of the units abutting 47th Avenue. Note access restriction on the CSM and the plat.

   f. A pedestrian path shall be provided from the public sidewalk on 47th Avenue to the clubhouse since there are no public sidewalks proposed for 103rd Circle (Sagewood Circle) and the grades do not allow a pedestrian path from 101st Court to 103rd Circle (Sagewood Circle) as originally discussed with the conceptual plan.

   g. The details of the walking path in Phase 2 shall be shown with the Residential Development Plans for Phase 2.

   h. Verify that the mailbox location is acceptable by the Post Office and provide a detail of the mailbox enclosures.

   i. The landscape plans for Phase 1 shall be revised to include the following:

      - Include the entire site area of Phase 1 (Lots 1 and 2 of the proposed CSM).
      - The base map for the landscaping plan shall be the final grading plan that shows all existing and proposed buildings and paved surfaces that will remain or be constructed.
      - Show all existing landscaping that will remain within the entire Phase 1 development area (Lots 1 and 2 of the proposed CSM).
      - Show location of all easements that will remain or will be dedicated by the new CSM on the landscape plans.
      - Public Street trees will be required along the inner part of 103rd Circle (Sagewood Circle) every 50 feet adjacent to the clubhouse area. Show existing and proposed street trees within 47th Avenue for Phase 1.

5. ***Attached*** is a draft of the PUD Ordinance for The Lofts at Village Green based on the Conceptual Plan and Preliminary Plat related documents. This PUD Ordinance will be updated when the Residential Development Plans, Certified Survey Map and Final Condominium Plat for Phase 1 are submitted for review.

6. The following comments shall be incorporated into the Condominium Plat:

   a. The Condominium Plat shall include Lots 1, 2 and 3 of the proposed CSM and shall show all existing and proposed easements that will remain and be dedicated via the new CSM. The easements that will remain on Lot 3, but are intended to be vacated with Phase 2, shall be shown on the Plat for Phase 1 with a note indicating that they will be vacated prior to recording a new plat for the expansion area. In addition, correct all legal descriptions on the Plat.

   b. Add a dimensioned site plan to the Plat sheet that clearly shows setbacks of all buildings (including those in the expansion area) to property lines; the setback of Building 5 and 12 to the wetlands; and the separation distance between buildings. Note: The setback shall be measured from the exterior building footprint including attached porches, patios and decks.

   c. Additional sheets may be required to ensure that all information is readable.

   d. A note shall be added to the plat that reads "Building 8 is proposed to be a clubhouse amenity and may be built at the discretion of the Developer and/or the Condominium Association."

   e. Show all of building floor plans for each building type and note what building types as associated with each building. Floorplans for the existing buildings 1 and 9 shall also be included.

   f. Remove the building addresses listed on Sheet 10.

   g. Verify that the Declarant shown on the cover page is correct.

   h. Provide signature pages for the Condominium Plat for all required to sign this plat.

7. **Upon approval of the Preliminary Condominium Plat, the following shall be submitted for Village staff review for <u>Phase 1</u>:**

   a. Ownership verification documents (for all required to execute the CSM and Condominium Plat and the developer who will be executing the Development Agreement)

   b. Draft Final Condominium Plat.

   c. Draft Certified Survey Map

   d. Draft illustration of easements being dedicated/vacated as part of Phase 1.

   e. Draft Residential Development Plans which will include the required public improvements for Phase 1.

   f. Updated and revised Declarations/Bylaws

   g. Draft document to vacate the Sagewood Condominiums at Village Green Plat and Declarations.

   h. Draft contracts and bid documents associated with the public improvements and associated mass grading/storm water facilities modifications for Phase 1.

8. **Upon Village staff review of the Residential Development Plans including the Public Improvements Plans for <u>Phase 1</u>; then the following applications, required documents and application fees shall be submitted for Plan Commission and Village Board consideration.**

a. Final Condominium Plat.

b. Certified Survey Map.

c. Residential Development Plans which will include the required public improvement.

d. Written request and associated illustrations and legal descriptions to release Village Easements.

e. Final Condominium Plat/Declaration vacation document.

f. Comprehensive Plan Amendment Application to amend the Comprehensive Land Use Plan Map.

g. Zoning Map and Zoning Text Applications.

9. **Upon Village staff approval of the Residential Development Plans that include the public improvements for <u>Phase 1</u>, the following shall be submitted to the Village for final staff review so that the Development Agreement can be finalized *(all documents shall also be submitted as a pdf):***

a. Condominium Plat vacation document.

b. All final removal and easement vacation documents.

c. The original CSM and Condominium Plat, executed by all required signatories, except for the Village and Kenosha County.

d. Final Residential Development Plans for Phase 1.

e. Any required approvals for municipal sewer and/or water from the Village, Kenosha Water Utility, SEWRPC and/or WI DNR.

f. All required approvals from the WI DNR and ACOE permits/non-jurisdictional determinations related to the wetlands on the property and the WI DNR Notice of Intent.

g. Articles of Incorporation for the new Condominium Association as filed with the State of Wisconsin. How do the existing Articles get eliminated with the state?

h. A copy of all of the signed contracts, certificates of insurance, and performance and payment bonds (if required) associated with the public/private improvements including but not limited to public street improvements, municipal sewer or water improvements, private stormwater facility improvements, public sidewalks and public street trees as applicable for Phase 1. **<u>The contracts shall have the Developer's name as shown on the title of the property</u>**. The certificates of insurance shall also list the Village of Pleasant Prairie and any Village consultant as an insured party. All contractors preforming public improvement are required to be pre-qualified by the Village.

i. A copy of the We Energies electrical and gas distribution system plan.

j. Engineers cost estimate for construction services (Developers Engineer).

k. Village Engineers cost estimates for inspections and any required public improvements and preparation of as-built drawings.

l. Village prepared street sign plan and cost estimates, as applicable.

m. Final Declaration of Condominium and Association By-laws for The Lofts at Village Green.

n. Erosion Control Permit application.

o. Village work in the Right-of-Way application.

p. Copies of any required permit from the WI DOT for any work that is being done

within STH 165, if applicable.

q. Title Commitment and Title Policy (Equal to the cost of the land being dedicated to the Village. Policy must state that all areas being dedicated to the public are free and clear of any liens, taxes, and encumbrances.)

r. Financial Security shall be provided for 120% of the total cost of public/private related improvements inspections and other construction related services pursuant to Section 395-17 of the Village Municipal Code. The Village will prepare an Itemized Cost Breakdown Exhibit to determine the amount of the financial security and any required the cash payments. A draft of the financial security shall be provided to the Village for staff review. The cash payments and the "Final" financial security shall be provided prior to the Village at the closing.

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

10. **Prior to expiration of the Preliminary Condominium Plat approval, the following shall be submitted for Village staff review for <u>Phase 2</u>:**

a. Ownership verification documents (for all required to execute the CSM and Condominium Plat and the developer who will be executing the Development Agreement)

b. Draft Final Condominium Plat for the expansion area.

c. Draft Certified Survey Map to dedicate right-of-way and additional easements for the development of Phase 2

d. Draft illustration of easements being dedicated/vacated as part of Phase 2.

e. Draft Residential Development Plans which will include the required public improvements for Phase 2.

f. Updated and revised Declarations/Bylaws, if applicable for Phase 2.

g. Draft contracts and bid documents associated with the public improvements and associated mass grading/storm water facilities modifications for Phase 2.

11. **Upon Village staff review of the Residential Development Plans including the Public Improvements Plans for <u>Phase 2</u>; then the following applications, required documents and application fees shall be submitted for Plan Commission and Village Board consideration.**

a. Final Condominium Plat

b. Certified Survey Map.

c. Residential Development Plans which will include the required public improvement.

d. Written request and associated illustrations and legal descriptions to release Village Easements.

e. Zoning Text Applications, if any changes are required to the PUD Ordinance.

12. **Upon Village staff approval of the Residential Development Plans that include the public improvements for <u>Phase 2</u>, the following shall be submitted to the Village for final staff review so that the Development Agreement can be finalized *(all documents shall also be submitted as a pdf):***

a. All final removal and easement vacation documents.

b. The original CSM and Condominium Plat, executed by all required signatories,

except for the Village and Kenosha County.

c. Final Residential Development Plans for Phase 2.

d. Any required approvals for municipal sewer and/or water from the Village, Kenosha Water Utility, SEWRPC and/or WI DNR.

e. All required approvals from the WI DNR and ACOE permits/non-jurisdictional determinations related to the wetlands on the property and the WI DNR Notice of Intent, as applicable.

f. A copy of all of the signed contracts, certificates of insurance, and performance and payment bonds (if required) associated with the public/private improvements including but not limited to public street improvements, municipal sewer and water improvements, private stormwater facility improvements, public sidewalks and public street trees as applicable for Phase 2. **The contracts shall have the Developer's name as shown on the title of the property**. The certificates of insurance shall also list the Village of Pleasant Prairie and any Village consultant as an insured party. All contractors preforming public improvement are required to be pre-qualified by the Village.

g. A copy of the We Energies electrical and gas distribution system plan.

h. A copy of the Street Lighting Plan, including the We Energies electrical distribution system plan.

i. Engineers cost estimate for construction services (Developers Engineer).

j. Village Engineers cost estimates for inspections and any required public improvements and preparation of as-built drawings.

k. Village prepared street sign plan and cost estimates, as applicable.

l. Final Declaration of Condominium Amendment, as applicable.

m. Erosion Control Permit application.

n. Village work in the Right-of-Way application.

o. Title Commitment and Title Policy (Equal to the cost of the land being dedicated to the Village. Policy must state that all areas being dedicated to the public are free and clear of any liens, taxes, and encumbrances.)

p. Financial Security shall be provided for 120% of the total cost of public/private related improvements inspections and other construction related services pursuant to Section 395-17 of the Village Municipal Code. The Village will prepare an Itemized Cost Breakdown Exhibit to determine the amount of the financial security and any required the cash payments. A draft of the financial security shall be provided to the Village for staff review. The cash payments and the "Final" financial security shall be provided prior to the Village at the closing.

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

13. Upon Village Board's approval of the Final Condominium Plat, CSM, Development Agreement for each phase, then all required documents are ready to be executed, the Village will host a closing to execute the Development Agreement and any other applicable documents, payment of any required cash payments and submittal of the financial security. The Developer shall be responsible for recording all required documents at the Kenosha County Register of Deeds Office and provide a recorded copy of all documents to the Village within 72 hours of recording and prior to work commencing.

14. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at the Village Hall with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to public improvement field work commencing). This will be required for each phase.

15. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Design Standards and Construction Specifications Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.

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

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

18. All public improvements shall be completed, inspected, and Village approved prior to the issuance of any building permits in accordance with the Development Agreement.

19. All Village fees incurred by the Village Community Development, Engineering and Public Works Department and/or expert legal assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner. **NOTICE: THE VILLAGE WILL NEVER ASK ANYONE TO PAY APPLICATION AND PERMIT FEES VIA A WIRE TRANSFER. MOST DEVELOPMENT RELATED APPLICATION AND PERMIT FEES ARE REQUIRED TO BE PAID IN PERSON AT THE VILLAGE HALL VIA CASH, CHECK, CREDIT CARD OR BY SENDING A CHECK WITH THE INVOICE VIA MAIL.**

VILLAGE OF
PLEASANT
PRAIRIE

EXHIBIT M

MEMORANDUM OF UNDERSTANDING
REGARDING CONTRIBUTIONS FOR
WISCONSIN STATE TRUNK HIGHWAY 165 CORRIDOR IMPROVEMENTS

THIS MEMORANDUM OF UNDERSTANDING REGARDING CONTRIBUTIONS FOR WISCONSIN TRUNK STATE HIGHWAY 165 CORRIDOR IMPROVEMENTS (this "MOU") is entered into by and between **VILLAGE GREEN DEVELOPMENT, LLC**, a Delaware limited liability company, with a business address in care of Land & Lakes Development Co., 123 N. Northwest Highway, Park Ridge, IL 60068-0778 (together with its successors and assigns, hereinafter referred to as the "Developer"), and the **VILLAGE OF PLEASANT PRAIRIE**, a Wisconsin Municipal Corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the "Village"), with regard to the following facts:

A. Developer is the owner of certain undeveloped property, consisting of 187 acres, legally described as follows:

> THE SOUTHWEST QUARTER OF SECTION 23, AND THE WEST 30 ACRES OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

(the "Property").

B. The Board of Trustees of the Village (the "Village Board") approved the Village Green Heights Final Plat of Subdivision on Feb. 2, 2004 (the "Final Plat of Subdivision"), subject to certain conditions, one of which is that the applicant and owner of the Property shall enter into a Development Agreement with the Village.

C. The Village and Land & Lakes Development Co., an Illinois corporation, the sole Manager of the Developer (the "Original Developer") have entered into a Development Agreement of even date herewith that sets forth the terms and conditions imposed by the Village in granting its approval of the Final Plat of Subdivision.

D. On the date hereof, but after executing and delivering the Development Agreement, and with the consent of the Village, the Original Developer conveyed its interest in the Property to the Developer and assigned to the Developer all of the Original Developer's right, title and interest in, to and under the Development Agreement, and the Developer assumed all of the obligations of the Original Developer under the Development Agreement.

9915 - 39th Avenue Pleasant Prairie, Wisconsin 53158-6504 262.694.1400 FAX 262.694.4734

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E. The Development requires, among other things, that the Developer and Village shall enter into this MOU providing for the contribution by the Developer of funds for certain highway and roadway improvements hereinafter described in detail.

F. The Developer intends to develop the Property in stages as follows:

The first stage ("Stage 1") will, when the Final Plat of Subdivision is recorded in the Register of Deeds Office of Kenosha County, Wisconsin, consist of one hundred thirty-five (135) single-family lots to be shown on the Final Plat of Subdivision as Lots 1 through 135, inclusive, and two (2) "outlots" shown on the Final Plat of Subdivision as Outlot 4 and Outlot 6.

The second stage ("Stage 2"), subject to the approval by the Village of a Certified Survey Map and Plat of Condominium, will contain ten (10) buildings each containing four residential townhome units for a total of forty (40) residential townhome units with attached garages, all to be located on Outlot 1 (as shown on the Final Plat of Subdivision).

The third stage ("Stage 3"), subject to the approval by the Village of a Certified Survey Map and a Supplement to the Plat of Condominium, will contain seven (7) buildings each containing four residential townhome units for a total of twenty-eight (28) residential townhome units with attached garages, all to be located on Outlot 2 (as shown on the Final Plat of Subdivision).

The fourth stage ("Stage 4"), subject to the approval by the Village of a Plat of Resubdivision of Outlot 5 (as shown on the Final Plat of Subdivision) will contain eighty-three (83) single-family lots and two (2) "outlots," all to be located on Outlot 5 (as shown on the Final Plat of Subdivision).

The fifth stage ("Stage 5"), subject to the approval by the Village of a Certified Survey Map and a Plat of Condominium, will contain fifty (50) buildings each containing two residential townhome units for a total of one hundred (100) residential townhome units with attached garages on Outlot 3 (as shown on the Final Plat of Subdivision).

G. The southern portion of the Property abuts Wisconsin State Trunk Highway 165 ("STH 165"), a portion of which highway, from Wisconsin State Trunk Highway 31 ("STH 31") to Wisconsin State Trunk Highway 32 ("STH 32")(the "STH 165 Corridor") is, according to surveys and evaluations conducted by the Village, in general fair to poor condition. Based upon the traffic impact analysis prepared by the Developer's traffic engineer, with which the Village concurs, the Wisconsin Department of Transportation and the Village projects that increases in traffic attributable to development on the Property and on other property abutting or in the vicinity of the STH 165 Corridor will result in the need for improvements to STH 165.

H. The Village and the Wisconsin Department of Transportation desire to provide for the preparation of a corridor traffic study for the coordinated planning of the overall improvement of the STH 165 Corridor.

I. The Village's budget and public works schedule do not include the preparation of the STH 165 Corridor study or the installation of traffic-related improvements to the STH 165 Corridor that are reasonably necessary and required for the proposed development of the Property and certain other real property abutting or within the vicinity of the STH 165 Corridor, and there will be a substantial delay in the construction and installation of such improvements unless the Village apportions the cost thereof among the owners of such real estate, including, but not limited to, the Developer.

J. The Village has determined that there exists approximately 1,100 acres of developable real estate which either abuts or is within a one-half mile band on either side of the STH 165 Corridor (the

"Affected Property"), which, when developed, can be reasonably expected to generate additional traffic on the STH 165 Corridor, and receive the benefits of any traffic improvements thereto (the "Affected Property").

K. The Property is part of the Affected Property.

L. The Village has determined that development of the Affected Property would impose substantial burdens upon the Village which can be appropriately mitigated by the allocation of the cost of the STH 165 Corridor Improvements among the owners of land classified as Affected Property pursuant to agreements with owners of real estate classified as Affected Property substantially similar to this MOU.

M. The Village intends to enter into agreements similar to this MOU with the owners of other real estate that falls within the definition of "Affected Property" as a condition to the issuance of Village approval for development on such real estate (whether by rezoning, subdivision, the issuance of building permit(s) or otherwise).

THEREFORE, in consideration of the mutual provisions of this MOU and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the Village hereby agree as follows:

1. The recital Paragraphs set forth at the beginning of this MOU are incorporated as a part of this MOU as though fully set forth herein.

2. For purposes of this MOU, the following terms shall have the following meanings:

2.01 The "Transportation Improvement Fee" shall be calculated for a given parcel of real estate classified as Affected Property, including but not limited to, the Property, by multiplying the Cost Per Acre by the number of acres in such parcel.

2.02 The Cost per Acre shall be $2,100.00, based on the Village's estimate of a total cost for the STH 165 Corridor Improvements of $2,300,000.00, divided by the Village's estimate of 1,100 acres of developable land classified as Affected Property.

3. The Transportation Improvement Fee allocable to the Property by the formula set forth in Section 2.02 hereof is $392,700.00, determined by multiplying $2,100.00 by 187 acres. The Village has elected to give the Developer a credit of $6,700.00 against the Transportation Fee in consideration of various concessions agreed to by the Developer in the Development Agreement which are not required under Village ordinances and regulations, resulting in a Transportation Improvement Fee for the Property equal to $386,000.00.

4. The Developer and the Village have agreed that the Transportation Improvement Fee allocable to the Property shall be paid as follows:

4.01 The Transportation Improvement Fee for the entire Property shall be reallocated within the Property based upon the total number of dwelling units projected to be built in each stage of development on the Property, so long as the entire Transportation Improvement Fee for the Property is collected.

4.02 As a condition to the Village's approval of the Final Subdivision Plat:

(a) Developer shall pay to the Village $67,500.00, constituting fifty percent (50%) of the Transportation Improvement Fee attributable to the 135 dwelling units in Stage 1, at or prior to the time the Final Subdivision Plat is recorded; and

(b) The Village shall have the right to collect the remainder of the Transportation Improvement Fee attributable to the Development on the following basis: $500.00 per single-

family lot for each of Lots 1 through 135, inclusive, shall be paid by the owner of such lot to the Village at the time of , and as a condition precedent to the issuance of a building permit for such lot.

4.03 As a condition to the Village's approval of a Plat of Condominium for Outlot 1: (Sagewood Condo)

$40,000 total
$36,000 paid to date
$4,000 outstanding

(a) Developer shall pay to the Village $20,000.00, constituting fifty percent (50%) of the Transportation Improvement Fee attributable to the 40 condominium units in Stage 2, at the time that the Village approve the Plat of Condominium for Outlot 1; and

(b) The Village shall have the right to collect the remaining fifty percent (50%) of the Transportation Improvement Fee attributable to Stage 2 on the following basis: $500.00 per condominium unit to be built on Outlot 1, which shall be paid by the owner of Outlot 1 to the Village at the time at the time of , and as a condition precedent to the issuance of a building permit for such condominium unit.

4.04 As a condition to the Village's approval of a Supplemental Plat of Condominium for Outlot 2: (Sagewood Condo Expansion)

$28,000 due

(a) Developer shall pay to the Village $14,000.00, constituting fifty percent (50%) of the Transportation Improvement Fee attributable to the 28 condominium units in Outlot 2 at the time that the Village approves the Supplemental Plat of Condominium for Outlot 2; and

(b) The Village shall have the right to collect the remaining fifty percent (50%) of the Transportation Improvement Fee attributable to Stage 3 on the following basis: $500.00 per condominium unit to be built on Outlot 2 shall be paid by the owner of Outlot 2 to the Village at the time at the time of , and as a condition precedent to the issuance of a building permit for such condominium unit.

4.05 As a condition to the Village's approval of a Plat of Resubdivision for Outlot 5:

(a) Developer shall pay to the Village $41,500.00, constituting fifty percent (50%) of the Transportation Improvement Fee attributable to the 83 dwelling units in Stage 4 at the time the Final Plat of Resubdivision for Outlot 5 is recorded; and

(b) The Village shall have the right to collect the remaining fifty percent (50%) of the Transportation Improvement Fee attributable to Stage 4 on the following basis: $500.00 per single-family lot on resubdivided Outlot 5 shall be paid by the owner of such lot to the Village at the time at the time of , and as a condition precedent to the issuance of a building permit for such lot.

4.06 As a condition to the Village's approval of a Plat of Condominium for Outlot 3:

(a) Developer shall pay to the Village $50,000.00, constituting fifty percent (50%) of the Transportation Improvement Fee attributable to the 100 condominium units in Stage 5 at the time that the Village approves of the Plat of Condominium for Stage 5; and

(b) The Village shall have the right to collect the remaining fifty percent (50%) of the Transportation Improvement Fee attributable to Stage 5 on the following basis: $500.00 per condominium unit to be built on Outlot 3 shall be paid by the owner of Outlot 3 to the Village at the time at the time of , and as a condition precedent to the issuance of a building permit for such condominium unit.

5. The Village shall enter into agreements substantially similar to this MOU with the owners of other real estate that falls within the definition of "Affected Property" as a condition to the issuance by the Village of approval for development on such real estate (whether by rezoning, subdivision, the issuance of building permit(s) or otherwise); provided, however, that the Village may, in its discretion, allocate the Transportation Improvement Fee for a given property among parcels subparcels constituting such property, or based upon the number or square footage of buildings on such property, or any other basis agreed to by the Village and the owner of such property, so long as the entire Transportation Improvement Fee for such property is collected.

6. The Village shall establish a separate fund (the STH165 Improvement Fund") into which shall be paid the amounts paid by the Developer pursuant to this MOU and paid by the owners of other real estate classified as Affected Property which shall be used by the Village solely for the planning, design and construction (but not the maintenance) of the STH 165 Corridor Improvements. The STH 165 Corridor Improvements shall include, but are not limited to: (a) improvements of the intersection of STH 165 and County Trunk Highway ML; (b) improvements of the intersection of STH 165 and County Trunk Highway EZ; (c) improvements of the intersection of STH 165 and STH 31; (d) acquisition of right-of-way in connection with the foregoing; (e) widening and resurfacing of STH 165; and (f) planning, engineering and administrative costs associated with the foregoing.

7. If the Village fails or is prohibited by law from requiring any owner of property which is Affected Property to enter into an agreement substantially similar to this MOU or to collect when due the Transportation Improvement Fee from any owner of property which is Affected Property, then Developer and any other person or entity which has paid a portion of the Transportation Improvement Fee with respect to the Property, shall be entitled to a refund of the amount therefore paid.

IN WITNESS WHEREOF, the Developer and the Village have caused this **MEMORANDUM OF UNDERSTANDING REGARDING CONTRIBUTIONS FOR WISCONSIN STATE HIGHWAY 165 CORRIDOR IMPROVEMENTS** to be signed and dated as of this 2nd day of February, 2004.

VILLAGE OF PLEASANT PRAIRIE

By: _____
John P. Steinbrink
Village President

ATTEST:

By: _____
Jane M. Romanowski, CMC
Village Clerk

VILLAGE GREEN DEVELOPMENT, LLC, a Delaware limited liability company

By: **LAND & LAKES DEVELOPMENT CO.**, an Illinois corporation, its sole Manager

By: _____
Martin S. Hanley, its President

STATE OF Illinois)
)SS:
Cook COUNTY)

This **MEMORANDUM OF UNDERSTANDING REGARDING CONTRIBUTIONS FOR WISCONSIN STATE HIGHWAY 165 CORRIDOR IMPROVEMENTS** was acknowledged before me this 2nd day of February, 2004 by Martin S. Hanley, President of Land & Lakes Development Co., an Illinois corporation, in its capacity as the sole Manager of Village Green Development, LLC, a Delaware limited liability company.

OFFICIAL SEAL
BARBARA M JARECKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09-09-06

Barbara M Jarecki
Print Name: Barbara M. Jarecki
Notary Public, Cook County, State of Illinois
My Commission expires: 09-09-06

STATE OF WISCONSIN)
)SS:
KENOSHA COUNTY)

This **MEMORANDUM OF UNDERSTANDING REGARDING CONTRIBUTIONS FOR WISCONSIN STATE HIGHWAY 165 CORRIDOR IMPROVEMENTS** was acknowledged before me this 2nd day of Feb., 2004 by John P. Steinbrink, Village President and Jane M. Romanowski, Village Clerk.

Jean M. Werbie
Print Name: Jean M. Werbie
Notary Public, Kenosha County, State of Wisconsin
My Commission expires: 2/12/06

JEAN M. WERBIE NOTARY PUBLIC STATE OF WISCONSIN

This Agreement Drafted by:
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL
9915 39TH STREET
PLEASANT PRAIRIE, WI 53158

ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY RD
PLEASANT PRAIRIE WI 53158

PLEASANT PRAIRIE FIRE STATION #3
10165 TERWALL TERRACE
PLEASANT PRAIRIE, WI 53158

COMMUNITY DEVELOPMENT DEPARTMENT
ROB HANSON
COMMUNITY DEVELOPMENT DIRECTOR
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PEGGY HERRICK
ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR
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ENGINEERING DEPARTMENT
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KURT DAVIDSEN, P.E.
VILLAGE ENGINEER
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PUBLIC WORKS DEPARTMENT

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DIRECTOR OF PUBLIC WORKS
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EMAIL: thupp@pleasantprairiewi.gov

BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
DIRECTOR OF BUILDING INSPECTIONS
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EMAIL: sperez@pleasantprairiewi.gov

FIRE & RESCUE DEPARTMENT

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AARON LONGRIE
ASSISTANT FIRE CHIEF
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WISCONSIN DOT

ART BAUMANN
TRAFFIC OPERATIONS ENGINEER
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EMAIL: art.baumann@dot.wi.gov

KEVIN KOEHNKE, P.E.
PERMITS COORDINATOR
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KENOSHA COUNTY

GREGORY BOLDT, P.E.
DIRECTOR/HIGHWAY COMMISSIONER
DIVISION OF HIGHWAYS – PUBLIC WORKS DEPARTMENT
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EMAIL: Gregory.Boldt@kenoshacounty.org

AT&T

BRENT LEWIS
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EMAIL: bl521d@att.com

TDS TELECOM

SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

TIME WARNER CABLE/SPECTRUM

STEVE CRAMER
CONSTRUCTION SUPERVISOR
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EMAIL: steve.cramer@charter.com
EMERGENCY NUMBER: (800) 627-2288

WEC ENERGY GROUP

JOEL BUROW
CEM MANAGER
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EMAIL: joel.burrow@wecenergygroup.com

WE-ENERGIES

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EMAIL: allie.klawinski@we-energies.com

MICHAEL BAKER
CUSTOMER SERVICE MANAGER
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EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
SENIOR ENGINEER
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BRANDON ERTS
GAS ENGINEERING
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EMAIL: Brandon.erts@we-energies.com

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

AMERICAN TRANSMISSION COMPANY

BRIAN MCGEE
OFFICE: (262) 506-68955
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WI DEPARTMENT OF NATURAL RESOURCES

ANDREA STERN
WATER REGULATION/ZONING ENGINEER-ADV
OFFICE: (262) 282-0694
EMAIL: andrea.stern@wisconsin.gov

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

Revised 1-2026

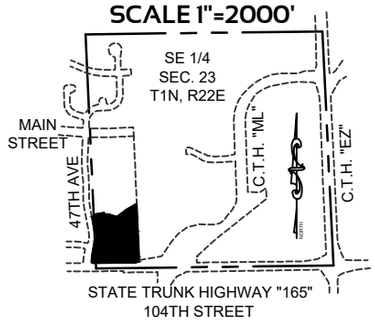
government agency contacts jan 2026.docx

CD Comments

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

VICINITY SKETCH
SCALE 1"=2000'



Include Lot 3 of CSM 2496 as part of this CSM.

The wetlands and wooded areas being preserved shall be dedicated on the CSM (Show and legally described and add required dedicating and restrictive covenant language on the CSM.

All Easements that are being vacated as part of Phase 1 development shall not be shown on the CSM. These easements will be required to be vacated prior to recording this CSM.

See Easement Exhibit for additional information regarding Easements to remain on this CSM and those that will be vacated as part of Phase 1 and Phase 2.

Owners:

The Lofts PPWI, L.P.
7524 39th Ave
Kenosha, WI 53142

Sagewood 47, LLC
N77 W23806 Sun Valley Run
Sussex, WI 53089

WI Project, LLC
5845 Hickory Street
Omaha, NE 68022

Paula A Kubica
4655 Sagewood Circle Unit 11
Pleasant Prairie, WI 53158

Christie Kaye Trust
PO Box 580053
Pleasant Prairie, WI 53158

Tetyana Hebert
4655 Sagewood Circle Unit 13
Pleasant Prairie, WI 53158

Samuel K Kennedy and Patricia C Kennedy
4655 Sagewood Circle Unit 14
Pleasant Prairie, WI 53158

Gerald A Frey Trust and Janice L Frey Trust
4666 Sagewood Circle Unit 92
Pleasant Prairie, WI 53158

Timothy Luken and Rebekah Luken
4666 Sagewood Circle Unit 94
Pleasant Prairie, WI 53158

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Wetlands delineated by Wetland & Waterway Consulting, LLC on April 16, 2025.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0213D dated JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southeast 1/4 of Section 23, Township 1 North, Range 22 East has a bearing of N02°35'46"W.
- Lot 1 and Lot 2 of CSM No. 2496 are a part of the "Sagewood Condominiums at Village Green".

Tax Key Numbers:
92-4-122-233-0311-0314, 0321-0324, 0331-0334, 0341-0344, 0351-0354, 0361-0364, 0371-0374, 0381-0384, and 0391-0394.

DRAFT

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

FEBRUARY 16, 2026

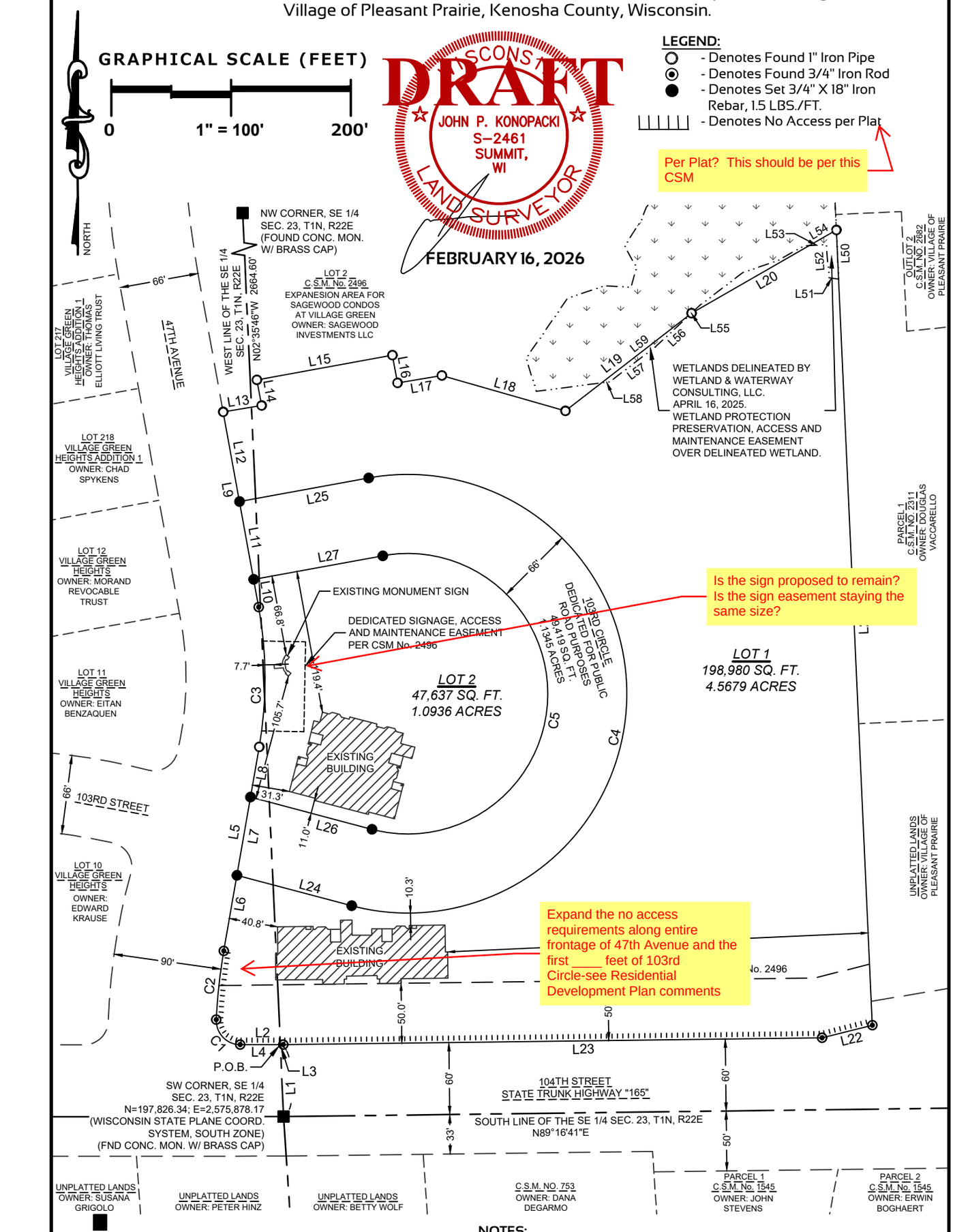
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 1 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



NOTES:

- See sheet 3 for curve and line tables.
- See sheet 4 and 5 for easements.

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PEG JOB#1355.00B

SHEET 2 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

BOUNDARY CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH	TANGENT IN	TANGENT OUT
C1	32.34'	20.00'	92°38'49"	N43°42'02"W	28.93'	N02°37'22"E	S89°58'33"W
C2	57.62'	455.00'	7°15'20"	N06°14'41"E	57.58'	N09°52'21"E	N02°37'01"E
C3	117.25'	333.00'	20°10'29"	N00°12'53"W	116.65'	N09°52'22"E	N10°18'08"W
C4	655.19'	183.00'	205°08'07"	N02°15'56"E	357.23'	S75°10'00"E	S79°41'53"W
C5	418.89'	117.00'	205°08'07"	N02°15'56"E	228.39'	S75°10'00"E	S79°41'53"W

BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N02°35'46"W	60.06'
L2	S89°58'54"W	35.91'
L3	S89°58'54"W	2.33'
L4	S89°58'54"W	33.58'
L5	N09°52'21"E	172.90'
L6	N09°52'21"E	64.16'
L7	N09°52'21"E	66.25'
L8	N09°52'21"E	42.49'
L9	N10°18'07"W	165.58'
L10	N10°18'07"W	23.61'
L11	N10°18'07"W	66.00'
L12	N10°18'07"W	75.97'
L13	N80°32'28"E	32.46'
L14	N10°18'07"W	21.80'
L15	N79°41'53"E	115.09'
L16	S10°18'07"E	23.50'
L17	N80°32'28"E	37.59'
L18	S73°59'47"E	107.38'
L19	N52°14'46"E	133.25'
L20	N60°09'08"E	139.41'
L21	S02°35'45"E	664.32'
L22	S75°56'44"W	43.34'
L23	S89°16'41"W	450.16'
L24	S75°10'00"E	99.23'
L25	S79°41'53"W	109.63'
L26	S75°10'00"E	104.96'
L27	S79°41'53"W	109.63'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L50	S02°35'45"E	40.89'
L51	N82°12'03"W	8.00'
L52	N04°59'26"W	27.72'
L53	S86°58'23"W	13.99'
L54	N60°09'08"E	25.90'
L55	S52°14'46"W	1.23'
L56	S46°53'52"W	40.45'
L57	S52°42'54"W	47.48'
L58	S82°30'32"W	6.71'
L59	N52°14'46"E	93.54'



FEBRUARY 16, 2026

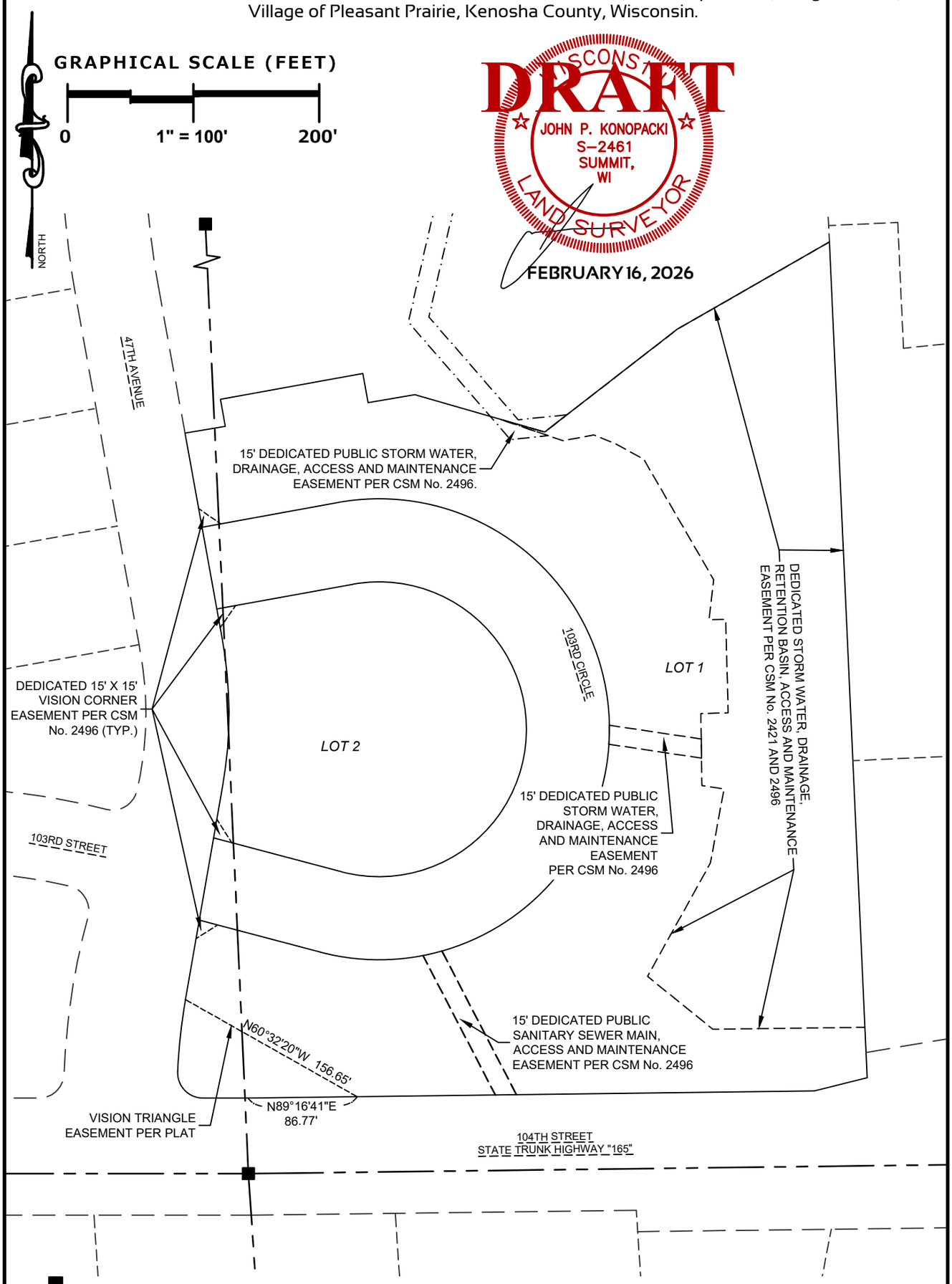
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



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PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B

SHEET 4 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DRAFT

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

FEBRUARY 16, 2026

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

NORTH

DEDICATED WETLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496. TO BE TERMINATED UPON THE APPROVAL & RECORDING OF THIS CSM.

This easement shall be vacated and new easement shown on the CSM based 2025 statking

47TH AVENUE

DEDICATED UTILITY ACCESS AND MAINTENANCE EASEMENT FOR "UTILITY AND COMMUNICATION GRANTEES" PER CSM No. 2496.

103RD CIRCLE

LOT 1

LOT 2

103RD STREET

DEDICATED UTILITY ACCESS AND MAINTENANCE EASEMENT FOR "UTILITY AND COMMUNICATION GRANTEES" PER CSM No. 2496.

50' LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421

3'
50'
3'
27'
30'
27'

104TH STREET
STATE TRUNK HIGHWAY "165"

30' SANITARY SEWER MAIN AND WATER MAIN EASEMENT PER PLAT & DOC No. 1262273. THE SOUTH 27' OF SAID EASEMENT NOW DEDICATED AS PUBLIC STREET.

The Utility Easements shown are confusing. It may be cleaner to vacate Utility Easements and then only show the new Utility Easements to be dedicated in the correct locations. Typically Utility Easements are not located within the right-of-way??

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B

SHEET 5 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided Lot 1 of Certified Survey Map No. 2496, as recorded in the Register of Deeds office for Kenosha County as Document No. 1455403, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 23;
Thence North 02°35'46" West along the west line of said Southeast 1/4, 60.06 feet to the north right of way line of 104th Street - State Trunk Highway "165" and the Point of Beginning;

Thence South 89°58'54" West along said north right of way line, 33.58 feet to the east right of way line of 47th Avenue and a point on a curve;
Thence the following courses along said east right of way line:

Northwesterly 32.34 feet along the arc of said curve to the right, whose radius is 20.00 feet and whose chord bears North 43°42'02" West, 28.93 feet to a point of non-tangential curvature;
Northeasterly 57.62 feet along the arc of said curve to the right, whose radius is 455.00 feet and whose chord bears North 06°14'41" East, 57.58 feet;
North 09°52'21" East, 172.90 feet to a point of curvature;
Northwesterly 117.25 feet along the arc of said curve to the left, whose radius is 333.00 feet and whose chord bears North 00°12'53" West, 116.65 feet;
North 10°18'07" West, 165.58 feet to the north line of Lot 1 of said Certified Survey Map No. 2496;

Thence the following courses along said north line:

North 80°32'28" East, 32.46 feet;
North 10°18'07" West, 21.80 feet;
North 79°41'53" East, 115.09 feet;
South 10°18'07" East, 23.50 feet;
North 80°32'28" East, 37.59 feet;
South 73°59'47" East, 107.38 feet;
North 52°14'46" East, 133.25 feet;
North 60°09'08" East, 139.41 feet to the northeast corner of said Lot 1;

Thence South 02°35'45" East along the east line of said Lot 1, 664.32 feet to the north right of way line of 104th Street - State Trunk Highway "165";

Thence the following courses along said north right of way line:

South 75°56'44" West, 43.34 feet;
South 89°16'41" West, 450.16 feet;
South 89°58'54" West, 2.33 feet to the Point of Beginning.

Containing 296,036 square feet (6.7960 acres) of land Gross and 246,617 square feet (5.6615 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of The Lofts PPWI, L.P.; Sagewood 47, LLC; WI Project, LLC; Paula A Kubica; Christie Kaye Trust; Tetyana Hebert; Samuel K Kennedy and Patricia C Kennedy; Gerald A Frey Trust and Janice L Frey Trust; Timothy Luken and Rebekah Luken; owners of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statue and the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying and mapping the same.

John P. Konopacki
Professional Land Surveyor S-2461

Date: FEBRUARY 16, 2026



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

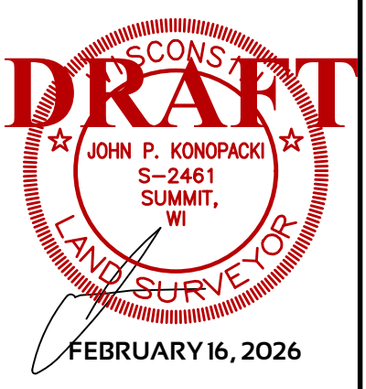
PEG JOB#1355.00B
SHEET 6 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDIC ATIONS AND EASEMENT PROVISIONS

Provide for all new Easements being dedicated on the CSM...
Public RIght-of-way
Sign Easement
Wetland Easements
Woodland Easements
Utility Easements



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
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OFFICE: (262) 754-8888

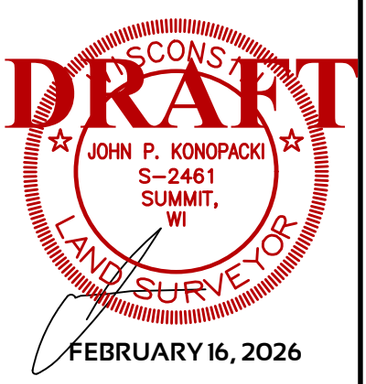
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 7 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDIC ATIONS AND EASEMENT PROVISIONS (con't)



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
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OFFICE: (262) 754-8888

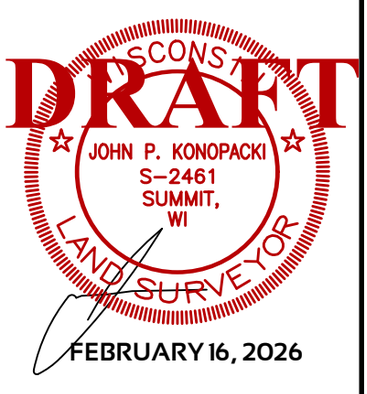
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDIC ATIONS AND EASEMENT PROVISIONS (con't)



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDIC ATIONS AND EASEMENT PROVISIONS (con't)

DRAFT

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDIC ATIONS AND EASEMENT PROVISIONS (con't)

DRAFT

JOHN P. KONOPACKI
S-2461
SUMMIT,
WI

LAND SURVEYOR

FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

RESTRICTIVE COVENANTS

DRAFT

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

FEBRUARY 16, 2026

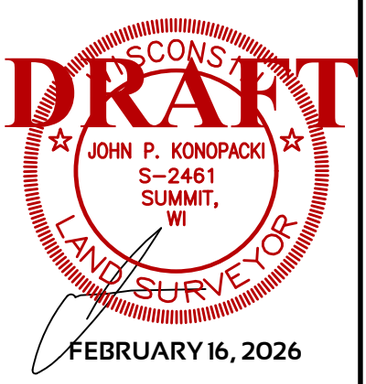
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

RESTRICTIVE COVENANTS (con't)



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

RESTRICTIVE COVENANTS (con't)

DRAFT

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

FEBRUARY 16, 2026

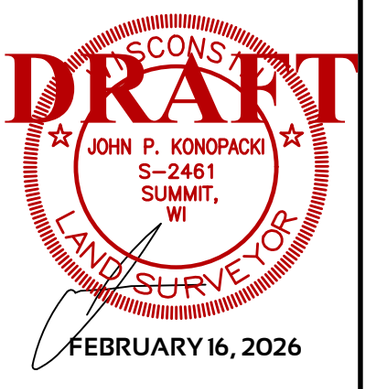
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

RESTRICTIVE COVENANTS (con't)



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B

Verify all owner related signatures

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0321, 0322, 0324, 0331, 0332, 0334, 0351, 0352, 0354, 0363, 0364, 0373, 0383, and 0384)

The Lofts PPWI, L.P., Wisconsin Domestic Limited Partnership, a Limited Partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited partnership caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

The Lofts PPWI, L.P., as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said The Lofts PPWI, L.P. has caused these presents to be signed by _____,

_____, at _____, _____ County, Wisconsin, on this _____ day of _____ , 20___.

In the presence of: The Lofts PPWI, L.P.

_____ (signature)

_____ (printed name), _____ (title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, _____, _____, of the above named The Lofts PPWI, L.P., to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said limited partnership, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited partnership, by its authority.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

_____ _____
Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

DRAFT
WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0323, 0333, 0341-0344, 0353, 0361, 0362, 0371, 0372, 0374, 0381, and 0382)

Sagewood 47, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Sagewood 47, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said Sagewood 47, LLC has caused these presents to be signed by _____,

_____, at _____, _____ County, Wisconsin, on this _____ day of _____ , 20___.

In the presence of: Sagewood 47, LLC

_____ (signature)

_____ (printed name), _____ (title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, _____, _____, of the above named Sagewood 47, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

_____ _____
Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

DRAFT
WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR
FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0311)

Paula A Kubica, as owner, does hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Paula A Kubica, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

_____
Paula A Kubica

Dated this _____ day of _____, 20___

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, the above named Paula A Kubica, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

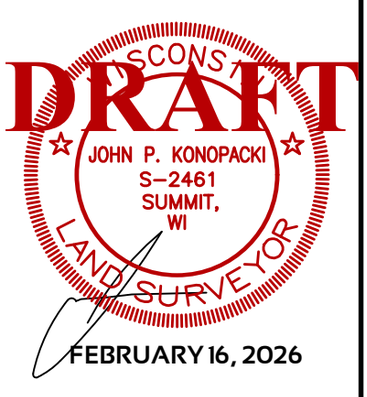
its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

_____ _____ _____
Date President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ _____ , to me known to be the person who executed the foregoing instrument
and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0312)

Christie Kaye Trust, as owner, does hereby certify that said trust caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Christie Kaye Trust, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said Christie Kaye Trust has caused these presents to be signed by _____, _____, at

_____, _____ County, Wisconsin, on this _____ day of _____ , 20___.

In the presence of: Christie Kaye Trust

_____ _____ (signature)

_____ (printed name), _____ (title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, _____, _____, of the above named Christie Kaye Trust, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said Christie Kaye Trust, and acknowledged that they executed the foregoing instrument as such officer as the deed of said trust, by its authority.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

_____ _____ _____
Date President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

DRAFT
WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 19 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0313)

Tetyana Hebert, as owner, does hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Tetyana Hebert, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

_____
Tetyana Hebert

Dated this _____ day of _____, 20___

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, the above named Tetyana Hebert, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

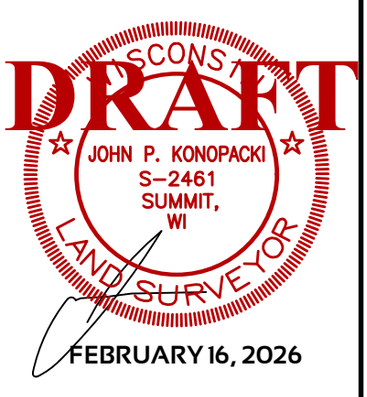
its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

_____ _____ _____
Date President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 20 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0314)

Samuel K Kennedy and Patricia C Kennedy, as owners, do hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Samuel K Kennedy and Patricia C Kennedy, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

_____ _____
Samuel K Kennedy

_____
Patricia C Kennedy

Dated this _____ day of _____, 20___

Dated this _____ day of _____, 20___

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, the above named Samuel K Kennedy and Patricia C Kennedy, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

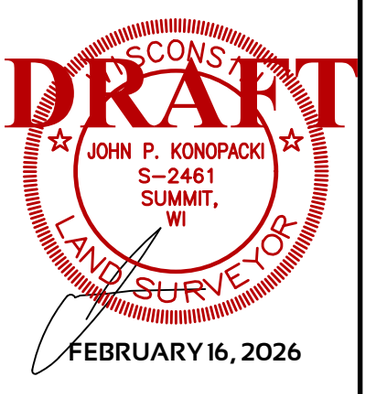
_____ _____
Date

_____
President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ _____ , to me known to be the person who executed the foregoing instrument
and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



DRAFT

FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0391 and 0393)

WI Project, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

WI Project, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said WI Project, LLC has caused these presents to be signed by _____,

_____, at _____, _____ County, Wisconsin, on this _____ day of _____ , 20___.

In the presence of: WI Project, LLC

_____ (signature)

_____ (printed name), _____ (title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, _____, _____, of the above named WI Project, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

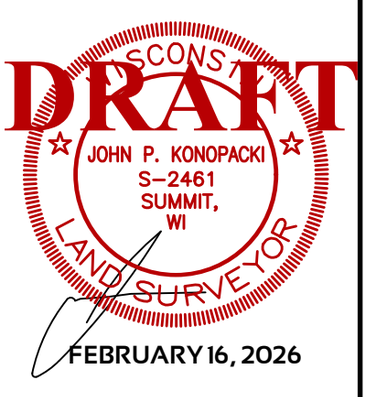
its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

_____ _____
Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 22 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0392)

Gerald A Frey Trust and Janice L Frey Trust, as owners, do hereby certify that said trust caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Gerald A Frey Trust and Janice L Frey Trust, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said Gerald A Frey Trust and Janice L Frey Trust has caused these presents to be signed by

_____, _____; and _____, _____, at _____, _____ County,

Wisconsin, on this _____ day of _____ , 20___.

In the presence of: Gerald A Frey Trust and Janice L Frey Trust

_____ _____	___ _____ (signature)
Gerald A Frey Trust	Janice L Frey Trust
_____ _____ (printed name)	_____ (printed name)
_____ _____ (title)	_____ (title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, Gerald A Frey Trust; _____, _____, of the above named Gerald A Frey Trust and Janice L Frey Trust _____, _____, of the above named Janice L Frey Trust, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said Gerald A Frey Trust and _____ of said Janice L Frey Trust, and acknowledged that they executed the foregoing instrument as such officer as the deed of said trusts, by its authority.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

_____ _____	_____
Date	President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

DRAFT
WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR
FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 23 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION (Tax Key No. 92-4-122-233-0394)

Timothy Luken and Rebekah Luken, as owners, do hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Timothy Luken and Rebekah Luken, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

_____ _____
Timothy Luken

Dated this _____ day of _____, 20___

_____
Rebekah Luken

Dated this _____ day of _____, 20___

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___, the above named Timothy Luken and Rebekah Lukenr, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of 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 in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____,

its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 20___.

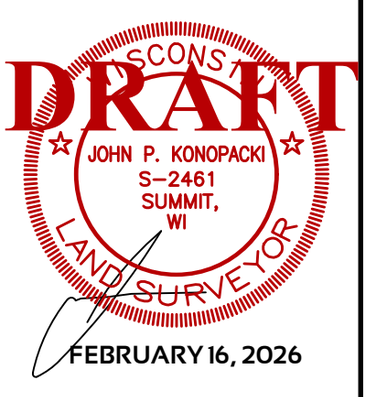
_____ _____
Date

_____
President

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____ , 20___,
_____ _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



DRAFT

FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 24 OF 25

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 of Certified Survey Map No. 2496, located in part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie, Wisconsin,
on this _____ day of _____ , 20___.

_____
Mike Pollocoff, Chairman

Michael R. Pollocoff

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin,
on this _____ day of _____ , 20___.

_____
Dave Klimisch, Village President

David J. Klimisch

_____
Jane C. Snell, ~~WCMC,~~ Village Clerk

DRAFT

JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

FEBRUARY 16, 2026

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1355.00B
SHEET 25 OF 25

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

2026-02-27 CD Comments

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East has a bearing of N02°35'46"W.

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Two CSM's will be required for this develpment. Phase 1 will include 3 lots--see CSM comments.

Easements as noted will remain and will not be vacated until Phase 2 and the 2nd CSM.

All Easements not being terminated with the 1st CSM shall remain on the 1st CSM

No.	EXISTING EASEMENT	STATUS
1A	DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	TO BE TERMINATED To be vacated with Phase 2
1B	DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	TO BE TERMINATED AND COVERED BY PUBLIC ROAD DEDICATION To be vacated with Phase 2 and new public road dedication with Phase 2 on 2nd CSM
2	DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421	TO REMAIN
3	DEDICATED WOODLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	PORTIONS TO BE TERMINATED AS SHOWN Vacate all and New Easements with 1st CSM
4	DEDICATED WETLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	TO BE TERMINATED AND NEW EASEMENT CREATED OVER THE UPDATED WETLAND Vacate all and new Easement with the 1st CSM
5	DEDICATED WOODLAND PROTECTION AND PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	PORTIONS TO BE TERMINATED AS SHOWN Vacate all and dedicate New Easement with the 1st CSM
6	15' DEDICATED PUBLIC STORM WATER, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	TO REMAIN
7	15' DEDICATED PUBLIC STORM WATER, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421	TO REMAIN
8	DEDICATED STORM WATER, DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421 AND 2496	TO REMAIN
9	DEDICATED 15' X 15' VISION CORNER EASEMENT PER CSM No. 2496	TO REMAIN
10	DEDICATED UTILITY, ACCESS AND MAINTENANCE EASEMENT FOR "UTILITY AND COMMUNICATION GRANTEES" PER CSM No. 2496	PORTIONS TO BE TERMINATED AND NEW PORTIONS TO COVER NEW UTILITIES Vacate all and dedicate new Easement with phase 1 on the 1st CSM
11	VISION TRIANGLE EASEMENT PER PLAT	TO REMAIN
12	DEDICATED PUBLIC SANITARY SEWER MAIN, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	TO REMAIN
13	50' LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421	TO REMAIN
14	30' SANITARY SEWER MAIN AND WATER MAIN EASEMENT PER PLAT & DOC No. 1262273. THE SOUTH 27' OF SAID EASEMENT NOW DEDICATED AS PUBLIC STREET	TO REMAIN
15	66' DEDICATED PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	TO BE TERMINATED AND COVERED BY PUBLIC ROAD DEDICATION To be vacated with Phase 1
16	DEDICATED SIGNAGE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496	PORTIONS TO BE TERMINATED AS SHOWN Vacate all and dedicate new Easement with phase 1 on the 1st CSM

VILLAGE GREEN CONDOMINIUM

VILLAGE GREEN CONDOMINIUM

MAIN STREET
(100' PUBLIC R.O.W.)

OUTLOT 4
VILLAGE GREEN HEIGHTS

PARCEL 1
C.S.M. NO. 2682

TO BE TERMINATED

1A DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

PRIVATE STREET
(UN-IMPROVED)

37.1'

3 DEDICATED WOODLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

LOT 211
VILLAGE GREEN HEIGHTS ADDITION 1

TO BE TERMINATED (TYPICAL)

PROPOSED WEST EASEMENT LINE.

TO BE TERMINATED

101ST COURT

1B DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

OUTLOT 2
C.S.M. NO. 2682

VILLAGE GREEN HEIGHTS ADDITION 1

TO BE TERMINATED (TYPICAL)

4 DEDICATED WETLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

6 15' DEDICATED PUBLIC STORM WATER, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

LOT 215
VILLAGE GREEN HEIGHTS ADDITION 1

LOT 216
VILLAGE GREEN

PROPOSED EASEMENT LINE.

5 DEDICATED WOODLAND PROTECTION AND PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

LOT 217
VILLAGE GREEN HEIGHTS ADDITION 1

LOT 218
VILLAGE GREEN HEIGHTS ADDITION 1

TO BE DEDICATED AS 103RD CIRCLE FOR PUBLIC ROAD PURPOSES

8 DEDICATED STORM WATER, DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421 AND 2496

PARCEL 1
C.S.M. NO. 2311

103RD CIRCLE

LOT 12
VILLAGE GREEN HEIGHTS

9 DEDICATED 15' X 15' VISION CORNER EASEMENT PER CSM No. 2496

15 66' DEDICATED PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

LOT 11
VILLAGE GREEN HEIGHTS

DEDICATED SIGNAGE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496
16

47TH AVENUE
(66' PUBLIC R.O.W.)

7 15' DEDICATED PUBLIC STORM WATER, DRAINAGE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

2 DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421

UNPLATTED LANDS

9 DEDICATED 15' X 15' VISION CORNER EASEMENT PER CSM No. 2496

10 DEDICATED UTILITY, ACCESS AND MAINTENANCE EASEMENT FOR "UTILITY AND COMMUNICATION GRANTEES" PER CSM No. 2496

LOT 10
VILLAGE GREEN HEIGHTS

11 VISION TRIANGLE EASEMENT PER PLAT

50' LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421
13

12 DEDICATED PUBLIC SANITARY SEWER MAIN, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

3'

30' SANITARY SEWER MAIN AND WATER MAIN EASEMENT PER PLAT & DOC No. 1262273. THE SOUTH 27' OF SAID EASEMENT NOW DEDICATED AS PUBLIC STREET
14

104TH STREET
STATE TRUNK HIGHWAY "165"

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

C.S.M. NO. 753

PARCEL 1
C.S.M. NO. 1545

PARCEL 2
C.S.M. NO. 1545

THE LOFTS CONDOMINIUMS

PART OF THE E 1/2 OF THE SW 1/4 AND THE W 1/2 OF THE SE 1/4 OF SECTION 23, T1N, R22E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

DESIGNED: ASZ
DRAFTED: ST
REVIEWED: JPK

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
CHICAGO I MILWAUKEE : NATIONWIDE

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

EASEMENT MODIFICATION EXHIBIT

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
DATE 02/16/26
SCALE 1"=60'

SHEET 1 OF 1

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EASEMENT MODIFICATION EXHIBIT

MEMORANDUM

To: Peggy Herrick, Assistant Community Development Director

From: Matt Fineour, P.E.

Date: March 6, 2026

Re: The Lofts – Preliminary Plat Submittal

Peggy,

An engineering review has been completed for preliminary plat information submitted for The Lofts condominium development. Based on our review, we have the following comments listed below and on the attached markup sheets.

Plan Mark-Up Sheets

1. See comments on the attached plan markup sheets.

    a. Only plan sheets with comments are included.
    b. Comments may apply to multiple locations and are not repeated for every occurrence.

General

1. The submitted plans are not complete with some sheets not fully reviewed since plan information was missing. Missing information was not pointed out in every instance. Further review will be completed once updated plans are provided. In addition, the plans shall be generally cleaned up with unnecessary text or graphics removed as applicable on the various plan sheets.

2. It is our understanding that the project will be completed in phases. The first phase including 103rd Circle and associated buildings and the second phase including 101st Court and the private drive. Clearly label phases in the plan set.

3. Provide utility relocation plans (WE-energies, fiber, etc.) for review and approval. Appropriate easements and/or right-of-way permits will need to be provided based on approved utility locations.

4. Complete plan and profile sheets for the public roadways shall be included in the plans.

5. A geotechnical soils report, including geotechnical recommendations shall be prepared and submitted for the public roadways.

6. Provide a stormwater management plan evaluating the new proposed development plan and existing retention facilities.

7. The water main along the private drive shall be designed and permitted as a public main extension, located within a water main access and maintenance easement. The plans shall include a detailed plan and profile of the public main.

8. Upon Village approval of the public water main extension, the Village will submit the plans to Kenosha Water Utility for their system level review and approval. Upon receipt of KWU approval, the design engineer shall submit and obtain WDNR approval.

9. Provide a project manual for the public improvements including roadway, utility adjustments (water, sewer, storm) and water main extension for review and approval.

10. Provide roadway cross-sections for the public roadways.

11. Water and sewer service for the proposed condominium development shall be metered and billed directly to the Condominium Association. Each building shall be served by a single water master meter for billing purposes, and the Condominium Association shall be solely responsible for payment of all charges associated with the metered water and sewer service. The development plans and supporting documentation shall clearly identify and acknowledge this metering and billing arrangement and the Association's responsibility for such payments. Should the Developer elect to pursue an alternative metering and billing configuration to individual unit metering, then further discussion and plan revisions will be warranted.

The submitted plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans and plate may be required should errors or changed conditions be found at a future date.

Attachments: Plan Mark Up

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

VOPP ENG REVIEW
PLAN MARK UP
MARCH 6, 2026

CIVIL ENGINEERING PLANS
FOR
THE LOFTS AT VILLAGE GREEN
PLEASANT PRAIRIE, WI
PLANS PREPARED
FOR
THE LOFTS PPWI, L. P.
7524 39TH AVENUE
KENOSHA, WI 53142

INDEX OF SHEETS

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504	UTILITY PLAN AND PROFILES (PHASE I)
600 - 603	EROSION CONTROL PLAN
700 - 701	CONSTRUCTION DETAILS
L-1 - L-3	LANDSCAPE PLANS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	◎	◉
STORM SEWER MANHOLE	◎	◉
STORM SEWER AREA DRAIN		▮
STORM SEWER INLET (ROUND CASTING)	○	●
STORM SEWER INLET (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	◁	◀
CONCRETE HEADWALL	◁	◀
AIR RELEASE ASSEMBLY	⊗	⊕
VALVE BOX	▪	▪
FIRE HYDRANT	⊄	◖
BUFFALO BOX	⊘	•
CLEANOUT	⊡	◘
SANITARY SEWER	——▷——	——▶——
FORCE MAIN	——\——\——	——\——\——
STORM SEWER	——)——	——)——
DRAIN TILE	——))——	——))——
WATER MAIN	—— W ——	—— W ——
UTILITY CROSSING		⊕ (X)
LIGHTING	○—○	○—●
ELECTRICAL CABLE	—— E ——	—— E ——
OVERHEAD WIRES	—— OHW ——	—— OHW ——
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	E
POWER POLE	○	●
POWER POLE WITH LIGHT	✳	✳
STREET SIGN	▷	▶
GAS MAIN	—— G ——	—— G ——
TELEPHONE LINE	—— T ——	—— T ——
CONTOUR	749	749
SPOT ELEVATION	(750.00)	750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	6"
SOIL BORING	SB	SB
TOPSOIL PROBE	TP	TP
FENCE LINE, TEMPORARY SILT	—— SF ——	—— SF ——
FENCE LINE, WIRE	—— ○ ——	—— ○ ——
FENCE LINE, CHAIN LINK OR IRON	—— □ ——	—— □ ——
FENCE LINE, WOOD OR PLASTIC	—— x —— x ——	—— x ——
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE	— — —	— — —

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

PROJECT TEAM CONTACTS

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LOCATION MAP
SCALE: 1" = 400'

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REVISE TO PROVIDE COMPLETE LISTING. CD CAN PROVIDE LIST

ADD THE FOLLOWING NOTES TO THE COVER SHEET:

PRECONSTRUCTION NOTE:
1) Prior to construction, a pre-construction meeting (Owners Representative, General Contractor, Village Engineer, Village Building Inspector, Fire Department, and Zoning Adminstrator) must be held at the Village offices. The preconstruction meeting shall be coordinated, scheduled, and moderated by the design engineer of record.

SPECIFICATION NOTE:
Each Contractor shall have a copy of the Village approved plans, project manual, and Village construction specifications on-site during times of construction. The construction specifications are an integral part of the civil engineering plans.

BENCHMARKS



- VERTICAL DATUM: SW CORNER, SE 1/4
SE CORNER, SW 1/4
SEC. 23, T1N. R22E
FOUND CONC. MON. W/ BRASS CAP
EL=719.27

- BENCHMARK #1: NW CORNER, SE ¼
NE CORNER, SW ¼
SEC. 23, T1N, R22E
FOUND CONC. MON. W/ BRASS CAP

EXPIRATION DATE: JULY 31, 2026

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

PRELIMINARY

REVIEWED: JLJ
DESIGNED: MWR
DRAFTED: MWR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
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THE LOFTS AT VILLAGE GREEN
PLEASANT PRAIRIE, WI

COVER PAGE

REVISIONS

PEG JOB No. 1355.009 | DRAWN BY JJ
PEG PH: | START DATE 02/16/26
SCALE N.T.S.

SHEET 100

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GENERAL NOTES:

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   A. STATE OF WISCONSIN "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION (REFERRED TO HEREIN AS "STATE HIGHWAY SPECIFICATIONS")
   B. "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION AND ADDENDA (REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS")
   C. THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION (REFERRED TO HEREIN AS "MUTCD")
   D. VILLAGE OF PLEASANT PRAIRIE MUNICIPAL CODE AND "STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL" (REFERRED TO HEREIN AS "MUNICIPAL CONSTRUCTION MANUAL")

DEMOLITION & CLEARING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.

2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL.(E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.

3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

4. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.

5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.

6. PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.

7. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.

8. ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.

9. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.

10. PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.

11. WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.

12. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.

13. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

14. PRIOR TO DEMOLITION, ALL SPECIFIC EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.

3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

6. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.

7. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.

8. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF ALL PAVEMENT BEARING SURFACES IN ACCORDANCE WITH PART 2 OF THE STATE STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

9. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.

10. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO ACHIEVE PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.

11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.

12. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.

13. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR AGGREGATE BASE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.

14. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.

15. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE SOLE EXPENSE OF THE CONTRACTOR.

17. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTIONAL AUTHORITY PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL REQUIRED FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY TO ITS PRE-CONSTRUCTION CONDITION, INCLUDING LANDSCAPING.

18. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF PLEASANT PRAIRIE CONSTRUCTION STANDARDS/ORDINANCES.

19. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.

20. SURVEY BENCHMARKS AND MAPPING HAVE BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL-INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

SITE PLAN GENERAL NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

2. ALL PAVING DIMENSIONS (INCLUDING RADII) ARE TO EDGE OF PAVEMENT UNLESS NOTED.

3. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL) UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.

4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

5. REFER TO ELECTRICAL & PHOTOMETRIC SHEETS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.

6. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.

7. ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.

8. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 646 OF THE STATE HIGHWAY SPECIFICATIONS. MARKING DIMENSIONS, LOCATIONS, AND LAYOUT SHALL BE IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS 15c7 & 15c8 AND THE PLAN DOCUMENTS.

9. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

10. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

11. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

12. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.

13. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

14. PAVING SPECIFICATIONS-

CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS. FOR PORTLAND CEMENT PAVEMENTS, ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 415 & 416 OF THE STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 45° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C). FOR CONCRETE PAVEMENTS PLACEMENT IS NOT TO BE PERFORMED IF THE AMBIENT TEMPERATURE IN THE SHADE FALLS BELOW 35° F UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER. IF FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS OF A POUR, PROTECTIVE COATING WILL NEED TO BE APPLIED IN ACCORDANCE WITH 415.3.13.2 OF THE STATE HIGHWAY SPECIFICATIONS.

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315 STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465 STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

CONTRACTOR IS RESPONSIBLE TO PERFORM A QUALITY MANAGEMENT PROGRAM (QMP) FOR PLACEMENT OF ALL PAVEMENTS IN ACCORDANCE WITH SECTIONS 460.2.8 (FOR HMA) AND 715 (FOR PCC) OF THE STATE HIGHWAY SPECIFICATIONS.

UTILITY GENERAL NOTES:

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

2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH VILLAGE OF PLEASANT PRAIRIE STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.

4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.

5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.

6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.

7. THE CONTRACTOR SHALL CONTACT THE VILLAGE PF PLEASANT PRAIRIE 48-HOURS IN ADVANCE OF STORM, WATER AND SANITARY CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

8. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN FOR INFORMATION ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.

10. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

11. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.

STORM SEWER NOTES

1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

2. INLETS/CATCH BASINS - AREA INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502-D, OR EQUAL. FOR MANHOLES, FRAME AND GRATE SHALL BE NEENAH R-1580, TYPE B COVERS SELF SEALING AND NON-ROCKING. ADJUSTING RINGS SHALL BE HDPE MANUFACTURED BY LADTECH, INC OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067-R, OR EQUAL. FIELD INLET FRAME AND GRATE SHALL BE R-2560-E, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW PRIOR TO MANUFACTURING AND INSTALLATION.

3. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS. GRANULAR BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED.

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

WATERMAIN GENERAL NOTES:

1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS. GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

2. HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF PLEASANT PRAIRIE AND IN ACCORDANCE WITH FILE NO. 38 OF THE STANDARD SPECIFICATIONS. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES. THE CITY OF WATERTOWN FIRE DEPARTMENT APPROVAL MUST BE OBTAINED FOR ALL PROPOSED HYDRANT PRODUCTS AND LOCATIONS PRIOR TO CONSTRUCTION.

3. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO THE STANDARD SPECIFICATIONS.

4. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL CONFORM TO THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. GRAVEL BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF STANDARD SPECIFICATIONS.

5. ALL PUBLIC WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

SANITARY SEWER GENERAL NOTES:

1. PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

2. BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS AND MUNICIPAL CONSTRUCTION MANUAL WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE PLACED IN THE SAME AS REQUIRED IN SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT." FOR PUBLIC UTILITIES REFER TO CLASS "B" BEDDING CONFORMING TO FILE NO. 3 AND PARAGRAPH 3.2.6(a). CRUSHED STONE CHIPS OF LIMESTONE BEDDING AND COVER MATERIAL.

3. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND MUNICIPAL CONSTRUCTION MANUAL. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. GRAVEL BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

4. MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 12A, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE MUNICIPAL CONSTRUCTION MANUAL. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

5. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580, TYPE B COVERS. ADJUSTING RINGS SHALL BE HDPE MANUFACTURED BY LADTECH, INC OR EQUAL. FRAME AND CHIMNEY JOINTS SHALL BE TYPE I.

6. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF COMMERCE REGULATIONS IN CHAPTER 82. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.

7. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

TO BE INCLUDED IN PROJECT MANUAL WITH VILLAGE STANDARD SPECIFICATIONS

WITH THE VILLAGE OF PLEASANT PRAIRIE STANDARD CONSTRUCTION SPECIFICATIONS. (SAME FOR SANITARY SEWER)

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PRELIMINARY

GENERAL NOTES

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DESIGNED: KWR
REVIEWED: JLJ

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(262) 754-6888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GENERAL NOTES

REVISIONS

PEG DOB No. 1355.008
PEG PM JJ
START DATE 02/16/26
SCALE N.T.S.

SHEET 101

Z:\PROJECTS\2018\1355.008-WI\CAD\SHEETS\101 GENERAL NOTES.DWG

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

PRELIMINARY

EXISTING CONDITIONS

47TH AVENUE
(66' PUBLIC R.O.W.)

MAIN STREET
(100' PUBLIC R.O.W.)

PRIVATE STREET
(UN-IMPROVED)

MISSING WS TO EXISTING BUILDINGS

FYI...THE EXISTENCE OF THIS WATER MAIN LOOP IS QUESTIONABLE. FURTHER EVALUATION IS NEEDED.

CAN TEXT BE REORIENTED TO PAGE?

POND 1

POND 2

SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN
296,251 SQ. FT.
6.8010 ACRES

EXPANSION AREA
SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN
457,570 SQ. FT.
10.5044 ACRES

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'
((R) S02°35'46"E)

104TH STREET

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EXISTING CONDITIONS

REVISIONS

SHEET 102

SCALE: 1" = 40'
START DATE: 05/16/20
DRAWN BY: TJL
CHECKED BY: PAM
APPROVED BY: PAM
PROJECT NO: 1355.00B-WI

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\102 EXISTING CONDITIONS.DWG

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NOTE: ALL LATERALS THAT ARE BEING REMOVED ARE TO BE ABANDONED AND CAPPED AT THE MAIN.

IT IS OUR UNDERSTANDING THAT THE PROJECT WILL BE CONSTRUCTED IN 2 PHASES. PLANS SHALL SHOW / SEPERATE WORK INTO PHASES ACCORDINGLY.

LEGEND

- XXXX — SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

PHASE 1

PHASE 2

SEE SHEET. 201

SEE SHEET. 202

SEE SHEET. 203

47TH AVENUE
(66' PUBLIC R.O.W.)

104TH STREET
STATE TRUNK HIGHWAY 31
(66' PUBLIC R.O.W.)

MAIN STREET
(100' PUBLIC R.O.W.)

101ST COURT
(PRIVATE STREET)
(UNIMPROVED)

PRAIRIE STREET
(UNIMPROVED)

SAGEWOOD CIRCLE
(PRIVATE STREET)

POND 1

POND 2

BLDG 6 (3-2-2-3)
5,783 SF

BLDG 7 (3-2-2-3)
5,783 SF

BLDG 8

BLDG 9 (3-3-3-3)
6,412 SF

BLDG 10 (3-3-3-3)
6,412 SF

BLDG 11 (3-3-3-3)
6,412 SF

BLDG 12 (3-3-3-3)
6,412 SF

BLDG 13 (3-3-3-3)
6,412 SF

BLDG 14 (3-3-3-3)
6,412 SF

BLDG 15 (3-3-3-3)
6,412 SF

BLDG 16 (3-3-3-3)
6,412 SF

BLDG 17 (3-3-3-3)
6,412 SF

BLDG 1 (3-3-3-3)
6,247 SF

BLDG 2 (3-3-3-3)
6,247 SF

BLDG 3 (3-3-3-3)
6,247 SF

BLDG 4 (3-3-3-3)
6,247 SF

BLDG 5 (3-3-3-3)
6,247 SF

RIPRAP

CONCRETE CURB

CONCRETE CURB MEDIAN

ASPHALT PAVEMENT

GRAVEL

CONC. CURB

HIGHWAY SETBACK LINE

NO ACCESS

((R) S02°35'46"E)

THESE PLANS ARE FOR PRELIMINARY REVIEW ONLY

PRELIMINARY

OVERALL DEMOLITION PLAN

REFERENCE BENCHMARK:
EL =719.27

SW CORNER, SE 1/4
SE CORNER, SW 1/4
SECTION 2, T1N, R22E, 4TH P.M.

FILE: GRAVES.RB
WWW.GRAVES.RB

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

OVERALL DEMOLITION PLAN

REVISIONS

PEC JOB No. 1355.009
PEC PM JLJ
START DATE 02/16/26
SCALE 1" = 40'

SHEET 200

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47TH AVENUE

(66' PUBLIC R.O.W.)

ASPHALT PAVEMENT

SW CORNER, SE 1/4
SE CORNER, SW 1/4
SEC. 23, T1N, R22E

LEGEND

- XXXX — SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

SAWCUT 32 L.F. OF PAVEMENT TO PROVIDE CLEAN EDGE

EXISTING CURB AND GUTTER TO REMAIN. REMOVE PAVEMENT AND REPAVE REMAINDER OF SAGEWOOD CIRCLE.

CAN EXISTING LATERALS BE USED FOR BUILINGS?

PAVEMENT INCUDING CURB AND GUTTER TO BE REMOVED AND RECONSTRUCTED TO VILLAGE STANDARD COMPOSITE PAVEMENT SECTION INLCUDING UNDERDRAINS.

EXISTING BUILDING

BLDG 7 (3-2-2-3) 5,783 SF — UNIT 7-1, UNIT 7-2, UNIT 7-3, UNIT 7-4

BLDG 6 (3-2-2-3) 5,783 SF — UNIT 6-1, UNIT 6-2, UNIT 6-3, UNIT 6-4

BLDG 8

BLDG 5 (3-3-3-3) 6,247 SF — UNIT 5-1, UNIT 5-2, UNIT 5-3, UNIT 5-4

BLDG 11 (3-3-3-3) 6,247 SF — UNIT 11-1, UNIT 11-2, UNIT 11-3, UNIT 11-4

BLDG 12 (3-3-3-3) 6,247 SF — UNIT 12-1, UNIT 12-2, UNIT 12-3, UNIT 12-4

BLDG 2 (3-3-3-3) 6,247 SF — UNIT 2-1, UNIT 2-2, UNIT 2-3, UNIT 2-4

BLDG 3 (3-3-3-3) 6,247 SF — UNIT 3-1, UNIT 3-2, UNIT 3-3, UNIT 3-4

BLDG 4 (3-3-3-3) 6,247 SF — UNIT 4-1, UNIT 4-2, UNIT 4-3, UNIT 4-4

GRAVEL

REMOVE 30 L.F. OF 6" SANITARY LATERAL

REMOVE 30 L.F. OF 6" SANITARY LATERAL

REMOVE 24 L.F. OF 2" COPPER WATER LATERAL

REMOVE 46 L.F. OF 2" COPPER WATER LATERAL

REMOVE 9 L.F. OF 4" SUMP LATERAL

REMOVE 9 L.F. OF 4" SUMP LATERAL

REMOVE 34 L.F. OF 6" SANITARY LATERAL

REMOVE 23 L.F. OF 4" SUMP LATERAL

REMOVE 46 L.F. OF 2" COPPER WATER LATERAL

REMOVE 35 L.F. OF 6" SANITARY LATERAL

REMOVE 44 L.F. OF 2" COPPER WATER LATERAL

REMOVE 23 L.F. OF 2" COPPER WATER LATERAL

REMOVE 43 L.F. OF 2" COPPER WATER LATERAL

REMOVE 20 L.F. OF 4" SUMP LATERAL LATERAL

REMOVE 31 L.F. OF 6" SANITARY LATERAL

REMOVE 10 L.F. OF 4" SUMP LATERAL

REMOVE 30 L.F. OF 6" SANITARY LATERAL

REMOVE 18 L.F. OF 4" SUMP LATERAL LATERAL

REMOVE 30 L.F. OF 6" SANITARY LATERAL

COORDINATE WITH UTILITY COMPANY TO RELOCATE PEDESTALS AND UTILITY LINES AS NECESSARY (TYP.)

COORDINATE WITH UTILITY COMPANY TO RELOCATE PEDESTALS AND UTILITY LINES AS NECESSARY (TYP.)

SAWCUT 32 L.F. OF PAVEMENT TO PROVIDE CLEAN EDGE

REMOVE TREE (TYP.)

SAGEWOOD CIRCLE (PRIVATE STREET)

MATCH LINE

MATCH LINE

50' HIGHWAY SETBACK LINE

NO ACCESS

POND 2

DRAFTED: MWR DESIGNED: MWR REVIEWED: JLJ

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

DEMOLITION PLAN (PHASE I)

REVISIONS

PEG JOB No. 1355.008
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 201

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PRELIMINARY

DEMOLITION PLAN (PHASE I)

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150

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PRELIMINARY

DEMOLITION PLAN (PHASE II)

LEGEND

- SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

ASPHALT PAVEMENT

GRAVEL

SAGEWOOD CIRCLE (PRIVATE STREET)

101ST COURT (PRIVATE STREET) (UN-IMPROVED)

MATCH LINE

MATCH LINE

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1
UNIT 5-2
UNIT 5-3
UNIT 5-4

BLDG 4
UNIT 4-1

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-1
UNIT 10-2
UNIT 10-3
UNIT 10-4

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1
UNIT 11-2
UNIT 11-3
UNIT 11-4

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1
UNIT 12-2
UNIT 12-3
UNIT 12-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

UNIT 16-1

THIS SHEET NOT REVIEW. INCOMPLETE.
TO BE REVIEWED IN FUTURE SUBMITTAL WHEN DEMOLITION INFORMATION IS PROVIDED

PONDEROSA

DRAFTED: MWR
DESIGNED: MWR
REVIEWED: JLJ

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

OVERALL DEMOLITION PLAN

REVISIONS

PEG 108 No. 1355.008
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 202

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LEGEND

- SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

37'1"

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-2
UNIT 10-3
UNIT 10-4

101ST COURT
(PRIVATE STREET)
(UN-IMPROVED)

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

PRIVATE STREET
(UN-IMPROVED)

BLDG 16 (3-3-3-3)
6,412 SF
UNIT 16-1
UNIT 16-2
UNIT 16-3
UNIT 16-4

BLDG 17 (3-3-3-3)
6,412 SF
UNIT 17-1
UNIT 17-2
UNIT 17-3
UNIT 17-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

MAIN STREET
(100' PUBLIC R.O.W.)

CONCRETE CURB

ASPHALT PAVEMENT

EDGE OF WATER
EL.=699.1
06/20/18

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DEMOLITION INFORMATION IS PROVIDED

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DEMOLITION PLAN (PHASE II)

DESIGNED MWR
DRAFTED MWR
REVIEWED JLJ

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

OVERALL DEMOLITION PLAN

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/20
SCALE 1" = 20'

SHEET 203

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LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) 24" CURB & GUTTER (SEE DETAIL)
- (B) 24" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (C) TAPER CURB HEAD (SEE DETAIL)
- (D) PAVEMENT MARKING, 4-INCH PAINT (WHITE)
- (E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAIL)
- (F) LIGHT POLE BASE
- (G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
- (H) AIR CONDITIONING UNIT
- (I) TRANSFORMER PAD
- (J) GAS METER BANK
- (K) ELECTRIC METER BANK
- (L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
- (M) MAILBOX 5' x 8'
- (N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
- (O) WALL SCONCE
- (P) LIGHTPOLE WITH CONCRETE BASE (SEE DETAIL)

SITE DATA TABLE

DWELLING UNITS:	56
BUILDING SPECIFICATIONS:	
MIN UNIT SIZE (2-3 BEDROOM)	1,445 SQ. FT.
MAX UNIT SIZE (2-3 BEDROOM)	1,603 SQ. FT.
TOTAL FOOTPRINT AREA OF ALL BUILDINGS	87,190 SQ. FT. / 2.00 ACRES
PARKING REQUIRED:	30
PARKING PROVIDED:	
ENCLOSED (BLDG)	112
SURFACE LOTS (STANDARD)	12
SURFACE PARKING IN FRONT OF ATTACHED GARAGES	112
TOTAL ON-SITE PARKING	236
SITE AREA:	753,604 SQ. FT. / 17.3 ACRES
IMPERVIOUS AREA:	184,231 SQ. FT. / 4.23 ACRES (24.4%)
LSR REQUIRED:	35,462 SQ. FT. / 0.81 ACRES
LSR PROVIDED:	569,373 SQ. FT. / 13.07 ACRES (75.5%)
WETLAND AREA TO REMAIN:	32,636 SQ. FT. / 0.75 ACRES
NET RESIDENTIAL DENSITY:	5.5 UNITS / ACRE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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REMOVE THIS PROPOSED SIDEWALK SEGMENT

LABEL EX BUILDING #'S (TYP)

EXTEND NEW CURB THROUGH EXISTING SECTION

SEE SHEET. 301

SEE SHEET. 302

SEE SHEET. 303

PHASE 1

PHASE 2

47TH AVENUE
(66' PUBLIC R.O.W.)

MAIN STREET
(100' PUBLIC R.O.W.)

104TH STREET
STATE TRUNK HIGHWAY 31
(VARIABLE WIDTH PUBLIC R.O.W.)

103RD CIRCLE
(PUBIC ROAD)

101ST COURT
(PUBIC ROAD)

PRIVATE DRIVE

(PRIVATE STREET)

POND 1

POND 2

BLDG 10 (3-3-3-3) 6,412 SF
BLDG 15 (3-3-3-3) 6,412 SF
BLDG 16 (3-3-3-3) 6,412 SF
BLDG 17 (3-3-3-3) 6,412 SF
BLDG 6 (3-2-2-3) 5,783 SF
BLDG 7 (3-2-2-3) 5,783 SF
BLDG 8
BLDG 1 (3-3-3-3) 6,247 SF
BLDG 2 (3-3-3-3) 6,247 SF
BLDG 3 (3-3-3-3) 6,247 SF
BLDG 4 (3-3-3-3) 6,247 SF
BLDG 5 (3-3-3-3) 6,247 SF
BLDG 12 (3-3-3-3) 6,247 SF
BLDG 13 (3-3-3-3) 6,247 SF
BLDG 14 (3-3-3-3) 6,247 SF

EXISTING BUILDING 1 (GARAGES EL=720)
EXISTING BUILDING 9 (GARAGE EL=724.1)

OUTLOT 4 VILLAGE GREEN HEIGHTS ZONING: PR-1 LAND USE: PARK, RECREATION AND OTHER OPEN SPACE LANDS / WATER

EDGE OF WATER EL=706.4 06/20/18

EDGE OF WATER EL=697.8 08/20/18

SITE BENCHMARK: SW FLANGE BOLT HYDRANT EL=718.96

REFERENCE BENCHMARK: SW CORNER SE 1/4 SE CORNER SW 1/4 SECTION 23 EL=719.27

RIPRAP
CONCRETE CURB
CONCRETE WALK
CONCRETE CURB MEDIAN
ASPHALT PAVEMENT
CONC. CURB
GRAVEL
NO ACCESS
20' HIGHWAY SETBACK LINE
PROTECTIVE PLANTING EASEMENT PER CSM NO. 2682
ZONING: C-1 LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND
ZONING: C-2 LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND
OUTLOT 2 C.S.M. NO. 2682 ZONING: C-1 / C-2 LAND USE: ISOLATED NATURAL RESOURCE AREA & WATER / WETLAND
PARCEL 1 C.S.M. NO. 2682 ZONING: A-2 LAND USE: MIXED URBAN RESERVE
UNPLATTED LANDS ZONING: A-2 LAND USE: MIXED URBAN RESERVE
((R) S02°35'46"E)
EAST LINE OF THE SE 1/4 OF SEC. 23, T.1N., R.22E
WEST LINE OF THE SE 1/4 OF SEC. 23, T.1N., R.22E
S02°38'46"E 2664.60'

PRELIMINARY

SITE DIMENSIONAL AND PAVING PLAN OVERALL

PLAN | DESIGN | DELIVER
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN OVERALL

REVISIONS

PINNACLE JOB No.	1355.009
DRAWN BY	JLJ
CHECKED BY	
START DATE	02/16/26
SCALE	1" = 40'

SHEET 300

Z:\PROJECTS\2018\1355.008-WI\CAD\SHEETS\200 SITE DIMENSIONING AND PAVING PLAN.DWG

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LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) 24" CURB & GUTTER (SEE DETAIL)
- (B) 24" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (C) TAPER CURB HEAD (SEE DETAIL)
- (D) PAVEMENT MARKING, 4-INCH PAINT (WHITE)
- (E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAIL)
- (F) LIGHT POLE BASE
- (G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
- (H) AIR CONDITIONING UNIT
- (I) TRANSFORMER PAD
- (J) GAS METER BANK
- (K) ELECTRIC METER BANK
- (L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
- (M) MAILBOX 5' x 8'
- (N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
- (O) WALL SCONCE
- (P) LIGHTPOLE WITH CONCRETE BASE (SEE DETAIL)

47TH AVENUE
(66' PUBLIC R.O.W.)

LANDSCAPE PLAN SHALL INCLUDE STREET TREES ALONG 47TH AVE TO MAIN STREET

STOP SIGN TO BE BANDED TO EXISTING STREET LIGHT

PLACE SIDEWALK ALONG ROW (TYP)

PROVIDE PUBLIC SIDEWALK ACCESS AND MAINTENANCE EASEMENT ON CSM

DEPRESS CURB HEADS AS PART OF DESIGN SINCE DRIVEWAY LOCATIONS ARE KNOWN

REMOVE TEXT (TYP)

PROVIDE VILLAGE WITH FENCE DETAIL

FOR NEW SITE PLAN SHOW LOCATIONS OF NEW UTILITY EASEMENT

DRIVEWAY SNOW REMOVAL WITHIN DEVELOPEMENT LOOKS PROBLEMATIC DUE TO LACK OF STORAGE AREA AND PUBLIC ROAD SNOW PLOWING WINDROWS. DEVELOPER TO ADDRESS CONCERN.

OBTAIN POSTMASTER APPROVAL FOR MAILBOX LOCATION/ CONFIGURATION. PROVIDE DETAIL OF THE MAIL PAD / BOX SET UP

ELIMINATE PUBLIC STREET LIGHT

PROVIDE AERATOR AND POND FOUNTAIN

EXISTING RETENTION BASIN

103RD CIRCLE
(PUBLIC ROAD)

PRIVATE STREET

POND 2

BLDG 7 (3-2-2-3)
5,783 SF

BLDG 6 (3-2-2-3)
5,783 SF

BLDG 11 (3-3-3-3)
6,247 SF

BLDG 5 (3-3-3-3)
6,247 SF

BLDG 2 (3-3-3-3)
6,247 SF

BLDG 3 (3-3-3-3)
6,247 SF

BLDG 4 (3-3-3-3)
6,247 SF

BLDG 8

RESIDENTIAL (PUD)
LAND USE: LOW DENSITY

GRAVEL

EXISTING BUILDING

GARAGE FLOORS EL.=721.4

GARAGE FLOORS EL.=720.1

EXISTING STREET LIGHT

ASPHALT PAVEMENT

MATCH LINE

CSM No. 2496

DEDICATED WOODLAND PRESERVATION AND ACCESS AND MAINTENANCE RESERVE

ZONING: C-2
LAND USE: LOW DENSITY RESIDENTIAL / RESERVE

ZONING: C-1
LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND

50' HIGHWAY SETBACK LINE

NO ACCESS

STATE

SW CORNER, SE 1/4
SE CORNER, SW 1/4
SEC. 23, T1N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
REFERENCE BENCHMARK:

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

NORTH

www.pinnacle-engr.com

PRELIMINARY

SITE DIMENSIONAL AND PAVING PLAN (PHASE I)

PINNACLE ENGINEERING GROUP
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN (PHASE I)

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 301

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DRAWN: MWR
DESIGNED: MWR
REVIEWED: JLJ

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\200 SITE DIMENSIONING AND PAVING PLAN.DWG

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LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) 24" CURB & GUTTER (SEE DETAIL)
- (B) 24" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (C) TAPER CURB HEAD (SEE DETAIL)
- (D) PAVEMENT MARKING, 4-INCH PAINT (WHITE)
- (E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAIL)
- (F) LIGHT POLE BASE
- (G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
- (H) AIR CONDITIONING UNIT
- (I) TRANSFORMER PAD
- (J) GAS METER BANK
- (K) ELECTRIC METER BANK
- (L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
- (M) MAILBOX 5' x 8'
- (N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
- (O) WALL SCONCE
- (P) LIGHTPOLE WITH CONCRETE BASE (SEE DETAIL)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LABEL 47TH AVE

DIMENSION ROADWAY AND ROW

BAND STOP SIGN TO LIGHT POLE

LABEL ON PLANS.

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-1 UNIT 10-2 UNIT 10-3 UNIT 10-4

REMOVE REFERENCE TO PRIVATE STREET...

66 ft
33 ft

PRIVATE STREET (UNIMPROVED)

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1 UNIT 15-2 UNIT 15-3 UNIT 15-4

UNIT 16-1

LABEL PRIVATE DRIVE

REMOVE UNNESSARY BACKGROUND TEXT (TYP)

ZONING: R-10 (UHO)
LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1 UNIT 6-2 UNIT 6-3 UNIT 6-4

GRAVEL

CSM No. 2496

MATCH LINE

DEDICATED WOODLAND PROTECTION AND PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

ZONING: C-2
LAND USE: LOW DENSITY RESIDENTIAL / RESERVE

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1 UNIT 11-2 UNIT 11-3 UNIT 11-4

101ST COURT

(PUBLIC ROAD)

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1 UNIT 14-2 UNIT 14-3 UNIT 14-4

DIMENSION DRIVE AND PARKING AREAS

EXTEND DEPRESSED CURB THROUGH PRIVATE DRIVE

CHECK PRIVATE DRIVE PAVEMENT. DOES NOT NEED TO BE PUBLIC STANDARD

103RD CIRCLE (PUBLIC ROAD)

PRIVATE STREET

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1 UNIT 5-2 UNIT 5-3 UNIT 5-4

REMVOE AND LABEL NEW PUBLIC ROAD NAME

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1 UNIT 12-2 UNIT 12-3 UNIT 12-4

DIMENSION CUL-DE-SAC RADII

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1 UNIT 13-2 UNIT 13-3 UNIT 13-4

DRIVEWAY SNOW REMOVAL LOOKS PROBLEMATIC DUE TO LACK OF STORAGE AREA AND PUBLIC ROAD SNOW PLOWING WINDROWS. DEVELOPER TO ADDRESS CONCERN.

ZONING: C-1
LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND

DEDICATED WOODLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

ZONING: C-2
LAND USE: ISOLATED NATURAL RESOURCE AREA

BLDG 6

UNIT 4-1

PONI

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PRELIMINARY

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

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DRAFTED: MWR
DESIGNED: MWR
REVIEWED: JLJ

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

REVISIONS

PEG JOB No. 1355.008
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 302

Z:\PROJECTS\2018\1355.008-WI\CAD\SHEETS\200 SITE DIMENSIONING AND PAVING PLAN.DWG

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LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) 24" CURB & GUTTER (SEE DETAIL)
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- (F) LIGHT POLE BASE
- (G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
- (H) AIR CONDITIONING UNIT
- (I) TRANSFORMER PAD
- (J) GAS METER BANK
- (K) ELECTRIC METER BANK
- (L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
- (M) MAILBOX 5' x 8'
- (N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
- (O) WALL SCONCE
- (P) LIGHTPOLE WITH CONCRETE BASE (SEE DETAIL)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

47TH AVE

37.1'

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-2
UNIT 10-3
UNIT 10-4

REMOVE TEXT

66 ft

PRIVATE STREET (UNIMPROVED)

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E

WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E

N02°35'46"W 2664.60'

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

BLDG 16 (3-3-3-3)
6,412 SF
UNIT 16-1
UNIT 16-2
UNIT 16-3
UNIT 16-4

BLDG 17 (3-3-3-3)
6,412 SF
UNIT 17-1
UNIT 17-2
UNIT 17-3
UNIT 17-4

(UNIMPROVED)

RESERVE AREA

ZONING: R-10 (UHO)

LAND USE: LOW DENSITY RESIDENTIAL / URBAN

MAIN STREET
(100' PUBLIC R.O.W.)

IDENTIFY SIGN / RELOCATION

IDENTIFY

LABEL "PRIVATE DRIVE"

LABEL RADII (TYP)

101ST COURT
(PUBLIC ROAD)

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

LABEL PRIVATE PATH AND IDENTIFY PATH SURFACE MATERIAL

EXISTING BARRIER CURB ON MAIN STREET. REMOVE AND REPLACE WITH DEPRESSED CURB. ADDRESS SIDEWALK AS WELL

DEDICATED WOODLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

ZONING: LAND USE: NATURAL RES

CONCRETE CURB
CONCRETE WALK

ASPHALT PAVEMENT

EDGE OF WATER
EL.=699.1
06/20/18

www.pinnacle-engr.com

PRELIMINARY

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

DRAFTED: KWR
DESIGNED: KWR
REVIEWED: PJ

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

REVISIONS

PEG JOB No.	1355.008
PEG PM	JJ
START DATE	02/16/26
SCALE	1" = 20'

SHEET 303

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Z:\PROJECTS\2018\1355.008-WI\CAD\SHEETS\200 SITE DIMENSIONING AND PAVING PLAN.DWG

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP — EDGE OF PAVEMENT
- FF — FINISHED FLOOR
- TW — TOP OF WALK
- YG — YARD GRADE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

SEE SHEET. 401

SEE SHEET. 402

SEE SHEET. 403

47TH AVENUE
(66' PUBLIC R.O.W.)

MAIN STREET
(100' PUBLIC R.O.W.)

104TH STREET
STATE TRUNK HIGHWAY

PRIVATE DR

101ST CT.

103RD CIRCLE

EX RETENTION BASIN

BLDG 10
FFE: 711.54
GARAGE: 711.20

BLDG 15
FFE: 713.64
GARAGE: 713.30

BLDG 16
FFE: 711.54
GARAGE: 711.20

BLDG 17
FFE: 709.54
GARAGE: 709.20

BLDG 11
FFE: 708.34
GARAGE: 708.00

BLDG 14
FFE: 709.14
GARAGE: 709.40

BLDG 12
FFE: 707.14
GARAGE: 707.20

BLDG 13
FFE: 708.20
GARAGE: 708.54

BLDG 7
FFE: 718.14
GARAGE: 717.80

BLDG 6
FFE: 720.21
GARAGE: 716.21

LOOKOUT: 713.24

BLDG 8
FFE: 717.50

BLDG 5
FFE: 718.67
GARAGE: 717.67

WALKOUT: 708.14

BLDG 2
FFE: 719.53
GARAGE: 717.20

LOOKOUT: 714.20

BLDG 3
FFE: 716.30
GARAGE: 716.47

WALKOUT: 707.80

BLDG 4
FFE: 716.64
GARAGE: 716.81

WALKOUT: 708.14

PRELIMINARY

GRADING PLAN OVERALL

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN OVERALL

REVISIONS

PEG 108 No. 1355.008
PEG PM JJJ
START DATE 02/16/26
SCALE 1" = 40'

SHEET 400

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PROVIDE BOC AND EDGE OF SIDEWALK GRADES ALONG PROPOSED WALK (TYP)

CLEARLY SHOW PROPERTY LINE (TYP)

APPROXIMATLY 36 ACRES CONTRIBUTORY OFFSITE DRAINAGE AS GENERALLY SHOWN ON MAP INCUDED IN REVIEW.

CLEARLY LABEL CONTOURS, GRADES, AND DEFINE / ADDRESS DRAINAGE WITHIN ENTIRE CIRCLE INTERIOR

WHAT IS FINISHED GRADE?

PROPOSED BUILDING IS TOO CLOSE TO DRAINAWAY. EVALUATE DRAINAGE AND PROVIDE ADEQUATE SPACE BETWEEN THE DRAINAGEWAY AND BUILDINGS.

GRADING DOES NOT MATCH LOOKOUT ELEVATION.

REORIENT TEXT TO PAGE (TYP)

SPOT GRADES APPEAR INCORRECT

CLEARLY SHOW AND LABEL EXISTING DRAINAGE WAY

CHECK TIE INS. CURRENTLY NOT ACCURATE

PROVIDE ELEVATION VIEW INFORMATION FOR THE BUILDING EXPOSURES. ALSO, WILL THERE BE ANY OVERHANGS, WALK OUT PATIOS. ETC. BEHIND BUILDING? PROVIDE INFO.

ADJUST STORM WATER RETENTIION BASIN EASMENT TO COVER AREA UP OVERFLOW / HWE AND DRAINAGE WAY TO STH 165 ROW

BUILDINGS APPEAR UNDESIRABLEY CLOSE TO POND HWE.

CLEARLY SHOW AND NOTE NWE

SHOW IDENTIFY HWE (I.E. POND OVERFLOW).

PROVIDE UPDATED SWMP WITH AS-BUILT OF POND AND IDENTIFIED OVERFLOW ELEVATION

47TH AVENUE
(66' PUBLIC R.O.W.)

BLDG 7 FFE: 718.14 GARAGE: 717.80

BLDG 6 FFE: 720.04 GARAGE: 718.21

LOOKOUT: 713.54

BLDG 11 FFE: 708.54 GARAGE: 708.20

BLDG 8 FFE: 717.50

BLDG 5 FFE: 719.64 GARAGE: 717.81

LOOKOUT: 709.14

BLDG 12 FFE: 707.54 GARAGE: 707.20

BLDG 3 FFE: 718.30 GARAGE: 716.47

WALKOUT: 707.80

BLDG 4 FFE: 718.64 GARAGE: 716.81

WALKOUT: 708.14

BLDG 2 FFE: 719.53 GARAGE: 717.70

LOOKOUT: 713.20

MATCH LINE

MATCH LINE

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALK
- YG YARD GRADE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

www.pinnacle-engr.com

PRELIMINARY

GRADING PLAN (PHASE I)

REVIEWED - MJ
DESIGNED - MWR
DRAFTED - DWR

PLAN | DESIGN | DELIVER
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN (PHASE I)

REVISIONS

PEG JOB No. 1355.008
PEG PM JJJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 401

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALK
- YG YARD GRADE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

BLDG 10
FFE: 711.54
GARAGE: 711.20

BLDG 11
FFE: 708.54
GARAGE: 708.20

BLDG 6
FFE: 720.04
GARAGE: 718.21
LOOKOUT: 713.54

BLDG 5
FFE: 719.64
GARAGE: 717.81
WALKOUT: 709.14

BLDG 12
FFE: 707.54
GARAGE: 707.20

BLDG 13
FFE: 708.20
GARAGE: 708.54

BLDG 14
FFE: 709.74
GARAGE: 709.40

GARAGE: 713.30

SHOW PROPOSED INLET LOCATIONS (TYP)

LABEL PROPOSED CONTOUR ELEVATIONS (TYP)

MATCH LINE

THIS SHEET NOT FULLY REVIEWED. INCOMPLETE. FURTHER REVIEW TO BE COMPLETED WHEN PLANS FURTHER PROGRESS.

REVIEWED: JLP
DESIGNED: KWR
DRAFTED: KWR

PRELIMINARY

GRADING PLAN (PHASE II)

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE · NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN (PHASE II)

REVISIONS

PEG JOB No.	1355.00B
PEG PM	JLJ
START DATE	02/16/26
SCALE	1" = 20'

SHEET 402

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALK
- YG YARD GRADE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

BLDG 10
FFE: 711.54
GARAGE: 711.20

BLDG 15
FFE: 713.64
GARAGE: 713.30

BLDG 16
FFE: 711.54
GARAGE: 711.20

BLDG 17
FFE: 709.54
GARAGE: 709.20

BLDG 14
FFE: 709.74
GARAGE: 709.40

BLDG 13
FFE: 708.20
GARAGE: 708.54

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E

WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E

N02°35'40"E 2637.29'

101ST COURT (PRIVATE STREET) (UNIMPROVED)

PRIVATE STREET (UNIMPROVED)

MAIN STREET (100' PUBLIC R.O.W.)

THIS SHEET NOT FULLY REVIEWED. INCOMPLETE. FURTHER REVIEW TO BE COMPLETED WHEN PLANS FURTHER PROGRESS.

SHOW PROPOSED STORM / INLETS

www.pinnacle-engr.com

PRELIMINARY

GRADING PLAN (PHASE II)

PLAN | DESIGN | DELIVER
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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN (PHASE II)

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 403

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PRELIMINARY

PLEASE MAKE EXISTING WATER AND SANTARY UTILITIES MORE VISABLE

IS THERE A REASON EXISTING SANITARY CANNOT BE USED? CHECK OTHERS IF FEASIBLE

ARE WATER SERVICE CORRECTLY SIZED FOR BUILDINGS AND CLUBHOUSE? PROVIDE CLARIFICATION SIZE DETERMINATION
OUR UNDERSTANDING IS THAT BUILDINGS ARE NOT FIRE SPRINKERED..CORRECT?

IF 4" IS CORRECT. THEN UTILIZE 6" CONNECTION WITH 6" GV THEN REDUCE

SERVICE VALVE ~ 5' FROM MAIN

INCREASE EASEMENT WIDTH TO 20-FEET CENTERED ON STORM

RELOCATE STORM FURTHER FROM BUILDING (30" STORM; 11FT DEPTH...TOO CLOSE TO BUILDING)

REVISE. SEPERATE LATERAL PER BUILDING (TYP)

INCEASE EASEMENT TO 20-FEET CENTERED ON STORM. ADJUST BUILDING LOCATION OR RELAY AS NEEDED.

NOTE TO RETROFIT EXISTING HYDRANT WITH A STORZ CONNECTION

PROVIDE A STORM SHEET WITH STORM SUMP LATERALS TO EACH BUILDING IN THE PLAN SET AND SHOW SUMP CROCK LOCATION

PLACE NOTE ON PLAN: EACH BUILIDNG WILL BE MASTER METERED FOR WATER USE WITH THE ASSOCIATION AS THE CUSTOMER TO BE BILLED FOR WATER AND SANITARY. (DESIGNER.....VERIFY THAT THIS IS WHAT ANTICIPATED BY DEVELOPER)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

47TH AVE
(66' PUBLIC R.O.W.)

BLDG 7 (3-2-2-3) 5,783 SF
BLDG 6 (3-2-2-3) 5,783 SF
BLDG 8
BLDG 11 (3-3-3-3) 6,247 SF
BLDG 12 (3-3-3-3) 6,247 SF
BLDG 5 (3-3-3-3) 6,247 SF
BLDG 4 (3-3-3-3) 6,247 SF
BLDG 3 (3-3-3-3) 6,247 SF
BLDG 2 (3-3-3-3) 6,247 SF

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- CATCH BASIN - UNDERDRAIN
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

PLAN | DESIGN | DELIVER
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(262) 754-8888
CHICAGO | MILWAUKEE - NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

UTILITY PLAN OVERALL

REVISIONS

PEC JOB No. 1355.008
PEC PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 501

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UTILITY PLAN (PHASE I)

DRAFTED: MWR DESIGNED: MWR REVIEWED: JLJ

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www.pinnacle-engr.com

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1
UNIT 5-2
UNIT 5-3
UNIT 5-4

BLDG 4 (3-3-3-3)
6,247 SF
UNIT 4-1

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-1
UNIT 10-2
UNIT 10-3
UNIT 10-4

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1
UNIT 11-2
UNIT 11-3
UNIT 11-4

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1
UNIT 12-2
UNIT 12-3
UNIT 12-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

UNIT 16-1

(PRIVATE STREET)
EAGLEWOOD CIRCLE
(PRIVATE STREET)
(UNIMPROVED)
FOREST COURT

MATCH LINE
MATCH LINE

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'

ZONING: R-10 (UHD)
LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC. APRIL 16, 2025

DEDICATED PUBLIC STORM SEWER MAIN

DEDICATED PUBLIC SANITARY SEWER MAIN

DEDICATED WOODLAND PROTECTION AND PRESERVATION ACCESS AND EASEMENT AREA

INCREASE EASEMENT TO 20-FEET CENTERED ON STORM AND ADUST BULDING 12 TO TO BE OUTSIDE EASEMENT

CHECK TO SEE IF EXISTING LATERALS CAN BE UTILIZED

SHOW / PROVIDE STORM SUMP LATERALS TO EACH BUILDING AND SHOW SUMP CROCK LOCATION

REVISE. SEE PHASE 1COMMENTS

PROVIDE STORM INFORMATION (LABEL AS PRIVATE)

NOTE: EACH BUILIDNG WILL BE MASTER METERED FOR WATER USE WITH THE ASSOCIATION AS THE CUSTOMER TO BE BILLED FOR WATER AND SANITARY.

THIS SHEET NOT FULLY REVIEWED. FURTHER REVIEW TO BE COMPLETED WITH FUTURE SUBMITTALS WHEN PLANS HAVE PROGRESSED.

PHASE 2

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- CATCH BASIN - UNDERDRAIN
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
- W WATER MAIN
- FP FIRE PROTECTION
- W UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

PRELIMINARY

UTILITY PLAN (PHASE II)

REVIEWED: AJ
DESIGNED: MWR
DRAFTED: MWR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

UTILITY PLAN OVERALL

REVISIONS

PEC JOB No. 1355.00B
PEC PM JJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 502

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LOOP MAIN, IF EXISTING TO BE FULLY REMOVED.

EX 2" WS PER RECORD DRAWING

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-2 | UNIT 10-3 | UNIT 10-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1 | UNIT 15-2 | UNIT 15-3 | UNIT 15-4

BLDG 16 (3-3-3-3)
6,412 SF
UNIT 16-1 | UNIT 16-2 | UNIT 16-3 | UNIT 16-4

BLDG 17 (3-3-3-3)
6,412 SF
UNIT 17-1 | UNIT 17-2 | UNIT 17-3 | UNIT 17-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1 | UNIT 14-2 | UNIT 14-3 | UNIT 14-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1 | UNIT 13-2 | UNIT 13-3 | UNIT 13-4

PROVIDE 8" GV

VOPP TO FURTHER CHECK REGARDING STATUS OF THIS LOOP MAIN.

USE EXISTING SERVICE LATERAL IF ADEQUATE SIZE OR PROVIDE NEW CONNECTIONS TO EITHER 47TH AVE OR NEW MAIN AT REAR

PUBLIC WM. PROVIDE EASEMENT ALONG WITH PLAN/PROFILE SHEET

THIS SHEET NOT FULLY REVIEWED. INCOMPLETE. FURTHER REVIEW TO BE COMPLETED WITH FUTURE SUBMITTALS WHEN PLANS HAVE PROGRESSED.

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'

PRIVATE STREET (UNIMPROVED) (10' 1ST COURT)

MAIN STREET (100' PUBLIC R.O.W.)

47TH AVENUE

EXPANSION AREA
SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN
457,570 SQ. FT.
10.5044 ACRES

DEDICATED WOODLAND PROTECTION, PRESERVATION ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

ZONING: R-10 (UHD)
LAND USE: RESIDENTIAL / URBAN AND NATURAL RESERVE AREA

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- CATCH BASIN - UNDERDRAIN
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

www.pinnacle-engr.com

PRELIMINARY

UTILITY PLAN (PHASE II)

REVIEWED: AJJ
DESIGNED: MWR
DRAWN: MWR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

UTILITY PLAN OVERALL

REVISIONS

PEC JOB No. 1355.009
PEC PM JJJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 503

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CLEAN UP PLAN TO CLEARLY SHOW EXISTING DRIVES AND ALL WORK AND/OR IMPACT AREAS

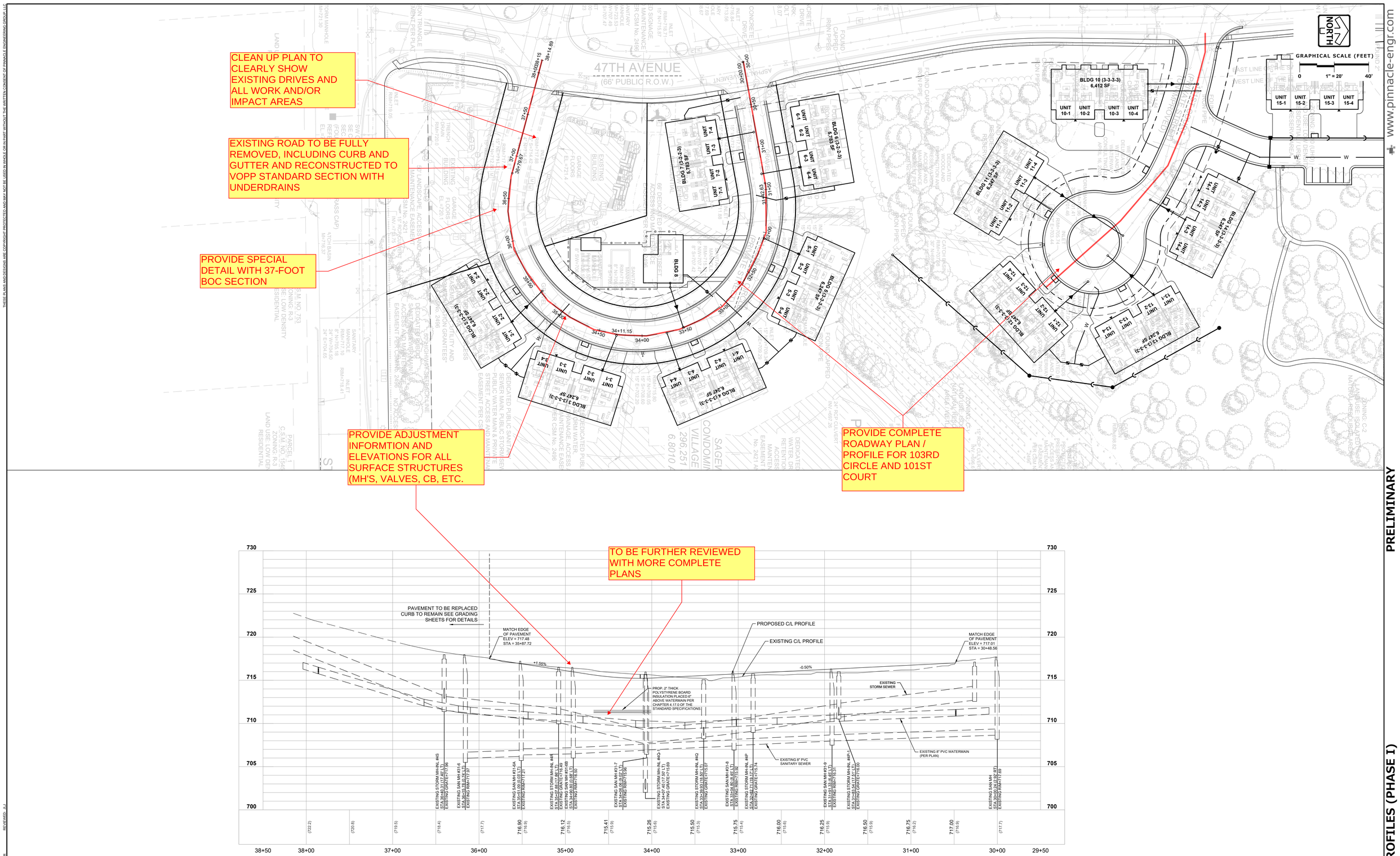
EXISTING ROAD TO BE FULLY REMOVED, INCLUDING CURB AND GUTTER AND RECONSTRUCTED TO VOPP STANDARD SECTION WITH UNDERDRAINS

PROVIDE SPECIAL DETAIL WITH 37-FOOT BOC SECTION

PROVIDE ADJUSTMENT INFORMTION AND ELEVATIONS FOR ALL SURFACE STRUCTURES (MH'S, VALVES, CB, ETC.

PROVIDE COMPLETE ROADWAY PLAN / PROFILE FOR 103RD CIRCLE AND 101ST COURT

TO BE FURTHER REVIEWED WITH MORE COMPLETE PLANS



PRELIMINARY

UTILITY PLAN AND PROFILES (PHASE I)

www.pinnacle-engr.com

PLAN | DESIGN | DELIVER
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(262) 754-6888
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

UTILITY PLAN OVERALL

REVISIONS

REG JOB No. 1355.008 | 13
REG PM 02/16/26
START DATE
SCALE 1" = 40'

SHEET 504

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DRAFTED: KWR
DESIGNED: KWR
REVIEWED: JLJ

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47TH AVENUE
(66' PUBLIC R.O.W.)

ASPHALT PAVEMENT

CONSTRUCTION ENTRANCE

EXISTING BUILDING

EXISTING BUILDING

GRAVEL

BLDG 7 (3-2-2-3)
5,783 SF
UNIT 7-4
UNIT 7-3
UNIT 7-2
UNIT 7-1

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 8

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1
UNIT 5-2
UNIT 5-3
UNIT 5-4

BLDG 2 (3-3-3-3)
6,247 SF
UNIT 2-4
UNIT 2-3
UNIT 2-2
UNIT 2-1

BLDG 3 (3-3-3-3)
6,247 SF
UNIT 3-4
UNIT 3-3
UNIT 3-2
UNIT 3-1

BLDG 4 (3-3-3-3)
6,247 SF
UNIT 4-4
UNIT 4-3
UNIT 4-2
UNIT 4-1

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-4
UNIT 12-3
UNIT 12-2
UNIT 12-1

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-3
UNIT 11-2
UNIT 11-1

MATCH LINE

MATCH LINE

50' HIGHWAY SETBACK LINE

NO ACCESS

GAGEWOOD CIRCLE (PRIVATE STREET)

VILLAGE GREEN CONDOMINIUMS

POND 2

296,251 SQ. FT.
6.8010 ACRE

NOTES:
1) LOCATIONS AND QUANTITY OF EROSION CONTROL DEVICES ARE APPROXIMATE. PLACE EROSION CONTROL TO FIT FIELD CONDITIONS, OR AS DIRECTED BY ENGINEER.
2) INLET PROTECTION TYPE A SPECIFIED IN CURB & PAVEMENT LOCATIONS TO BE USED BEFORE CURB & PAVEMENT PLACEMENT. AFTER PLACEMENT OF CURB & PAVEMENT INSTALL TYPE B, C, OR D INLET PROTECTION AS INDICATED IN THE PLAN.
3) INLET PROTECTION TYPE A SPECIFIED IN GRASS AREAS TO BE USED BEFORE INSTALLATION OF PERMANENT RESTORATION. AFTER INSTALLATION OF PERMANENT RESTORATION INSTALL TYPE B INLET PROTECTION.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LEGEND
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- 750 — PROPOSED CONTOUR PROPOSED
- 750.0 SPOT ELEVATION
- GROUND / PAVEMENT — DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- MEDIUM DUTY RIP RAP
- SOD

REMOVE SLOPE INTERCEPT LINE SO SILT FENCE IS VISABLE.

SW CORNER, SE 1/4
SE CORNER, SW 1/4
SEC. 23, T1N, R22E

www.pinnacle-engr.com

PRELIMINARY

EROSION CONTROL PLAN (PHASE I)

REVISED: JLJ
DESIGNED: MWR
DRAFTED: MWR

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

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ENGINEERING I NATURAL RESOURCES I SURVEYING

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(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EROSION CONTROL PLAN OVERALL

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET
601

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Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\500 EROSION CONTROL PLAN.DWG

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

NOTES:

1) LOCATIONS AND QUANTITY OF EROSION CONTROL DEVICES ARE APPROXIMATE. PLACE EROSION CONTROL TO FIT FIELD CONDITIONS, OR AS DIRECTED BY ENGINEER.
2) INLET PROTECTION TYPE A SPECIFIED IN CURB & PAVEMENT LOCATIONS TO BE USED BEFORE CURB & PAVEMENT PLACEMENT. AFTER PLACEMENT OF CURB & PAVEMENT INSTALL TYPE B, C, OR D INLET PROTECTION AS INDICATED IN THE PLAN.
3) INLET PROTECTION TYPE A SPECIFIED IN GRASS AREAS TO BE USED BEFORE INSTALLATION OF PERMANENT RESTORATION. AFTER INSTALLATION OF PERMANENT RESTORATION INSTALL TYPE B INLET PROTECTION.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR PROPOSED
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- MEDIUM DUTY RIP RAP
- SOD

CONSTRUCTION ENTRANCE

BLDG 10 (3-3-3-3) 6,412 SF — UNIT 10-1, UNIT 10-2, UNIT 10-3, UNIT 10-4

BLDG 6 (3-2-2-3) 5,783 SF — UNIT 6-1, UNIT 6-2, UNIT 6-3, UNIT 6-4

BLDG 11 (3-3-3-3) 6,247 SF — UNIT 11-1, UNIT 11-2, UNIT 11-3, UNIT 11-4

BLDG 5 (3-3-3-3) 6,247 SF — UNIT 5-1, UNIT 5-2, UNIT 5-3, UNIT 5-4

BLDG 12 (3-3-3-3) 6,247 SF — UNIT 12-1, UNIT 12-2, UNIT 12-3, UNIT 12-4

BLDG 13 (3-3-3-3) 6,247 SF — UNIT 13-1, UNIT 13-2, UNIT 13-3, UNIT 13-4

BLDG 14 (3-3-3-3) 6,247 SF — UNIT 14-1, UNIT 14-2, UNIT 14-3, UNIT 14-4

UNIT 15-1, UNIT 15-2

BLDG 4 — UNIT 4-1

CONCRETE DRIVE

ASPHALT PAVEMENT

GRAVEL

MATCH LINE

MATCH LINE

(PRIVATE STREET) SAGEWOOD CIRCLE

(PRIVATE STREET) 101ST COURT

POND

THIS SHEET NOT FULLY REVIEWED. INCOMPLETE. FURTHER REVIEW TO BE COMPLETED WITH FUTURE SUBMITTALS WHEN PLANS HAVE PROGRESSED.

PRELIMINARY

EROSION CONTROL PLAN (PHASE II)

www.pinnacle-engr.com

DESIGNED KWR
DRAWN KWR
REVIEWED JLJ

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE · NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EROSION CONTROL PLAN OVERALL

REVISIONS

PEC JOB No. 1355.008
PEC PM JLJ
START DATE 02/16/26
SCALE N.T.S.

SHEET 602

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Z:\PROJECTS\2018\1355.008-WI\CAD\SHEETS\500 EROSION CONTROL PLAN.DWG

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

NOTES:

1) LOCATIONS AND QUANTITY OF EROSION CONTROL DEVICES ARE APPROXIMATE. PLACE EROSION CONTROL TO FIT FIELD CONDITIONS, OR AS DIRECTED BY ENGINEER.
2) INLET PROTECTION TYPE A SPECIFIED IN CURB & PAVEMENT LOCATIONS TO BE USED BEFORE CURB & PAVEMENT PLACEMENT. AFTER PLACEMENT OF CURB & PAVEMENT INSTALL TYPE B, C, OR D INLET PROTECTION AS INDICATED IN THE PLAN.
3) INLET PROTECTION TYPE A SPECIFIED IN GRASS AREAS TO BE USED BEFORE INSTALLATION OF PERMANENT RESTORATION. AFTER INSTALLATION OF PERMANENT RESTORATION INSTALL TYPE B INLET PROTECTION.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR PROPOSED
- 750.0 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- MEDIUM DUTY RIP RAP
- SOD

CONSTRUCTION ENTRANCE

BLDG 10 (3-3-3-3) 6,412 SF
UNIT 10-2 UNIT 10-3 UNIT 10-4

BLDG 15 (3-3-3-3) 6,412 SF
UNIT 15-1 UNIT 15-2 UNIT 15-3 UNIT 15-4

BLDG 16 (3-3-3-3) 6,412 SF
UNIT 16-1 UNIT 16-2 UNIT 16-3 UNIT 16-4

BLDG 17 (3-3-3-3) 6,412 SF
UNIT 17-1 UNIT 17-2 UNIT 17-3 UNIT 17-4

BLDG 14 (3-3-3-3) 6,247 SF
UNIT 14-1 UNIT 14-2 UNIT 14-3 UNIT 14-4

BLDG 13 (3-3-3-3) 6,247 SF
UNIT 13-1 UNIT 13-2 UNIT 13-3 UNIT 13-4

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'40"W 2664.60'

37.1'

(PRAIRIE COURT (UNIMPROVED))
(107TH STREET (UNIMPROVED))
(100' PUBLIC R.O.W.)

THIS SHEET NOT FULLY REVIEWED. INCOMPLETE. FURTHER REVIEW TO BE COMPLETED WITH FUTURE SUBMITTALS WHEN PLANS HAVE PROGRESSED.

EXPANSION AREA
SAGEWOOD
CONDOMINIUMS AT
VILLAGE GREEN
457,570 SQ. FT.
10.5044 ACRES

CONCRETE CURB
CONCRETE WALK
ASPHALT PAVEMENT
EDGE OF WATER
EL.=699.1
06/20/18

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PRELIMINARY

EROSION CONTROL PLAN (PHASE II)

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CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EROSION CONTROL PLAN OVERALL

REVISIONS

REVIEWED: JLZ
DESIGNED: KWR
DRAFTED: KWR

REG DOB No. 1355.00B
REG PM JLZ
START DATE 02/16/26
SCALE N.T.S.

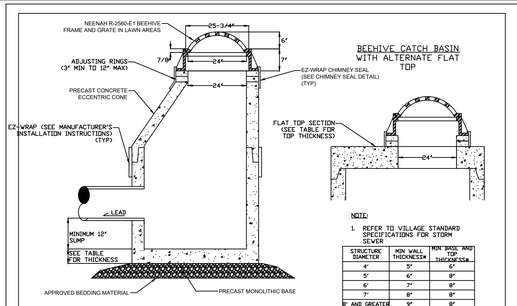
SHEET 603

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Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\500 EROSION CONTROL PLAN.DWG

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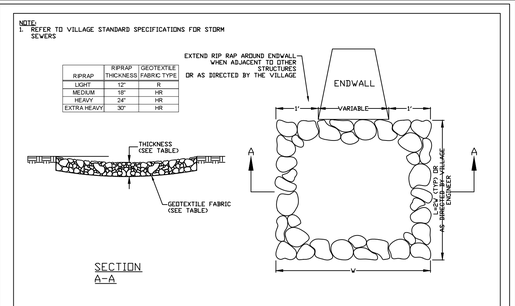
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SCALE: NTS

STANDARD BEEHIVE CATCH BASIN

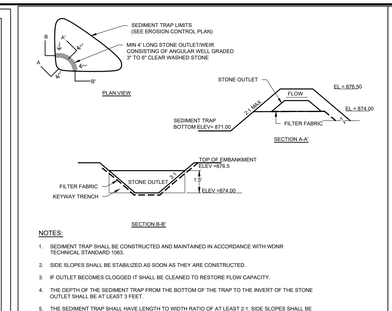
DETAIL: STM - 4	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN



SCALE: NTS

RIPRAP TREATMENT AT ENDWALLS

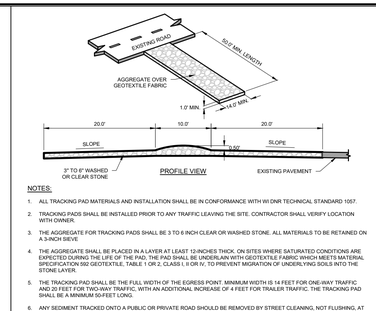
DETAIL: STM - 6	VILLAGE OF PLEASANT PRAIRIE
DATE: 10-20-22	KENOSHA COUNTY, WISCONSIN



NOTES:

1. SEDIMENT TRAP SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
2. SIDE SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
3. IF OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
4. THE DEPTH OF THE SEDIMENT TRAP FROM THE BOTTOM OF THE TRAP TO THE INVERT OF THE STONE OUTLET SHALL BE AT LEAST 3 FEET.
5. THE SEDIMENT TRAP SHALL HAVE LENGTH TO WIDTH RATIO OF AT LEAST 2:1. SIDE SLOPES SHALL BE NO STEEPER THAN 2:1.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1 FOOT.
7. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF WDNR TS 1056.

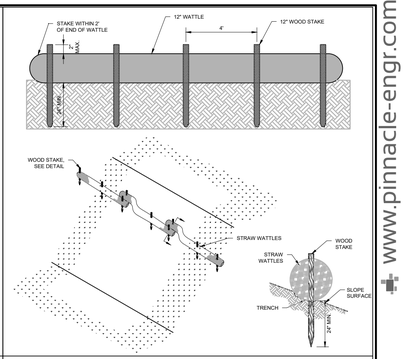
SEDIMENT TRAP



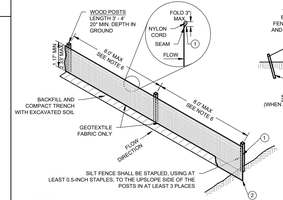
NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

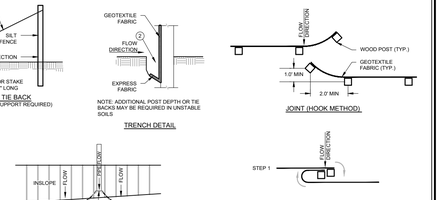


STRAW WATTLE

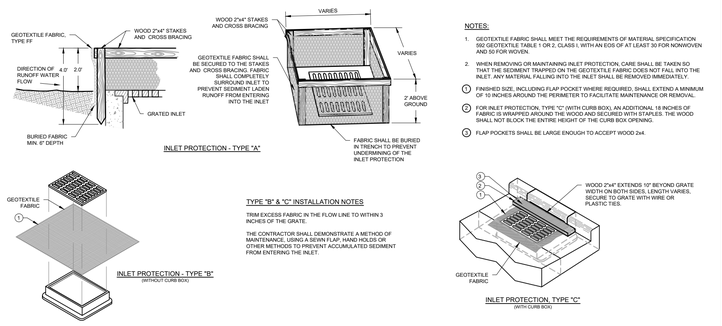


NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 8-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
3. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
4. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
5. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (6-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).



SILT FENCE



NOTES:

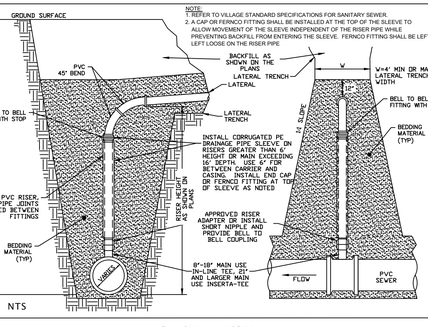
1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION



SCALE: NTS

SANITARY RISER #1

DETAIL: SAN - 3	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN

PROVIDE PLAN DETAIL TO SPECIFY WHAT REQUIREMENT. (provide separate plan sheet showing retention basin configuration, condition, any modifications needed, and aerator / fountain requirement.)

REVISE

CONSTRUCTION SEQUENCE:

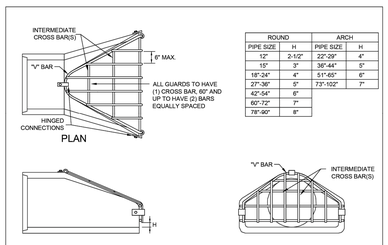
PHASE I

1. INSTALL TRACKING PAD AND SILT FENCE. CONTINUOUS INSPECTION OF EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. THE GRADING CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
2. ~~BEGIN TREE REMOVAL. STRIP TOPSOIL AND VERIFY DEPTH OF SEDIMENT IN STORMWATER POND 2. REMOVED SEDIMENT FROM POND TO MATCH STORM WATER MANAGEMENT PLAN PREPARED BY GREENGARD, INC.~~
3. ROUGH GRADE ROAD CENTERLINE TO SUBGRADE. BEGIN ROUGH GRADING OF LOTS.
4. INSTALL UTILITIES AND CONTINUE LOT GRADING.
5. FINISH GRADE ROAD AND COORDINATE THE ELECTRIC, GAS, CABLE TV AND TELEPHONE CROSSINGS.
6. ONCE LOTS ARE TO SUBGRADE, INSTALL ELECTRIC TRANSFORMERS.
7. PLACE AGGREGATE BASE COURSE ON ROADS.
8. INSTALL CURB & GUTTER.
9. PAVE ROADS.
10. RESPREAD TOPSOIL, SEED, FERTILIZE AND STABILIZE ALL DISTURBED AREAS. REMOVE FILTER FABRIC FROM POND OUTLET CONTROL STRUCTURE AND VERIFY THAT POND WET POOL VOLUME MEETS ORIGINAL DESIGN. MAINTAIN EROSION CONTROL MEASURES UNTIL THE SITE IS 80% REVEGETATED. UPON RECEIVING APPROVAL FROM THE VILLAGE OF PLEASANT PRAIRIE AND KENOSHA COUNTY, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES. RESTORE ANY DISTURBED AREAS DUE TO EROSION CONTROL MEASURE REMOVAL.

ESTIMATED START DATE: APRIL 2020
ESTIMATED COMPLETION DATE: AUGUST 2020
ESTIMATED DISTURBED AREA: 7.79 ACRES

GRADING & EROSION CONTROL NOTES:

A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE AND KENOSHA COUNTY, WISCONSIN DNR AND THE WISCONSIN DNR TECHNICAL STANDARDS.
B. ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4" THICK), SEEDED AND MULCHED. AREAS SO DESIGNATED SHALL BE TOPSOILED (4" THICK), SEEDED AND STABILIZED WITH EROSION MAT (WISDOT CLASS 1, TYPE B) PER WISCONSIN DNR TECHNICAL STANDARD 1052. SEPTEMBER 15TH IS THE DEADLINE FOR PERMANENT SEED. ANY AREAS EXPOSED AFTER SEPTEMBER 15TH AND BEFORE OCTOBER 15TH SHALL BE TEMPORARY SEEDED WITH WINTER WHEAT AT THE RATE OF 3 LBS/1000 S.F. THIS TEMPORARY COVER SHALL BE FERTILIZED AT SAME RATE & MIXTURE AS PERMANENT SEED. ANY DISTURBED AREAS NOT STABILIZED BY OCTOBER 15TH SHOULD BE STABILIZED BY PLACING TOPSOIL, SEED AND TYPE A SOIL STABILIZER BY NOVEMBER 15TH. THE APPROVED SOIL STABILIZERS ARE IDENTIFIED IN THE WISCONSIN DOT PAL LIST. THE PLACEMENT OF THE SOIL STABILIZER SHALL MEET THE REQUIREMENTS IN THE PAL LIST AND PER WISCONSIN DNR TECHNICAL STANDARD 1050.
C. ~~TEMPORARY~~ STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SPOIL STOCKPILES ~~SHALL BE SEEDED~~ AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL ~~SILT FENCE ON~~ THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
D. TREES SHALL ONLY BE REMOVED TO COMPLETE ~~THE INTERIM GRADING~~ AS SHOWN. NO OTHER TREES SHALL BE REMOVED. COORDINATE TREE REMOVAL WITH THE OWNER PRIOR TO ANY ~~TREE REMOVAL WORK~~.
E. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PAD ~~FROM MAIN STREET (C.T.H. F)~~. THE TRACKING PAD IS PER WISCONSIN DNR TECHNICAL STANDARD 1057. ALL PRIVATE AND PUBLIC STREETS ARE TO BE KEPT CLEAN AT ALL TIMES. NO CONSTRUCTION ACCESS FROM ANY OTHER PUBLIC ROADS.
F. THE PERMANENT SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
G. FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-0-10 FERTILIZER.
H. ANY DEWATERING THAT MAYBE REQUIRED DUE TO CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG ON THE UPSLOPE SIDE OF THE SILT FENCE. THE GEOTEXTILE BAG SHOULD BE PLACED IN A LOCATION THAT ALLOWS THE DISCHARGED WATER TO FLOW OVER A VEGETATIVE COVER. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1061.
I. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE TO PREVENT RUNOFF OF MATERIAL.
J. DUST CONTROL SHOULD BE ADDRESSED PER WISCONSIN DNR TECHNICAL STANDARD 1068. AT A MINIMUM USE WATER. USE POLYMERS, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.
K. CONCRETE TRUCKS, IF NEEDED, ARE TO BE WASHED OUT IN PAVEMENT SUB-BASE AREAS.



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

NOTE:

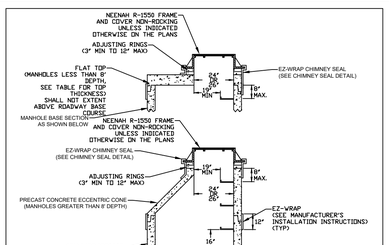
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.
2. SECURE THE LAST TWO PIPE SECTIONS, INCLUDING END SECTIONS, USING JOINT TIES.

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

SCALE: NTS

STANDARD ENDWALL GRATE — DETAIL: STM - 5

DATE: 12-17-18	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN



NOTE:
REFER TO VILLAGE STANDARD
SPECIFICATIONS FOR STORM
SEWER.

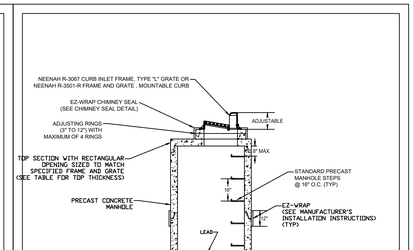
STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASS AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
9' AND GREATER	9"	8"

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

SCALE: NTS

STANDARD STORM MANHOLE

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



NOTE:
REFER TO VILLAGE STANDARD
SPECIFICATIONS FOR STORM
SEWER.

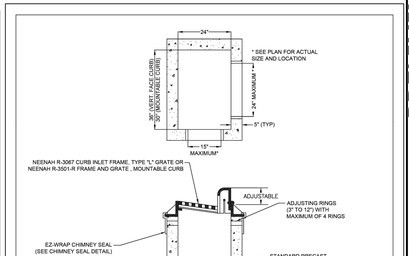
STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASS AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
9' AND GREATER	9"	8"

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

SCALE: NTS

STANDARD STORM MANHOLE WITH CURB INLET

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



NOTE:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

SCALE: NTS

PRECAST RECTANGULAR CATCH BASIN — DETAIL: STM - 3

DATE: 12-17-18	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

PRELIMINARY

CONSTRUCTION DETAILS

DRAFTED: MWR
DESIGNED: MWR
REVIEWED: JLJ

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PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No.	1355.00B
PEG PM	JLJ
START DATE	02/16/26
SCALE	N/A

SHEET 700

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\600 CONSTRUCTION DETAILS.DWG

2025

UTILITY NOTES

UTILITY NOTES:

1. GENERAL
   - A. ALL WORK SHALL CONFORM TO THE VILLAGE OF PLEASANT PRAIRIE TECHNICAL SPECIFICATIONS, DATED 2015, AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
   - B. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR ANY REMOVAL OR RELOCATIONS OF EXISTING SERVICES.
   - C. ALL UTILITY WORK SHALL BE COORDINATED WITH THE GRADING CONTRACTOR. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING THE EXCESS SPOIL MATERIAL FROM THE TRENCH UNLESS OTHERWISE COORDINATED WITH THE GRADING CONTRACTOR.
   - D. ALL BEDDING AND COVER MATERIAL AND BACKFILL SHALL MEET THE VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS. GRANULAR BACKFILL SHALL BE USED IN ALL PAVED AND CONCRETE AREAS AND WITHIN FIVE FEET OF SAID AREAS. SPOIL BACKFILL SHALL BE USED IN GRASS AREAS.
   - E. CONTRACTOR TO PROVIDE FLAGMAN AND SIGNAGE FOR WORK IN THE R/W AS PER MUTCD. ALONG SAID STREET THE CONTRACTOR SHALL KEEP THE ROAD SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
2. SANITARY SEWER
   - A. THE SANITARY SEWER PIPE AND SANITARY LATERALS SHALL BE PVC ASTM D3034 SDR 35. ELASTOMERIC JOINTS SHALL BE A BELL AND SPIGOT JOINT CONFORMING TO ASTM D3212 SEALED BY A RUBBER GASKET CONFORMING TO ASTM F477.
   - B. ALL SANITARY SEWER MANHOLES SHALL BE PRECAST MEETING THE VILLAGE MANHOLE DETAIL AND SPECIFICATIONS.
   - C. MARK THE END OF THE LATERALS WITH A WOODEN 2"X4" BOARD EXTENDING FROM THE INVERT OF THE LATERAL TO TWO FEET ABOVE GROUND LEVEL.
   - D. CONTRACTOR SHALL CLEAN AND TELEVISE THE ENTIRE SANITARY SEWER SYSTEM.
3. WATER MAIN
   - A. WATER MAIN PIPE SHALL BE PVC AWWA C-900 CLASS 150 (DR18). JOINTS SHALL BE MADE BY THE USE OF ELASTOMERIC SEAL CONFORMING TO ASTM D3139.
   - B. WATER LATERALS SHALL BE 1-1/2" HDPE CONFORMING TO AWWA C901 AND PE 3608. IT SHALL HAVE A RATED WORKING PRESSURE OF 200 PSI. STAINLESS TELL INSERTS SHALL BE PROVIDED AT COMPRESSION JOINTS.
   - C. ALL VALVES AND HYDRANTS SHALL MEET THE VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS.
   - D. MARK THE END OF THE LATERALS WITH A WOODEN 2"X4" BOARD EXTENDING FROM THE INVERT OF THE LATERAL TO TWO FEET ABOVE GROUND LEVEL.
4. STORM SEWER
   - A. THE STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C76 (CIRCULAR PIPE) AND ASTM C507 (ELLIPTICAL PIPE) WITH THE CLASS NOTED ON THE PLANS. ALL REINFORCED CONCRETE PIPE AND FITTINGS SHALL BE PROVIDED WITH JOINTS AND GASKETS WITH MEET ASTM C443. JOINTS SHALL BE SEALED WITH RUBBER GASKETS HAVING CONTINUOUS O-RING CROSS SECTION. JOINTS FOR ELLIPTICAL PIPE SHALL BE SEALED WITH AN APPLICATION OF A TROWELABLE BITUMASTIC JOINT SEALANT ON THE INSIDE OF THE JOINT.
   - B. ALL CATCH BASINS, MANHOLES AND MANHOLE INLETS SHALL BE PRECAST, REINFORCED CONCRETE. CATCH BASINS SHALL BE 24"X36' BOX. MANHOLES SHALL BE 48-INCH MINIMUM INSIDE DIAMETER, COMPLETE WITH BASE AND ECCENTRIC TOP SECTION.
   - C. CATCH BASIN AND MANHOLE INLET FRAME AND GRATES IN THE CURB LINE SHALL BE NEENAH R-3501-R, MANHOLES FRAMES AND LIDS SHALL BE NEENAH R-1580 TYPE B. FIELD INLET SHALL BE NEENAH R-2560-E1.
   - D. UTILITY CONTRACTOR SHALL INSTALL INLET PROTECTION ON THE CATCH BASINS AND MANHOLE INLETS AS NOTED ON THE PLANS. THE PROTECTION SHALL BE REMOVED AND DISPOSED OF BY THE UTILITY CONTRACTOR UPON THE SITE BEING SUFFICIENTLY STABILIZED AND BY THE DIRECTION OF THE OWNER.

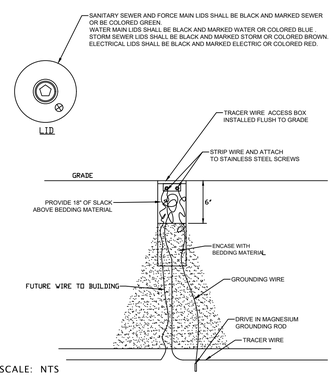
NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF PLEASANT PRAIRIE AND KENOSHA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PEG. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

NOTES
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.

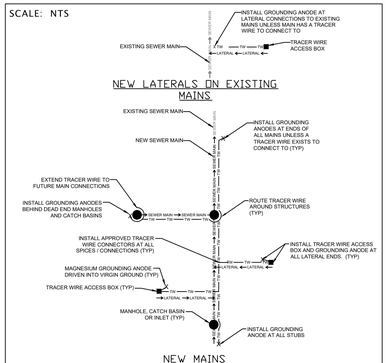


SCALE: NTS

TRACER WIRE ACCESS BOX

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

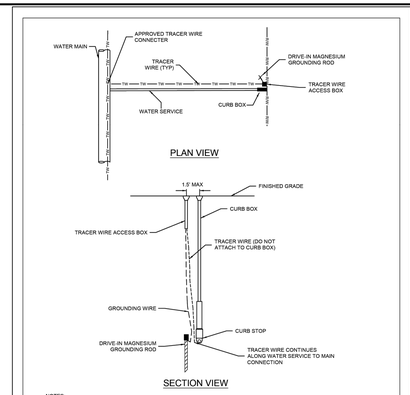
SCALE: NTS



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

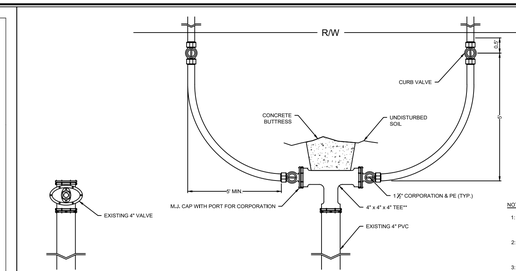
TRACER WIRE INSTALLATION ON SANITARY & STORM SEWERS

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



NOTES:
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE CURB STOP.

TRACER WIRE INSTALLATION ON WATER SERVICE	DETAIL: TW - 5
DATE: 12-17-18	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

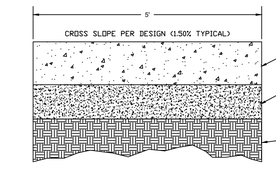


NOTE:
1. REMOVE EXISTING VALVE ASSEMBLY (FIGURE NO. 1) ON EXISTING 4" PVC AND REPLACE WITH NEW SERVICE ASSEMBLY (FIGURE NO. 2).
2. EXISTING 4" VALVES TO BE REMOVED, SALVAGED & DELIVERED TO VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT.
3. REFER TO VILLAGE STANDARD SPECIFICATIONS.

** NOTE:
FOR SINGLE 1" WATER SERVICE TIEING INTO AN EXISTING WATER LATERAL, ELIMINATE 4" x 4" x 4" TEE. INSTALL 1" CORPORATION & PE, THEN 1" CURB VALVE AS SHOWN.

4" x 1 ½" x 1 ½" WATER SERVICE DETAIL (TYP.)

APPLICABLE? NOT SHOWN IN PLANS

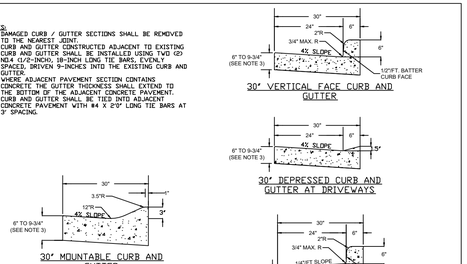


SCALE: NTS

STANDARD CONCRETE SIDEWALK DETAIL

DETAIL: RD - 10	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN

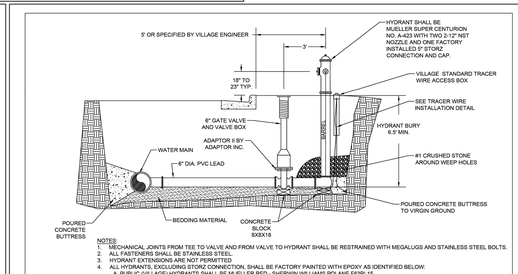
NOTES:
1. DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
2. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. WHERE ADJACENT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



SCALE: NTS

STANDARD CURB & GUTTER DETAILS

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

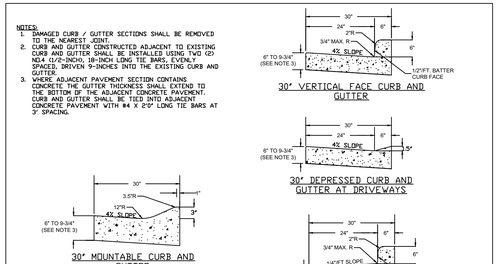


NOTES:
1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. HYDRANT EXTENSIONS ARE NOT PERMITTED.
4. ALL HYDRANTS, EXCLUDING STORZ CONNECTION, SHALL BE FACTORY PAINTED WITH EPOXY AS IDENTIFIED BELOW:
   - A. PUBLIC (VILLAGE) HYDRANTS SHALL BE MUELLER RED - SHERWIN WILLIAMS POLANE F63RL15
   - B. PRIVATE HYDRANTS ON VILLAGE SYSTEM PRESSURE SHALL BE CAUTION BLUE - SHERWIN WILLIAMS POLANE F63RXL9667
   - C. PRIVATE PRESSURIED HYDRANTS ON FIRE LOOPS SHALL BE MUELLER YELLOW - SHERWIN WILLIAMS POLANE F83YL14
5. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION

SCALE: NTS

STANDARD HYDRANT ASSEMBLY	DETAIL: W - 1
DATE: 8-19-19	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

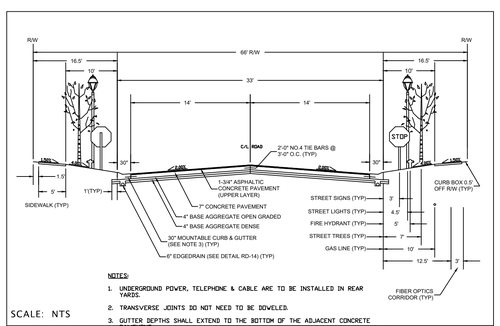
NOTES:
1. DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
2. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. WHERE ADJACENT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



SCALE: NTS

STANDARD CURB & GUTTER DETAILS

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



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

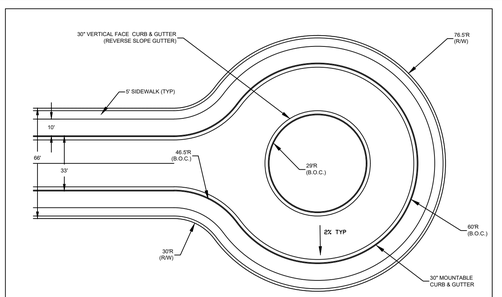
SCALE: NTS

STANDARD RESIDENTIAL MINOR STREET SECTION

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

FOR 100TH PLACE AND 47TH AVENUE FOR SAGEWOOD CIRCLE, EXTEND AT EXISTING WITH WHICH IS 37' FROM BACK OF CURB TO BACK OF CURB

103RD CIRCLE

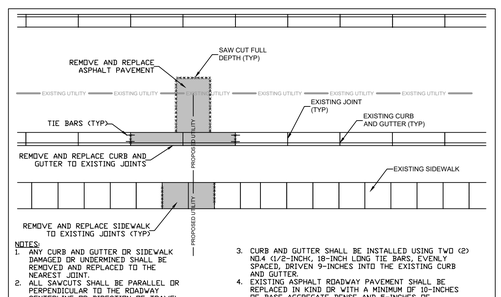


SCALE: NTS

STANDARD RESIDENTIAL CUL-DE-SAC DETAIL

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

?...101ST COURT



NOTES:
1. ANY CURB AND GUTTER OR SIDEWALK DAMAGED OR UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
2. ALL SAWCUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE ROADWAY CENTERLINE OR DIRECTION OF TRAVEL. DAMAGED JOINTS AND UNDERMINED PAVEMENTS SHALL BE RE-SAWCUT AND THE DAMAGED/UNDERMINED MATERIAL REMOVED AND REPLACED.
3. CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
4. EXISTING ASPHALT ROADWAY PAVEMENT SHALL BE REPLACED IN KIND OR WITH A MINIMUM OF 10-INCHES OF BASE AGGREGATE DENSE AND 5-INCHES OF ASPHALTIC CONCRETE PAVEMENT (3-INCH LOWER LAYER; 2-INCH UPPER LAYER), WHICHEVER IS GREATER.
5. REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

UTILITY PATCH DETAIL (ASPHALT ROADWAYS)

DETAIL: RD - 16	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-17-18	KENOSHA COUNTY, WISCONSIN

ADD ADDITIONAL VOPP STANDARD DETAILS AS APPLICABLE TO PROJECT. EXAMPLES:

* SAN-6, SAN-7, CS-1, ADJ-1, ADJ-2, W-3, W-5,W-5A, ETC. NOT ALL LISTED.

PROVIDE EXISTING AND PROPOSED CROSS-SECTIONAL INFORMATION

PRELIMINARY

CONSTRUCTION DETAILS

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DESIGNED: MWR
DRAFTED: MWR
REVIEWED: JLJ

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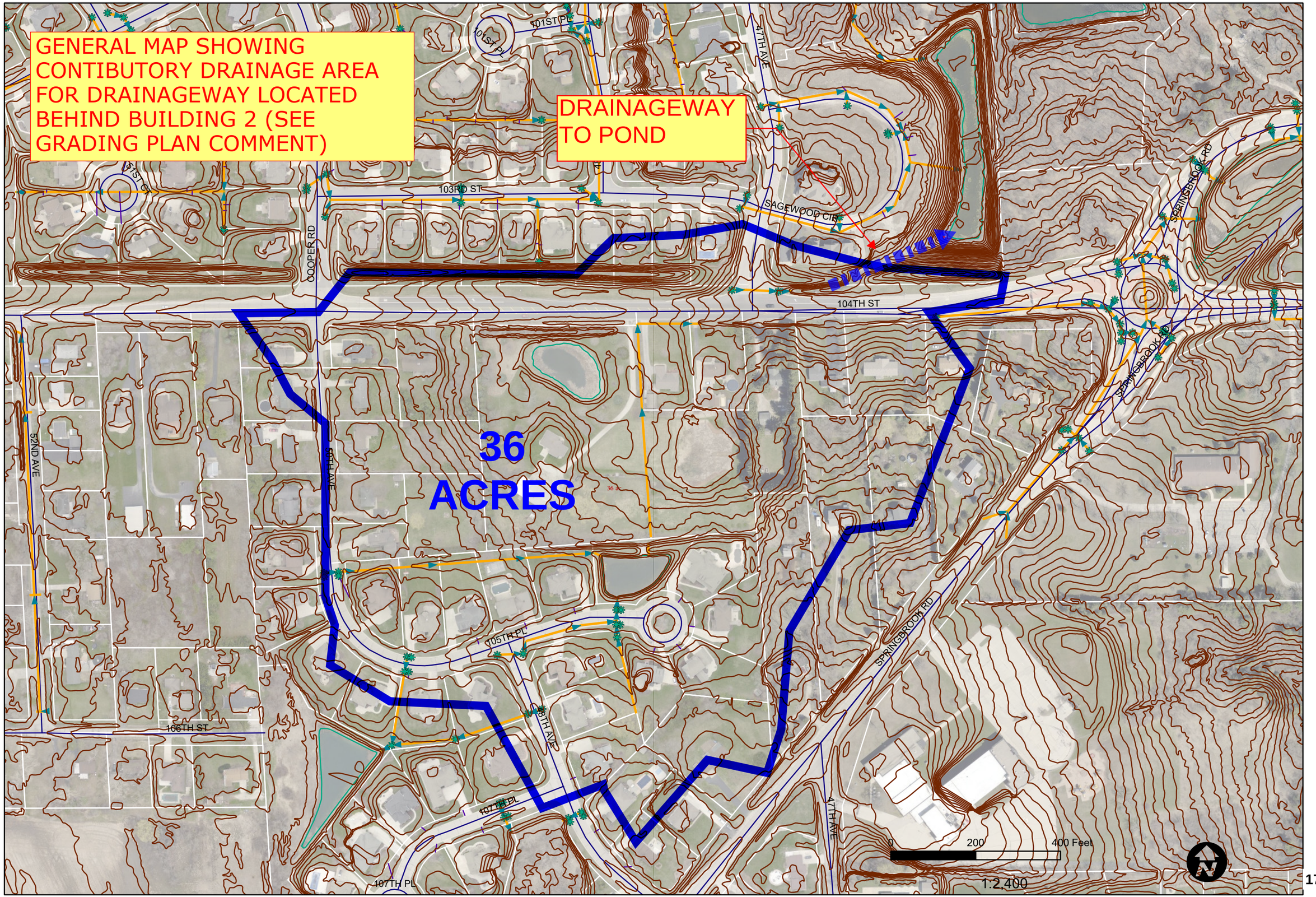
CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE N / A

SHEET 701

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\600 CONSTRUCTION DETAILS.DWG


GENERAL MAP SHOWING CONTIBUTORY DRAINAGE AREA FOR DRAINAGEWAY LOCATED BEHIND BUILDING 2 (SEE GRADING PLAN COMMENT)
DRAINAGEWAY TO POND
36 ACRES
101ST PL
101ST PL
47TH AVE
103RD ST
SAGEWOOD CIR
COOPER RD
104TH ST
SPRINGBROOK RD
SPRINGBROOK RD
52ND AVE
50TH AVE
105TH PL
48TH AVE
106TH ST
107TH PL
107TH PL
47TH AVE
SPRINGBROOK RD
0
200
400 Feet
1:2,400

DRAFT

ORD. # 26-___

ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT ORDINANCE PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that the following PUD Ordinance is hereby created for The Lofts at Village Green pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

The Lofts at Village Green Planned Unit Development

a. It is the intent that the Condominium development, on the property as legally described below is in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive Plan; would not be contrary to the general health, safety, welfare and economic prosperity of the community; and that the architectural, building and site design, landscaping, grading and drainage and general site development will result in an attractive and harmonious residential environment of sustained desirability and economic stability and will not adversely affect the property values of the surrounding neighborhood.

b. Legal Description: The properties included are collectively known as buildings 1 through 17 and the associated common areas within The Lofts at Village Green including the expansion area as recorded at the Kenosha County Register of Deeds Office on _____ as Document # _____ and located in U.S. Public Land Survey Section 23, Township 1 North, Range 22 East in the Village of Pleasant Prairie herein after referred to as the "DEVELOPMENT".

c. Requirements within the DEVELOPMENT:

(i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village ordinances and regulations except as expressly modified in subsection (d) below.

(ii) The DEVELOPMENT shall be in compliance with the Declaration of Condominium for The Lofts and Village Green, as may be amended from time to time, as recorded at the Kenosha County Register of Deeds Office.

(iii) All public and private improvements for this DEVELOPMENT shall be installed and constructed by the Developer pursuant to the Development Agreement as approved by the Village Board including a Development Agreement for the expansion area.

(iv) The areas within the DEVELOPMENT that are designated within a Dedicated Woodland Protection, Preservation Access and Maintenance Easement shall be maintained. Any dead, decayed or dying trees including underbrush, trees less than 8" in diameter, and any buckthorn, cottonwood or other nuisance trees may be removed with written approval from the Village Zoning Administrator.

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

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

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

(viii) All buildings/structures and any exterior alterations or modification within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified residential development as approved by the Village.

(ix) The DEVELOPMENT shall not be used for any outside parking (neither overnight nor during the day) of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations if not removed in a timely manner.

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

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

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

(i) Section 420-114 related to the R-9, Multiple-Family Residential District regulations are amended to read as follows:

A. Primary purpose and characteristics. The R-9 Multiple-Family Residential District is intended to provide for multiple-family residential condominium development.

B. Permitted uses/structures.

(1) Principal uses/structures. 16 multiple-family buildings not to exceed four dwelling units per building, which may include attached decks/porches and shall include private garages attached to the building for each unit.

(2) Accessory uses/structures.

(a) Clubhouse pursuant to this PUD Ordinance.

(b) Gazebo pursuant to this PUD Ordinance.

(c) Swimming pool and fence pursuant to this PUD Ordinance.

(d) Home occupations per Article VII of this chapter.

(e) Driveways pursuant to this PUD Ordinance.

(f) Solar energy system for individual users attached to the building only per § 420-88.2.

(g) Trails within the development as approved by the Village Zoning Administrator.

C. Unclassified uses. Any use not specifically listed as a permitted principal use shall be considered to be prohibited.

E. Lot area of the entire DEVELOPMENT shall be a minimum of 15 acres.

F. Open space: a minimum of 40% of the DEVELOPMENT shall remain in common open space. The common open space areas may include stormwater facilities , woodland and wetland preservation easements and pedestrian trails.

G. Standards for the Multiple-family building including decks, porches and patios associated within a dwelling unit.

(1) No building or parts of a building shall exceed 40 feet in height as measured at the façade facing the public street.

(2) Each unit shall be a minimum of 2,000 square feet of living area, excluding a finished basement.

(3) Placement of each building shall provide for proper drainage away from the foundation and shall accommodate drainage on and through the existing property by not negatively affecting the existing drainage patterns or the capabilities of draining the abutting properties.

(4) The main roof of the building shall have a minimum roof pitch of 4:12 pursuant to the Residential Development Plans.

(5) Permitted roof surface materials (including accessory garages and carports) include wood or metal shakes; asphalt, fiberglass, composition, metal or wood shingles; clay, concrete, slate, or metal tiles; standing seam metal roof; or other appropriate roofing material as approved by the Plan Commission or Village Zoning Administrator pursuant to the Residential Development Plan regulations (Article IXA of this chapter).

(6) Permitted exterior siding materials (including attached garages) include brick, stone, wood, cement board other appropriate siding material as approved by the Plan Commission or Village Zoning Administrator pursuant to the Residential Development Plan regulations (Article IXA of this chapter). The exterior siding materials shall extend to the top of the foundation and be within six inches above the final grade.

(7) No exterior building modifications material or color changes (excluding general building maintenance) shall be made to the exterior of the building without the approval of the Village.

H. Setbacks for condominium buildings (including attached decks, porches and patios associated with each dwelling unit).

(1) Street setbacks: minimum of 50 feet from property line adjacent to STH 165 (104th Street); minimum of 20 feet from the property line adjacent to 47th Avenue and Main Street; and a minimum of 10 feet from the property lines adjacent to all other public streets.

(2) Side and rear setbacks: 20 feet minimum from side and rear property lines and between structures. There is no minimum setback associated with the common lot line between Lots 2 and 3 of CSM _____; however, no buildings or structures shall straddle this common property line.

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

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

I. Standards for the clubhouse building.

(1) One detached clubhouse building is allowed in the DEVELOPMENT.

(2) The building shall not exceed 2,000 square feet and may include an attached covered patio areas.

(3) The building, including an attached covered patio, shall not exceed 20 feet in height.

(4) The building, including an attached covered patio, shall be setback a minimum of 10 feet from any property line and 20 feet from any adjacent building.

(5) The materials and colors of the structure shall be approved by the Zoning Administrator and shall be complementary to the other building and design features of the DEVELOPMENT.

I. Standards for the detached gazebo.

(1) One detached gazebo is allowed in the DEVELOPMENT,

(2) The structure shall not exceed 600 square feet.

(2) The structure shall not exceed 20 feet in height.

(3) The structure shall be located within the fenced area adjacent to the clubhouse; shall be a minimum of 20 feet from any property lines and any adjacent buildings; and a minimum of 10 feet from the inground swimming pool.

(4) The materials and colors shall be approved by the Zoning Administrator and shall be complementary to the other buildings within the DEVELOPMENT.

J. Standards for the swimming pool.

(1) One inground pool is allowed in the DEVELOPMENT:

(2) All reasonable precautions should be taken by the property owners to protect the users of the swimming pool from injury or accident. Convenient means of ingress and egress should be provided, and the depth of the water and any irregularities in the bottom should be clearly indicated. Safety equipment, such as but not limited to life buoys, life hooks and first aid kits, should be provided and be readily accessible at each swimming pool location.

(3) The swimming pool shall not be filled with any amount of water until the required enclosure pursuant to the PUD Ordinance has been properly installed and inspected.

(4) Minimum setbacks (including pumps, filters or other associated swimming pool/hot tub equipment):

(a) 25 feet from any property line or wetland

(b) 10 feet from feet from any building principal/structure including the required fence enclosure.

(5) The swimming pool shall be surrounded by a fence enclosure pursuant to the following requirements:

(a) The fence shall be setback a minimum of 10 feet from any adjacent property line and shall not be located within any

easements unless expressly allowed in writing by the easement holder

(b) Fence surrounding the inground swimming pool is required to be a minimum height of 4 feet and shall not exceed a height of 6 feet; any gate or other opening in the fence shall be kept securely closed and be equipped with self-closing and self-latching devices placed at the top of the gate. The gates shall be locked at all times when the swimming pool area is not open to residents within the DEVELOPMENT.

(c) The fence shall block, redirect or cause a drainage problem for adjacent or downstream properties.

(d) The fence shall comply with any structural requirements of any local, county and state codes and shall be designed and constructed to resist any wind load.

(e) All structural and support components of a fence shall face away from adjacent public rights-of-way or condominium buildings within the DEVELOPMENT.

(f) Any lighting installed in connection with the swimming pool shall be shielded and directed downward onto the yard or pool; the light shall not glare onto the adjacent roadway or condominium buildings within the DEVELOPMENT.

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

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

M. Hours for deliveries, or any other activities outside the principal building that might cause a disturbance to neighboring residential areas (e.g., outside loading or unloading, the arrival of deliveries, idling of delivery trucks, beeping of backing vehicles, and garbage pickup), except for snow removal: 7:00 a.m. to 10:00 p.m. maximum.

N. Hours for outdoor activities associated with the clubhouse buildings and outdoor amenities located within common areas of the DEVELOPMENT shall be limited to hours between 7:00 a.m. and 10:00 p.m.

(ii) Section 420-47 related to driveways in multifamily districts is hereby amended to as follows:

47. Driveways. All driveways installed, altered, changed, replaced, or extended within this DEVELOPMENT shall meet the following requirements:

A. Width. The maximum width of a driveway, which may include access to two individual units, shall not exceed 42 feet at the property line adjacent to 103rd Circle and 101st Court and the maximum width of the driveway access to Buildings 15, 16 and 17 from Main Street and 101st Court shall not exceed 30 feet in width at the property line as shown on the Residential Development Plans.

C. Setbacks.

(1) The driveways for building 1 and 9 shall be a minimum of ____ feet as measured from the centerline of 47th Avenue to the centerline of the driveway.

(2) The driveways for building 6 and 7 shall be a minimum of ___ feet as measured from the centerline of 47th Avenue to the centerline of the driveway.

(3) The driveways for building 10 and 14 shall be a minimum of ____ feet as measured from the centerline of 47th Avenue to the centerline of the driveway.

(4) The driveways for buildings 15, 16 and 17 from Main Street and 101st Court shall be a minimum of ___ feet as measured from the centerline of 47th Avenue to the centerline of the driveway.

D. All vehicles cars parked within the driveway of a unit within the DEVELOPMENT shall not extend into the right-of-way or within the fire lane east of Buildings 15-17.

(iii) Section 420-50 related to minimum off-street parking spaces required is hereby amended as follows:

420-50 A minimum of two attached garage spaces per unit is required within the DEVELOPMENT and a minimum of 12 guest parking spaces shall be provided within the DEVELOPMENT, excluding parking spaces in the driveway of a condominium unit.

e. Amendments

(i) The PUD regulations for said CONDOMINIUM DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.

Adopted this ___ day of _____ 20__.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
David J. Klimisch
Village President

_____
Jane C. Snell
Village Clerk

Posted: _____

___-The Lofts at Village Green PUD.doc

CODE26-_____

Docusign Envelope ID: 137AA278-4314-48EC-8687-C1E5D7CB1D09

Preliminary Plat Application

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

GENERAL INFORMATION

Development Name: The Lofts at Village Green		☐ Subdivision Plat
Property Location/Address: East side of 47th Avenue from 104th Street to Main Street	Abutting roadway: 47th Avenue	☑ Condominium Plat
Tax Parcel Number(s): See attached list.		Proposed Start Date: June 1, 2026
# of Lots: 2	# of Outlots: 0	# of Phases: 2
Current Zoning District(s)		Proposed Zoning District(s)

SITE INFORMATION

sq. ft.		Gross site area (acres)	17.30 acres
753,604	Gross site area		
49,419	Right-of-way to be dedicated	sq. ft.	
32,638	Wetland area to remain	0	Wetland area to be filled
0	Floodplain area to remain	0	Floodplain area to be filled
231,413	Other environmental areas to remain	57,480	Other environmental areas to be filled
440,135	Net residential area (gross area minus right-of-way, wetland, floodplain and other environmental areas to remain)		

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

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

REQUIRED SIGNATURES

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

PROPERTY OWNER	APPLICANT
Print Owners Name: Todd Stanich	Company Name: Todd Stanich
Print Name of Signatory: Todd Stanich	Print Name of Signatory: Todd Stanich
Signature: DocuSigned by: Todd Stanich 3F94EAB68404409...	Signature: DocuSigned by: Todd Stanich 3F94EAB68404409...
Mailing Address: 7524 39th Avenue	Mailing Address: 7524 39th Avenue
City/State/ZIP: Kenosha, WI 53142	City/State/ZIP: Kenosha, WI 53142
Date: February 16, 2026	Date: February 16, 2026

DOUGLAS KENT
Development

Douglas **Kent** Development
7524 39th Avenue
Kenosha, WI 53142

February 13, 2026

RE: THE LOFTS AT VILLAGE GREEN (aka Sagewood Condominiums) - Preliminary Plat Submittal

To Whom It May Concern:

The proposed Preliminary Plat Plan for **The Lofts at Village Green Condominiums** integrates the two existing condominium buildings into a newly envisioned community layout that includes an additional fourteen (14) four-unit condominium buildings. The total number of units will remain consistent with the number originally approved under the existing condominium plat.

While the new buildings will feature updated architectural designs, materials, and elevations to reflect current design standards, the overall development will maintain a cohesive and unified appearance through consistent landscaping, site circulation, and shared community amenities.

Importantly, this revised plan does **not** alter the total unit count or the exterior boundaries of the recorded condominium plat. The proposed modifications are architectural and amenity-based, intended to enhance the community's aesthetic character, functionality, and long-term value. The existing Sagewood buildings will be fully incorporated into a single condominium association, ensuring that all owners share equally in the benefits, rights, and responsibilities of membership.

As stated in previous submittals, we have **proactively met with the existing Association's President, board members, all homeowners and HOA attorney** on multiple occasions to present and discuss our plans. The Association has expressed support for the proposal and agreed to participate in the modification of the condominium documents to reflect the approved changes in architecture, layout, and the addition of the pool, clubhouse, and grilling area.

As part of this revised plan, several community-wide improvements will be provided **at no additional cost to current condominium owners,** including:

- **Addition of shared amenities** such as a swimming pool, clubhouse, and exterior grilling/gathering area, enhancing the quality of life for all residents.
- **Reconstruction and upgrading of the existing private roadway** serving the two existing buildings to meet current public road design standards.

[redacted]

DOUGLAS KENT
Development

Douglas Kent Development
7524 39th
Avenue
Kenosha, WI 53142

- **Dedication of the improved roadway and full right-of-way to the municipality,** thereby transferring future maintenance responsibility and contributing to improved public infrastructure.

All of the aforementioned enhancements will be **entirely developer-funded** and represent a significant investment in the overall livability, design quality, and long-term sustainability of The Lofts at Village Green Condominiums. The purpose of this revised preliminary condominium plat is to establish a unified, amenity-rich residential community that offers clear advantages to current and prospective owners, while ensuring strict adherence to the original unit density and plat layout.

Thank you,

Todd A Stanich
General Partner
The Lofts PPWI, L.P. (Owner)

Vice President
Douglas Kent Development, Inc. (Developer & GC)
[redacted]

[redacted]

CONDOMINIUM PLAT OF

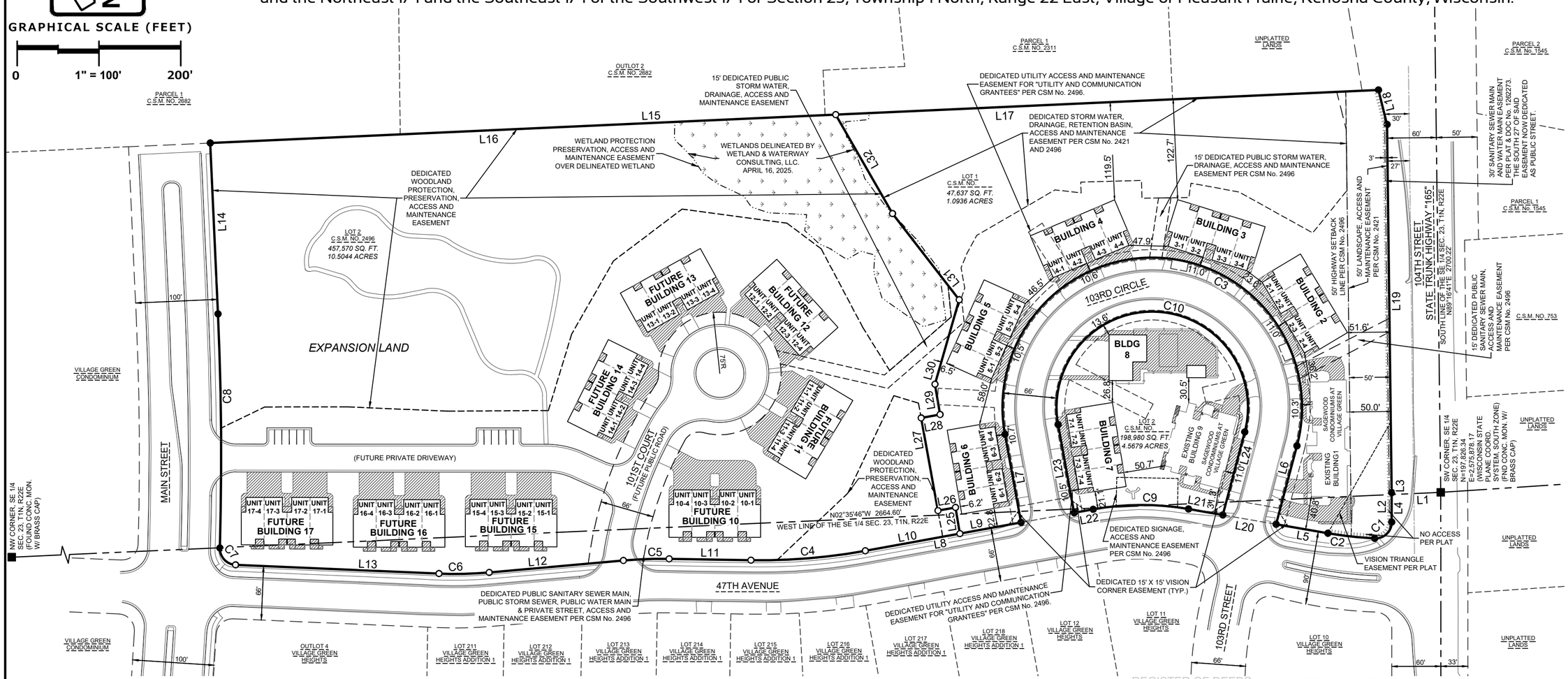
THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'



NOTES:
- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.

NOTES:
- All measurements have been made to the nearest one-hundreth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southeast 1/4 of Section 23, Township 1 North, Range 22 East has a bearing of N02°35'46"W.
- All easements shown have been recorded by separate documents
- See sheet 10 for addresses.

LEGEND:
- ○ - Denotes Found 2" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ▨ - Indicates Limited Common Elements

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of THE LOFTS AT VILLAGE GREEN, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

DRAFT

SIGNED: _____
John P. Konopacki, PROFESSIONAL LAND SURVEYOR S-2461

FEBRUARY 16, 2026

REGISTER OF DEEDS

DECLARANT:
The Lofts PPWI, L.P.; Sagewood 47, LLC; WI Project, LLC; Paula A Kubica; Christie Kaye Trust; Tetyana Hebert; Samuel K and Patricia C Kennedy; Gerald A Frey Trust & Janice L Frey Trust; and Timothy & Rebekah Luken.

Prepared for:
The Lofts PPWI, L.P.
7524 39th Ave
Kenosha, WI 53142

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

PEG JOB#1355.00B
SHEET 1 OF 10

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CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

NOTE:
THE FOUNDATION PLAN, FIRST FLOOR PLAN, AND SECOND FLOOR PLAN OF EXISTING BUILDINGS 1 AND 9 ARE SHOWN ON THE SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN CONDOMINIUM PLAT RECORDED IN THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT No. 1455410.

FOUNDATION PLAN CURRENTLY BEING DESIGNED

UNITS
2-1, 3-1, 4-1, 5-1, 10-1, 11-1, 12-1, 13-1, 14-1, 15-1, 16-1 & 17-1

UNITS
2-2, 3-2, 4-2, 5-2, 10-2, 11-2, 12-2, 13-2, 14-2, 15-2, 16-2 & 17-2

UNITS
2-3, 3-3, 4-3, 5-3, 10-3, 11-3, 12-3, 13-3, 14-3, 15-3, 16-3 & 17-3

UNITS
2-4, 3-4, 4-4, 5-4, 10-4, 11-4, 12-4, 13-4, 14-4, 15-4, 16-4 & 17-4

FOUNDATION PLAN
SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN
DRAFT
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

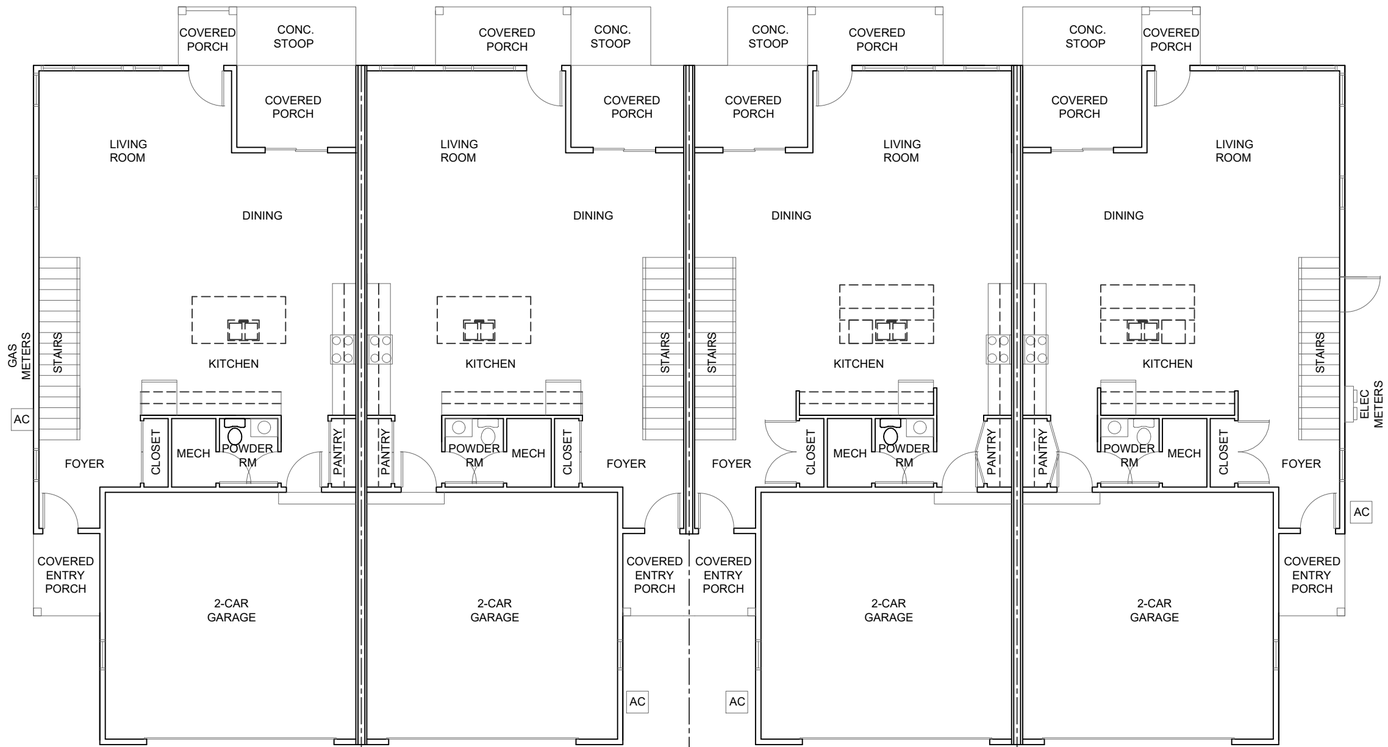
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SHEET 2 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



UNITS
2-1, 3-1, 4-1, 5-1, 10-1, 11-1, 12-1, 13-1, 14-1, 15-1, 16-1 & 17-1

UNITS
2-2, 3-2, 4-2, 5-2, 10-2, 11-2, 12-2, 13-2, 14-2, 15-2, 16-2 & 17-2

UNITS
2-3, 3-3, 4-3, 5-3, 10-3, 11-3, 12-3, 13-3, 14-3, 15-3, 16-3 & 17-3

UNITS
2-4, 3-4, 4-4, 5-4, 10-4, 11-4, 12-4, 13-4, 14-4, 15-4, 16-4 & 17-4

FIRST FLOOR PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
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- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 3 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

SECOND FLOOR PLAN CURRENTLY BEING DESIGNED

UNITS
2-1, 3-1, 4-1, 5-1, 10-1, 11-1, 12-1, 13-1, 14-1, 15-1, 16-1 & 17-1

UNITS
2-2, 3-2, 4-2, 5-2, 10-2, 11-2, 12-2, 13-2, 14-2, 15-2, 16-2 & 17-2

UNITS
2-3, 3-3, 4-3, 5-3, 10-3, 11-3, 12-3, 13-3, 14-3, 15-3, 16-3 & 17-3

UNITS
2-4, 3-4, 4-4, 5-4, 10-4, 11-4, 12-4, 13-4, 14-4, 15-4, 16-4 & 17-4

SECOND FLOOR PLAN

SCALE 1"=10'

NOTES:
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WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 4 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

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FOUNDATION PLAN CURRENTLY BEING DESIGNED

UNITS 6-1&7-1

UNITS 6-2&7-2

UNITS 6-3&7-3

UNITS 6-4&7-4

FOUNDATION PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
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- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

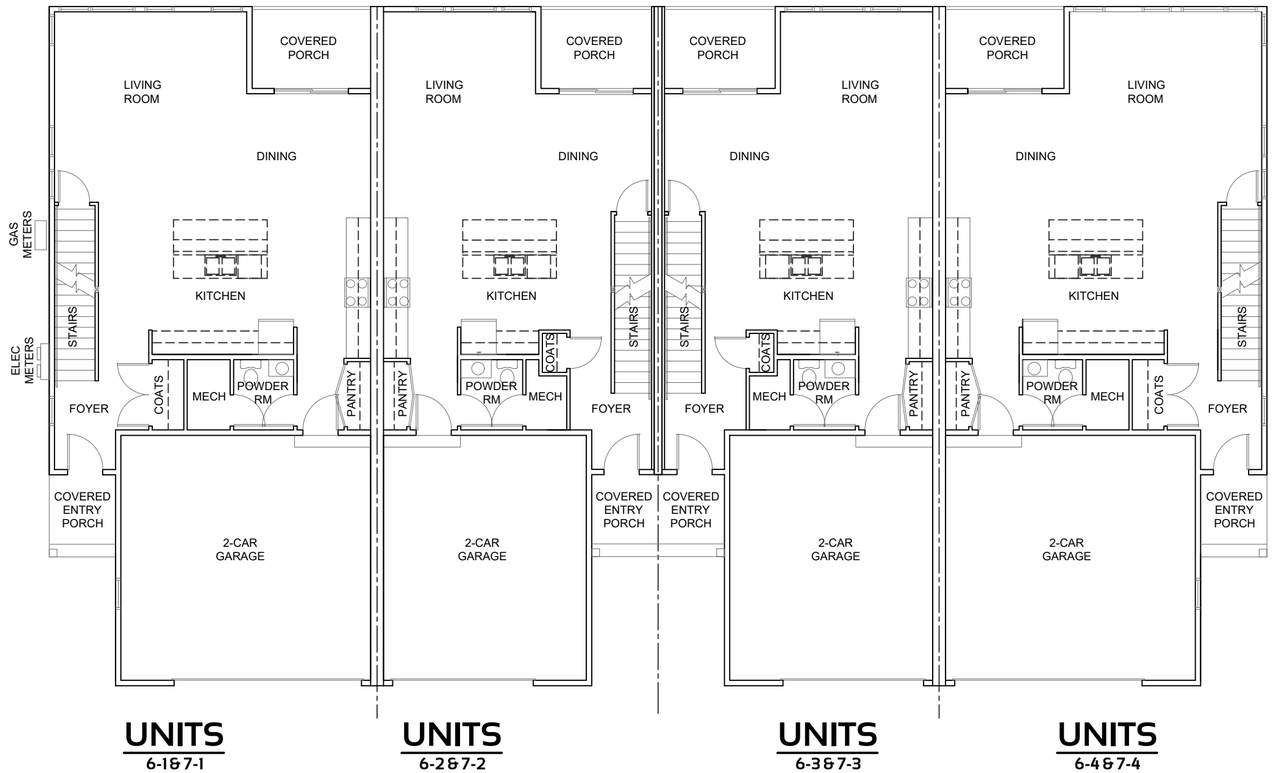
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SHEET 5 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



FIRST FLOOR PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN JOHN P. KONOPACKI 2461 Waukesha, WI LAND SURVEYOR DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 6 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

SECOND FLOOR PLAN CURRENTLY BEING DESIGNED

UNITS 6-1&7-1

UNITS 6-2&7-2

UNITS 6-3&7-3

UNITS 6-4&7-4

SECOND FLOOR PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN JOHN P. KONOPACKI S-2461 Waukesha, WI LAND SURVEYOR

DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 7 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

FOUNDATION PLAN CURRENTLY BEING DESIGNED

BUILDING 8-CLUBHOUSE

FOUNDATION PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.

WISCONSIN
JOHN P. KONOPACKI
2461
Waukesha, WI
LAND SURVEYOR
DRAFT

FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

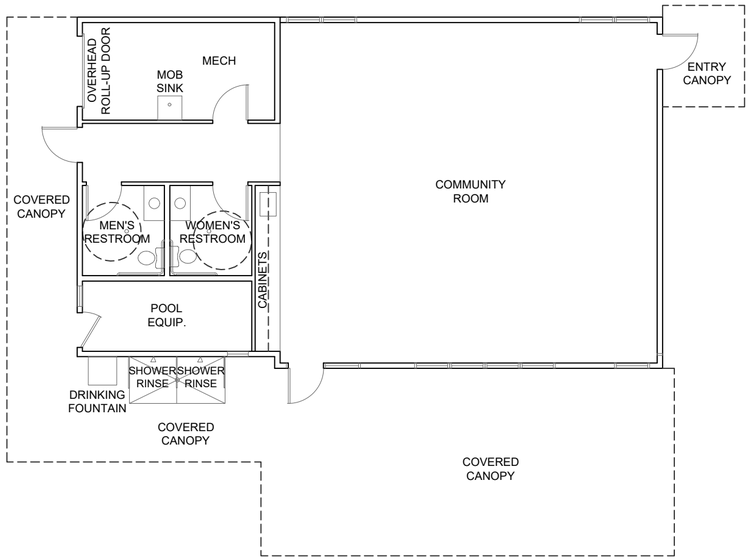
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SHEET 8 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



BUILDING 8-CLUBHOUSE

FIRST FLOOR PLAN

SCALE 1"=10'

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.
- Stoops, patios, sidewalks, decks, Limited Common Element planting areas and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.



FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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SHEET 9 OF 10

CONDOMINIUM PLAT OF

THE LOFTS AT VILLAGE GREEN

Lots 1 and 2 of Certified Survey Map No. _____ and Lot 2 of Certified Survey Map No. 2496, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

Legal Description:
Lots 1 and 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Kenosha County as Document No. _____, being a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

Said land containing 246,617 square feet (5.6615 acres) of land, more or less.

Legal Description of Expansion Land:
Lot 2 of Certified Survey Map No. 2496, as recorded in the Register of Deeds office for Kenosha County as Document No. 1455403, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

Said land containing 457,570 square feet (10.5044 acres) of land, more or less.

ADDRESSES:

BUILDING 1
UNIT 11: 4655 103RD Circle Unit 11
UNIT 12: 4655 103RD Circle Unit 12
UNIT 13: 4655 103RD Circle Unit 13
UNIT 14: 4655 103RD Circle Unit 14
BUILDING 2
UNIT 2-1: ____ 103RD Circle Unit 2-1
UNIT 2-2: ____ 103RD Circle Unit 2-2
UNIT 2-3: ____ 103RD Circle Unit 2-3
UNIT 2-4: ____ 103RD Circle Unit 2-4
BUILDING 3
UNIT 3-1: ____ 103RD Circle Unit 3-1
UNIT 3-2: ____ 103RD Circle Unit 3-2
UNIT 3-3: ____ 103RD Circle Unit 3-3
UNIT 3-4: ____ 103RD Circle Unit 3-4
BUILDING 4
UNIT 4-1: ____ 103RD Circle Unit 4-1
UNIT 4-2: ____ 103RD Circle Unit 4-2
UNIT 4-3: ____ 103RD Circle Unit 4-3
UNIT 4-4: ____ 103RD Circle Unit 4-4
BUILDING 5
UNIT 5-1: ____ 103RD Circle Unit 5-1
UNIT 5-2: ____ 103RD Circle Unit 5-2
UNIT 5-3: ____ 103RD Circle Unit 5-3
UNIT 5-4: ____ 103RD Circle Unit 5-4

ADDRESSES:

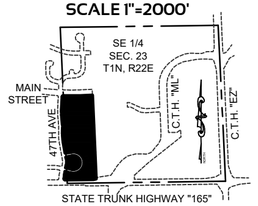
BUILDING 6
UNIT 6-1: ____ 103RD Circle Unit 6-1
UNIT 6-2: ____ 103RD Circle Unit 6-2
UNIT 6-3: ____ 103RD Circle Unit 6-3
UNIT 6-4: ____ 103RD Circle Unit 6-4
BUILDING 7
UNIT 7-1: ____ 103RD Circle Unit 7-1
UNIT 7-2: ____ 103RD Circle Unit 7-2
UNIT 7-3: ____ 103RD Circle Unit 7-3
UNIT 7-4: ____ 103RD Circle Unit 7-4
BUILDING 8
CLUBHOUSE: ____ 103RD Circle
BUILDING 9
UNIT 91: 4655 103RD Circle Unit 91
UNIT 92: 4655 103RD Circle Unit 92
UNIT 93: 4655 103RD Circle Unit 93
UNIT 94: 4655 103RD Circle Unit 94

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH	TANGENT IN	TANGENT OUT
C1	32.34'	20.00'	92°38'49"	N43°42'03"W	28.93'	N02°37'22"E	S89° 58' 33"W
C2	57.62'	455.00'	7°15'20"	N06°14'41"E	57.58'	N09°52'21"E	N02° 37' 01"E
C3	655.19'	183.00'	205°08'07"	N02°15'56"E	357.23'	S75°10'00"E	S79° 41' 53"W
C4	140.59'	717.00'	11°14'03"	N04°41'05"W	140.36'	N00°55'57"E	N10° 18' 07"W
C5	56.00'	533.00'	6°01'10"	N02°04'38"W	55.97'	N00°55'56"E	N05° 05' 13"W
C6	61.42'	467.00'	7°32'10"	N01°19'10"W	61.38'	N02°26'55"E	N05° 05' 15"W
C7	31.14'	20.00'	89°12'56"	N47°03'21"E	28.09'	S88°20'10"E	N02° 26' 53"E
C8	286.23'	3850.00'	4°15'35"	N89°32'02"E	286.16'	S88°20'11"E	N87° 24' 14"E
C9	117.25'	333.00'	20°10'29"	N00°12'53"W	116.65'	N09°52'22"E	N10° 18' 08"W
C10	418.89'	117.00'	205°08'07"	S02°15'56"W	228.39'	N75°10'00"W	N79° 41' 53"E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N02°35'46"W	60.06'
L2	S89°58'54"W	35.91'
L3	S89°58'54"W	2.33'
L4	S89°58'54"W	33.58'
L5	N09°52'21"E	64.16'
L6	S75°10'00"E	99.23'
L7	S79°41'53"W	109.63'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L8	N10°18'07"W	193.48'
L9	N10°18'07"W	75.97'
L10	N10°18'07"W	117.51'
L11	N00°55'57"E	100.00'
L12	N05°05'14"W	164.77'
L13	N02°26'54"E	249.00'
L14	N87°24'14"E	209.21'
L15	S02°35'45"E	1429.94'
L16	S02°35'45"E	765.62'
L17	S02°35'45"E	664.32'
L18	S75°56'44"W	43.34'
L19	S89°16'41"W	450.16'
L20	N09°52'21"E	66.25'
L21	N09°52'21"E	42.49'
L22	N10°18'07"W	23.61'
L23	N79°41'53"E	109.63'
L24	N75°10'00"W	104.96'
L25	N80°32'28"E	32.46'
L26	N10°18'07"W	21.80'
L27	N79°41'53"E	115.09'
L28	S10°18'07"E	23.50'
L29	N80°32'28"E	37.59'
L30	S73°59'47"E	107.38'
L31	N52°14'46"E	133.25'
L32	N60°09'08"E	139.41'

VICINITY SKETCH
SCALE 1"=2000'





FEBRUARY 16, 2026

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

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PEG JOB#1355.00B
SHEET 10 OF 10

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CIVIL ENGINEERING PLANS
FOR
THE LOFTS AT VILLAGE GREEN
PLEASANT PRAIRIE, WI
PLANS PREPARED
FOR
THE LOFTS PPWI, L. P.
7524 39TH AVENUE
KENOSHA, WI 53142

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LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
AIR RELEASE ASSEMBLY		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
UTILITY CROSSING		
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	E
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	(750.00)	750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
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SURVEYOR:
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DEVELOPER:
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E-MAIL: todd@douglaskentdevelopment.com



LOCATION MAP
SCALE: 1" = 400'

GOVERNMENT AGENCY CONTACTS

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COMMUNITY DEVELOPER:
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PLEASANT PRAIRIE, WI 53158
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E-MAIL: pherrick@pleasantprairiewi.gov

BENCHMARKS



- VERTICAL DATUM: SW CORNER, SE 1/4 SE CORNER, SW 1/4 SEC. 23, T1N. R22E FOUND CONC. MON. W/ BRASS CAP EL=719.27

- BENCHMARK #1: NW CORNER, SE ¼ NE CORNER, SW ¼ SEC. 23, T1N, R22E FOUND CONC. MON. W/ BRASS CAP

EXPIRATION DATE: JULY 31, 2026

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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PRELIMINARY

GENERAL NOTES

GENERAL NOTES:

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
   A. STATE OF WISCONSIN "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION (REFERRED TO HEREIN AS "STATE HIGHWAY SPECIFICATIONS")
   B. "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", CURRENT EDITION AND ADDENDA (REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS")
   C. THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION (REFERRED TO HEREIN AS "MUTCD")
   D. VILLAGE OF PLEASANT PRAIRIE MUNICIPAL CODE AND "STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL" (REFERRED TO HEREIN AS "MUNICIPAL CONSTRUCTION MANUAL")

DEMOLITION & CLEARING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.

2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL.(E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.

3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

4. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.

5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.

6. PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.

7. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.

8. ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.

9. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.

10. PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.

11. WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.

12. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.

13. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

14. PRIOR TO DEMOLITION, ALL SPECIFIC EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.

3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

5. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

6. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.

7. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.

8. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF ALL PAVEMENT BEARING SURFACES IN ACCORDANCE WITH PART 2 OF THE STATE STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.

9. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.

10. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO ACHIEVE PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.

11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.

12. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.

13. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR AGGREGATE BASE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.

14. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.

15. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE SOLE EXPENSE OF THE CONTRACTOR.

17. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTIONAL AUTHORITY PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL REQUIRED FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY TO ITS PRE-CONSTRUCTION CONDITION, INCLUDING LANDSCAPING.

18. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF PLEASANT PRAIRIE CONSTRUCTION STANDARDS/ORDINANCES.

19. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.

20. SURVEY BENCHMARKS AND MAPPING HAVE BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL-INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

SITE PLAN GENERAL NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

2. ALL PAVING DIMENSIONS (INCLUDING RADII) ARE TO EDGE OF PAVEMENT UNLESS NOTED.

3. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL) UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.

4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

5. REFER TO ELECTRICAL & PHOTOMETRIC SHEETS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.

6. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.

7. ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.

8. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 646 OF THE STATE HIGHWAY SPECIFICATIONS. MARKING DIMENSIONS, LOCATIONS, AND LAYOUT SHALL BE IN ACCORDANCE WITH STANDARD DETAIL DRAWINGS 15c7 & 15c8 AND THE PLAN DOCUMENTS.

9. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

10. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

11. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

12. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.

13. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

14. PAVING SPECIFICATIONS-

CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS. FOR PORTLAND CEMENT PAVEMENTS, ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH SECTIONS 415 & 416 OF THE STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 45° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C). FOR CONCRETE PAVEMENTS PLACEMENT IS NOT TO BE PERFORMED IF THE AMBIENT TEMPERATURE IN THE SHADE FALLS BELOW 35° F UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER. IF FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS OF A POUR, PROTECTIVE COATING WILL NEED TO BE APPLIED IN ACCORDANCE WITH 415.3.13.2 OF THE STATE HIGHWAY SPECIFICATIONS.

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315 STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465 STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

CONTRACTOR IS RESPONSIBLE TO PERFORM A QUALITY MANAGEMENT PROGRAM (QMP) FOR PLACEMENT OF ALL PAVEMENTS IN ACCORDANCE WITH SECTIONS 460.2.8 (FOR HMA) AND 715 (FOR PCC) OF THE STATE HIGHWAY SPECIFICATIONS.

UTILITY GENERAL NOTES:

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

2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH VILLAGE OF PLEASANT PRAIRIE STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.

4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.

5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.

6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.

7. THE CONTRACTOR SHALL CONTACT THE VILLAGE PF PLEASANT PRAIRIE 48-HOURS IN ADVANCE OF STORM, WATER AND SANITARY CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

8. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN FOR INFORMATION ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.

10. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

11. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.

STORM SEWER NOTES

1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

2. INLETS/CATCH BASINS - AREA INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502-D, OR EQUAL. FOR MANHOLES, FRAME AND GRATE SHALL BE NEENAH R-1580, TYPE B COVERS SELF SEALING AND NON-ROCKING. ADJUSTING RINGS SHALL BE HDPE MANUFACTURED BY LADTECH, INC OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067-R, OR EQUAL. FIELD INLET FRAME AND GRATE SHALL BE R-2560-E, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW PRIOR TO MANUFACTURING AND INSTALLATION.

3. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS. GRANULAR BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED.

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

WATERMAIN GENERAL NOTES:

1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS. GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

2. HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF PLEASANT PRAIRIE AND IN ACCORDANCE WITH FILE NO. 38 OF THE STANDARD SPECIFICATIONS. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES. THE CITY OF WATERTOWN FIRE DEPARTMENT APPROVAL MUST BE OBTAINED FOR ALL PROPOSED HYDRANT PRODUCTS AND LOCATIONS PRIOR TO CONSTRUCTION.

3. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO THE STANDARD SPECIFICATIONS.

4. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL CONFORM TO THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. GRAVEL BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF STANDARD SPECIFICATIONS.

5. ALL PUBLIC WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

SANITARY SEWER GENERAL NOTES:

1. PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

2. BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS AND MUNICIPAL CONSTRUCTION MANUAL WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED IN WATERMAIN AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT." FOR PUBLIC UTILITIES REFER TO CLASS "B" BEDDING CONFORMING TO FILE NO. 3 AND PARAGRAPH 3.2.6(a). CRUSHED STONE CHIPS OF LIMESTONE BEDDING AND COVER MATERIAL.

3. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND MUNICIPAL CONSTRUCTION MANUAL. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. GRAVEL BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS OR STATE SPECIFICATION SECTION 209 (GRADE 2). PEA GRAVEL IS EXPLICITLY NOT ALLOWED. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.

4. MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 12A, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE MUNICIPAL CONSTRUCTION MANUAL. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

5. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580, TYPE B COVERS. ADJUSTING RINGS SHALL BE HDPE MANUFACTURED BY LADTECH, INC OR EQUAL. FRAME AND CHIMNEY JOINTS SHALL BE TYPE I.

6. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF COMMERCE REGULATIONS IN CHAPTER 82. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.

7. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

DRAFTED: MWR
DESIGNED: KWR
REVIEWED: MJ

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ENGINEERING | NATURAL RESOURCES | SURVEYING

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GENERAL NOTES

REVISIONS

REG D/B No. 1355.008 JJ
REG PM 02/16/26
START DATE N.T.S.
SCALE

SHEET 101

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

EXISTING CONDITIONS

PRELIMINARY

47TH AVENUE
(66' PUBLIC R.O.W.)
ASPHALT PAVEMENT

MAIN STREET
(100' PUBLIC R.O.W.)
ASPHALT PAVEMENT

104TH STREET
(66' PUBLIC R.O.W.)
ASPHALT PAVEMENT

SAGEWOOD CIRCLE
(PRIVATE STREET)

101ST COURT
(PRIVATE STREET)
(UN-IMPROVED)

PRIVATE STREET
(UN-IMPROVED)

POND 1

POND 2

SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN
457,570 SQ. FT.
10.5044 ACRES

SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN
296,251 SQ. FT.
6.8010 ACRES

EXPANSION AREA

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'
((R) S02°35'46"E)

LOT 10 VILLAGE GREEN HEIGHTS ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 11 VILLAGE GREEN HEIGHTS ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 12 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 215 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 216 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 217 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 218 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 213 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 214 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 211 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 212 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

OUTLOT 4 VILLAGE GREEN HEIGHTS ZONING: PR-1 LAND USE: PARK, RECREATION AND OTHER OPEN SPACE LANDS / WATER

OUTLOT 2 C.S.M. NO. 2682 ZONING: C-1 / C-2 LAND USE: ISOLATED NATURAL RESOURCE AREA & WATER / WETLAND

PARCEL 1 C.S.M. NO. 2682 ZONING: A-2 LAND USE: MIXED USES URBAN RESERVE AREA

PARCEL 1 C.S.M. NO. 2311 ZONING: C-2 LAND USE: ISOLATED NATURAL RESOURCE AREA

UNPLATTED LANDS ZONING: A-2 LAND USE: MIXED USES URBAN RESERVE AREA

ZONING: R-10 (UHO) LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

ZONING: C-2 LAND USE: ISOLATED NATURAL RESOURCE AREA

ZONING: C-1 LAND USE: ISOLATED NATURAL RESOURCE AREA, WETLAND

ZONING: C2 LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

ZONING: R-9 (PUD) LAND USE: LOW DENSITY RESIDENTIAL

EXISTING BUILDING
GARAGE FLOORS
EL=720.1

EXISTING BUILDING
GARAGE FLOORS
EL=721.4

EDGE OF WATER
EL=706.4
06/20/18

EDGE OF WATER
EL=697.8
06/20/18

SET 3/4" X 18" IRON REBAR

FOUND 2" IRON PIPE

FOUND 1" IRON PIPE

FOUND CAPPED IRON PIPES

FOUND CAPPED IRON PIPE

SITE BENCHMARK:
SW FLANGE BOLT
HYDRANT EL=715.96

SITE BENCHMARK:
SW FLANGE BOLT
HYDRANT EL=718.07

CONCRETE CURB MEDIAN

CONCRETE CURB

CONCRETE WALK

CONCRETE DRIVE

CONC. CURB

RIPRAP

GRAVEL

37'

50' HIGHWAY SETBACK LINE

50' LANDSCAPE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

66' DEDICATED PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

DEDICATED 15' X 15' VISION CORNER EASEMENT PER CSM No. 2496

DEDICATED SIGNAGE ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

DEDICATED 15' X 15' VISION CORNER EASEMENT PER CSM No. 2496

DEDICATED 15' X 15' VISION CORNER EASEMENT PER PLAT

VISION TRIANGLE EASEMENT PER PLAT

DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421

DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421

DEDICATED STORM WATER DRAINAGE, RETENTION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2421 AND 2496

15' DEDICATED PUBLIC STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

DEDICATED PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

DEDICATED UTILITY, ACCESS AND MAINTENANCE EASEMENT FOR UTILITY AND DRAINAGE PURPOSES TO GRANTEES PER CSM No. 2496

DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC WATER MAIN, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

NO ACCESS

30' SANITARY SEWER MAIN AND WATER MAIN EASEMENT PER PLAT & DOC No. 1262273. THE SOUTH 27' OF SAID EASEMENT NOW DEDICATED AS PUBLIC STREET

SW CORNER, SE 1/4 SEC. 23, T1N, R22E

SE CORNER, SW 1/4 SEC. 23, T1N, R22E

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EXISTING CONDITIONS

REVISIONS

SCALE	1" = 40'	SHEET	102
START DATE	9/27/20		
FILE	1355 EXISTING CONDITIONS.DWG		
BOOK/SHEET	00/00		

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\102 EXISTING CONDITIONS.DWG

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NOTE: ALL LATERALS THAT ARE BEING REMOVED ARE TO BE ABANDONED AND CAPPED AT THE MAIN.

LEGEND

- XXXX — SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

SEE SHEET. 201

SEE SHEET. 202

SEE SHEET. 203

47TH AVENUE (66' PUBLIC R.O.W.)

104TH STREET STATE TRUNK HIGHWAY 31 (VARIABLE WIDTH PUBLIC R.O.W.)

MAIN STREET (100' PUBLIC R.O.W.)

101ST COURT (PRIVATE STREET) (UNIMPROVED)

SAGEWOOD CIRCLE (PRIVATE STREET)

PRAIRIE STREET (UNIMPROVED)

POND 1

POND 2

BLDG 8

BLDG 10 (3-3-3-3) 6,412 SF — UNIT 10-1, UNIT 10-2, UNIT 10-3, UNIT 10-4

BLDG 15 (3-3-3-3) 6,412 SF — UNIT 15-1, UNIT 15-2, UNIT 15-3, UNIT 15-4

BLDG 16 (3-3-3-3) 6,412 SF — UNIT 16-1, UNIT 16-2, UNIT 16-3, UNIT 16-4

BLDG 17 (3-3-3-3) 6,412 SF — UNIT 17-1, UNIT 17-2, UNIT 17-3, UNIT 17-4

BLDG 6 (3-2-2-3) 5,783 SF — UNIT 6-1, UNIT 6-2, UNIT 6-3, UNIT 6-4

BLDG 7 (3-2-2-3) 5,783 SF — UNIT 7-1, UNIT 7-2, UNIT 7-3, UNIT 7-4

BLDG 11 (3-2-2-3) 6,247 SF — UNIT 11-1, UNIT 11-2, UNIT 11-3, UNIT 11-4

BLDG 14 (3-2-2-3) 6,247 SF — UNIT 14-1, UNIT 14-2, UNIT 14-3, UNIT 14-4

BLDG 5 (3-2-2-3) 6,247 SF — UNIT 5-1, UNIT 5-2, UNIT 5-3, UNIT 5-4

BLDG 12 (3-2-2-3) 6,247 SF — UNIT 12-1, UNIT 12-2, UNIT 12-3, UNIT 12-4

BLDG 13 (3-2-2-3) 6,247 SF — UNIT 13-1, UNIT 13-2, UNIT 13-3, UNIT 13-4

BLDG 2 (3-2-2-3) 6,247 SF — UNIT 2-1, UNIT 2-2, UNIT 2-3, UNIT 2-4

BLDG 3 (3-2-2-3) 6,247 SF — UNIT 3-1, UNIT 3-2, UNIT 3-3, UNIT 3-4

BLDG 4 (3-2-2-3) 6,247 SF — UNIT 4-1, UNIT 4-2, UNIT 4-3, UNIT 4-4

CONC. CURB; GRAVEL; ASPHALT PAVEMENT; RIPRAP; CONCRETE CURB; CONCRETE CURB MEDIAN; ASPHALT PAVEMENT; CONCRETE CURB; HIGHWAY SETBACK LINE; NO ACCESS

((R) S02°35'46"E)

SW CORNER, SE 1/4 SEC. 31-T.1N.-R.22E.

SE CORNER, SW 1/4 SEC. 31-T.1N.-R.22E.

REFERENCE BENCHMARK: EL.=719.27

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PRELIMINARY

OVERALL DEMOLITION PLAN

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PINNACLE ENGINEERING GROUP
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(262) 754-8888
CHICAGO | MILWAUKEE - NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

OVERALL DEMOLITION PLAN

REVISIONS

PROJ. JOB No. 1355.009
PROJ. MGR. JLJ
START DATE 02/16/26
SCALE 1" = 40'

SHEET 200

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47TH AVENUE

(66' PUBLIC R.O.W.)

ASPHALT PAVEMENT

SW CORNER, SE 1/4
SE CORNER, SW 1/4
SEC. 23, T1N, R22E

50' HIGHWAY SETBACK LINE
NO ACCESS

SAWCUT 32 L.F. OF PAVEMENT TO PROVIDE CLEAN EDGE

EXISTING CURB AND GUTTER TO REMAIN. REMOVE PAVEMENT AND REPAVE REMAINDER OF SAGEWOOD CIRCLE.

EXISTING BUILDING

EXISTING BUILDING

BLDG 8

GRAVEL

SAGEWOOD CIRCLE (PRIVATE STREET)

96' 6 3/4"

19' 11 3/4"

SAWCUT 32 L.F. OF PAVEMENT TO PROVIDE CLEAN EDGE

BLDG 7 (3-2-2-3)
5,783 SF
UNIT 7-4
UNIT 7-3
UNIT 7-2
UNIT 7-1

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1
UNIT 5-2
UNIT 5-3

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1
UNIT 11-2
UNIT 11-3
UNIT 11-4

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1
UNIT 12-2
UNIT 12-3
UNIT 12-4

BLDG 2 (3-3-3-3)
6,247 SF
UNIT 2-1
UNIT 2-2
UNIT 2-3
UNIT 2-4

BLDG 3 (3-3-3-3)
6,247 SF
UNIT 3-1
UNIT 3-2
UNIT 3-3
UNIT 3-4

BLDG 4 (3-3-3-3)
6,247 SF
UNIT 4-1
UNIT 4-2
UNIT 4-3
UNIT 4-4

REMOVE 30 L.F. OF 6" SANITARY LATERAL

REMOVE 30 L.F. OF 6" SANITARY LATERAL

REMOVE 24 L.F. OF 2" COPPER WATER LATERAL

REMOVE 46 L.F. OF 2" COPPER WATER LATERAL

REMOVE 9 L.F. OF 4" SUMP LATERAL

REMOVE 9 L.F. OF 4" SUMP LATERAL

REMOVE 34 L.F. OF 6" SANITARY LATERAL

REMOVE 23 L.F. OF 4" SUMP LATERAL

REMOVE 46 L.F. OF 2" COPPER WATER LATERAL

REMOVE 35 L.F. OF 6" SANITARY LATERAL

REMOVE 44 L.F. OF 2" COPPER WATER LATERAL

REMOVE 23 L.F. OF 2" COPPER WATER LATERAL

REMOVE 43 L.F. OF 2" COPPER WATER LATERAL

REMOVE 20 L.F. OF 4" SUMP LATERAL LATERAL

REMOVE 31 L.F. OF 6" SANITARY LATERAL

REMOVE 10 L.F. OF 4" SUMP LATERAL

REMOVE 30 L.F. OF 6" SANITARY LATERAL

REMOVE 30 L.F. OF 6" SANITARY LATERAL

REMOVE 18 L.F. OF 4" SUMP LATERAL LATERAL

COORDINATE WITH UTILITY COMPANY TO RELOCATE PEDESTALS AND UTILITY LINES AS NECESSARY (TYP.)

COORDINATE WITH UTILITY COMPANY TO RELOCATE PEDESTALS AND UTILITY LINES AS NECESSARY (TYP.)

REMOVE TREE (TYP.)

MATCH LINE

MATCH LINE

POND 2

LEGEND

- XXXX — SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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PRELIMINARY

DEMOLITION PLAN (PHASE I)

REVIEWED: JLJ
DESIGNED: MWR
DRAFTED: MWR

PLAN | DESIGN | DELIVER
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

DEMOLITION PLAN (PHASE I)

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 201

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LEGEND

- SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

ASPHALT PAVEMENT

GRAVEL

SAGEWOOD CIRCLE (PRIVATE STREET)

101ST COURT (PRIVATE STREET) (UN-IMPROVED)

MATCH LINE

MATCH LINE

PONDS

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1
UNIT 5-2
UNIT 5-3
UNIT 5-4

BLDG 4
UNIT 4-1

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-1
UNIT 10-2
UNIT 10-3
UNIT 10-4

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1
UNIT 11-2
UNIT 11-3
UNIT 11-4

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1
UNIT 12-2
UNIT 12-3
UNIT 12-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

UNIT 16-1

PRELIMINARY

DEMOLITION PLAN (PHASE II)

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DRAFTED: MWR
DESIGNED: MWR
REVIEWED: JLJ

PLAN | DESIGN | DELIVER
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CHICAGO | MILWAUKEE | NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

OVERALL DEMOLITION PLAN

REVISIONS

PEG JOB No. 1355.008
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 202

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LEGEND

- SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING TREE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

37'1"

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-2
UNIT 10-3
UNIT 10-4

101ST COURT
(PRIVATE STREET)
(UN-IMPROVED)

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

PRIVATE STREET
(UN-IMPROVED)

BLDG 16 (3-3-3-3)
6,412 SF
UNIT 16-1
UNIT 16-2
UNIT 16-3
UNIT 16-4

BLDG 17 (3-3-3-3)
6,412 SF
UNIT 17-1
UNIT 17-2
UNIT 17-3
UNIT 17-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

MAIN STREET
(100' PUBLIC R.O.W.)

CONCRETE CURB

ASPHALT PAVEMENT

EDGE OF WATER
EL.=699.1
06/20/18

PRELIMINARY

DEMOLITION PLAN (PHASE II)

DRAWN MWR
DESIGNED MWR
REVIEWED JLJ

PLAN I DESIGN I DELIVER
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

OVERALL DEMOLITION PLAN

REVISIONS

PEG JOB No. 1355.008
PEG PM JLJ
START DATE 02/16/20
SCALE 1" = 20'

SHEET 203

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LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- **CURB & GUTTER**
- **REVERSE PITCH CURB & GUTTER**
- (A) 24" CURB & GUTTER (SEE DETAIL)
- (B) 24" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (C) TAPER CURB HEAD (SEE DETAIL)
- (D) PAVEMENT MARKING, 4-INCH PAINT (WHITE)
- (E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAIL)
- (F) LIGHT POLE BASE
- (G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
- (H) AIR CONDITIONING UNIT
- (I) TRANSFORMER PAD
- (J) GAS METER BANK
- (K) ELECTRIC METER BANK
- (L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
- (M) MAILBOX 5' x 8'
- (N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
- (O) WALL SCONCE
- (P) LIGHTPOLE WITH CONCRETE BASE (SEE DETAIL)

SITE DATA TABLE

DWELLING UNITS:	56
BUILDING SPECIFICATIONS:	
MIN UNIT SIZE (2-3 BEDROOM)	1,445 SQ. FT.
MAX UNIT SIZE (2-3 BEDROOM)	1,603 SQ. FT.
TOTAL FOOTPRINT AREA OF ALL BUILDINGS	87,190 SQ. FT. / 2.00 ACRES
PARKING REQUIRED:	30
PARKING PROVIDED:	
ENCLOSED (BLDG)	112
SURFACE LOTS (STANDARD)	12
SURFACE PARKING IN FRONT OF ATTACHED GARAGES	112
TOTAL ON-SITE PARKING	236
SITE AREA:	753,604 SQ. FT. / 17.3 ACRES
IMPERVIOUS AREA:	184,231 SQ. FT. / 4.23 ACRES (24.4%)
LSR REQUIRED:	35,462 SQ. FT. / 0.81 ACRES
LSR PROVIDED:	569,373 SQ. FT. / 13.07 ACRES (75.5%)
WETLAND AREA TO REMAIN:	32,636 SQ. FT. / 0.75 ACRES
NET RESIDENTIAL DENSITY:	5.5 UNITS / ACRE

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

SEE SHEET. 301
SEE SHEET. 302
SEE SHEET. 303

47TH AVENUE (66' PUBLIC R.O.W.)

MAIN STREET (100' PUBLIC R.O.W.)

104TH STREET STATE TRUNK HIGHWAY 31 (FKA: GRANGE RD) (VARIABLE WIDTH PUBLIC R.O.W.)

101ST COURT (PRIVATE STREET)

103RD CIRCLE (PRIVATE STREET)

POND 1

POND 2

BLDG 10 (3-3-3-3) 6,412 SF — UNIT 10, UNIT 10-2, UNIT 10-3, UNIT 10-4

BLDG 15 (3-3-3-3) 6,412 SF — UNIT 15-1, UNIT 15-2, UNIT 15-3, UNIT 15-4

BLDG 16 (3-3-3-3) 6,412 SF — UNIT 16-1, UNIT 16-2, UNIT 16-3, UNIT 16-4

BLDG 17 (3-3-3-3) 6,412 SF — UNIT 17-1, UNIT 17-2, UNIT 17-3, UNIT 17-4

BLDG 11 (2-2-3-3) 5,447 SF — UNIT 11-1, UNIT 11-2, UNIT 11-3, UNIT 11-4

BLDG 14 (3-3-3) 5,247 SF — UNIT 14-1, UNIT 14-2, UNIT 14-3

BLDG 12 (3-3-3-3) 6,247 SF — UNIT 12-1, UNIT 12-2, UNIT 12-3, UNIT 12-4

BLDG 13 (3-3-3) 6,247 SF — UNIT 13-1, UNIT 13-2, UNIT 13-3

BLDG 6 (3-2-2-3) 5,783 SF — UNIT 6-1, UNIT 6-2, UNIT 6-3, UNIT 6-4

BLDG 7 (3-2-2-3) 5,783 SF — UNIT 7-1, UNIT 7-2, UNIT 7-3, UNIT 7-4

BLDG 5 (3-3-3) 6,247 SF — UNIT 5-1, UNIT 5-2, UNIT 5-3

BLDG 4 (3-3-3-3) 6,247 SF — UNIT 4-1, UNIT 4-2, UNIT 4-3, UNIT 4-4

BLDG 3 (3-3-3-3) 6,247 SF — UNIT 3-1, UNIT 3-2, UNIT 3-3, UNIT 3-4

BLDG 2 (3-3-3-3) 6,247 SF — UNIT 2-1, UNIT 2-2, UNIT 2-3, UNIT 2-4

BLDG 8

EXISTING BUILDING — GARAGE FLOORS EL=712.4

EXISTING BUILDING — GARAGE FLOORS EL=720.1

SW CORNER SE 1/4 SE CORNER SW 1/4 SECTION 23 T.N. R22E REFERENCE BENCHMARK: EL=719.27

SITE BENCHMARK: SW FLANGE BOLT HYDRANT EL=718.07

SITE BENCHMARK: SW FLANGE BOLT HYDRANT EL=718.96

EAST LINE OF THE SE 1/4 OF SEC. 23, T.N., R22E
WEST LINE OF THE E. 3/4 OF SEC. 23, T.N., R22E
N02°35'46"W 2664.60'
((R) S02°35'46"E)

EDGE OF WATER EL=706.4 06/20/18

EDGE OF WATER EL=697.8 06/2018

CONCRETE CURB MEDIAN — CONCRETE WALK — RIPRAP — ASPHALT PAVEMENT — CONCRETE CURB — CONCRETE DRIVE — GRAVEL — CONC. CURB

LOT 10 VILLAGE GREEN HEIGHTS ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 11 VILLAGE GREEN HEIGHTS ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 12 VILLAGE GREEN HEIGHTS ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 216 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 217 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 218 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 215 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 214 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 213 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 212 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

LOT 211 VILLAGE GREEN HEIGHTS ADDITION 1 ZONING: R-4 LAND USE: LOW DENSITY RESIDENTIAL

OUTLOT 4 VILLAGE GREEN HEIGHTS ZONING: PR-1 LAND USE: PARK, RECREATION AND OTHER OPEN SPACE LANDS / WATER

DEDICATED TO THE PUBLIC FOR ACCESS AND PROTECTION AND PRESERVATION OF NATURAL RESOURCE AREA

PROTECTED RESERVATION ACCESS, MAINTENANCE AND PROTECTION OF NATURAL RESOURCE AREA

ZONING: C-1 ISOLATED NATURAL RESOURCE AREA / WETLAND

ZONING: C-1 ISOLATED NATURAL RESOURCE AREA

ZONING: C-2 LAND USE: ISOLATED NATURAL RESOURCE AREA

OUTLOT 2 C.S.M. NO. 2882 ZONING: C-1 / C-2 LAND USE: ISOLATED NATURAL RESOURCE AREA & WATER / WETLAND

PARCEL 1 C.S.M. NO. 2882 ZONING: A-2 LAND USE: MIXED URBAN RESERVE

UNPLATTED LANDS ZONING: A-2 LAND USE: MIXED URBAN RESERVE

10' HIGHWAY SETBACKLINE — NO ACCESS

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN OVERALL

REVISIONS

PINNACLE JOB No. 1355.008
PINNACLE PM JLJ
DRAWN BY JLJ
START DATE 02/16/26
SCALE 1" = 40'

SHEET 300

www.pinnacle-engr.com

SITE DIMENSIONAL AND PAVING PLAN OVERALL

PRELIMINARY

Z:\PROJECTS\2018\1355.008-WI\CAD\SHEETS\200 SITE DIMENSIONING AND PAVING PLAN.DWG

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LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) 24" CURB & GUTTER (SEE DETAIL)
- (B) 24" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (C) TAPER CURB HEAD (SEE DETAIL)
- (D) PAVEMENT MARKING, 4-INCH PAINT (WHITE)
- (E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAIL)
- (F) LIGHT POLE BASE
- (G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
- (H) AIR CONDITIONING UNIT
- (I) TRANSFORMER PAD
- (J) GAS METER BANK
- (K) ELECTRIC METER BANK
- (L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
- (M) MAILBOX 5' x 8'
- (N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
- (O) WALL SCONCE
- (P) LIGHTPOLE WITH CONCRETE BASE (SEE DETAIL)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

www.pinnacle-engr.com

47TH AVENUE
(66' PUBLIC R.O.W.)

103RD CIRCLE

(PRIVATE STREET)

66.0' ROW

EXISTING STREET LIGHT

ASPHALT PAVEMENT

GRAVEL

BLDG 7 (3-2-2-3)
5,783 SF
UNIT 7-4
UNIT 7-3
UNIT 7-2
UNIT 7-1

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1
UNIT 5-2
UNIT 5-3
UNIT 5-4

BLDG 8

BLDG 2 (3-3-3-3)
6,247 SF
UNIT 2-1
UNIT 2-2
UNIT 2-3
UNIT 2-4

BLDG 3 (3-3-3-3)
6,247 SF
UNIT 3-1
UNIT 3-2
UNIT 3-3
UNIT 3-4

BLDG 4 (3-3-3-3)
6,247 SF
UNIT 4-1
UNIT 4-2
UNIT 4-3
UNIT 4-4

BLDG 1 (3-3-3-3)
6,247 SF
UNIT 1-1
UNIT 1-2
UNIT 1-3
UNIT 1-4

EXISTING BUILDING
GARAGE FLOORS EL.=720.1

EXISTING BUILDING
GARAGE FLOORS EL.=721.4

RESIDENTIAL

ZONING: C-2
LAND USE: LOW DENSITY RESIDENTIAL
RESERVE AREA

ZONING: C-1
LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND

DEDICATED WOODLAND PRESERVATION AND ACCESS AND MAINTENANCE

CSM No. 2496

MATCH LINE

MATCH LINE

50' HIGHWAY SETBACK LINE

NO ACCESS

STATE

POND 2

PROVIDE AERATOR AND POND FOUNTAIN

SW CORNER, SE 1/4
SE CORNER, SW 1/4
SEC. 23, T1N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
REFERENCE BENCHMARK:

DRAFTED: MWR
DESIGNED: MWR
REVIEWED: RJJ

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN (PHASE I)

REVISIONS

PEC JOB No. 1355.00B
PEC PM RJJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 301

PRELIMINARY

SITE DIMENSIONAL AND PAVING PLAN (PHASE I)

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Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\200 SITE DIMENSIONING AND PAVING PLAN.DWG

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LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) 24" CURB & GUTTER (SEE DETAIL)
- (B) 24" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
- (C) TAPER CURB HEAD (SEE DETAIL)
- (D) PAVEMENT MARKING, 4-INCH PAINT (WHITE)
- (E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAIL)
- (F) LIGHT POLE BASE
- (G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
- (H) AIR CONDITIONING UNIT
- (I) TRANSFORMER PAD
- (J) GAS METER BANK
- (K) ELECTRIC METER BANK
- (L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
- (M) MAILBOX 5' x 8'
- (N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
- (O) WALL SCONCE
- (P) LIGHTPOLE WITH CONCRETE BASE (SEE DETAIL)

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

www.pinnacle-engr.com

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-1 UNIT 10-2 UNIT 10-3 UNIT 10-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1 UNIT 15-2 UNIT 15-3 UNIT 15-4

UNIT 16-1

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'

(PRIVATE STREET) (TUN-IMPROVED)

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1 UNIT 6-2 UNIT 6-3 UNIT 6-4

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1 UNIT 11-2 UNIT 11-3 UNIT 11-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1 UNIT 14-2 UNIT 14-3 UNIT 14-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1 UNIT 5-2 UNIT 5-3 UNIT 5-4

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1 UNIT 12-2 UNIT 12-3 UNIT 12-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1 UNIT 13-2 UNIT 13-3 UNIT 13-4

BLDG 4 (3-3-3-3)
UNIT 4-1

101ST COURT

GRAVEL

CSM No. 2496

MATCH LINE

DEDICATED WOODLAND PROTECTION AND PRESERVATION ACCESS AND EASEMENT PER CSM No. 2496

ZONING: C-2
LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

ZONING: R-10 (UHO)
LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

ZONING: C-1
LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND

ZONING: C-2
LAND USE: ISOLATED NATURAL RESOURCE AREA

PONCRETE

DRAWN: AJ DESIGNED: MWR DRAFTED: MWR

PRELIMINARY

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

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PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

REVISIONS

PEG JOB No. 1355.008
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 302

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\200 SITE DIMENSIONING AND PAVING PLAN.DWG

LEGEND

- PROPOSED ASPHALT PAVEMENT-SEE VILLAGE DETAIL RD-1
  - 1.75" ASPHALTIC CONC. (UPPER LAYER)
  - 7" CONCRETE PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- PROPOSED DRIVEWAY PAVEMENT
  - 3" ASPHALTIC CONC.
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CONCRETE SIDEWALK-SEE VILLAGE DETAIL RD-10
  - 5" (EXCEPT 6" AT DRIVEWAYS) PCC
  - 4" (EXCEPT 6" AT DRIVEWAYS) CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE)
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER

(A) 24" CURB & GUTTER (SEE DETAIL)
(B) 24" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
(C) TAPER CURB HEAD (SEE DETAIL)
(D) PAVEMENT MARKING, 4-INCH PAINT (WHITE)
(E) ADA COMPLIANT RAMP WITH TRUNCATED DOMES & DEPRESSED CURB (SEE DETAIL)
(F) LIGHT POLE BASE
(G) STOP SIGN, 30" x 30" MUTCD R1-1 ON WISDOT TYPE "A" METAL POST
(H) AIR CONDITIONING UNIT
(I) TRANSFORMER PAD
(J) GAS METER BANK
(K) ELECTRIC METER BANK
(L) LIGHT POLE BASE BEHIND CURB (SEE DETAIL)
(M) MAILBOX 5' x 8'
(N) 30" MOUNTABLE CURB & GUTTER (SEE DETAIL)
(O) WALL SCONCE
(P) LIGHTPOST WITH CONCRETE BASE (SEE DETAIL)

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-2
UNIT 10-3
UNIT 10-4

(PRIVATE STREET)
(UN-IMPROVED)

101ST COURT

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

BLDG 16 (3-3-3-3)
6,412 SF
UNIT 16-1
UNIT 16-2
UNIT 16-3
UNIT 16-4

BLDG 17 (3-3-3-3)
6,412 SF
UNIT 17-1
UNIT 17-2
UNIT 17-3
UNIT 17-4

(UN-IMPROVED)

37.1'

CONCRETE DRIVE
CONCRETE DRIVE

ZONING: RM-10 (UHO)
LAND USE: RESIDENTIAL / URBAN RESERVE AREA

DEDICATED WOODLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

ZONING: RM-10 (UHO)
LAND USE: RESIDENTIAL / URBAN NATURAL RESERVE AREA

MAIN STREET
(100' PUBLIC R.O.W.)

CONCRETE CURB
CONCRETE WALK
ASPHALT PAVEMENT

EDGE OF WATER
EL.=699.1
06/20/18

www.pinnacle-engr.com

200

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

PRELIMINARY

DRAFTED: MWR
DESIGNED: MWR
REVIEWED: PJ

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-6888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN (PHASE II)

REVISIONS

PROJ JOB No.	1355.008
PROJ PM	JJ
START DATE	02/16/26
SCALE	1" = 20'

SHEET 303

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP — EDGE OF PAVEMENT
- FF — FINISHED FLOOR
- TW — TOP OF WALK
- YG — YARD GRADE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

SEE SHEET. 401

SEE SHEET. 402

SEE SHEET. 403

47TH AVENUE
(66' PUBLIC R.O.W.)

MAIN STREET
(100' PUBLIC R.O.W.)

104TH STREET
STATE TRUNK HIGHWAY

BLDG 1 FFE: 708.34 GARAGE: 708.20
BLDG 2 FFE: 719.53 GARAGE: 717.20 LOOKOUT: 714.20
BLDG 3 FFE: 716.30 GARAGE: 716.47 WALKOUT: 707.80
BLDG 4 FFE: 716.64 GARAGE: 716.81 WALKOUT: 708.14
BLDG 5 FFE: 717.50
BLDG 6 FFE: 720.14 GARAGE: 716.21 LOOKOUT: 713.24
BLDG 7 FFE: 718.14 GARAGE: 717.80
BLDG 8 FFE: 717.50
BLDG 9 FFE: 708.34 GARAGE: 708.20
BLDG 10 FFE: 711.54 GARAGE: 711.20
BLDG 11 FFE: 708.34 GARAGE: 708.20
BLDG 12 FFE: 707.34 GARAGE: 707.20
BLDG 13 FFE: 708.20 GARAGE: 708.54
BLDG 14 FFE: 709.14 GARAGE: 709.40
BLDG 15 FFE: 713.64 GARAGE: 713.30
BLDG 16 FFE: 711.54 GARAGE: 711.20
BLDG 17 FFE: 709.54 GARAGE: 709.20

POND 2

PRELIMINARY

GRADING PLAN OVERALL

PLAN | DESIGN | DELIVER
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(262) 754-8888
CHICAGO | MILWAUKEE · NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN OVERALL

REVISIONS

PEG 308 No. 1355.008
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 40'

SHEET 400

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Z:\PROJECTS\2018\1355.008-WI\CAD\SHEETS\300 GRADING PLAN.DWG

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALK
- YG YARD GRADE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

47TH AVENUE
(66' PUBLIC R.O.W.)

BLDG 7
FFE: 718.14
GARAGE: 717.80

BLDG 6
FFE: 720.04
GARAGE: 718.21
LOOKOUT: 713.54

BLDG 8
FFE: 717.50

BLDG 11
FFE: 708.54
GARAGE: 708.20

BLDG 5
FFE: 719.64
GARAGE: 717.81
WALKOUT: 709.74

BLDG 2
FFE: 719.53
GARAGE: 717.70
LOOKOUT: 713.20

BLDG 3
FFE: 718.30
GARAGE: 716.47
WALKOUT: 707.80

BLDG 4
FFE: 718.64
GARAGE: 716.81
WALKOUT: 708.14

BLDG 12
FFE: 707.54
GARAGE: 707.20

MATCH LINE

PRELIMINARY

GRADING PLAN (PHASE I)

PLAN | DESIGN | DELIVER
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN (PHASE I)

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

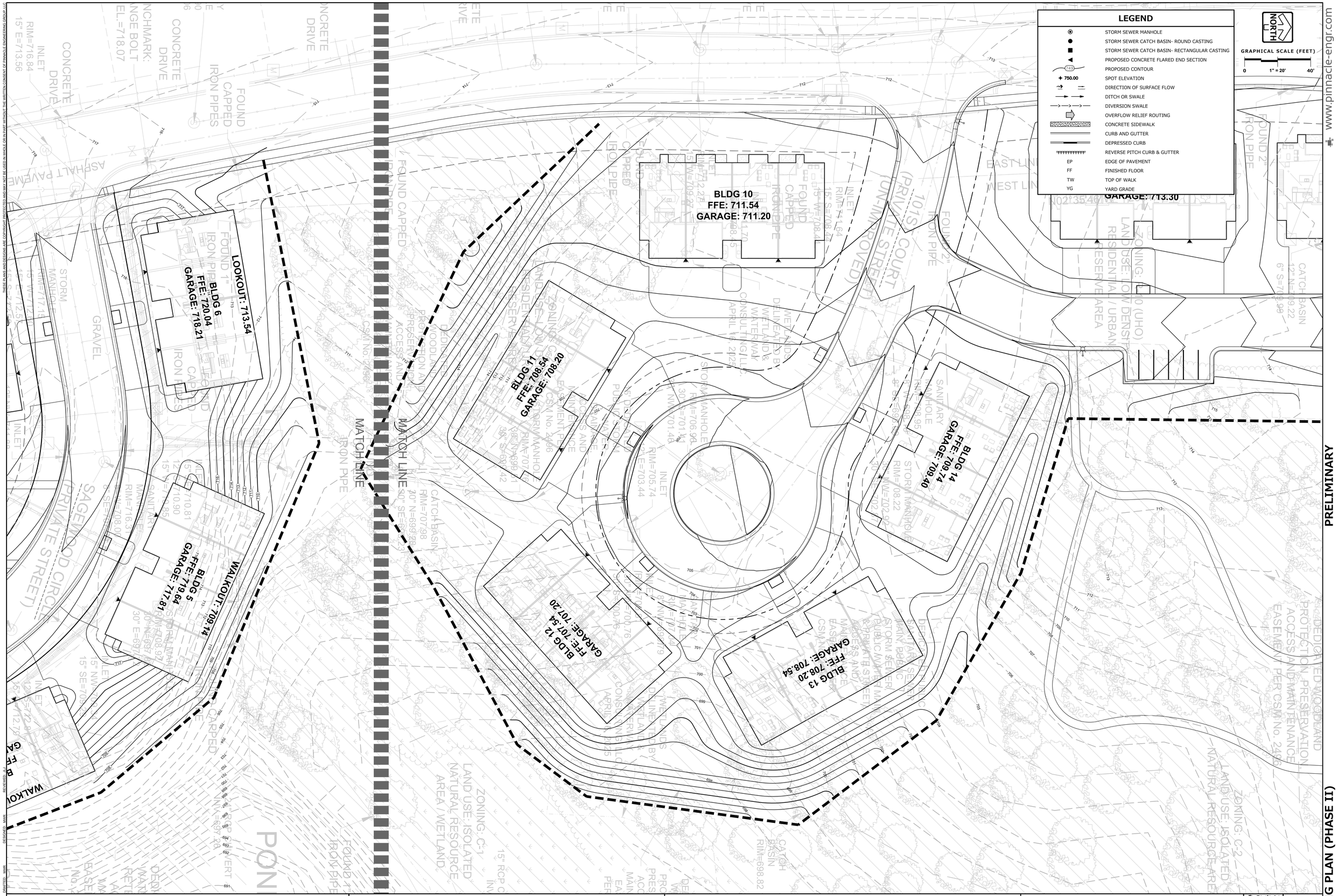
SHEET 401

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CHICAGO | MILWAUKEE | NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN (PHASE II)

REVISIONS

PEG JOB No.	1355.00B
PEG PM	JJJ
START DATE	02/16/26
SCALE	1" = 20'

SHEET 402

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PRELIMINARY

GRADING PLAN (PHASE II)

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DESIGNED: KWR
DRAFTED: MWR
REVIEWED: JLP

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALK
- YG YARD GRADE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

BLDG 10
FFE: 711.54
GARAGE: 711.20

BLDG 15
FFE: 713.64
GARAGE: 713.30

BLDG 16
FFE: 711.54
GARAGE: 711.20

BLDG 17
FFE: 709.54
GARAGE: 709.20

BLDG 14
FFE: 709.74
GARAGE: 709.40

BLDG 13
FFE: 708.20
GARAGE: 708.54

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E

WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E

N02°35'40"E 2637.29'

101ST COURT (PRIVATE STREET) (UNIMPROVED)

PRIVATE STREET (UNIMPROVED)

MAIN STREET (100' PUBLIC R.O.W.)

ZONING: UHO (URBAN HOLDING OVERLAY)

LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

DEDICATED WOODLAND PROTECTION, PRESERVATION ACCESS AND MAINTENANCE EASEMENT PER CSM No. 248

457,570 SQ. FT. 10.5044 ACRES

EXPANSION AREA SAGEWOOD CONDOMINIUMS AT VILLAGE GREEN

CONCRETE CURB

CONCRETE WALK

ASPHALT PAVEMENT

EDGE OF WATER EL.=699.1 06/2018

SET 3/4"X 18" IRONREBAR

FOUND 2" IRON PIPE

FOUND CAPPED IRON PIPE

WETLANDS DELINEATED BY WATERMAN CONSULTING, LLC APRIL 6, 2023

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

GRADING PLAN (PHASE II)

REVISIONS

PEG JOB No.	1355.00B
PEG PM	JLJ
START DATE:	02/16/26
SCALE	1" = 20'

SHEET 403

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PRELIMINARY

GRADING PLAN (PHASE II)

DRAFTED: MWR
DESIGNED: MWR
REVIEWED: JLJ

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\300 GRADING PLAN.DWG

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PRELIMINARY

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

SEE SHEET. 501 - 504

SEE SHEET. 502

SEE SHEET. ###

47TH AVENUE
(66' PUBLIC R.O.W.)

MAIN STREET
(100' PUBLIC R.O.W.)

104TH STREET

POND 1

POND 2

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-1 UNIT 10-2 UNIT 10-3 UNIT 10-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1 UNIT 15-2 UNIT 15-3 UNIT 15-4

BLDG 16 (3-3-3-3)
6,412 SF
UNIT 16-1 UNIT 16-2 UNIT 16-3 UNIT 16-4

BLDG 17 (3-3-3-3)
6,412 SF
UNIT 17-1 UNIT 17-2 UNIT 17-3 UNIT 17-4

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1 UNIT 11-2 UNIT 11-3 UNIT 11-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1 UNIT 14-2 UNIT 14-3 UNIT 14-4

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1 UNIT 12-2 UNIT 12-3 UNIT 12-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1 UNIT 13-2 UNIT 13-3 UNIT 13-4

BLDG 6 (3-2-3-3)
6,758 SF
UNIT 6-1 UNIT 6-2 UNIT 6-3 UNIT 6-4

BLDG 7 (3-2-3-3)
6,758 SF
UNIT 7-1 UNIT 7-2 UNIT 7-3 UNIT 7-4

BLDG 8
35,835 SF

BLDG 2 (3-3-3-3)
6,247 SF
UNIT 2-1 UNIT 2-2 UNIT 2-3 UNIT 2-4

BLDG 3 (3-3-3-3)
6,247 SF
UNIT 3-1 UNIT 3-2 UNIT 3-3 UNIT 3-4

BLDG 4 (3-3-3-3)
6,247 SF
UNIT 4-1 UNIT 4-2 UNIT 4-3 UNIT 4-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1 UNIT 5-2 UNIT 5-3 UNIT 5-4

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- CATCH BASIN - UNDERDRAIN
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

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WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
(262) 754-6888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

UTILITY PLAN OVERALL

REVISIONS

REG DOB No. 1355.008
REG PM JJ
START DATE 02/16/26
SCALE 1" = 40'

SHEET 500

UTILITY PLAN OVERALL

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

47TH AVENUE

(66' PUBLIC R.O.W.)

ASPHALT PAVEMENT

TRENCH DRAIN RIM=719.6

INLET RIM=719.05

INLET RIM=717.88 15" S=714.42 4" N=714.43

INLET RIM=717.96 15" NE=711.71 15" N=712.86

EXISTING BUILDING GARAGE FLOORS EL=721.4

TRENCH DRAIN RIM=720.0

EXISTING BUILDING GARAGE FLOORS EL=720.1

SANITARY MANHOLE RIM=717.10

INLET RIM=718.41

SANITARY MANHOLE RIM=717.21

SANITARY MANHOLE RIM=715.65

SANITARY MANHOLE RIM=716.50

INLET RIM=716.19

18" RCP CULVERT INV.=716.19

15" RCP CULVERT INV.=713.75

SANITARY MANHOLE RIM=715.80

SANITARY MANHOLE RIM=707.98

INLET RIM=716.37

INLET 15" N=709.34 15" SE=709.29

INLET 15" S=715.85 12" S=715.85 15" S=715.85

INLET RIM=715.80 15" N=708.05 15" S=708.60 15" E=702.20

INLET RIM=715.80 15" N=708.05 15" S=708.60 15" E=702.20

INV.=697.26

24" RCP CULVERT INV.=697.26

FOUND CAPPED IRON PIPES

FOUND CAPPED IRON PIPE

FOUND 1" IRON PIPE

FOUND CAPPED IRON PIPE

FOUND CAPPED IRON PIPE

FOUND CAPPED

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-1
UNIT 5-2
UNIT 5-3
UNIT 5-4

BLDG 4 (3-3-3-3)
6,247 SF
UNIT 4-1

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-1
UNIT 10-2
UNIT 10-3
UNIT 10-4

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-1
UNIT 11-2
UNIT 11-3
UNIT 11-4

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-1
UNIT 12-2
UNIT 12-3
UNIT 12-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

UNIT 16-1

(101ST COURT (PRIVATE STREET) (NOT IMPROVED))
(CAGEWOOD CIRCLE (PRIVATE STREET))

MATCH LINE
MATCH LINE

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'

ZONING: R-10 (UHD), LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND

ZONING: C-1, LAND USE: ISOLATED NATURAL RESOURCE AREA / WETLAND

DEDICATED WOODLAND PROTECTION AND PRESERVATION ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2296

DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER MAIN, PUBLIC WATER MAIN AND ACCESS EASEMENT

WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC, APRIL 16, 2025

PONDING AREA

FOUND CAPPED IRON PIPE
FOUND 2" IRON PIPE
FOUND 1" IRON PIPE
CONCRETE DRIVE
ASPHALT PAVEMENT
GRAVEL
INLET
CATCH BASIN
STORM MANHOLE
SANITARY MANHOLE
24" RCP CULVERT INV.=697.26
15" RCP CULVERT INV.=699.42
30" N=699.28
30" SE=699.23
12" NE=709.22
6" S=709.99

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- CATCH BASIN - UNDERDRAIN
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- W — UTILITY CROSSING
- E — ELECTRICAL CABLE
- G — GAS MAIN
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- E — ELECTRICAL TRANSFORMER OR PEDESTAL

PRELIMINARY

UTILITY PLAN (PHASE II)

DRAFTED: MWR
DESIGNED: MWR
REVIEWED: JLJ

PLAN | DESIGN | DELIVER
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(262) 754-8888
CHICAGO | MILWAUKEE · NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

UTILITY PLAN OVERALL

REVISIONS

PEG JOB No. 1355.008 | JLJ
PEG PM | START DATE 02/16/26
SCALE 1" = 20'

SHEET 502

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

www.pinnacle-engr.com

208

PRELIMINARY

UTILITY PLAN (PHASE II)

BLDG 10 (3-3-3-3)
6,412 SF
UNIT 10-2
UNIT 10-3
UNIT 10-4

BLDG 15 (3-3-3-3)
6,412 SF
UNIT 15-1
UNIT 15-2
UNIT 15-3
UNIT 15-4

BLDG 16 (3-3-3-3)
6,412 SF
UNIT 16-1
UNIT 16-2
UNIT 16-3
UNIT 16-4

BLDG 17 (3-3-3-3)
6,412 SF
UNIT 17-1
UNIT 17-2
UNIT 17-3
UNIT 17-4

BLDG 14 (3-3-3-3)
6,247 SF
UNIT 14-1
UNIT 14-2
UNIT 14-3
UNIT 14-4

BLDG 13 (3-3-3-3)
6,247 SF
UNIT 13-1
UNIT 13-2
UNIT 13-3
UNIT 13-4

(10' 1ST COURT (PRIVATE STREET) UNIMPROVED)

PRIVATE STREET (UNIMPROVED)

MAIN STREET
(100' PUBLIC R.O.W.)

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'46"W 2664.60'

ZONING: R-10 (UHD)
LAND USE: LOW DENSITY RESIDENTIAL / URBAN RESERVE AREA

EXPANSION AREA
SAGEWOOD
CONDOMINIUMS AT
VILLAGE GREEN
457,570 SQ. FT.
10.5044 ACRES

DEDICATED WOODLAND PROTECTION, PRESERVATION, ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

ZONING: R-10 (UHD)
LAND USE: NATURAL RESOURCE

DEDICATED PUBLIC SANITARY SEWER MAIN, PUBLIC STORM SEWER, PUBLIC WATER MAIN & PRIVATE STREET ACCESS AND MAINTENANCE EASEMENT PER CSM No. 2496

WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC APRIL 16, 2021

CONCRETE CURB
CONCRETE WALK

SET 3/4" X 18" IRON REBAR

FOUND 2" IRON PIPE

FOUND CAPPED IRON PIPE

SANITARY MANHOLE RIM=704.95 8" N=695.15 8" S=695.25

STORM MANHOLE RIM=711.98 30" S=706.28 30" N=706.23 15" E=707.73 15" W=707.73

INLET RIM=711.76 15" N=708.06

INLET RIM=706.12 15" E=701.92 15" NW=701.92 15" N=701.92

INLET RIM=705.20 15" SE=702.55

INLET RIM=712.69 12.69 15" SW=709.44

INLET RIM=704.16 15" W=701.88

INLET RIM=704.14 15" N=700.39 15" E=700.59 15" S=700.49

INLET RIM=704.07 15" W=700.65

INLET RIM=703.89 15" S=700.99 15" N=700.99

INLET RIM=704.12 15" N=701.17 15" S=701.17

4" PVC INV.=701.89

4" PVC INV.=701.82

CATCH BASIN 12" N=709.22 6" S=709.99

CATCH BASIN 12" NW=708.40 12" S=708.55

CATCH BASIN 12" SE=707.24 6" N=707.

37.1'

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- CATCH BASIN - UNDERDRAIN
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- DOWNSPOUT CONNECTIONS
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- W — UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- E — ELECTRICAL TRANSFORMER OR PEDESTAL

REVIEWED: RJ
DESIGNED: KWR
DRAFTED: KWR

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

UTILITY PLAN OVERALL

REVISIONS

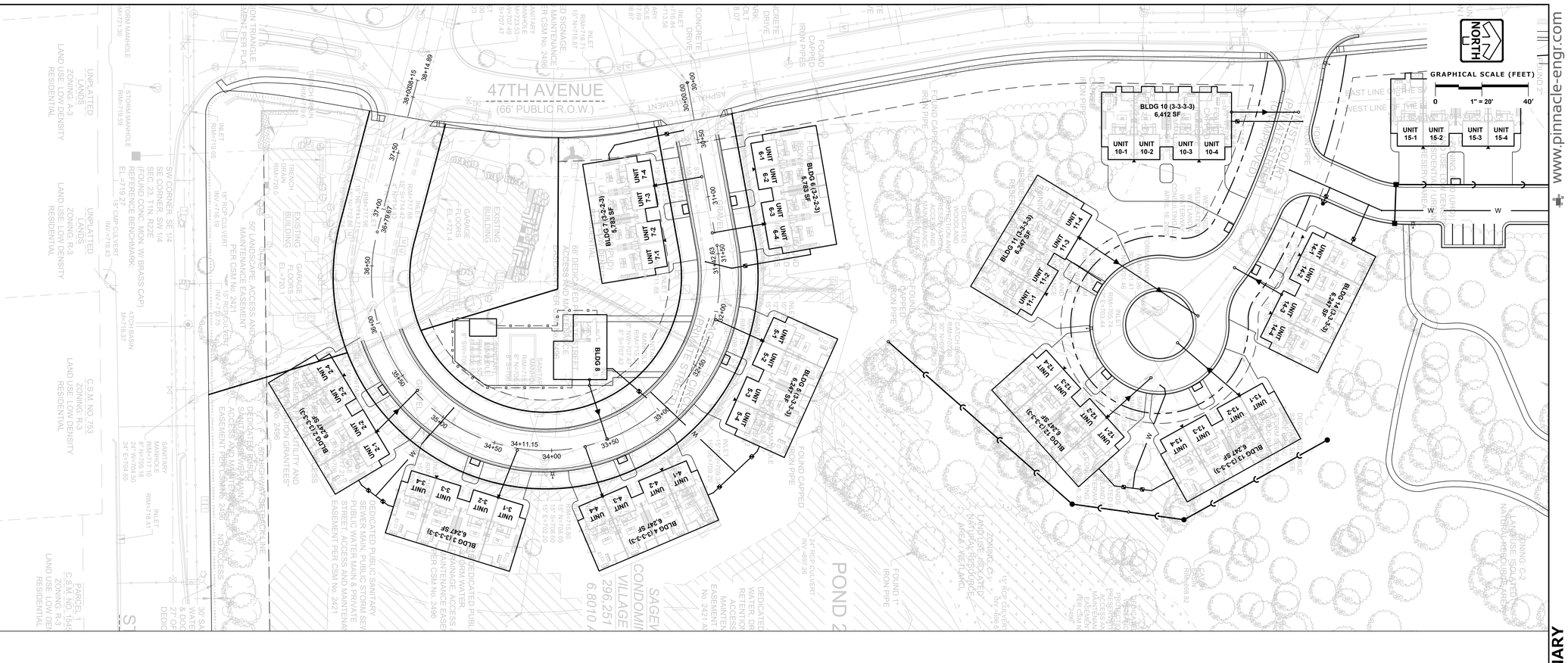
PEG JOB No. 1355.00B
PEG PM JJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 503

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47TH AVENUE
(66' PUBLIC R.O.W.)
NORTH
GRAPHICAL SCALE (FEET)
0
1" = 20'
40'
BLDG 8
BLDG 9 (3-3-2-3)
BLDG 10 (3-3-3-3)
6,412 SF
BLDG 11 (3-3-3-3)
BLDG 12 (3-3-3-3)
BLDG 13 (3-3-3-3)
BLDG 14 (3-3-3-3)
BLDG 3 (3-3-3-3)
BLDG 4 (3-3-3-3)
BLDG 5 (3-3-2-3)
BLDG 6 (3-3-2-3)
POND 2
SAGEVIEW CONDOMINIUM
VILLAGE GREEN
296,251 SF
6.8010 AC
47TH TRIANGLE
SW CORNER SE 1/4
SEC. 23, T1N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
REFERENCE BENCHMARK-
EL=719.27
UNPLATTED
LANDS
ZONING: R-3
LAND USE: LOW DENSITY
RESIDENTIAL
G.S.M. NO. 753
PARCEL 1
C.S.M. NO. 1545
STORM MANHOLE
RIM=719.59
STORM MANHOLE
RIM=721.30
INLET
RIM=719.05
INLET
RIM=719.41
INLET
RIM=717.10
SANITARY
MANHOLE
8" N=705.18
24" E=704.60
24" E=704.60
CATCH BASIN
RIM=716.37
18" RCP CULVERT
INV=716.19
18" RCP CULVERT
INV=715.75
15" RCP CULVERT
INV=715.75
EXISTING
BUILDING
GARAGE
FLOORS
EL=721.4
EXISTING
BUILDING
GARAGE
FLOORS
EL=720.1
TRENCH
DRAIN
RIM=720.0
INLET
RIM=717.59
INLET
RIM=717.71
INLET
RIM=717.71
INLET
RIM=717.71

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

NOTES:

1) LOCATIONS AND QUANTITY OF EROSION CONTROL DEVICES ARE APPROXIMATE. PLACE EROSION CONTROL TO FIT FIELD CONDITIONS, OR AS DIRECTED BY ENGINEER.
2) INLET PROTECTION TYPE A SPECIFIED IN CURB & PAVEMENT LOCATIONS TO BE USED BEFORE CURB & PAVEMENT PLACEMENT. AFTER PLACEMENT OF CURB & PAVEMENT INSTALL TYPE B, C, OR D INLET PROTECTION AS INDICATED IN THE PLAN.
3) INLET PROTECTION TYPE A SPECIFIED IN GRASS AREAS TO BE USED BEFORE INSTALLATION OF PERMANENT RESTORATION. AFTER INSTALLATION OF PERMANENT RESTORATION INSTALL TYPE B INLET PROTECTION.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- 730 PROPOSED CONTOUR PROPOSED
- 750.0 SPOT ELEVATION
- GRADE / PAVEMENT DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- MEDIUM DUTY RIP RAP
- SOD

SEE SHEET. 601

SEE SHEET. 602

SEE SHEET. 603

47TH AVENUE
(66' PUBLIC R.O.W.)

MAIN STREET
(100' PUBLIC R.O.W.)

104TH STREET
STATE TRUNK HIGHWAY

POND 2

BLDG 1 (3-2-2-3) 5,789 SF
BLDG 2 (3-2-2-3) 5,789 SF
BLDG 3 (3-3-3-3) 6,247 SF
BLDG 4 (3-3-3-3) 6,247 SF
BLDG 5 (3-2-2-3) 5,789 SF
BLDG 6 (3-2-2-3) 5,789 SF
BLDG 7 (3-2-2-3) 5,789 SF
BLDG 8
BLDG 9 (3-3-3-3) 6,247 SF
BLDG 10 (3-3-3-3) 6,412 SF
BLDG 11 (3-3-3-3) 6,247 SF
BLDG 12 (3-3-3-3) 6,247 SF
BLDG 13 (3-3-3-3) 6,247 SF
BLDG 14 (3-3-3-3) 6,247 SF
BLDG 15 (3-3-3-3) 6,412 SF
BLDG 16 (3-3-3-3) 6,412 SF
BLDG 17 (3-3-3-3) 6,412 SF

EXISTING BUILDING

GRAVEL

CONCRETE CURB MEDIAN

ASPHALT PAVEMENT

CONCRETE CURB

CONCRETE WALK

SITE BENCHMARK: SW FLANGE BOLT HYDRANT EL=718.07

REFERENCE BENCHMARK: SW CORNER SW FLANGE BOLT EL=719.27

EDGE OF WATER EL=697.8 06/2018

(R) S02°35'48"E

4570 SQ.FT. 0.1044 ACRES

VANSINA APARTMENTS, A CONDOMINIUM AT SAGE POND AT VILLAGE GREEN

PRELIMINARY

EROSION CONTROL PLAN OVERALL

DRAFTED: MWR
DESIGNED: MWR
REVIEWED: AJJ

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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EROSION CONTROL PLAN OVERALL

REVISIONS

PEG JOB No. 1355.00B JJJ
PEG PM
START DATE 02/16/26
SCALE 1" = 40'

SHEET 600

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47TH AVENUE
(66' PUBLIC R.O.W.)

ASPHALT PAVEMENT

CONSTRUCTION ENTRANCE

EXISTING BUILDING

EXISTING BUILDING

GRAVEL

BLDG 7 (3-2-2-3)
5,783 SF
UNIT 7-4
UNIT 7-3
UNIT 7-2
UNIT 7-1

BLDG 6 (3-2-2-3)
5,783 SF
UNIT 6-1
UNIT 6-2
UNIT 6-3
UNIT 6-4

BLDG 8

BLDG 2 (3-3-3-3)
6,247 SF
UNIT 2-4
UNIT 2-3
UNIT 2-2
UNIT 2-1

BLDG 3 (3-3-3-3)
6,247 SF
UNIT 3-4
UNIT 3-3
UNIT 3-2
UNIT 3-1

BLDG 4 (3-3-3-3)
6,247 SF
UNIT 4-4
UNIT 4-3
UNIT 4-2
UNIT 4-1

BLDG 5 (3-3-3-3)
6,247 SF
UNIT 5-4
UNIT 5-3
UNIT 5-2
UNIT 5-1

BLDG 12 (3-3-3-3)
6,247 SF
UNIT 12-4
UNIT 12-3
UNIT 12-2
UNIT 12-1

BLDG 11 (3-3-3-3)
6,247 SF
UNIT 11-4
UNIT 11-3
UNIT 11-2
UNIT 11-1

MATCH LINE

MATCH LINE

50' HIGHWAY SETBACK LINE

NO ACCESS

(PRIVATE STREET)

SAGEWOOD CIRCLE

SAGEWOOD CONDOMINIUMS
VILLAGE GREEN
296,251 SQ. FT.
6.8010 ACRE

POND 2

NOTES:
1) LOCATIONS AND QUANTITY OF EROSION CONTROL DEVICES ARE APPROXIMATE. PLACE EROSION CONTROL TO FIT FIELD CONDITIONS, OR AS DIRECTED BY ENGINEER.
2) INLET PROTECTION TYPE A SPECIFIED IN CURB & PAVEMENT LOCATIONS TO BE USED BEFORE CURB & PAVEMENT PLACEMENT. AFTER PLACEMENT OF CURB & PAVEMENT INSTALL TYPE B, C, OR D INLET PROTECTION AS INDICATED IN THE PLAN.
3) INLET PROTECTION TYPE A SPECIFIED IN GRASS AREAS TO BE USED BEFORE INSTALLATION OF PERMANENT RESTORATION. AFTER INSTALLATION OF PERMANENT RESTORATION INSTALL TYPE B INLET PROTECTION.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LEGEND
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR PROPOSED
- 750.0 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- MEDIUM DUTY RIP RAP
- SOD

www.pinnacle-engr.com

PRELIMINARY

EROSION CONTROL PLAN (PHASE I)

SW CORNER, SE 1/4
SE CORNER, SW 1/4
SEC. 23, T1N, R22E

DRAFTED: KWR
DESIGNED: KWR
REVIEWED: JLJ

PLAN I DESIGN I DELIVER
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EROSION CONTROL PLAN OVERALL

REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET 601

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

NOTES:

1) LOCATIONS AND QUANTITY OF EROSION CONTROL DEVICES ARE APPROXIMATE. PLACE EROSION CONTROL TO FIT FIELD CONDITIONS, OR AS DIRECTED BY ENGINEER.
2) INLET PROTECTION TYPE A SPECIFIED IN CURB & PAVEMENT LOCATIONS TO BE USED BEFORE CURB & PAVEMENT PLACEMENT. AFTER PLACEMENT OF CURB & PAVEMENT INSTALL TYPE B, C, OR D INLET PROTECTION AS INDICATED IN THE PLAN.
3) INLET PROTECTION TYPE A SPECIFIED IN GRASS AREAS TO BE USED BEFORE INSTALLATION OF PERMANENT RESTORATION. AFTER INSTALLATION OF PERMANENT RESTORATION INSTALL TYPE B INLET PROTECTION.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR PROPOSED
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- MEDIUM DUTY RIP RAP
- SOD

CONSTRUCTION ENTRANCE

BLDG 10 (3-3-3-3) 6,412 SF — UNIT 10-1, UNIT 10-2, UNIT 10-3, UNIT 10-4

BLDG 6 (3-2-2-3) 5,783 SF — UNIT 6-1, UNIT 6-2, UNIT 6-3, UNIT 6-4

BLDG 11 (3-3-3-3) 6,247 SF — UNIT 11-1, UNIT 11-2, UNIT 11-3, UNIT 11-4

BLDG 5 (3-3-3-3) 6,247 SF — UNIT 5-1, UNIT 5-2, UNIT 5-3, UNIT 5-4

BLDG 12 (3-3-3-3) 6,247 SF — UNIT 12-1, UNIT 12-2, UNIT 12-3, UNIT 12-4

BLDG 13 (3-3-3-3) 6,247 SF — UNIT 13-1, UNIT 13-2, UNIT 13-3, UNIT 13-4

BLDG 14 (3-3-3-3) 6,247 SF — UNIT 14-1, UNIT 14-2, UNIT 14-3, UNIT 14-4

UNIT 15-1, UNIT 15-2

BLDG 4 — UNIT 4-1

MATCH LINE

MATCH LINE

101ST COURT (PRIVATE STREET) (PROPOSED)

SAGEWOOD CIRCLE (PRIVATE STREET)

ASPHALT PAVEMENT

CONCRETE DRIVE

GRAVEL

POND

REVIEWED: JLJ
DESIGNED: KWR
DRAFTED: KWR

PRELIMINARY

EROSION CONTROL PLAN (PHASE II)

PLAN | DESIGN | DELIVER
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THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EROSION CONTROL PLAN OVERALL

REVISIONS

PEC JOB No.	1355.008
PEC PM	JLJ
START DATE	02/16/26
SCALE	N.T.S.

SHEET 602

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

NOTES:

1) LOCATIONS AND QUANTITY OF EROSION CONTROL DEVICES ARE APPROXIMATE. PLACE EROSION CONTROL TO FIT FIELD CONDITIONS, OR AS DIRECTED BY ENGINEER.
2) INLET PROTECTION TYPE A SPECIFIED IN CURB & PAVEMENT LOCATIONS TO BE USED BEFORE CURB & PAVEMENT PLACEMENT. AFTER PLACEMENT OF CURB & PAVEMENT INSTALL TYPE B, C, OR D INLET PROTECTION AS INDICATED IN THE PLAN.
3) INLET PROTECTION TYPE A SPECIFIED IN GRASS AREAS TO BE USED BEFORE INSTALLATION OF PERMANENT RESTORATION. AFTER INSTALLATION OF PERMANENT RESTORATION INSTALL TYPE B INLET PROTECTION.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER AREA DRAIN (SEE DETAIL)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR PROPOSED
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- MEDIUM DUTY RIP RAP
- SOD

CONSTRUCTION ENTRANCE

BLDG 10 (3-3-3-3) 6,412 SF
UNIT 10-2 UNIT 10-3 UNIT 10-4

BLDG 15 (3-3-3-3) 6,412 SF
UNIT 15-1 UNIT 15-2 UNIT 15-3 UNIT 15-4

BLDG 16 (3-3-3-3) 6,412 SF
UNIT 16-1 UNIT 16-2 UNIT 16-3 UNIT 16-4

BLDG 17 (3-3-3-3) 6,412 SF
UNIT 17-1 UNIT 17-2 UNIT 17-3 UNIT 17-4

BLDG 14 (3-3-3-3) 6,247 SF
UNIT 14-1 UNIT 14-2 UNIT 14-3 UNIT 14-4

BLDG 13 (3-3-3-3) 6,247 SF
UNIT 13-1 UNIT 13-2 UNIT 13-3 UNIT 13-4

EAST LINE OF THE SW 1/4 SEC. 23, T1N, R22E
WEST LINE OF THE SE 1/4 SEC. 23, T1N, R22E
N02°35'40"W 2664.60'

37.1'

(PRIVATE COURT (NOT IMPROVED))

(70' PUBLIC STREET (UNIMPROVED))

(100' PUBLIC R.O.W.)

EXPANSION AREA
SAGEWOOD
CONDOMINIUMS AT
VILLAGE GREEN
457,570 SQ. FT.
10.5044 ACRES

CONCRETE CURB
CONCRETE WALK
ASPHALT PAVEMENT

EDGE OF WATER
EL.=699.1
06/20/18

PRELIMINARY

EROSION CONTROL PLAN (PHASE II)

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PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-6888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

EROSION CONTROL PLAN OVERALL

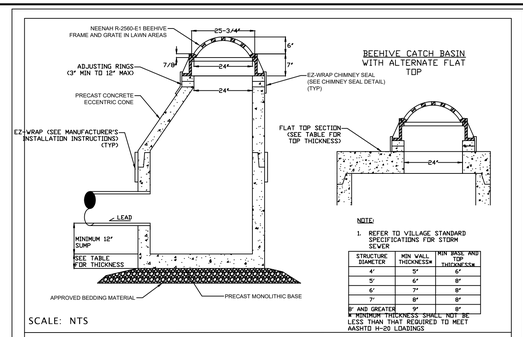
REVISIONS

REVISIONS	JLJ
DESIGNED	KWR
DRAFTED	KWR
REG. DOB No.	1355.00B
REG. PM	JLJ
START DATE	02/16/26
SCALE	N.T.S.

SHEET 603

Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\500 EROSION CONTROL PLAN.DWG

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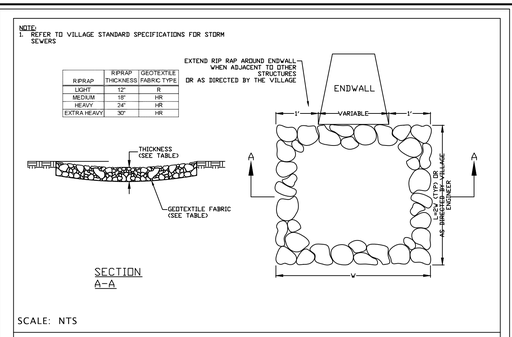
STRUCTURE DIAMETER	MIN WALL THICKNESS*	MIN BASS AND TOP THICKNESS*
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

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

SCALE: NTS

STANDARD BEEHIVE CATCH BASIN

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

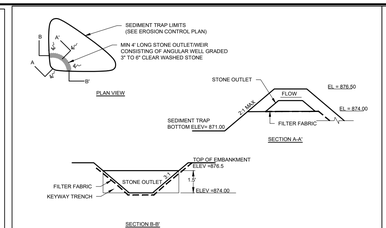


RIPRAP	RIPRAP THICKNESS	GEOTEXTILE FABRIC TYPE
LIGHT	12"	R
MEDIUM	18"	HR
HEAVY	24"	HR
EXTRA HEAVY	30"	HR

SCALE: NTS

RIPRAP TREATMENT AT ENDWALLS

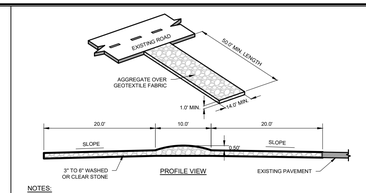
DETAIL: STM - 6	VILLAGE OF PLEASANT PRAIRIE
DATE: 10-20-22	KENOSHA COUNTY, WISCONSIN



NOTES:

1. SEDIMENT TRAP SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
2. SIDE SLOPES SHALL BE STABILIZED AS SOON AS THEY ARE CONSTRUCTED.
3. IF OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
4. THE DEPTH OF THE SEDIMENT TRAP FROM THE BOTTOM OF THE TRAP TO THE INVERT OF THE STONE OUTLET SHALL BE AT LEAST 3 FEET.
5. THE SEDIMENT TRAP SHALL HAVE LENGTH TO WIDTH RATIO OF AT LEAST 2:1. SIDE SLOPES SHALL BE NO STEEPER THAN 2:1.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 1 FOOT.
7. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF WDNR TS 1056.

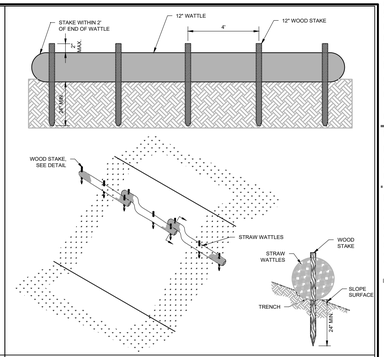
SEDIMENT TRAP



NOTES:

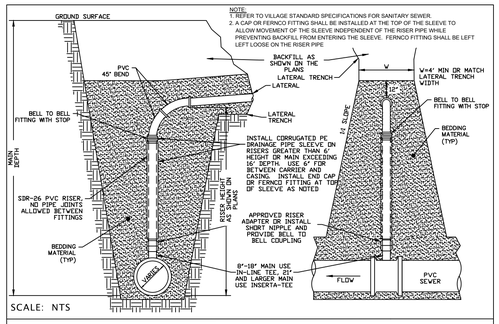
1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE



#137 060116

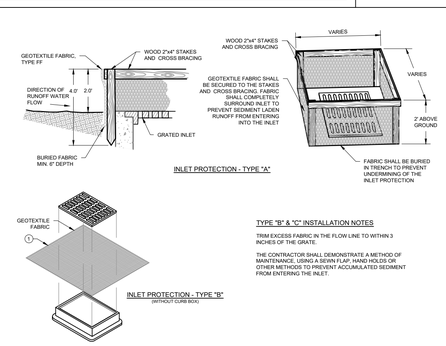
STRAW WATTLE



SCALE: NTS

SANITARY RISER #1

DETAIL: SAN - 3	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN



NOTES:

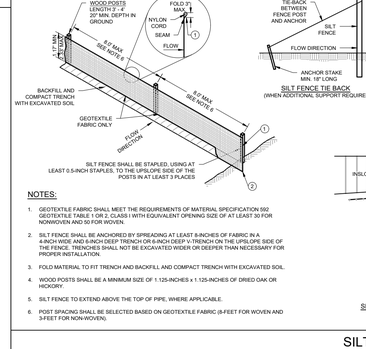
1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION



SILT FENCE

CONSTRUCTION SEQUENCE:

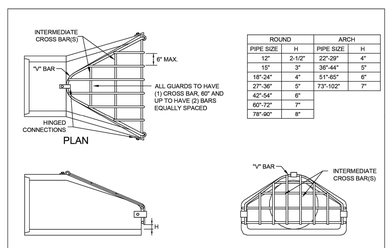
PHASE I

1. INSTALL TRACKING PAD AND SILT FENCE. CONTINUOUS INSPECTION OF EROSION CONTROL MEASURES THROUGHOUT THE PROJECT. THE GRADING CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
2. BEGIN TREE REMOVAL. STRIP TOPSOIL AND VERIFY DEPTH OF SEDIMENT IN STORMWATER POND 2. REMOVED SEDIMENT FROM POND TO MATCH STORM WATER MANAGEMENT PLAN PREPARED BY GREENGARD, INC.
3. ROUGH GRADE ROAD CENTERLINE TO SUBGRADE. BEGIN ROUGH GRADING OF LOTS.
4. INSTALL UTILITIES AND CONTINUE LOT GRADING.
5. FINISH GRADE ROAD AND COORDINATE THE ELECTRIC, GAS, CABLE TV AND TELEPHONE CROSSINGS.
6. ONCE LOTS ARE TO SUBGRADE, INSTALL ELECTRIC TRANSFORMERS.
7. PLACE AGGREGATE BASE COURSE ON ROADS.
8. INSTALL CURB & GUTTER.
9. PAVE ROADS.
10. RESPREAD TOPSOIL, SEED, FERTILIZE AND STABILIZE ALL DISTURBED AREAS. REMOVE FILTER FABRIC FROM POND OUTLET CONTROL STRUCTURE AND VERIFY THAT POND WET POOL VOLUME MEETS ORIGINAL DESIGN. MAINTAIN EROSION CONTROL MEASURES UNTIL THE SITE IS 80% REVEGETATED. UPON RECEIVING APPROVAL FROM THE VILLAGE OF PLEASANT PRAIRIE AND KENOSHA COUNTY, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES. RESTORE ANY DISTURBED AREAS DUE TO EROSION CONTROL MEASURE REMOVAL.

ESTIMATED START DATE: APRIL 2020
ESTIMATED COMPLETION DATE: AUGUST 2020
ESTIMATED DISTURBED AREA: 7.79 ACRES

GRADING & EROSION CONTROL NOTES:

A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE AND KENOSHA COUNTY, WISCONSIN DNR AND THE WISCONSIN DNR TECHNICAL STANDARDS.
B. ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4" THICK), SEEDED AND MULCHED. AREAS SO DESIGNATED SHALL BE TOPSOILED (4" THICK), SEEDED AND STABILIZED WITH EROSION MAT (WISDOT CLASS 1, TYPE B) PER WISCONSIN DNR TECHNICAL STANDARD 1052. SEPTEMBER 15TH IS THE DEADLINE FOR PERMANENT SEED. ANY AREAS EXPOSED AFTER SEPTEMBER 15TH AND BEFORE OCTOBER 15TH SHALL BE TEMPORARY SEEDED WITH WINTER WHEAT AT THE RATE OF 3 LBS/1000 S.F. THIS TEMPORARY COVER SHALL BE FERTILIZED AT SAME RATE & MIXTURE AS PERMANENT SEED. ANY DISTURBED AREAS NOT STABILIZED BY OCTOBER 15TH SHOULD BE STABILIZED BY PLACING TOPSOIL, SEED AND TYPE A SOIL STABILIZER BY NOVEMBER 15TH. THE APPROVED SOIL STABILIZERS ARE IDENTIFIED IN THE WISCONSIN DOT PAL LIST. THE PLACEMENT OF THE SOIL STABILIZER SHALL MEET THE REQUIREMENTS IN THE PAL LIST AND PER WISCONSIN DNR TECHNICAL STANDARD 1050.
C. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SPOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
D. TREES SHALL ONLY BE REMOVED TO COMPLETE THE INTERIM GRADING AS SHOWN. NO OTHER TREES SHALL BE REMOVED. COORDINATE TREE REMOVAL WITH THE OWNER PRIOR TO ANY TREE REMOVAL WORK.
E. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE OVER THE TRACKING PAD FROM MAIN STREET (C.T.H. F). THE TRACKING PAD IS PER WISCONSIN DNR TECHNICAL STANDARD 1057. ALL PRIVATE AND PUBLIC STREETS ARE TO BE KEPT CLEAN AT ALL TIMES. NO CONSTRUCTION ACCESS FROM ANY OTHER PUBLIC ROADS.
F. THE PERMANENT SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
G. FERTILIZE SOIL WITH 10 LBS/1000 SQ. FT. OF 20-0-10 FERTILIZER.
H. ANY DEWATERING THAT MAYBE REQUIRED DUE TO CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG ON THE UPSLOPE SIDE OF THE SILT FENCE. THE GEOTEXTILE BAG SHOULD BE PLACED IN A LOCATION THAT ALLOWS THE DISCHARGED WATER TO FLOW OVER A VEGETATIVE COVER. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1061.
I. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE TO PREVENT RUNOFF OF MATERIAL.
J. DUST CONTROL SHOULD BE ADDRESSED PER WISCONSIN DNR TECHNICAL STANDARD 1068. AT A MINIMUM USE WATER. USE POLYMERS, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.
K. CONCRETE TRUCKS, IF NEEDED, ARE TO BE WASHED OUT IN PAVEMENT SUB-BASE AREAS.



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

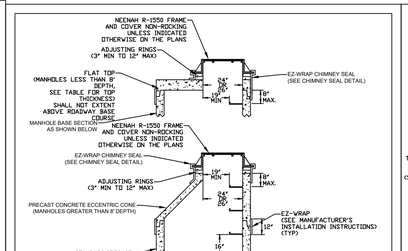
	PIPE SIZE	BOLT DIA.	BAR DIA.
ROUND	12"-24"	5/8"	3/4"
	27"-48"	3/4"	1"
	54"-90"	1"	1-1/4"
ARCH	22"-29"	5/8"	3/4"
	36"-59"	3/4"	1"
	65"-88"	1"	1-1/4"
ELIPTICAL	14"-23"	5/8"	3/4"
	19"-30"	5/8"	3/4"
	24"-38"	3/4"	3/4"
	29"-45"	3/4"	3/4"
	34"-53"	3/4"	3/4"
	38"-60"	3/4"	3/4"
	43"-68"	1"	1"
	48"-76"	1"	1"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

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

SCALE: NTS

STANDARD ENDWALL GRATE — DETAIL: STM - 5

DATE: 12-17-18	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN



NOTE:
REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.

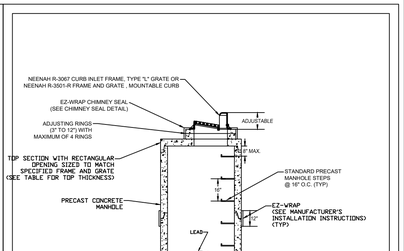
STRUCTURE DIAMETER	MIN WALL THICKNESS	MIN BASS AND TOP THICKNESS
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

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

SCALE: NTS

STANDARD STORM MANHOLE

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



NOTE:
REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.

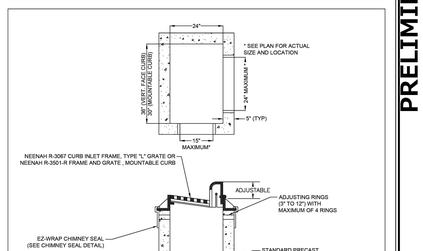
STRUCTURE DIAMETER	MIN WALL THICKNESS	MIN BASS AND TOP THICKNESS
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8' AND GREATER	9"	8"

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

SCALE: NTS

STANDARD STORM MANHOLE WITH CURB INLET

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



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

SCALE: NTS

PRECAST RECTANGULAR CATCH BASIN — DETAIL: STM - 3

DATE: 12-17-18	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

PRELIMINARY

CONSTRUCTION DETAILS

DRAFTED: MWR DESIGNED: MWR REVIEWED: AJ

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
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WISCONSIN OFFICE: 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN
PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB NO.: 1355.00B
PEG PM: JJ
START DATE: 02/16/26
SCALE: N/A

SHEET 700

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Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\600 CONSTRUCTION DETAILS.DWG

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UTILITY NOTES

UTILITY NOTES:

1. GENERAL
   - A. ALL WORK SHALL CONFORM TO THE VILLAGE OF PLEASANT PRAIRIE TECHNICAL SPECIFICATIONS, DATED 2019, AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
   - B. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR ANY REMOVAL OR RELOCATIONS OF EXISTING SERVICES.
   - C. ALL UTILITY WORK SHALL BE COORDINATED WITH THE GRADING CONTRACTOR. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING THE EXCESS SPOIL MATERIAL FROM THE TRENCH UNLESS OTHERWISE COORDINATED WITH THE GRADING CONTRACTOR.
   - D. ALL BEDDING AND COVER MATERIAL AND BACKFILL SHALL MEET THE VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS. GRANULAR BACKFILL SHALL BE USED IN ALL PAVED AND CONCRETE AREAS AND WITHIN FIVE FEET OF SAID AREAS. SPOIL BACKFILL SHALL BE USED IN GRASS AREAS.
   - E. CONTRACTOR TO PROVIDE FLAGMAN AND SIGNAGE FOR WORK IN THE CTH F RIGHT-OF-WAY. SIGNAGE SHALL MEET THE CURRENT MUTCD. THE ROAD SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
2. SANITARY SEWER
   - A. THE SANITARY SEWER PIPE AND SANITARY LATERALS SHALL BE PVC ASTM D3034 SDR 35. ELASTOMERIC JOINTS SHALL BE A BELL AND SPIGOT JOINT CONFORMING TO ASTM D3212 SEALED BY A RUBBER GASKET CONFORMING TO ASTM F477.
   - B. ALL SANITARY SEWER MANHOLES SHALL BE PRECAST MEETING THE VILLAGE MANHOLE DETAIL AND SPECIFICATIONS.
   - C. MARK THE END OF THE LATERALS WITH A WOODEN 2"X4" BOARD EXTENDING FROM THE INVERT OF THE LATERAL TO TWO FEET ABOVE GROUND LEVEL.
   - D. CONTRACTOR SHALL CLEAN AND TELEVISE THE ENTIRE SANITARY SEWER SYSTEM.
3. WATER MAIN
   - A. WATER MAIN PIPE SHALL BE PVC AWWA C-900 CLASS 150 (DR18). JOINTS SHALL BE MADE BY THE USE OF ELASTOMERIC SEAL CONFORMING TO ASTM D3139.
   - B. WATER LATERALS SHALL BE 1-1/2" HDPE CONFORMING TO AWWA C901 AND PE 3608. IT SHALL HAVE A RATED WORKING PRESSURE OF 200 PSI. STAINLESS TELL INSERTS SHALL BE PROVIDED AT COMPRESSION JOINTS.
   - C. ALL VALVES AND HYDRANTS SHALL MEET THE VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS.
   - D. MARK THE END OF THE LATERALS WITH A WOODEN 2"X4" BOARD EXTENDING FROM THE INVERT OF THE LATERAL TO TWO FEET ABOVE GROUND LEVEL.
4. STORM SEWER
   - A. THE STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C76 (CIRCULAR PIPE) AND ASTM C507 (ELLIPTICAL PIPE) WITH THE CLASS NOTED ON THE PLANS. ALL REINFORCED CONCRETE PIPE AND FITTINGS SHALL BE PROVIDED WITH JOINTS AND GASKETS WITH MEET ASTM C443. JOINTS SHALL BE SEALED WITH RUBBER GASKETS HAVING CONTINUOUS O-RING CROSS SECTION. JOINTS FOR ELLIPTICAL PIPE SHALL BE SEALED WITH AN APPLICATION OF A TROWELABLE BITUMASTIC JOINT SEALANT ON THE INSIDE OF THE JOINT.
   - B. ALL CATCH BASINS, MANHOLES AND MANHOLE INLETS SHALL BE PRECAST, REINFORCED CONCRETE. CATCH BASINS SHALL BE 24"X36' BOX. MANHOLES SHALL BE 48-INCH MINIMUM INSIDE DIAMETER, COMPLETE WITH BASE AND ECCENTRIC TOP SECTION.
   - C. CATCH BASIN AND MANHOLE INLET FRAME AND GRATES IN THE CURB LINE SHALL BE NEENAH R-3501-R. MANHOLES FRAMES AND LIDS SHALL BE NEENAH R-1580 TYPE B. FIELD INLET SHALL BE NEENAH R-2560-E1.
   - D. UTILITY CONTRACTOR SHALL INSTALL INLET PROTECTION ON THE CATCH BASINS AND MANHOLE INLETS AS NOTED ON THE PLANS. THE PROTECTION SHALL BE REMOVED AND DISPOSED OF BY THE UTILITY CONTRACTOR UPON THE SITE BEING SUFFICIENTLY STABILIZED AND BY THE DIRECTION OF THE OWNER.

NOTES

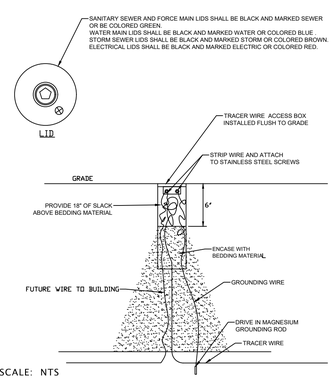
1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF PLEASANT PRAIRIE AND KENOSHA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PEG. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

NOTES

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.

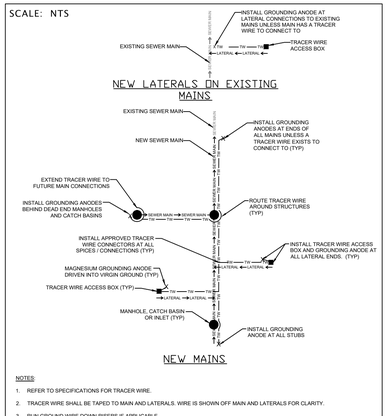


SCALE: NTS

TRACER WIRE ACCESS BOX

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

SCALE: NTS



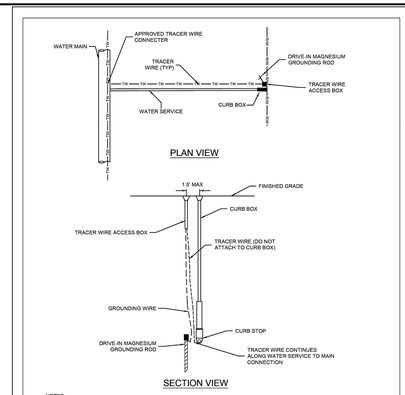
NOTES:

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

SCALE: NTS

TRACER WIRE INSTALLATION ON SANITARY & STORM SEWERS

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



NOTES:

1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE CURB STOP.

TRACER WIRE INSTALLATION ON WATER SERVICE	DETAIL: TW - 5
DATE: 12-17-18	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

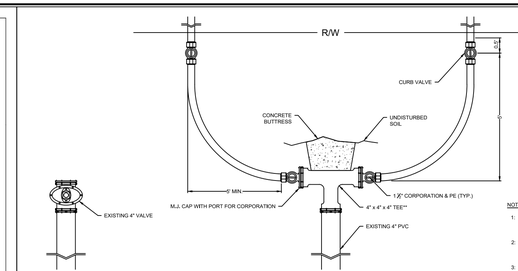


FIGURE NO. 1

FIGURE NO. 2

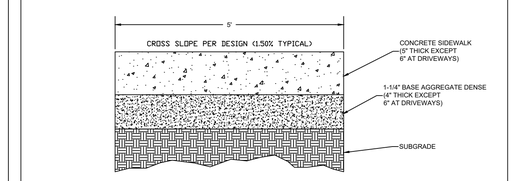
NOTE:

1. REMOVE EXISTING VALVE ASSEMBLY (FIGURE NO. 1) ON EXISTING 4" PVC AND REPLACE WITH NEW SERVICE ASSEMBLY (FIGURE NO. 2).
2. EXISTING 4" VALVES TO BE REMOVED, SALVAGED & DELIVERED TO VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT.
3. REFER TO VILLAGE STANDARD SPECIFICATIONS.

** NOTE:

FOR SINGLE 1" X 1" WATER SERVICE TIEING INTO AN EXISTING WATER LATERAL, ELIMINATE 4" x 4" x 4" TEE. INSTALL 1" CORPORATION & PE, THEN 1 1/2" CURB VALVE AS SHOWN.

4" x 1 1/2" x 1 1/2" WATER SERVICE DETAIL (TYP.)



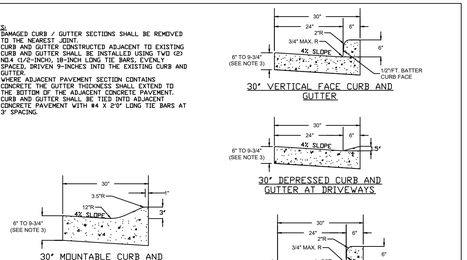
SCALE: NTS

STANDARD CONCRETE SIDEWALK DETAIL

DETAIL: RD - 10	VILLAGE OF PLEASANT PRAIRIE
DATE: 1-23-20	KENOSHA COUNTY, WISCONSIN

NOTES:

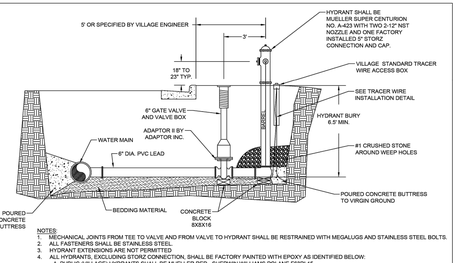
1. DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
2. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. WHERE ADJACENT PAVEMENT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



SCALE: NTS

STANDARD CURB & GUTTER DETAILS

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



NOTES:

1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. HYDRANT EXTENSIONS ARE NOT PERMITTED.
4. ALL HYDRANTS, EXCLUDING STORZ CONNECTION, SHALL BE FACTORY PAINTED WITH EPOXY AS IDENTIFIED BELOW:
   - A. PUBLIC (VILLAGE) HYDRANTS SHALL BE MUELLER RED - SHERWIN WILLIAMS POLANE F63RL15
   - B. PRIVATE HYDRANTS ON VILLAGE SYSTEM PRESSURE SHALL BE CAUTION BLUE - SHERWIN WILLIAMS POLANE F63RXL9667
   - C. PRIVATE PRESSURIED HYDRANTS ON FIRE LOOPS SHALL BE MUELLER YELLOW - SHERWIN WILLIAMS POLANE F83YL14
5. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION

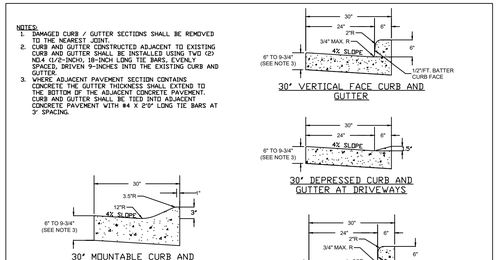
SCALE: NTS

STANDARD HYDRANT ASSEMBLY — DETAIL: W - 1

DATE: 8-19-19	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

NOTES:

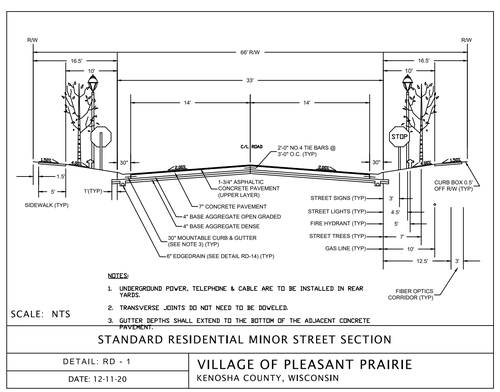
1. DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
2. CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. WHERE ADJACENT PAVEMENT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



SCALE: NTS

STANDARD CURB & GUTTER DETAILS

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



NOTES:

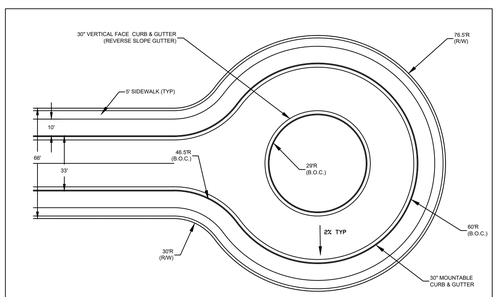
1. UNDERGROUND POWER, TELEPHONE & CABLE ARE TO BE INSTALLED IN REAR YARDS.
2. TRANSVERSE JOINTS DO NOT NEED TO BE DOWELED.
3. GUTTER DEPTHS SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

SCALE: NTS

STANDARD RESIDENTIAL MINOR STREET SECTION

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

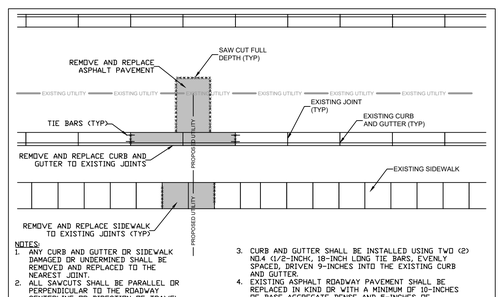
FOR 100TH PLACE AND 47TH AVENUE. FOR SAGEWOOD CIRCLE, EXTEND AT EXISTING WITH WHICH IS 37' FROM BACK OF CURB TO BACK OF CURB



SCALE: NTS

STANDARD RESIDENTIAL CUL-DE-SAC DETAIL

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



NOTES:

1. ANY CURB AND GUTTER OR SIDEWALK DAMAGED OR UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
2. ALL SAWCUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE ROADWAY CENTERLINE OR DIRECTION OF TRAVEL. DAMAGED JOINTS AND UNDERMINED PAVEMENTS SHALL BE RE-SAWCUT AND THE DAMAGED/UNDERMINED MATERIAL REMOVED AND REPLACED.
3. CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
4. EXISTING ASPHALT ROADWAY PAVEMENT SHALL BE REPLACED IN KIND OR WITH A MINIMUM OF 10-INCHES OF BASE AGGREGATE DENSE AND 5-INCHES OF ASPHALTIC CONCRETE PAVEMENT (3-INCH LOWER LAYER; 2-INCH UPPER LAYER), WHICHEVER IS GREATER.
5. REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

UTILITY PATCH DETAIL (ASPHALT ROADWAYS)

DETAIL: RD - 16	VILLAGE OF PLEASANT PRAIRIE
DATE: 12-17-18	KENOSHA COUNTY, WISCONSIN

PRELIMINARY
CONSTRUCTION DETAILS
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DESIGNED: MWR
DRAFTED: MWR
REVIEWED: JLJ

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

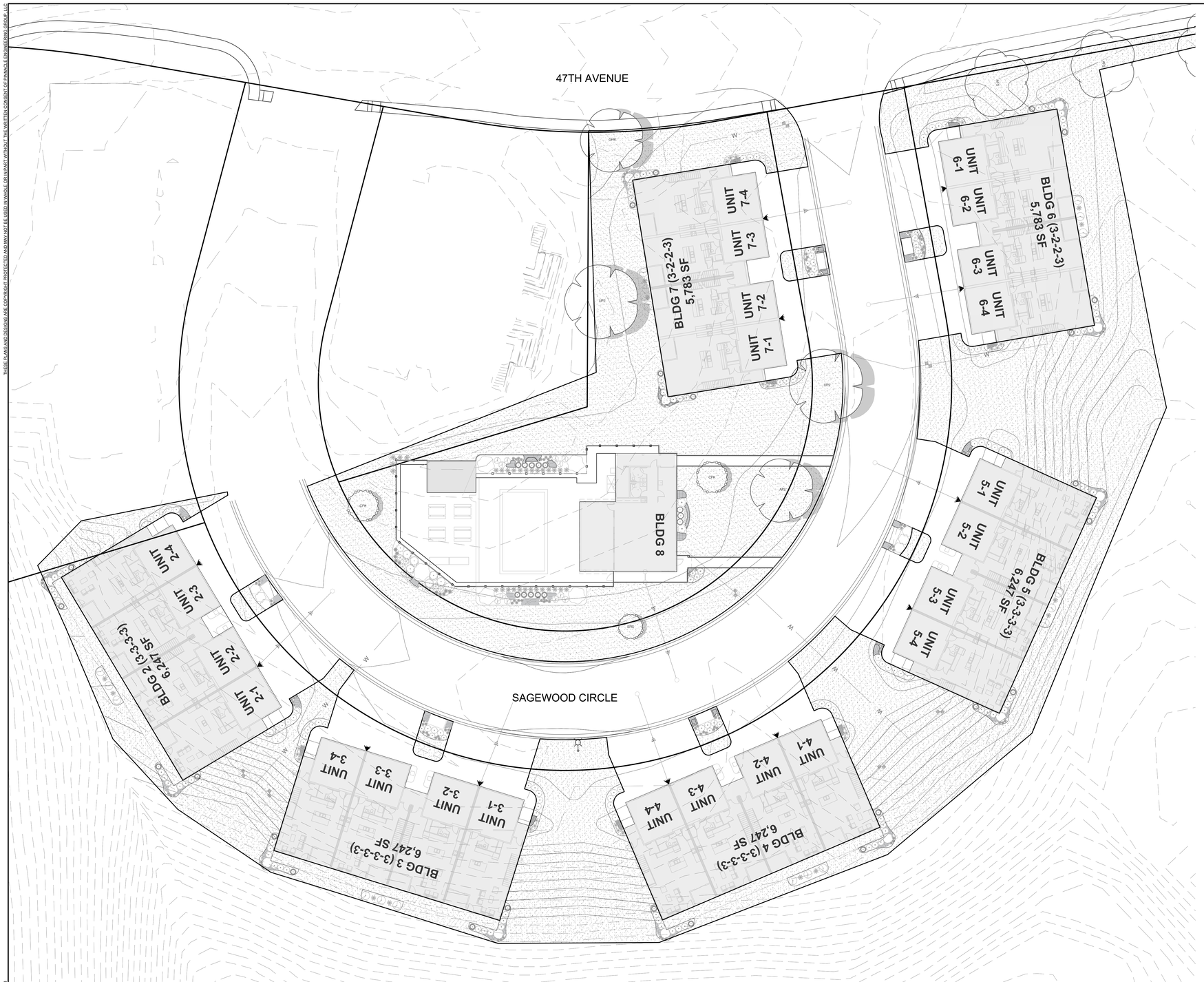
REVISIONS

PEG JOB No. 1355.00B
PEG PM JLJ
START DATE 02/16/26
SCALE N / A

SHEET 701

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AFS	4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	50' T x 35' W
GHK	1	Gymnocladus dioica 'McKBranched'	Decaf Kentucky Coffee Tree	2.5" Cal.	50' T x 40' W
UP2	2	Ulmus x 'Morton Glossy'	Triumph Elm	2.5" Cal.	55' T x 40' W
ORNAMENTAL TREES					
CFK	2	Carpinus caroliniana 'JN Strain'	Fire King Musclewood	1.5" Cal.	20' T x 20' W
SRS	1	Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac	1.5" Cal.	17' T x 12' W
SHRUBS					
CS4	52	Cornus sanguinea 'Anny's Winter Orange'	Anny's Winter Orange Dogwood	24" Ht.	4' T x 4' W
DLR	2	Diervilla x 'G2X88544'	Kodiak Orange Diervilla	24" Ht.	4' T x 4' W
HBO	12	Hydrangea paniculata `Bobo`	Bobo Hydrangea	18" Ht.	3` T x 4` W
PCA	18	Philadelphus coronarius `Aureus`	Golden Mockorange	24" Ht.	6' T x 5' W
SVS	5	Syringa vulgaris 'Sensation'	Sensation Lilac	36" Ht.	11` T x 8` W
SO3	75	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac	24" Ht.	4' T x 3' W
SB4	20	Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac	24" Ht.	4' T x 3' W
WS2	6	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.	5' T x 5' W
EVERGREEN SHRUBS					
JT	18	Juniperus chinensis 'Trautman'	Trautman Juniper	4` Ht.	12' T x 4' W
JB2	21	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	24" W	1' T x 4' W
PC	2	Pinus cembra 'Chalet'	Chalet Swiss Stone Pine	24" Ht.	8' T x 4' W
PMP	4	Pinus mugo pumilio	Dwarf Mugo Pine	24" Ht.	4` T x 5` W
PB3	34	Pinus strobus 'Blue Shag'	Blue Shag White Pine	18" Ht.	4' T x 3' W
TG	3	Taxus x media 'SMNTHDB'	Stonehenge Dark Druid® Yew	18" Ht.	3' T x 3' W
TH3	10	Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	18" W	3` T x 3` W
ORNAMENTAL GRASSES					
AB	43	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
CO2	10	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.	2' T x 2' W
HA2	5	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal.	18" T x 18" W
ML	138	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.	24" T x 15" W
PP	24	Panicum virgatum `Prairie Sky`	Prairie Sky Switch Grass	1 gal.	4' T x 3' W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
AT3	28	Allium x `Millenium`	Millenium Ornamental Onion	4.5" Cont.	10" o.c.	15" T x 12" W
CC4	108	Coreopsis grandiflora 'Sunburst'	Sunburst Tickseed	4.5" Cont.	15" o.c.	12" T x 18" W
DW	6	Dianthus gratianopolitanus 'Firewitch'	Firewitch Cheddar Pink	4.5" Cont.	12" o.c.	6" T x 12" W
ES	24	Echinacea x `Sundown`	Sundown Purple Coneflower	4.5" Cont.	23" o.c.	36" T x 28" W
EL2	12	Echinacea x 'Balsomemyim' TM	Sombrero Lemon Yellow Improved Coneflower	4.5" cont.	24" o.c.	28" T x 28" W
GA2	26	Gaillardia aristata 'Arizona Sun'	Arizona Sun Blanket Flower	4.5" Cont.	14" o.c.	12" T X 14" W
HRT	28	Helenium a `Ruby Tuesday`	Ruby Tuesday Helen`s Flower	4.5" Cont.	15" o.c.	24" T x 18" W
HF	14	Heuchera x 'Fire Chief'	Fire Chief Coral Bells	4.5" Cont.	12" o.c.	12" T x 15" W
HSG	10	Hosta x `Stained Glass`	Stained Glas Hosta	4.5" Cont.	22" o.c.	18" T x 28" W
LS	56	Leucanthemum x superbum `Snowcap`	Snowcap Shasta Daisy	4.5" Cont.	10" o.c.	18" T x 12" W
NX	3	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	4.5" Cont.	25" o.c.	18" T x 30" W
SR	20	Solidago rugosa 'Fireworks'	Fireworks Wrinkleleaf Goldenrod	4.5" Cont.	18" o.c.	36" T x 22" W
SX	38	Solidago x 'Dansolitem'	Little Lemon Goldenrod	4.5" Cont.	15" o.c.	15" T x 18" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TURF				
	53,550 sf	Turf	Drought Tolerant Fescue Blend	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PRELIMINARY

LANDSCAPE OVERVIEW & TREE PLAN

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DRAFTED: SAT
DESIGNED: SAT
REVIEWED: DJB

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE · NATIONWIDE

THE LOFTS AT VILLAGE GREEN

PLEASANT PRAIRIE, WI

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

PEG JOB No. 1355.00B
PEG PM JJ
START DATE 02/16/26
SCALE 1" = 20'

SHEET
L-1
L-3

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Z:\PROJECTS\2018\1355.00B-WI\CAD\SHEETS\1355.00B LANDSCAPE PLAN PHASE 1.DWG

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PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.
GA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2.5" Cal.
GHK	Gymnocladus dioica 'McKBranched'	Decaf Kentucky Coffee Tree	2.5" Cal.
UP2	Ulmus x 'Morton Glossy'	Triumph Elm	2.5" Cal.
ORNAMENTAL TREES			
ASF	Amelanchier laevis 'JFS-arb'	Spring Flurry Serviceberry	1.5" Cal.
CFK	Carpinus caroliniana 'JN Strain'	Fire King Musclewood	1.5" Cal.
SRS	Syringa reticulata 'Summer Storm'	Summer Storm Tree Lilac	1.5" Cal.
SHRUBS			
CS4	Cornus sanguinea 'Anny's Winter Orange'	Anny's Winter Orange Dogwood	24" Ht.
DLR	Diervilla x 'G2X88544'	Kodiak Orange Diervilla	24" Ht.
HBO	Hydrangea paniculata ` Bobo`	Bobo Hydrangea	18" Ht.
PCA	Philadelphus coronarius `Aureus`	Golden Mockorange	24" Ht.
SVS	Syringa vulgaris 'Sensation'	Sensation Lilac	36" Ht.
SO3	Syringa x 'SMNJRPI'	Bloomerang Dwarf Pink Lilac	24" Ht.
SB4	Syringa x 'SMSJBP7'	Bloomerang Dwarf Purple Lilac	24" Ht.
WS2	Weigela florida 'Bokrasopin'	Sonic Bloom® Pink Weigela	24" Ht.
EVERGREEN SHRUBS			
JT	Juniperus chinensis 'Trautman'	Trautman Juniper	4` Ht.
JB2	Juniperus horizontalis 'Blue Forest'	Blue Forest Creeping Juniper	24" W
PC	Pinus cembra 'Chalet'	Chalet Swiss Stone Pine	24" Ht.
PMP	Pinus mugo pumilio	Dwarf Mugo Pine	24" Ht.
PB3	Pinus strobus 'Blue Shag'	Blue Shag White Pine	18" Ht.
TG	Taxus x media 'SMNTHDB'	Stonehenge Dark Druid® Yew	18" Ht.
TH3	Thuja occidentalis ` Hetz Midget`	Hetz Midget Arborvitae	18" W
ORNAMENTAL GRASSES			
AB	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.
CO2	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.
HA2	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal.
ML	Miscanthus sinensis 'Little Kitten'	Little Kitten Eulalia Grass	1 gal.
PP	Panicum virgatum ` Prairie Sky`	Prairie Sky Switch Grass	1 gal.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PERENNIALS				
AT3	Allium x ` Millenium`	Millenium Ornamental Onion	4.5" Cont.	10" o.c.
CC4	Coreopsis grandiflora 'Sunburst'	Sunburst Tickseed	4.5" Cont.	15" o.c.
DW	Dianthus gratianopolitanus 'Firewitch'	Firewitch Cheddar Pink	4.5" Cont.	12" o.c.
ES	Echinacea x `Sundown`	Sundown Purple Coneflower	4.5" Cont.	23" o.c.
EL2	Echinacea x 'Balsomemyim' TM	Sombrero Lemon Yellow Improved Coneflower	4.5" cont.	24" o.c.
GA2	Gaillardia aristata 'Arizona Sun'	Arizona Sun Blanket Flower	4.5" Cont.	14" o.c.
HRT	Helenium a ` Ruby Tuesday`	Ruby Tuesday Helen`s Flower	4.5" Cont.	15" o.c.
HF	Heuchera x 'Fire Chief'	Fire Chief Coral Bells	4.5" Cont.	12" o.c.
HSG	Hosta x `Stained Glass`	Stained Glas Hosta	4.5" Cont.	22" o.c.
LS	Leucanthemum x superbum `Snowcap`	Snowcap Shasta Daisy	4.5" Cont.	10" o.c.
NX	Nepeta x faassenii 'Cat's Meow'	Cat's Meow Catmint	4.5" Cont.	25" o.c.
SR	Solidago rugosa 'Fireworks'	Fireworks Wrinkleleaf Goldenrod	4.5" Cont.	18" o.c.
SX	Solidago x 'Dansolitlem'	Little Lemon Goldenrod	4.5" Cont.	15" o.c.

SYMBOL	BOTANICAL NAME	COMMON NAME
TURF		
	Turf	Drought Tolerant Fescue Blend

BLDG 7 (3-2-2-3) 5,783 SF — UNIT 7-1, UNIT 7-2, UNIT 7-3, UNIT 7-4

BLDG 6 (3-2-2-3) 5,783 SF — UNIT 6-1, UNIT 6-2, UNIT 6-3, UNIT 6-4

BLDG 8

BLDG 5 (3-3-3-3) 6,247 SF — UNIT 5-1, UNIT 5-2, UNIT 5-3, UNIT 5-4

BLDG 4 (3-3-3-3) 6,247 SF — UNIT 4-1, UNIT 4-2, UNIT 4-3, UNIT 4-4

BLDG 3 (3-3-3-3) 6,247 SF — UNIT 3-1, UNIT 3-2, UNIT 3-3, UNIT 3-4

BLDG 2 (3-3-3-3) 6,247 SF — UNIT 2-1, UNIT 2-2, UNIT 2-3, UNIT 2-4

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PRELIMINARY

LANDSCAPE SHRUB & PERENNIAL PLAN

DRAWN: SAT DESIGNED: SAT REVIEWED: DJB

PLAN | DESIGN | DELIVER
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SHEET L-2 L-3

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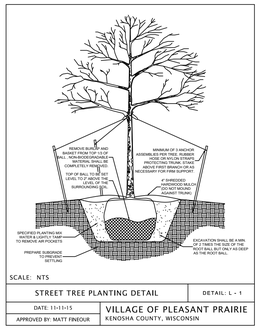
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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

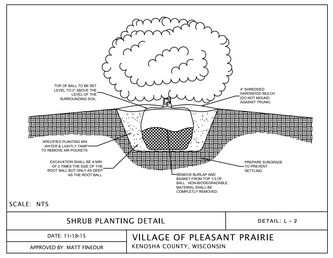
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



SCALE: NTS

STREET TREE PLANTING DETAIL	DETAIL: L - 1
DATE: 11-11-15	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

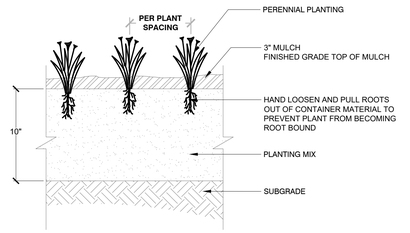
1 PLEASANT PRAIRIE TREE DETAIL
1/2" = 1'-0" P-PL-STR-01



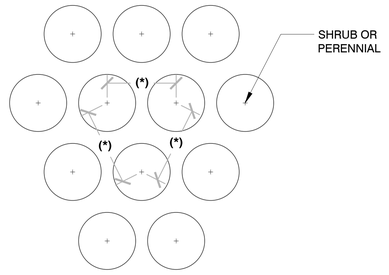
SCALE: NTS

SHRUB PLANTING DETAIL	DETAIL: L - 2
DATE: 11-10-15	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

2 PLEASANT PRAIRIE SHRUB DETAIL
1/2" = 1'-0" P-PL-SHR-01

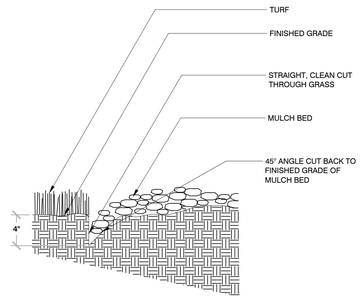


3 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

4 PLANT SPACING
3/4" = 1'-0" 3293-02



5 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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DRAFTED: SAT
DESIGNED: SAT
REVIEWED: DJB

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PLEASANT PRAIRIE, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS

PRG JOB No.: 1355.008
PRG PM: JLJ
START DATE: 02/16/26
SCALE: VARIES

SHEET L-3

L-3

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THE LOFTS AT VILLAGE GREEN

DOUGLAS KENT
Development



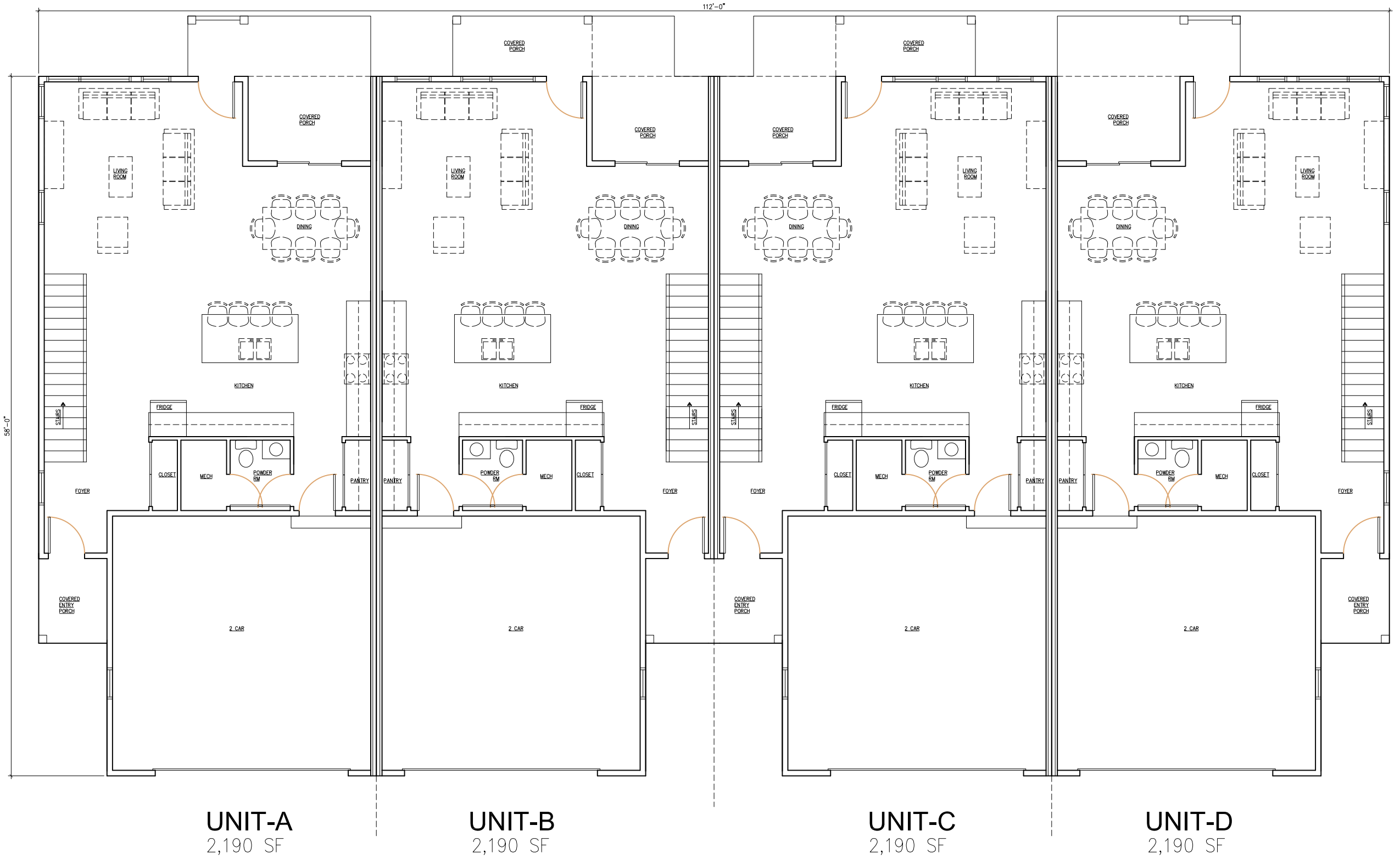
SITE PLAN
1"=40'-0"

SITE DATA:
OVERALL SITE AREA: 17.3 ACRES
EXISTING UNITS ON SAGEWOOD CIRCLE: 8 UNITS
PROPOSED 14 BUILDINGS(4 UNITS/BLDG) TOWNHOMES: 56 UNITS TOTAL
TOTAL NUMBER OF UNITS : 64 UNITS
UNITS PER ACRES: 3.6 UNITS
EACH UNIT WILL HAVE TWO CAR GARAGE
ON SITE PUBLIC PARKING:16 STALLS AND STREET PARKING

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DOUGLAS KENT DEVELOPMENT,LLC
2-16-2026

SAAB DESIGN
architectural services



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

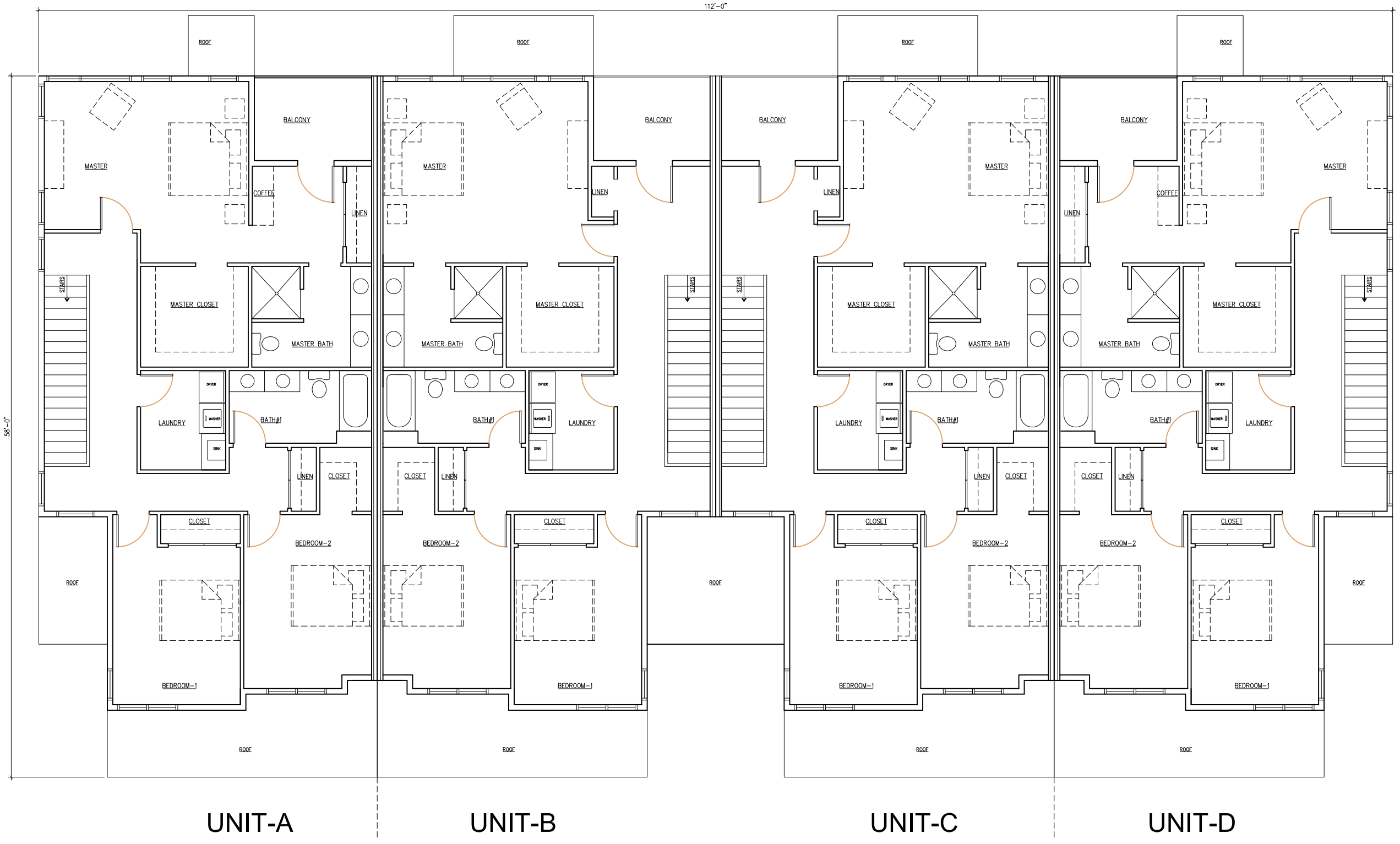
CONCEPT FIRST FLOOR PLAN

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10-29-2025

TOWN HOUSE LOFTS
@ VILLAGE GREEN
PLEASANT PRAIRIE, WI

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1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

CONCEPT SECOND FLOOR PLAN

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TOWN HOUSE LOFTS
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PLEASANT PRAIRIE, WI

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CONCEPT: FRONT ELEVATION @ CIRLE DRIVES

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TOWN HOUSE LOFTS
@ VILLAGE GREEN
PLEASANT PRAIRIE, WI

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CONCEPT -A: FRONT ELEVATION ALONG 47TH AVE. & REAR @ CIRCLE DRIVES

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10-29-2025

TOWN HOUSE LOFTS
@ VILLAGE GREEN
PLEASANT PRAIRIE, WI

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CONCEPT -B: FRONT ELEVATION ALONG 47TH AVE.

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TOWN HOUSE LOFTS
@ VILLAGE GREEN
PLEASANT PRAIRIE, WI

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LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

MATERIALS KEY LEGEND:

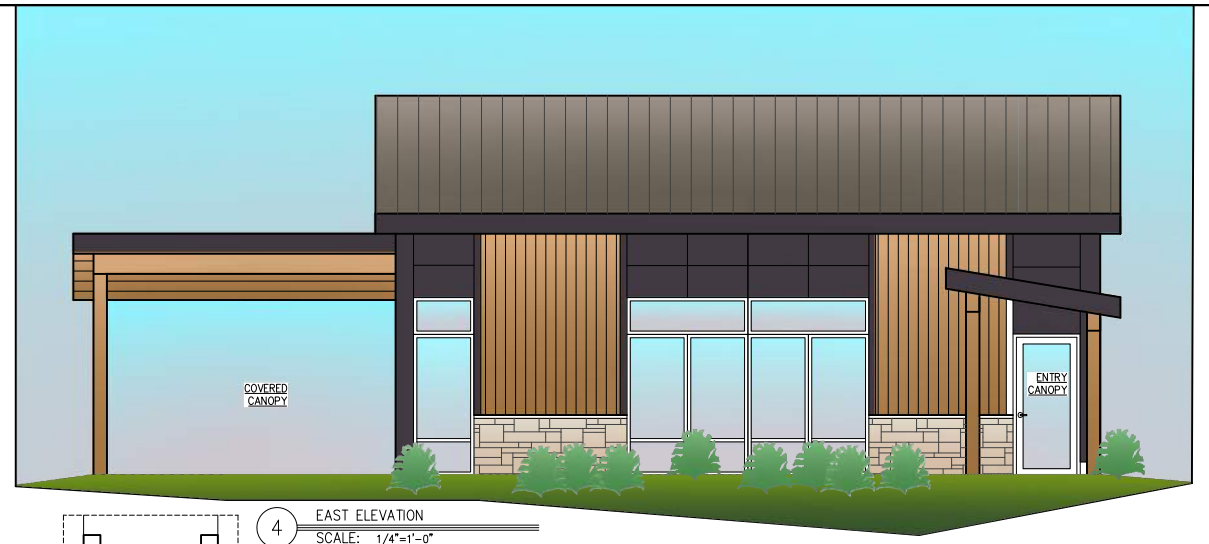
- LP SMART BOARD WITH 6" EXPOSURE VERTICAL OR HORIZONTAL
- LP SMART PANELS SIDING
- 2"THICK CLUTURED STONE VENEER
- ASPHALT SHINGLES

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SAAB DESIGN
architecture studios



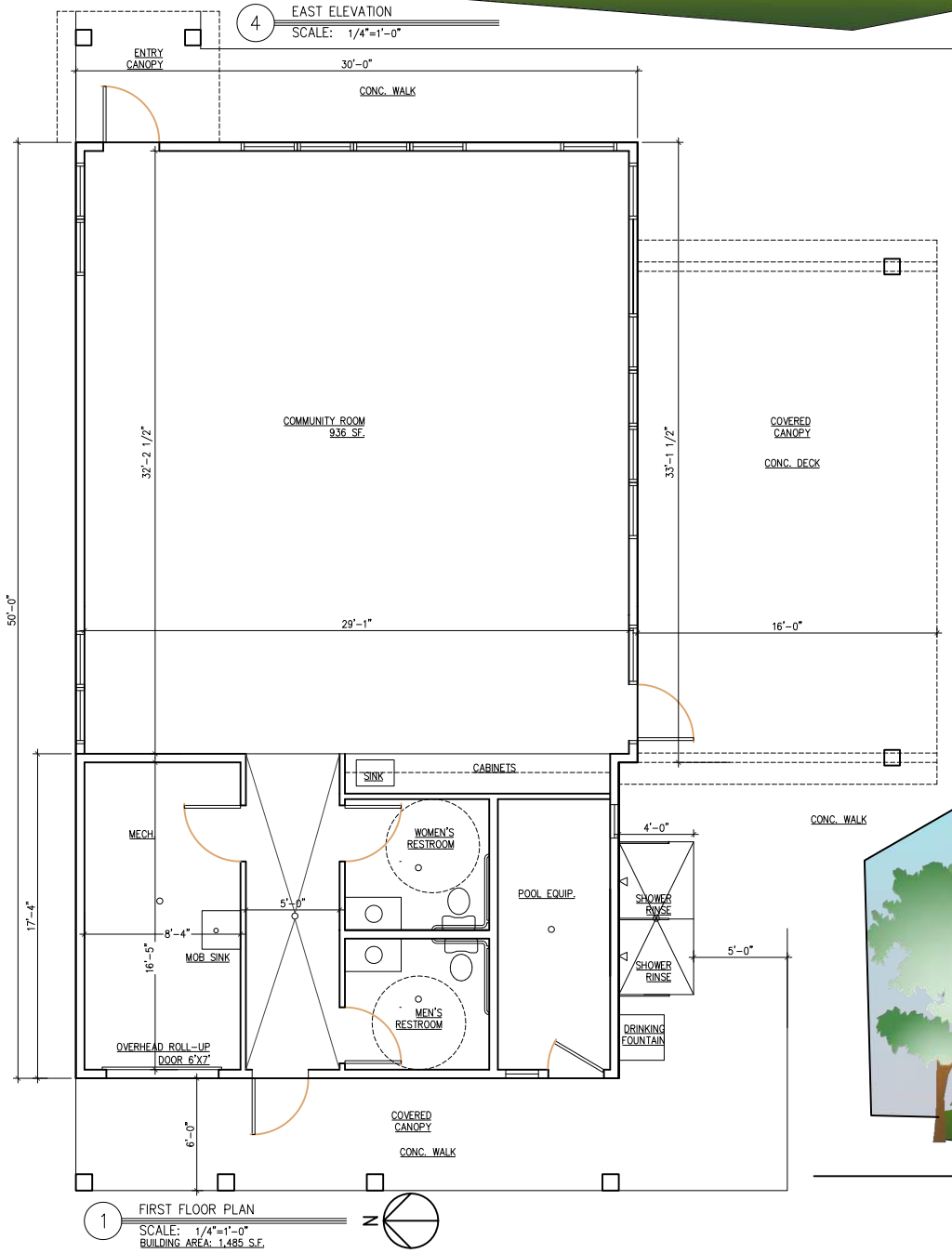
4 EAST ELEVATION
SCALE: 1/4"=1'-0"



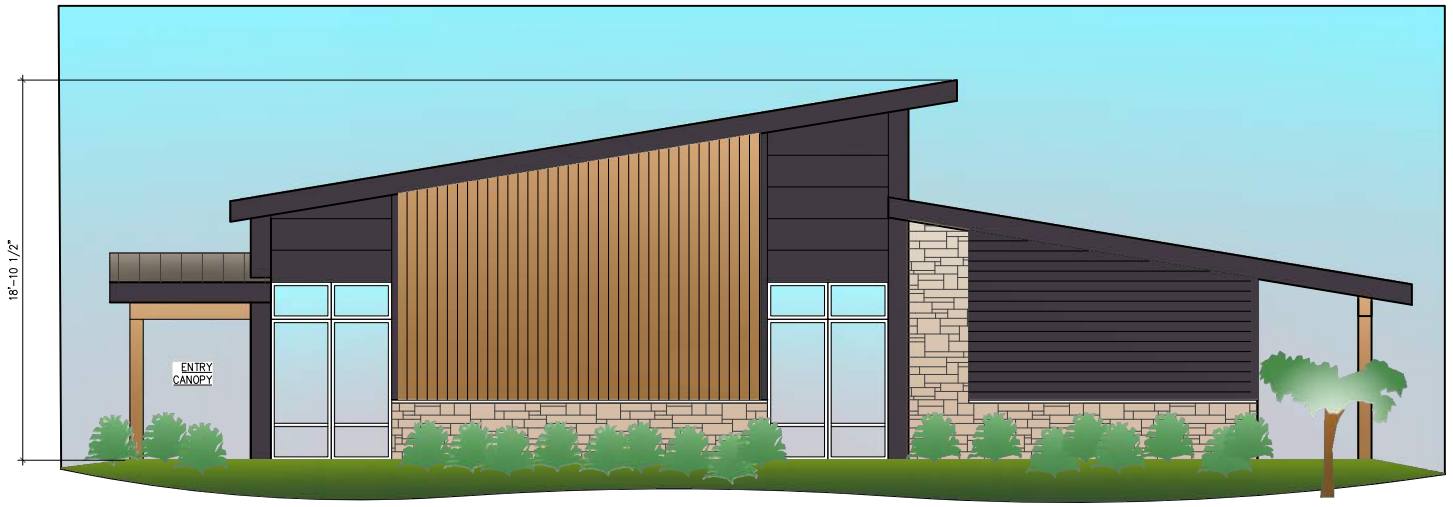
5 WEST ELEVATION
SCALE: 1/4"=1'-0"

MATERIALS KEY LEGEND:

- LP SMART BOARD WITH 6" EXPOSURE VERTICAL OR HORIZONTAL
- 2" THICK CLUTURED STONE VENEER
- LP SMART PANELS SIDING
- ASPHALT SHINGLES
- PREFINISHED STANDING SEAM METAL ROOFING WITH RIBS @ 16" O.C.



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
BUILDING AREA: 1,485 S.F.



3 REAR ELEVATION(NORTH)
SCALE: 1/4"=1'-0"



2 POOL ELEVATION(SOUTH)
SCALE: 1/4"=1'-0"

DOUGLAS KENT DEVELOPMENT,LLC
2-16-2026

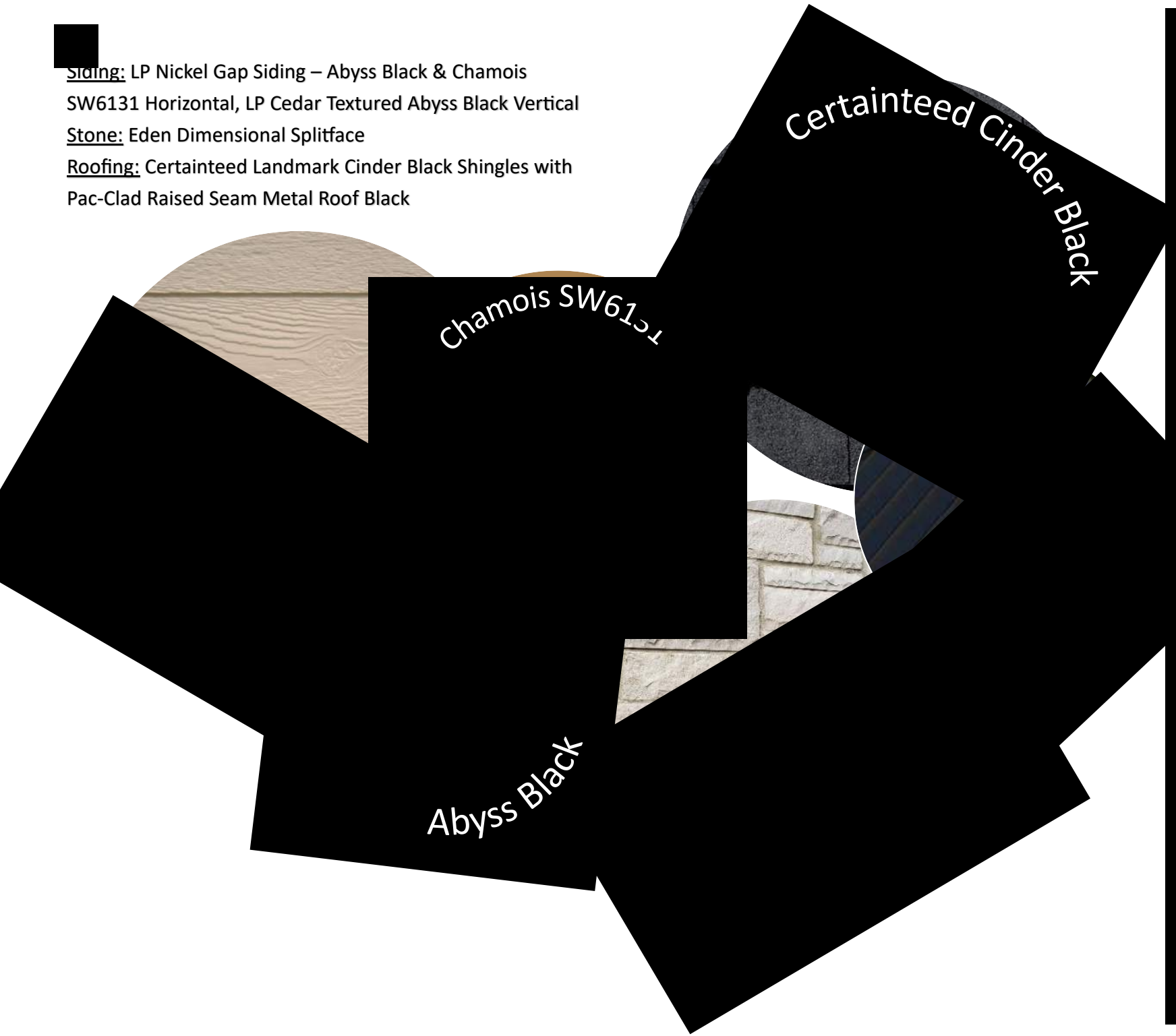
THE CLUBHOUSE
@ THE LOFTS
PLEASANT PRAIRIE, WI

SAAB DESIGN
architectural services

Siding: LP Nickel Gap Siding – Abyss Black & Chamois SW6131 Horizontal, LP Cedar Textured Abyss Black Vertical

Stone: Eden Dimensional Splitface

Roofing: Certainteed Landmark Cinder Black Shingles with Pac-Clad Raised Seam Metal Roof Black



THE LOFTS

Exterior Material Board

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Receive Plan Commission recommendation and consider approval of a Lot Line Adjustment for the property located at 3214 104th Street and property located at 3309 103rd Street.

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

SUMMARY:

See Village Staff Report.

STAFF RECOMMENDATION:

Plan Commission recommends that the Village Board approve the Lot Line Adjustment subject to the comments and conditions of the Village Staff Report.

Village Staff Report-Pegues .pdf

Pegues Survey.pdf

General Location Map 3214 104th St.pdf

VILLAGE STAFF REPORT OF MARCH 23, 2026

The applicant, John Pegues, the property owner of 3214 104th Street and the property owner, Kevin Brothers, owner of the property located at 3309 103rd Street are requesting a lot line adjustment.

John Pegues is purchasing 5 feet by 170 feet (700 square feet) strip of land along the north common property line with Kevin Brothers' property. The lot line adjustment will allow John Pegues to construct an addition to his house that meets the minimum rear setback of 25 feet.

John Pegues is also requesting approval of a Zoning Map Amendment to rezone the purchased property from the R-3, Urban Single-Residential District into the R-4, Urban Single Family Residential District to match the existing zoning of his property. The lot will continue to meet the minimum requirements of the R-3, Urban Single Family Residential District and the R-4, Urban Single Family Residential District.

The residential properties to the east and west are also zoned R-4, Urban Single Family Residential District and the land to the north will remain in the R-3, Urban Single Family Residential District

The proposed land division conforms with the Village Comprehensive Plan, with the minimum lot area and the lot frontage requirements of the R-4 Zoning District, and all requirements of the Land Division and Development Control Ordinance.

Village staff recommends approval, subject to the above comments and the following conditions.

1. The signature blocks for the Plan Commission Chairman, Village Clerk, and Village President shall be added on the Plat of Survey.
2. The petitioners shall record the proper transfer/deed documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit at the Kenosha County Register of Deeds Office within 30 days of final Village approval and providing a recorded copy to the Village. Upon receipt of the recording of the Lot Line Adjustment the Zoning Map Amendment will be executed and become effective.

DEV26-02-02

Plat Showing

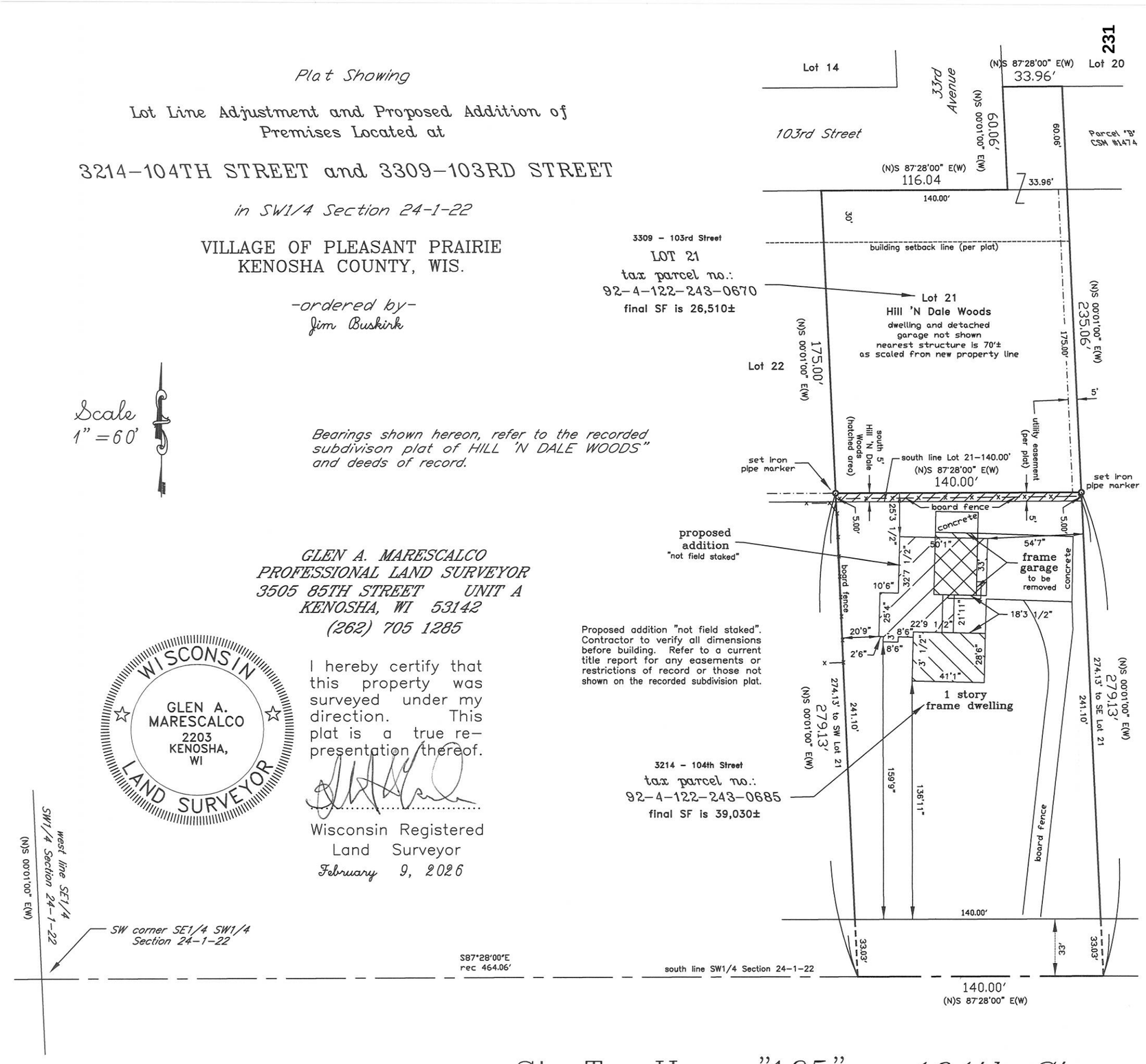
Lot Line Adjustment and Proposed Addition of Premises Located at

3214–104TH STREET and 3309–103RD STREET

in SW1/4 Section 24-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-ordered by-
Jim Buskirk



Scale
1" = 60'

Bearings shown hereon, refer to the recorded subdivison plat of HILL 'N DALE WOODS" and deeds of record.

Proposed addition "not field staked". Contractor to verify all dimensions before building. Refer to a current title report for any easements or restrictions of record or those not shown on the recorded subdivision plat.

GLEN A. MARESCALCO
PROFESSIONAL LAND SURVEYOR
3505 85TH STREET UNIT A
KENOSHA, WI 53142
(262) 705 1285

WISCONSIN
GLEN A. MARESCALCO
2203
KENOSHA, WI
LAND SURVEYOR

I hereby certify that this property was surveyed under my direction. This plat is a true representation thereof.

Wisconsin Registered
Land Surveyor
February 9, 2026

St. Tr. Hwy. "165" – *104th St.*

Parcel to be detached from tax parcel no.: 92-4-122-243-0670.....

Part of the Southwest Quarter of Section 24, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as follows:

The south 5.00 feet of LOT 21 of HILL 'N DALE WOODS, a plat of record and on file at the Kenosha County Register of Deeds Office on August 26th 1963, per Document No. 453563 and per Plat No. 3100.

NEW LEGAL DESCIPTION OF 92-4-122-243-0670
EXCLUDING ABOVE DETACHED PARCEL.....

Part of the Southwest Quarter of Section 24, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as follows:

LOT 21, EXCEPT the SOUTH 5.00 feet of HILL 'N DALE WOODS, a plat of reoced of record and on file at the Kenosha Country Land Registry on August 26th 1963, per Document No. 453563 and per Plat No. 3100; ASLO including the following;
Beginning at the northeast corner of said Lot 21; thence north parallel with the east line of said Lot 21, 60.06 feet and to the south line of LOT 20 in aforesaid HILL 'N DALE WOODS; thence west along and upon said south line, 33.96 feet and to the southwest corner thereof; which corner is on the east line of 33rd Avenue; thence south along and upon said east line, 60.06 feet and to the southeast corner of 33rd Avenue and 103rd Street; which corner is on the north line of the aforesaid Lot 21; thence east along and upon said north line, 33.96 feet and to the point of beginning.

New Legal Description of parcel no.: 92-4-122-243-0685
including add-on parcel.....

Part of the Southwest Quarter of Section 24, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as follows:

The south 5.00 feet of LOT 21 of HILL 'N DALE WOODS, a plat of record and on file at the Kenosha County Register of Deeds Office on August 26th 1963, per Document No. 453563 and per Plat No. 3100; ALSO including the following;
Beginning on the south line of said Quarter Section at a point 646.06 feet S87°28'00"E from the southwest corner of the Southeast Quarter of said Quarter Section; thence N0°01'00"W parallel to the west line of the Southeast Quarter of said Quarter section, 274.13 feet and to the southwest corner of Lot 21 in "HILL 'N DALE WOODS" a plat of record and on file at the Kenosha Country Register of Deeds Office on August 26th 1963, per Document No. 453563 and per Plat No. 3100; thence east along and upon the south line of said Lot 21, 140.00 feet and to the southeast corner thereof; thence S00°01'00"E parallel to the east line of said Lot 21, 274.13 feet and to the south line of the aforesaid Southwest Quarter of Section 24; thence S87°28'00"W along and upon said south line, 140.000 feet and to the point of beginning. SUBJECT to a public Street over and across the most southerly 33.00 feet thereof.

3214 104th St

KENOSHA COUNTY
INTERACTIVE MAPPING

1:1,993
1" = 166'
Date Printed: 2/16/2026



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

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Receive Plan Commissions recommendation and consider approval of Ordinance #26-12 for a Zoning Map Amendment to rezone a portion of the property at 3214 104th Street into the R-4, Urban Single Family Residential District.

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

SUMMARY:

As a result of the lot line adjustment, the property owner is requesting to rezone a portion of the property purchased from the property owner to the north, which is zoned R-3, Urban single-Family Residential District, into the R-4, Urban Single Family Residential District to be consistent with the remainder of his property which is also located within the R-4, Urban Single Family Residential District.

STAFF RECOMMENDATION:

On March 16, 2026, the Plan Commission held a public hearing and recommends that the Village Board approve the Zoning Map Amendment subject to the comments and conditions of the Village Staff Report.

Village Staff Report.pdf

Ord 26-12.pdf

Zoning Map Amend App_R.pdf

Lot Line Adj Plat of Survey.pdf

VILLAGE STAFF REPORT OF MARCH 23, 2026

The applicant, John Pegues, the property owner of 3214 104th Street and the property owner, Kevin Brothers, owner of the property located at 3309 103rd Street are requesting a lot line adjustment.

John Pegues is purchasing 5 feet by 170 feet (700 square feet) strip of land along the north common property line with Kevin Brothers' property. The lot line adjustment will allow John Pegues to construct an addition to his house that meets the minimum rear setback of 25 feet.

John Pegues is also requesting approval of a Zoning Map Amendment to rezone the purchased property from the R-3, Urban Single-Residential District into the R-4, Urban Single Family Residential District to match the existing zoning of his property. The lot will continue to meet the minimum requirements of the R-3, Urban Single Family Residential District and the R-4, Urban Single Family Residential District.

The residential properties to the east and west are also zoned R-4, Urban Single Family Residential District and the land to the north will remain in the R-3, Urban Single Family Residential District

The proposed land division conforms with the Village Comprehensive Plan, with the minimum lot area and the lot frontage requirements of the R-4 Zoning District, and all requirements of the Land Division and Development Control Ordinance.

Village staff recommends approval, subject to the above comments and the following conditions.

1. The signature blocks for the Plan Commission Chairman, Village Clerk, and Village President shall be added on the Plat of Survey.
2. The petitioners shall record the proper transfer/deed documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit at the Kenosha County Register of Deeds Office within 30 days of final Village approval and providing a recorded copy to the Village. Upon receipt of the recording of the Lot Line Adjustment the Zoning Map Amendment will be executed and become effective.

DEV26-02-02

ORD. # 26-12

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

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

The entire property located at 3214 104th Street in part of U.S. Public Land Survey Section 24, Township 1 North, Range 22 East of the Fourth Principal Meridian lying and being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin is hereby rezoned to R-4, Urban Single Family Residential District as a result of a lot line adjustment with the adjacent property located at 3309 103rd Street.

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

Adopted this 23rd day of March 2026.

VILLAGE BOARD OF TRUSTEES

_____
David J. Klimisch
Village President

ATTEST:

_____
Jane C. Snell
Village Clerk

Posted:_____

12 Pegues rezone to R-4
CODE26-02-03

Zoning Map and Zoning Text Amendment Application

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

GENERAL INFORMATION

Property Location/Address: 3214 104th Ave

Tax Parcel Number(s):

Current Zoning: R-3

Proposed Zoning: R-4

ZONING MAP AMENDMENT (check all that apply)

- ☐ Correct Zoning Map as a result of a wetland staking being completed
- ☐ Correct Zoning Map as a result of a wetland fill permit obtained by the WI DNR and US ACOE
- ☒ Other (describe change) lot line Adjustment

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

ZONING TEXT AMENDMENT

- ☐ Planned Unit Development (PUD) Ordinance
- ☐ Other (describe change)

If a Planned Unit Development is proposed include a letter indicting the dimensional variations being requested and a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code

If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.

REQUIRED SIGNATURES

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

PROPERTY OWNER	APPLICANT
Print Owners Name: John Pegeus	Company Name
Print Name of Signatory	Print Name of Signatory
Signature	Signature
Mailing Address: 3214 104th St	Mailing Address
City/State/ZIP	City/State/ZIP
[redacted]	Phone
	Email
	Date

Plat Showing

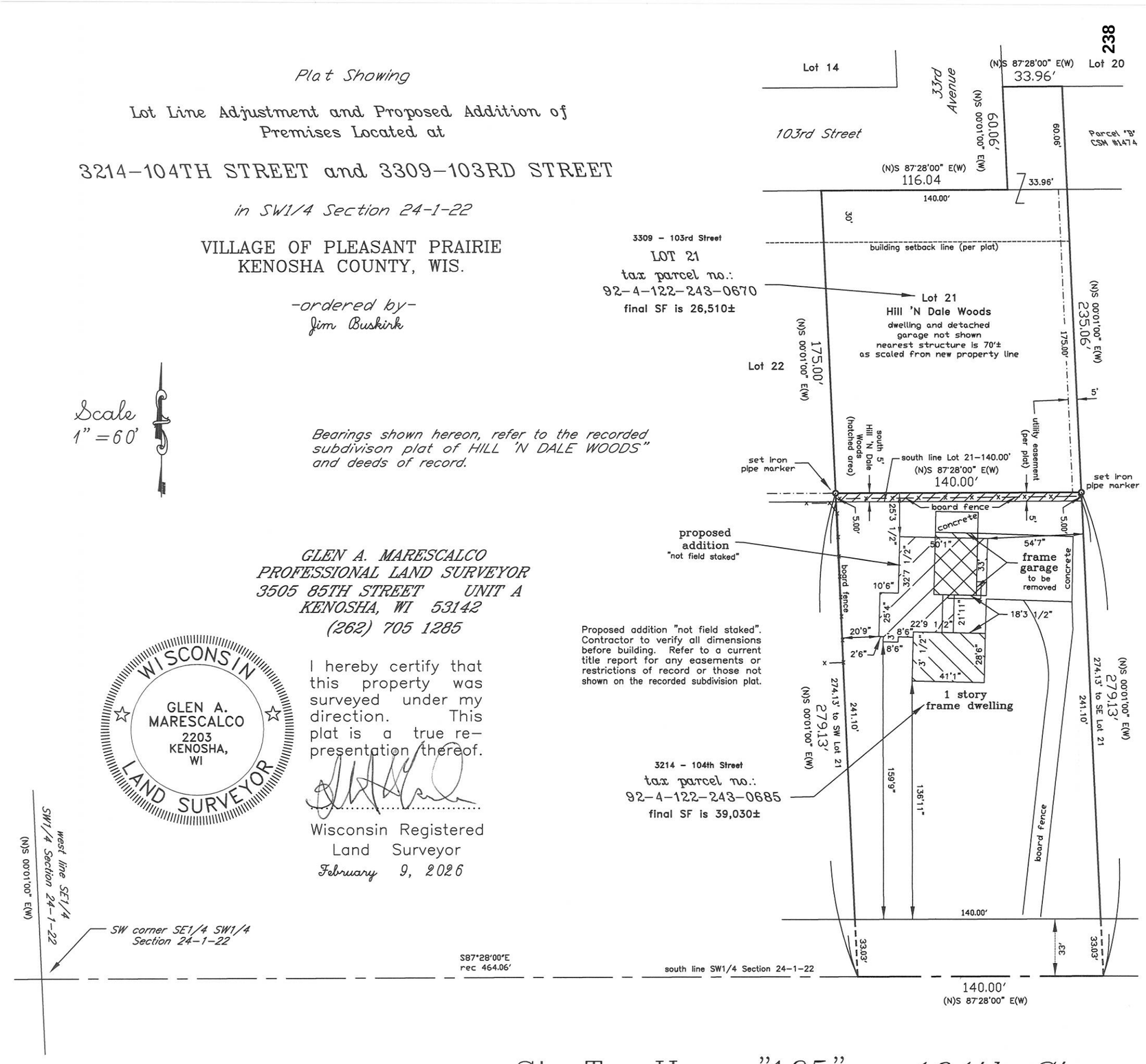
Lot Line Adjustment and Proposed Addition of Premises Located at

3214–104TH STREET and 3309–103RD STREET

in SW1/4 Section 24-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-ordered by-
Jim Buskirk



Scale
1" = 60'

Bearings shown hereon, refer to the recorded subdivison plat of HILL 'N DALE WOODS" and deeds of record.

Proposed addition "not field staked". Contractor to verify all dimensions before building. Refer to a current title report for any easements or restrictions of record or those not shown on the recorded subdivision plat.

GLEN A. MARESCALCO
PROFESSIONAL LAND SURVEYOR
3505 85TH STREET UNIT A
KENOSHA, WI 53142
(262) 705 1285

WISCONSIN
GLEN A. MARESCALCO
2203
KENOSHA, WI
LAND SURVEYOR

I hereby certify that this property was surveyed under my direction. This plat is a true representation thereof.

Wisconsin Registered
Land Surveyor
February 9, 2026

St. Tr. Hwy. "165" – *104th St.*

Parcel to be detached from tax parcel no.: 92-4-122-243-0670.....

Part of the Southwest Quarter of Section 24, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as follows:

The south 5.00 feet of LOT 21 of HILL 'N DALE WOODS, a plat of record and on file at the Kenosha County Register of Deeds Office on August 26th 1963, per Document No. 453563 and per Plat No. 3100.

NEW LEGAL DESCIPTION OF 92-4-122-243-0670
EXCLUDING ABOVE DETACHED PARCEL.....

Part of the Southwest Quarter of Section 24, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as follows:

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New Legal Description of parcel no.: 92-4-122-243-0685
including add-on parcel.....

Part of the Southwest Quarter of Section 24, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as follows:

The south 5.00 feet of LOT 21 of HILL 'N DALE WOODS, a plat of record and on file at the Kenosha County Register of Deeds Office on August 26th 1963, per Document No. 453563 and per Plat No. 3100; ALSO including the following;
Beginning on the south line of said Quarter Section at a point 646.06 feet S87°28'00"E from the southwest corner of the Southeast Quarter of said Quarter Section; thence N0°01'00"W parallel to the west line of the Southeast Quarter of said Quarter section, 274.13 feet and to the southwest corner of Lot 21 in "HILL 'N DALE WOODS" a plat of record and on file at the Kenosha Country Register of Deeds Office on August 26th 1963, per Document No. 453563 and per Plat No. 3100; thence east along and upon the south line of said Lot 21, 140.00 feet and to the southeast corner thereof; thence S00°01'00"E parallel to the east line of said Lot 21, 274.13 feet and to the south line of the aforesaid Southwest Quarter of Section 24; thence S87°28'00"W along and upon said south line, 140.000 feet and to the point of beginning. SUBJECT to a public Street over and across the most southerly 33.00 feet thereof.

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Consider approval of Preliminary Resolution #26-05 declaring intent to exercise special assessment police powers in connection with the construction of water main improvements within and adjacent to Brookside Gardens Subdivision.

PROPOSED BY: Engineering	**FISCAL IMPACT: Yes**
AGENDA CATEGORY: Resolution	**BUDGETED: Yes**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:** **Water Utility**
STRATEGIC INITIATIVE: No	

SUMMARY:

The Village is in the final stages of designing water main improvements within and adjacent to the Brookside Gardens Subdivision, commonly referred to as the South Kenosha area. These improvements are intended to enhance the reliability of the municipal water system and extend service availability to properties that do not currently have access to municipal water.

The project includes three primary components:

1. **Replacement of Existing Water Mains and Services (non-assessable)**
   - **Several water mains within the South Kenosha area were originally constructed with ductile iron pipe. Over time, these pipes have experienced failures primarily due to external corrosion caused by local soil conditions.**
   - **The proposed improvements will replace the existing water mains with PVC pipe, which is resistant to soil corrosion and is expected to significantly improve the long-term reliability of the water system.**

2. **Construction of a 12-Inch Water Main Connection (assessable)**
   - **Approximately 600 feet of new 12-inch water main will be installed to strengthen**

the municipal water distribution system. This connection is essential for maintaining reliable service and supporting water supply within the northeast pressure zone of the Village.

3. **Installation of New Water Services for Unserved Parcels (assessable)**
    - **The project will also install new water services to parcels that currently do not have access to municipal water service. These improvements will make municipal water available to these properties for the first time.**

As outlined in the letter sent to residents on March 10, 2026, the Village may utilize special assessments to allocate the cost of certain improvements to properties that receive a direct benefit from those improvements, consistent with Wisconsin Statutes §66.0703.

Only newly constructed improvements that provide a direct benefit are proposed to be assessed. Existing water mains that are simply being replaced or re-laid will not be assessed. Assessments are proposed only for improvements that extend new service or mains to or along properties that previously did not have access to municipal water.

Under Wisconsin law, municipalities may levy special assessments on properties that receive a "special benefit" from a public improvement. Wisconsin Statutes §66.0703 allows local governments to recover the cost of improvements such as water mains when those improvements provide a direct benefit to properties beyond the benefit received by the general public. The availability of municipal water service is such a benefit because it enhances the property's availability for clean and reliable water, fire protection, and development potential.

The Engineering Department is proposing to defer the assessment until the property redevelops, subdivides, a new home is constructed, or the property connects to the water system. This allows the property owners to postpone payment of the assessment until the property begins to take advantage of the infrastructure that has been provided.

The assessment process formally begins with approval of the Preliminary Resolution by the Village Board.

Following approval:

- **The Village Engineer will prepare an Assessment Report detailing the improvements and proposed assessments.**
- **An assessment schedule will be established identifying the benefiting properties and estimated assessment amounts.**
- **A public hearing will be scheduled, allowing affected property owners to review the report and provide comments before final action is taken by the Village Board.**

Construction of the water main improvements is planned for 2026 and is included in the 2026 Village budget, with initial funding provided by the Village water utility.

Following completion of the water main installation, the affected roadways will be resurfaced as part of the Village's 2026 Paving Program.

STAFF RECOMMENDATION:

It is recommended that the Village Board adopt Resolution #26-05.

Preliminary Resolution #26-05.pdf

Schedule A - Assessment District.pdf

Letter to Residents-Proposed Special Assessment.pdf

Notice to Residents - Public Meeting Signed.pdf

RESOLUTION # 26-05

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS IN CONNECTION WITH THE CONSTRUCTION OF PUBLIC WATER MAIN IMPROVEMENTS WITHIN AND ADJACENT TO BROOKSIDE GARDENS SUBDIVISION IN THE VILLAGE OF PLEASANT PRAIRIE.

RESOLVED, by the Village Board of the Village of Pleasant Prairie, Kenosha County, Wisconsin:

1. The Governing Body hereby declares its intention to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property described in Schedule A attached hereto for special benefits conferred upon such property by the improvement consisting of the construction of a public water main and related appurtenances in the Village of Pleasant Prairie.

2. The Governing Body hereby determines that the construction of such improvements are in the best interest of and for the health and welfare of the Municipality and the property affected by the improvement and constitutes an exercise of the police power.

3. The assessment against any parcel may be paid in cash, deferred, or paid in annual installments as determined at the hearing under sub. (7).

4. The Clerk shall cause to be prepared a report which shall consist of:

   A. Preliminary plans and specifications for the improvements.

   B. An estimate of the entire cost of the proposed improvements.

   C. A schedule of proposed assessments.

5. When the report is completed, the Clerk shall make a copy of the report available for public inspection.

6. Upon completion of the report, the Clerk shall cause notice to be given stating the nature of the proposed improvement, the general boundary lines of the proposed assessment district, the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary

resolution and report. This notice shall be published as a Class 1 Notice and a copy shall be mailed, at least ten days before the hearing, to every interested party.

7. The hearing shall be held at the regular meeting place of the Governing Body at a time set by the Clerk in accordance with Section 66.0703(7(a)), Wis. Stats.

Passed and adopted this 23th day of March, 2026.

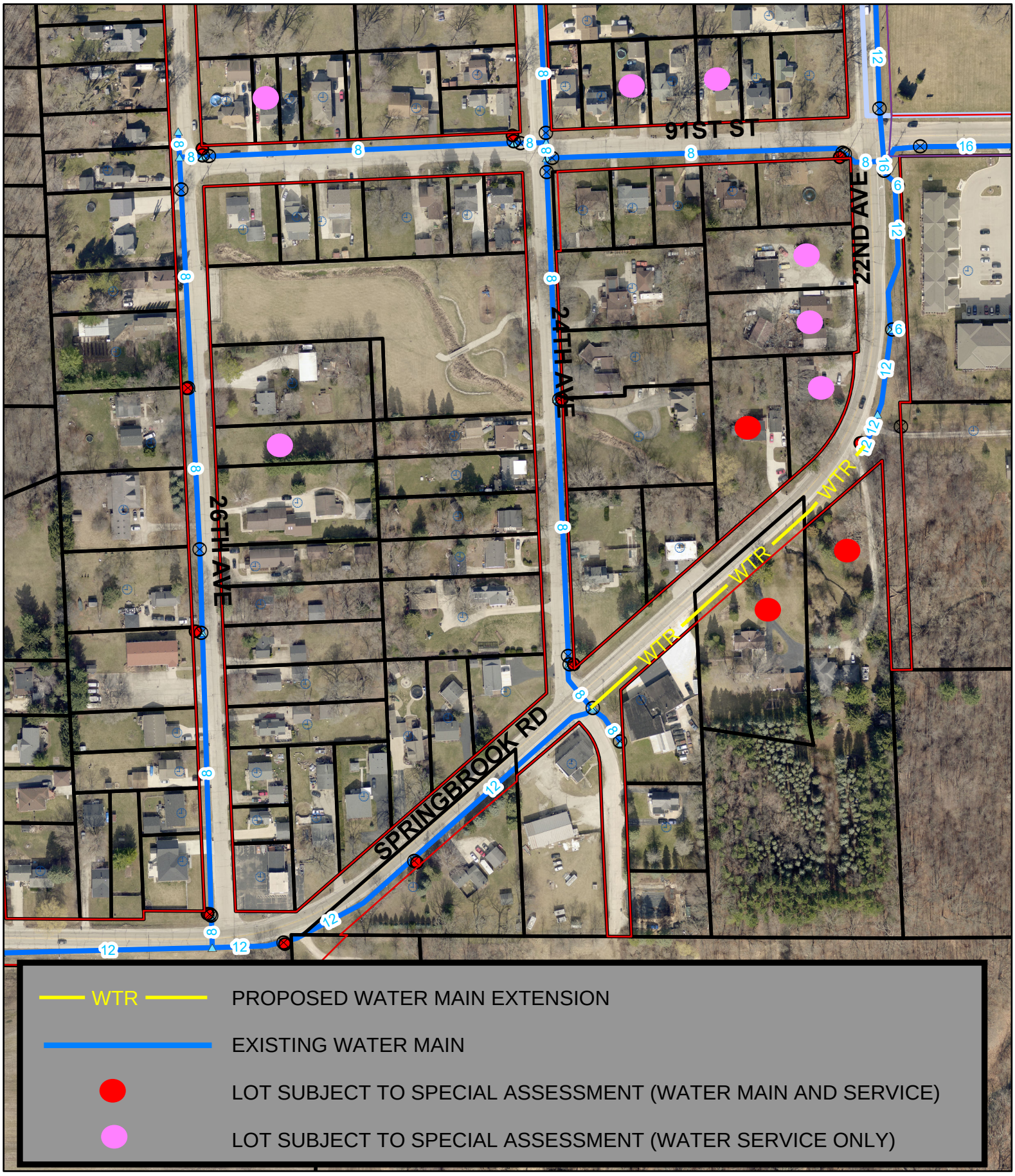
VILLAGE OF PLEASANT PRAIRIE

_____
David J. Klimisch, President

Attest:

_____
Jane C. Snell, Clerk

Posted: _____



SCHEDULE A - PRELIMINARY ASSESSMENT RESOLUTION

N

Feet

0 100 200

VILLAGE OF PLEASANT PRAIRIE

Office of the Village Engineer
Kurt R. Davidsen, P.E.

March 10, 2026

Re: **Proposed Special Assessment Related to Municipal Water Improvements**

Dear Property Owner,

The Village is completing the design work for water main relays along Springbrook Rd, 22nd Ave, 24th Ave, 26th Ave, and 91st St. As part of this work, the Village is also planning to install a section of water main along your property within Springbrook Road and extend a water service to your property.

The water main improvements will initially be financed by the Village Water Utility, which will cover the upfront construction costs for the improvements. As a benefited property, the Engineering Department is proposing a deferred special assessment on your parcel for your fair share of the cost of the improvements.

At this time, the proposed assessment amount has not yet been determined. Once the project costs have been finalized and the proposed assessment amount is established, additional information will be mailed to all affected property owners. This information will include the estimated assessment amount for your property, as well as the date, time, and location of the public hearing regarding the proposed special assessment. Property owners will have the opportunity to review the assessment information and provide comments at that public hearing before any assessment is finalized.

Should you have any questions, please feel free to contact me at 262-925-6728.

Sincerely,

Kurt Davidsen, P.E.
Village Engineer

VILLAGE OF
PLEASANT
PRAIRIE

NOTICE TO RESIDENTS
OF
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

An open meeting of the Village Board of the Village of Pleasant Prairie, Kenosha County, Wisconsin, will be held in the Village Hall, 9915 - 39th Avenue, Pleasant Prairie, WI on Monday, March 23, 2026 at 6:00 p.m. to consider:

A. The adoption of a preliminary resolution declaring intent to exercise special assessment police powers in connection with the construction of water main improvements within and adjacent to Brookside Gardens Subdivision in the Village of Pleasant Prairie. The parcels within the assessment district include 91-4-122-134-0085, 91-4-122-134-0095, 91-4-122-134-0100, 91-4-122-134-0105, 91-4-122-134-0110, 91-4-122-134-0158, 91-4-122-134-0435, 91-4-122-134-0470, 91-4-122-134-0730, and 91-4-122-134-0740.

B. Other items set forth on the agenda of said meeting which are available in the municipal offices.

Dated: March 13, 2026

Jane C. Snell
Village Clerk

Publish one (1) time
March 13, 2026

AGENDA ITEM COVER
Village Board - Regular Meeting
March 23, 2026

AGENDA ITEM TITLE:

Consider approval of Resolution #26-06 relating to the conditional acceptance of Public Improvements associated with the DP 95th Street, LLC., development construction.

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

SUMMARY:

Work has recently been completed for the required public improvements for the redevelopment of a portion of the land associated with the former WE Energies power plant site by Dermody Properties (DP 59th Street, LLC). This work included the construction of Koessl Court from 95th Street to 3,000± feet north to end in a cul-de-sac and the extension of water main from the cul-de-sac north to the connection to the existing water main in Bain Station Road. The work was performed in accordance with the approved plans and project specifications and was inspected by RA Smith.

Upon approval of this resolution, ownership and maintenance responsibilities for the public facilities including roadways, storm sewer, sanitary sewer, water mains, and street trees will be transferred to the Village and the warranty and correction periods will begin. Final acceptance of the improvements will occur once all lien waivers have been received and the warranty period has been successfully completed.

The warranty period shall be one (1) year, except for street trees and landscaping, which will have a two (2) year warranty and correction period.

STAFF RECOMMENDATION:

Recommend approval of Resolution #26-06 relating to the conditional acceptance of Public Improvements associated with the DP 95th Street, LLC development construction.

Resolution 26-06.pdf

Developer Koessl Court Acceptance Letter 2-18-26.pdf

RA Smith Logisitc Acceptance.pdf

Riley Const. Koessl Court Acceptance Letter 02-18-26.pdf

Lien Waivers Received.pdf

VILLAGE OF PLEASANT PRAIRIE BOARD OF TRUSTEES
RESOLUTION #26-06

RESOLUTION RELATING TO THE ACCEPTANCE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH DP 95TH STREET, LLC DEVELOPMENT CONSTRUCTION

WHEREAS, pursuant to the Development Agreement between the Village of Pleasant Prairie and DP 95th Street, LLC ("Developer"), executed on May 30, 2023; Wherein, the Developer is to construct certain required public improvements as identified in the Village approved engineering plans, which is to be dedicated to the Village upon completion and inspection and;

WHEREAS, the Public Improvements were designed in accordance with Pleasant Prairie standards and approved by the Village of Pleasant Prairie, and;

WHEREAS, the subject Public Improvements are located within public right-of-way or public easements as dedicated within the recorded Certified Survey Map 3052 and 3053 (Recorded as Document # 1949025 and 1949197 respectively), and;

WHEREAS, the Developer has completed the construction of the public improvements as generally described in Exhibit A and shown on Exhibit B attached hereto, and;

WHEREAS, the Public Improvement construction is substantially complete consistent with the plans and specifications, and;

WHEREAS, a written certification from the contractor who installed the improvements has been provided, confirming that the work was completed in accordance with the Village-approved plans and specifications, and;

WHEREAS, a written certification has been received from the inspecting firm confirming that the specified improvements were constructed in accordance with approved plans and specifications, all significant construction punch list items have been completed, and provided a recommendation of acceptance to the Village, and;

WHEREAS, all record drawings and as-builts have been provided by Developer, and;

WHEREAS, the Village of Pleasant Prairie wishes to conditionally accept the improvements, subject to the following conditions:

1. Completion of Warranty Period: The warranty period as stipulated in the Development Agreement and Chapter 405 of the municipal code, including a 1-year warranty and

correction period for infrastructure work and a 2-year warranty and correction period for street trees and landscaping, must be completed to the satisfaction of the Village Engineering Department, and any necessary corrective actions or repairs must be addressed.

2. Receipt of Unconditional Lien Waivers: The Village of Pleasant Prairie must receive unconditional lien waivers from all contractors, subcontractors, and suppliers involved in the project, ensuring that there are no outstanding claims or liens against the improvements.

NOW THEREFORE, BE IT RESOLVED by the Village of Pleasant Prairie Board of Trustees that dedication and acceptance the Public Improvements associated with the DP 95th Street, LLC development project is hereby approved subject to the following conditions:

1. The Village of Pleasant Prairie Board of Trustees conditionally accepts the DP 95th Street, LLC public improvements, subject to the completion of the warranty period, and receipt of unconditional lien waivers, as outlined above.

2. Upon fulfillment of the conditions, the public improvements will be deemed fully dedicated and accepted by the Village of Pleasant Prairie.

Passed and adopted this 23rd day of March, 2026.

VILLAGE OF PLEASANT PRAIRIE

_____

David J. Klimisch, President

Attest:

_____

Jane C, Snell, Clerk

Posted:

EXHIBIT A
Village Board Resolution #26-06

Public Improvement Acceptance

- Koessl Court – commencing at 95th Street and extending north to the northern extent of the cul-de-sac including new urban roadway, sidewalk, storm sewer, water main and sanitary sewer.

- Bain Station Road - water main commencing approximately 100-feet west of the Canadian Pacific Railroad and extending east 200-feet.

- Water Main Easement – Water Main commencing at the Koessl Court cul-de-sac and extending north and west to eastern terminus of the Bain Station Road water main extension.

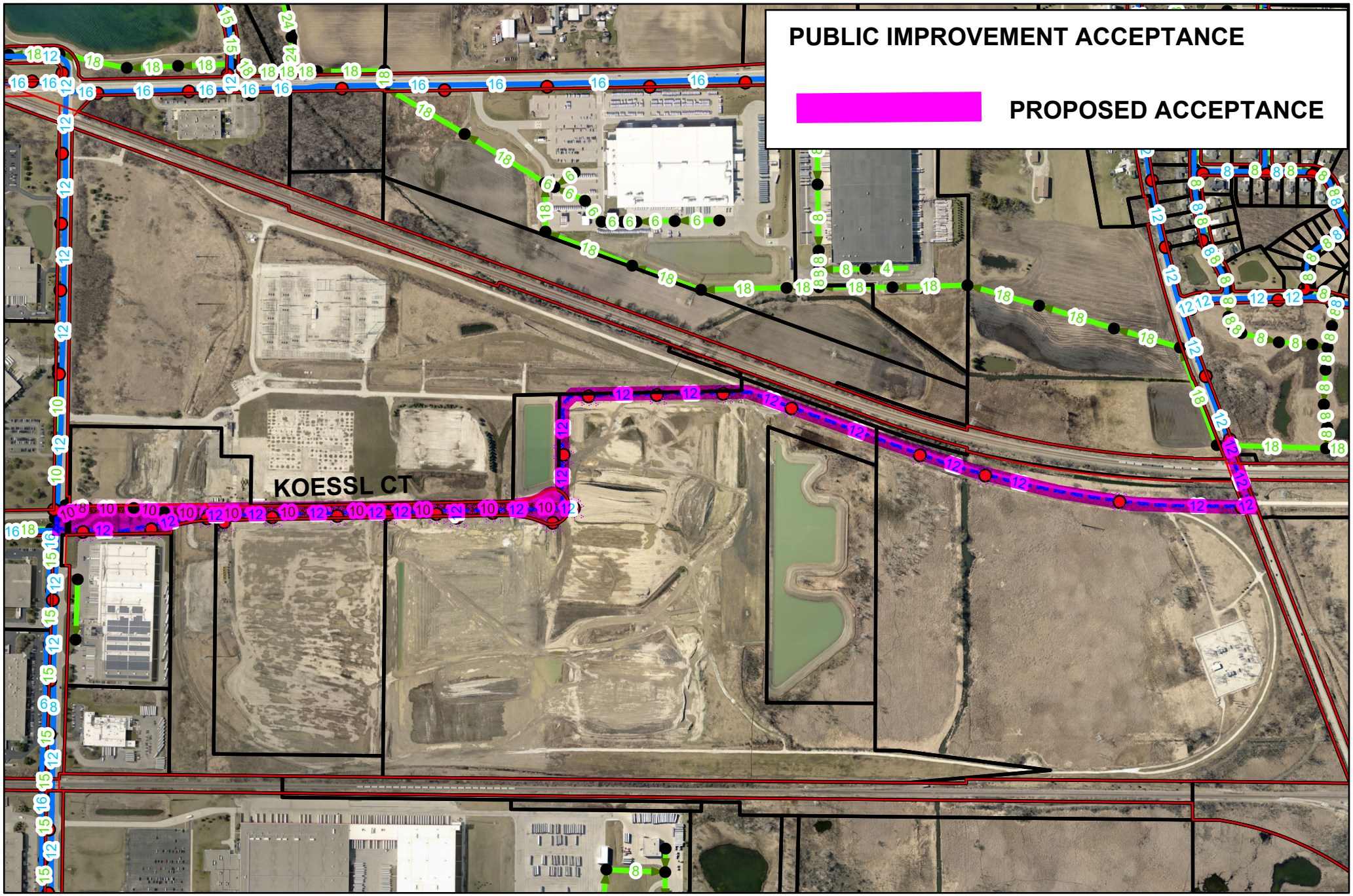


EXHIBIT B
VILLAGE BOARD RESOLUTION #26-06

N

Feet
0 375 750

DERMODY

Dermody.com

February 18, 2026

Robert Hanson
Village of Pleasant Prairie
Director of Community Development
9915 39th Avenue
Pleasant Prairie, WI 53158-6504

RE: LogistiCenter® at Pleasant Prairie
Acceptance of Developer Work (Koessl Court - Public Infrastructure Improvements) and release of Bond

Dear Mr. Hanson,

On behalf of DP 95th Street, LLC, please accept this request for the Village Board to accept the dedication of the Developer Work (Koessl Court) all in accordance with the Development Agreement between the Village of Pleasant Prairie and DP 95th Street, LLC. The Public Infrastructure Improvements currently being dedicated are:

1. Public site work and grading
2. Public storm water system improvements
3. Public water system improvements
4. Public sanitary sewerage system improvements
5. Public roadway work
6. Public landscaping
7. Public utilities and communication facilities
8. Public streetlights
9. Public street signs

In addition, the Developer respectfully requests the Village Board to approve the release of the $8,756,051.16 bond as described in the Development Agreement.

A one-year Warranty and the two-year Landscaping Warranty will be issued by the General Contractor and subcontractors from the time of completion of the associated scope of work.

Please include the acceptance of the dedication of the Public Infrastructure Improvements and release of the bond on the next available Village agenda for review and approval. The Public Infrastructure Improvements have been inspected by the Village Engineering Department and Village Consulting Inspection Engineer, all identified punch list items associated with the Public Infrastructure Improvements have been completed, other than landscape related. The record drawings for the public utilities have been submitted to the Village Engineer. If you have any questions or concerns regarding these requests, please call me at (224) 938-9428. Thank you for your assistance with this request.

Respectfully Submitted,

Joseph Grimes

Joseph Grimes
Owner's Authorized Representative

Enclosures
CC: Kurt Davidsen
Peggy Herrick

raSmith

CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

Date: February 27, 2026

To: Village of Pleasant Prairie
Attn: Kurt Davidsen, P.E., Village Engineer
8600 Green Bay Road
Pleasant Prairie, WI 53158

Subject: Recommendation for Acceptance of Public Improvements
Project: LogisticCenter AT

Dear Mr. Davidsen,

As the consulting engineer for the LogistiCenter development, we have observed and inspected the installation of the public improvements, including but not limited to roadways, sewer and water utilities, stormwater facilities, sidewalks, and other infrastructure constructed under this project.

Based on our field observations, review of testing reports, and final inspection, we find that the public improvements have been constructed in general conformance with the approved plans and specifications and are consistent with the standards and specifications of the Village of Pleasant Prairie.

Accordingly, we hereby recommend that the Village accept the public improvements associated with the LogistiCenter development as being satisfactorily completed and ready for maintenance and operation by the Village, subject to any applicable warranty or maintenance period as outlined in the development agreement.

Please contact our office if additional information or documentation is required.

Sincerely,

Paul S. Schafer, P.E.
Director of Construction Services

RILEY
CONSTRUCTION

February 18, 2026

Joe Grimes
Dermody Properties
9550 W. Higgins Road, Suite 500
Rosemont, IL 60018

Re: LogistiCenter at Pleasant Prairie (a.k.a. Koessl Court)
Riley Project #: 62372-500

Dear Mr. Grimes:

Based upon Riley Construction's inspections and R.A. Smith's written approval of the work, the required public improvements associated with the LogistiCenter at Pleasant Prairie, which are listed below, have been constructed in accordance with the Village-approved construction plans and specifications prepared by Pinnacle Engineering Group and dated January 9, 2024, and February 15, 2024, respectively.

1. Required Public Street Improvements
2. Required Public Curb, Gutter, and Sidewalk Improvements
3. Required Public Sanitary Sewer System Improvements
4. Required Public Water System Improvements
5. Required Public Storm Sewer and Drainage System Improvements
6. Required Public Street Tree and Landscaping Improvements and Restoration located in the Public Right-of-Way(s) of 95th Street, 80th Avenue, Koessl Court, and Bain Station Road.

Please reach out if you have any questions on the information listed above.

Best Regards,

RILEY CONSTRUCTION COMPANY, INC.

Jed Heinrich
Project Manager

Cc: 62372-500 Project File

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 20
APPLICATION DATE: 1/6/26
PERIOD TO: 12/31/25

Koessl Court

RCCI JOB. NO.: 62372-500

A	B	C	D	E	F	G	H	I	J		L
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	ADJUSTMENTS TO CONTRACT	ADJUSTED CONTRACT VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G÷C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
10	General Conditions										
	Riley Construction	$284,247.95	$59,646.68	$343,894.63	$343,894.63			$343,894.63	100%	$0.00	$0.00
20	Earthwork										
	Ryan Incorporated Central	$1,081,942.40	$148,217.13	$1,230,159.53	$1,230,159.53			$1,230,159.53	100%	$0.00	$0.00
30	Asphalt Paving										
	Stark Pavement Corp	$168,392.65	$50,020.75	$218,413.40	$218,413.40			$218,413.40	100%	$0.00	$0.00
40	Site Concrete										
	Stark Pavement Corp	$1,230,387.00	$199,617.03	$1,430,004.03	$1,430,004.03			$1,430,004.03	100%	$0.00	$0.00
50	Landsacping										
	Property Solutions Contracting LLC	$116,592.00	$109,324.50	$225,916.50	$217,966.50	$7,950.00		$225,916.50	100%	$0.00	$22,591.65
60	Site Utilities										
	Townsend Construction Inc	$3,777,946.00	$126,761.91	$3,904,707.91	$3,904,707.91			$3,904,707.91	100%	$0.00	$0.00
110	Builders Risk	$11,987.00	$1,549.94	$13,536.94	$13,195.53	$341.41		$13,536.94	100%	$0.00	$0.00
120	Liability Insurance	$50,036.00	$5,283.80	$55,319.80	$55,080.31	$239.49		$55,319.80	100%	$0.00	$0.00
130	CM Fee	$201,646.00	$21,384.61	$223,030.61	$221,973.68	$1,056.93		$223,030.61	100%	$0.00	$0.00
	Grand Total -	$6,923,177.00	$721,806.35	$7,644,983.35	$7,635,395.52	$9,587.83	$0.00	$7,644,983.35	100%	$0.00	$22,591.65

AIA DOCUMENT G703 · CONTINUATION SHEET FOR G702 · 1992 EDITION · AIA · ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232

SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR TO OWNER

State of Wisconsin
County of Kenosha

The affiant, Adam Lewis being first duly sworn, on oath deposes and says he or she is Controller of Riley Construction Company, Inc. and that he or she has contracted with DP 95th Street, LLC, owner for Koessl Court on the following described premises in said County, to wit Pleasant Prairie, WI 53158

That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

1	2	3	4	5	6	7	8
Name and Address	Kind of Work	Amount of Original Contract	Change in Original Contract (+/-)	Adjusted Total Contract	Net of Previous Payments	Net Amount This Payment	Balance to Become Due (inc. Rententions)
Riley Construction 5301 99th Ave, Kenosha WI 53144	General Conditions	$284,247.95	$59,646.68	$343,894.63	$ 343,894.64	$0.00	$0.00
Ryan Incorporated Central	Earthwork	$1,081,942.40	$148,217.13	$1,230,159.53	$1,230,159.53	$0.00	$0.00
Stark Pavement Corp	Asphalt Paving	$168,392.65	$50,020.75	$218,413.40	$196,572.06	$ -	$21,841.34
Stark Pavement Corp	Site Concrete	$1,230,387.00	$199,617.03	$1,430,004.03	$ 1,430,004.03	$ -	$0.00
Property Solutions Contracting LLC	Landsacping	$116,592.00	$109,324.50	$225,916.50	$196,169.85	$ 7,155.00	$22,591.65
Townsend Construction Inc	Site Utilities	$3,777,946.00	$126,761.91	$3,904,707.91	$3,904,707.91	$ -	$0.00
	Builders Risk	$11,987.00	$1,549.94	$13,536.94	$13,195.53	$341.41	$0.00
	Liability Insurance	$50,036.00	$5,283.80	$55,319.80	$55,080.31	$239.49	$0.00
	CM Fee	$201,646.00	$21,384.61	$223,030.61	$221,973.68	$1,056.93	$0.00
	TOTALS	$6,923,177.00	$721,806.35	$7,644,983.35	$7,591,757.54	$8,792.83	$44,432.99

AMOUNT OF ORIGINAL CONTRACT	$6,923,177.00	WORK COMPLETED TO DATE	$7,644,983.35
CHANGES TO CONTRACT	$721,806.35	LESS 10 % RETAINED	$22,591.65
ADJUSTED TOTAL CONTRACT	$7,644,983.35	NET AMOUNT EARNED	$7,622,391.70
		NET PREVIOUSLY PAID	$7,591,757.54
		NET AMOUNT OF THIS PAYMENT	$8,792.83
		BALANCE TO BECOME DUE (Inc. Retention)	$44,432.99

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 100% % of the cost of work completed to da

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed Adam Lewis
Adam Lewis
Controller

Subscribed and sworn to before me this 8th day of January 2026

Collette Allie Ironside
Notary Public, *My Commission Expires 09/22/2028*

The above sworn statement should be obtained by the owner before each and every payment. Provided by Chicago Title Insurance Company

COLLETTE ALLIE IRONSIDE
Notary Public
State of Wisconsin

WAIVER OF LIEN TO DATE

STATE OF: WISCONSIN
COUNTY OF: KENOSHA
TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **DP 95th Street, LLC**
to furnish **Construction Manager**
for the premises known as **Koessl Court**
of which **DP 95th Street, LLC** is the owner.
THE undersigned, for and in consideration of
$ **8,792.83**
hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of WI, relating to construction or mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and sealed this 8th day of January 2026

Signature: Adam Lewis

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed, and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF: WISCONSIN
COUNTY OF: KENOSHA
TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he/she is (position): Adam Lewis
Controller of the **Riley Construction Company, Inc.**
who is the contractor furnishing **Construction Manager** work on the
building located at **Pleasant Prairie, WI 53158**
owned by **DP 95th Street, LLC**

That the total amount of the contract, including extras is $ **$7,613,598.87** on which he has received payment of **7,644,983.35** prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Riley Construction	General Conditions	$ 343,894.63	$ 343,894.64	$ -	$ (0.00)
Ryan Incorporated Central	Earthwork	$ 1,230,159.53	$ 1,230,159.53	$ -	$ -
Stark Pavement Corp	Asphalt Paving	$ 218,413.40	$ 218,413.40	$ -	$ -
Stark Pavement Corp	Site Concrete	$ 1,430,004.03	$ 1,430,004.03	$ -	$ 0.00
Property Solutions Contracting LLC	Landsacping	$ 225,916.50	$ 196,169.85	$ 7,155.00	$ 22,591.65
Townsend Construction Inc	Site Utilities	$ 3,904,707.91	$ 3,904,707.91	$ -	$ (0.00)
0	0	$ -	$ -	$ -	$ -
0	0	$ -	$ -	$ -	$ -
0	0	$ -	$ -	$ -	$ -
	0	$ -	$ -	$ -	$ -
	Builders Risk	$ 13,536.94	$ 13,195.53	$ 341.41	$ -
	Liability Insurance	$ 55,319.80	$ 55,080.31	$ 239.49	$ 0.00
	CM Fee	$ 223,030.61	$ 221,973.68	$ 1,056.93	$ (0.00)
TOTAL LABOR AND MATERIAL TO COMPLETE		**$ 7,644,983.35**	**$ 7,613,598.88**	$ 8,792.83	**$ 22,591.65**

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 8th day of January 2026

Signature: Adam Lewis

Subscribed and sworn to before me this 8th day of January 2026

Collette Allie Ironside

Notary Public
My Commission Expires 9/22/2028

COLLETTE ALLIE IRONSIDE
Notary Public
State of Wisconsin

FINAL WAIVER OF LIEN

STATE OF: Wisconsin

COUNTY OF: Rock

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Riley

to furnish 62372-5000 - Site Utilities

for the premises known as Koessl Court

of which DP 95th Street, LLC is the owner.

THE undersigned, for and in consideration of

($ ($68,792.15)) Dollars, and other good and valuable consideration, the receipt whereof hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Wisconsin, relating to construction or mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished at any time, by the undersigned for the above-described premises, INCLUDING EXTRAS *

Given under my hand and sealed this 29th day of September ,20 25 .

Signature and Seal:

Townsend Construction Inc CORPORATE SEAL 2012 WISCONSIN

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed, and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF Wisconsin

COUNTY OF Pleasant Prairie

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he/she is (position): Eric J. Shinkus

Vice-President of the Townsend Construction Inc

who is the contractor furnishing 62372-5000 - Site work on the

building located at 8000 95th St.

owned by DP 95th Street, LLC .

That the total amount of the contract, including extras is $ $3,904,707.91 on which he has received payment of $ $3,973,500.06 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Townsend Construction Inc.	Sewer & Water Labor	$1,845,340.67	1,914,132.82	($68,792.15)	$0.00
Core & Main	Materials	$678,371.21	$678,371.21	$0.00	$0.00
Ferguson Waterworks	Materials	$42,567.30	$42,567.30	$0.00	$0.00
Oldcastle Infrastructure	Materials	$801,026.89	$801,026.89	$0.00	$0.00
Super Aggregates	Aggregates	$186,797.14	$186,797.14	$0.00	$0.00
Thelen Materials	Aggregates	$350,604.70	$350,604.70	$0.00	$0.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS * TO COMPLETE		$3,904,707.91	$3,973,500.06	($68,792.15)	$0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 29th day of September ,20 25 .

Signature:

Subscribed and sworn to before me this 29th day of September ,20 25 .

Notary Public

My Commission expires: 11/03/2028

TRAVIS TINDER NOTARY PUBLIC STATE OF WISCONSIN

* Extras include but are not limited to change orders, both oral & written to the contract.

FINAL WAIVER OF LIEN

STATE OF: Wisconsin

COUNTY OF: Rock

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Riley

to furnish 62372-5001 - Earthwork

for the premises known as Koessl Court

of which DP 95th Street, LLC is the owner.

THE undersigned, for and in consideration of Thirty thousand three hundred eighty three and 00/100

($ $30,383.00) Dollars, and other good and valuable consideration, the receipt whereof hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Wisconsin, relating to construction or mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished at any time, by the undersigned for the above-described premises, INCLUDING EXTRAS *

Given under my hand and sealed this 30th day of September ,20 25 .

Signature and Seal: Benjamin Ryan Vice President

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed, and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF Wisconsin

COUNTY OF Rock

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he/she is (position): Vice President

of the Ryan Incorporated Central

who is the contractor furnishing 62372-5001 - work on the

building located at 8000 95th St.

owned by DP 95th Street, LLC .

That the total amount of the contract, including extras is $ $1,230,159.53 on which he has received payment of $ $1,199,776.53 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Ryan Incorporated Central	Mass Excavation	1,230,159.53	1,199,776.53	30,383.00	0.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS * TO COMPLETE		1,230,159.53	1,199,776.53	30,383.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 30th day of September ,20 25

Signature: Benjamin Ryan

Subscribed and sworn to before me this 30th day of September ,20 25

Notary Public

My Commission expires: 07-14-26

AMANDA EVENSON NOTARY PUBLIC STATE OF WISCONSIN

* Extras include but are not limited to change orders, both oral & written to the contract.

FINAL WAIVER OF LIEN

STATE OF: Wisconsin

COUNTY OF: Waukesha

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Riley

to furnish 62372-5002 - Site Concrete

for the premises known as Koessl Court

of which DP 95th Street, LLC is the owner.

THE undersigned, for and in consideration of Nine Thousand Fifty-Nine Dollars and 90/cents ($ $9,059.90) Dollars, and other good and valuable consideration, the receipt whereof hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of WI, relating to construction or mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished at any time, by the undersigned for the above-described premises, INCLUDING EXTRAS *

Given under my hand and sealed this 29th day of September ,20 25 .

Signature and Seal:

Stark Pavement Corporation CORPORATE SEAL WISCONSIN 1965

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed, and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF Wisconsin

COUNTY OF Pleasant Prairie

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he/~~she~~ is (position): Vice President of Finance of the Stark Pavement Corporation

who is the contractor furnishing 62372-5002 - Site work on the building located at 8000 95th St.

owned by DP 95th Street, LLC .

That the total amount of the contract, including extras is $ $1,430,004.03 on which he has received payment of $ $1,420,944.13 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Stark Pavement Corporation	Labor, Mtl. & Equ.	571,238.81	$571,238.81	$ 9,059.59	
Gleason Ready Mix	Concrete Ready Mix	$762,082.86	$762,082.86		
Brock White Cap	Steel Supplier	$96,682.36	$ 96,682.36		
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS * TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 29th day of September ,20 25 .

Signature:

Subscribed and sworn to before me this 29th day of September ,20 25 .

Notary Public

My Commission expires: 3/26/2028

NOTARY PUBLIC KAREN K. TADDEY STATE OF WISCONSIN

* Extras include but are not limited to change orders, both oral & written to the contract.

FINAL WAIVER OF LIEN

STATE OF: Wisconsin

COUNTY OF: Type text here Waukesha

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Riley

to furnish 62372-5003 - Asphalt Paving

for the premises known as Koessl Court

of which DP 95th Street, LLC is the owner.

THE undersigned, for and in consideration of Twenty Eight Thousand Eight Hundred Twenty-Five Dollars and 35/cents ($ $28,825.35) Dollars, and other good and valuable consideration, the receipt whereof hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of WI, relating to construction or mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished at any time, by the undersigned for the above-described premises, INCLUDING EXTRAS *

Given under my hand and sealed this 2nd day of December ,20 25 .

Signature and Seal:

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed, and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF Wisconsin

COUNTY OF Pleasant Prairie

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he/she is (position):

of the Stark Pavement Corporation

who is the contractor furnishing 62372-5003 - work on the

building located at 8000 95th St.

owned by DP 95th Street, LLC .

That the total amount of the contract, including extras is $ $218,413.40 on which he has received payment of $ $189,588.05 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Stark Pavement Corporation	Labor, Mtl. & Equ.	202,963.40	$177,485.22	$ 28,825.35	0.00
D2K Traffic Safety	Striping/Signage	$ 12,102.83	$12,102.83		0.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS * TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 2nd day of December ,20 25 .

Signature:

Subscribed and sworn to before me this 2nd day of December ,20 25 .

Notary Public

My Commission expires: 3/26/2028

NOTARY PUBLIC KAREN K. TADDEY STATE OF WISCONSIN

* Extras include but are not limited to change orders, both oral & written to the contract.

WAIVER OF LIEN TO DATE

STATE OF: Wisconsin

COUNTY OF : Washington

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Riley Construction to furnish 62372-5004 - Landscaping for the premises known as Koessl Court of which DP 95th Street, LLC is the owner.

THE undersigned, for and in consideration of Seven Thousand One Hundred Fifty Five Dollars and No Cents($7,155.00) dollars, and other good and valuable consideration, the receipt whereof hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the state of wisconsin, relating to construction or mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises.

Given under my hand and sealed 24 day of December, 20 25.

Signature and Seal: _____

NOTE: All waivers must be for the full amount paid. If waiver is for corporation, corporate name should be used, corporate seal affixed, and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF: Wi

COUNTY OF: Washington

TO WHOM IT MAY CONCERN:

THE undersigned being duly sworn, deposes and says that he/she is (position) President of the Property Solutions Contracting, LLC who is the contractor furnishing 62372-5004 - Landscaping work on the building located at 8000 95th St. owned by DP 95th Street, LLC. That the total amount of the contract, includes extras is $225,916.50on which he has received $196,169.85 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
All items taken from inventory	Work	225,916.50	196,169.85	7,155.00	22,591.65
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 12/26 day of December, 2025.

Signature: _____

Subscribed and sworn to before me this 26th day of December, 2025.

CARLA VIOLA

_____
Notary Public