

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Board Meeting
Agenda
Tuesday, January 28th, 2025
5:30 p.m.**

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on January 14 th , 2024, Vouchers dated January 9 th , 2025, January 16 th , 2025 and January 23 rd , 2025, & December 2024 Building Report
4	Correspondence: a. Village of Pleasant Prairie 2024 Wisconsin 20235 Comprehensive Plan Updates
5	Citizens Comments
6	President and Trustee Comments
7	Action on proposed Ordinance 2025-001, an Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing.
8	Action on application for Class “B” (Picnic) Beer License from Shoreland Lutheran High School Shooting Club Banquet on February 23, 2025. Event to be held at Shoreland Lutheran High School, 9026 12th Street Kenosha, WI 53144 from 4 p.m. to 9 p.m.
9	Action on application for Temporary Operators License: Amber Wasurick, for the Shoreland Lutheran High School Shooting Club’s fundraising banquet and request to waive fee
10	Action on Operator’s Licenses: Michael Mattefs, Gavin Ruffolo, Samuel Johnson, Jennifer Davis, Madeline Smith, Leslie Simonian, Patricia Baldwin, Magaly Chairez, Mariska Theonnes, Cali Bakkala, Jason Vermeer, Emmett Craig, Savanna Herrin, Jacob Utterback-Aiello, David Ocampo, Diego Alanis, Stephanie Hawley and Gabriella Carr
11	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the January 28th, 2025 Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 24th day of January 2025

Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**

Village of Somers

Proceedings from the Regular Board Meeting January 14, 2025

President Stoner called the meeting to order at 5:30 p.m.

President Stoner led the Pledge of Allegiance.

Present: Trustees Karl Ostby, Ben Harbach, Scott Fredrick, Joe Smith, Jackie Nelson. Jack Aupperle appeared virtually. Also present: Clerk/Treasurer Wendy Burnette and Assistant Administrator Kevin Poirier.

Consent and Approval of Minutes of Regular meetings on December 10, 2024, Vouchers dated December 12, 2024, December 19, 2024, December 27th, 2024, January 3rd, 2025, & January 9th, 2025, December 2024 ACH Payments, November 2024 Building Report, and November 2024 Investment Report

Trustee Nelson moved to approve Minutes of Regular meetings on December 10, 2024, Vouchers dated December 12, 2024, December 19, 2024, December 27th, 2024, January 3rd, 2025, & January 9th, 2025, December 2024 ACH Payments, November 2024 Building Report, and November 2024 Investment Report.

Seconded by Trustee Fredrick.

Trustee Harbach asked what the \$472.04 for the Bureau of Correctional Enterprises. Assistant Administrator Poirier stated he would check and get back to him.

Trustee Smith asked President Stoner what service Breezy Hill did for the Village. President Stoner stated they had planted pine trees near the lift station.

Motion carried. 7-0 vote

Correspondence:

Village of Yorkville Notification of Comprehensive Plan Amendment

Citizens Comments

President Stoner stated that the rules for Citizens Comments have changed. All citizens who wish to speak to the board will need to sign the back of the Citizens Comments Form acknowledging they agree to the rules and regulations to speaking to the board.

Jeff Flaningam 11502 7th Street, Sturtevant, WI. Jeff mentioned he would like to comment on the Building Ordinance Permit Fees that will be going into effect. He began by thanking the Village and the Town for his taxes going down for the second straight year. He appreciated the efforts of all that were involved.

He had mentioned he had reviewed the fee structure that was amended and feels it is aggressive. He stated that across the board the prices will be increasing 33%, on the low

end, with some of them going up to over 100%. He felt it was appropriate to have increases, as needed, but feels it is inappropriate on how aggressive some of the increases are. He spoke with the Bristol Building Inspector, and they mentioned their fees were going up about 10% across the board. He commented on the fees for fences, decks, siding and roofing and that they were going up approximately 62%. He feels we should be encouraging home improvements. He asked the board to review the policy on the dumpster ordinance as he feels there is no valid purpose for monitoring dumpster services and charging a fee for it. Also, the permit for the dumpster provides no guidelines and is simply a giant legal disclaimer that places the property owner liable for the Villages actions. He argues that it places an undue burden on the property owner. In his conclusion, he would like to review this information with the board.

President Stoner stated that there was reason behind the action of the village on the fees as well as the dumpster ordinance. Residents, in the past, would order a dumpster and leave it sit for months. He asked Mr. Flaningam to contact Assistant Administrator, Kevin Poirier so he may set up a meeting to discuss these adjustments further.

President and Trustee Comments:

President Stoner mentioned how staff is very unhappy with how Golden Oil is progressing. There has been no communication from them as to the Development Agreement being signed. However, a meeting will be set up next week with the developers. He also stated staff had a meeting with Bear Development for the project on Hwy E. Bear would like to start earth moving in July. Staff also had a meeting with the Sheriff's Department regarding their frustration with traffic interdiction. He felt the meeting went very well. Within the next several weeks all the radar equipment should be in the squad cars. He also spoke about the KUSD referendum and how he does not support it. He mentioned it would increase the residents tax bill several hundred dollars for the next 5 years.

Trustee Fredrick agreed with President Stoner on the referendum. He also spoke about the agenda item #8, the Martin Luther King paid holiday. He did some research and the surrounding municipalities of our size, like Caledonia, Paris, Salem Lakes, Pleasant Prairie do not partake in the holiday. He also felt that this item should have been talked about during the 2025 budget review. He is not in support of adding that holiday currently. He also thanked the Sheriff's Department as he has seen a lot of presence on Sheridan Road.

Trustee Nelson stated she attended the Sheriff's Department meeting, and they have the same issues as we have with budgets. The deputies cannot be everywhere all the time. They first must be available for emergencies and then they can do traffic, and it all depends on the day. She also mentioned that further studies will be done on Sheridan Road. She then stated that the Golden Oil project should continue because they plan on having more meetings with actual developer which will allow the developers to address the issues they are having. She also mentioned she is for the Martin Luther King holiday and feels it is an important holiday but would like it deferred until the 2026 budget discussions.

Trustee Ostby spoke about the holiday as well and is in support of it. He also mentioned he is committed to updating our goals. The 2024 goals were never outlined so he would

like to revisit the 2023 goals at the next work session. He supports President Stoner on the referendum.

Trustee Harbach thanked Mr. Flaningam for speaking regarding our permit fees. He is in agreement and that we should be following suit with our neighboring municipalities.

Trustee Aupperle agreed, as well, to the comments made regarding the referendum. He mentioned they should sell all the buildings, they are no longer using, as the upkeep is expensive. From what he has seen, they can do a lot to cut their present budget. He would support the Martin Luther King holiday but agrees to deferring it until the 2026 budget.

Action on proposed Resolution 2025-001, A Resolution to update the Building Permit Fee Schedule referred to in Chapter 14.2 of the Code of Ordinances of the Village of Somers

Trustee Ostby moved to approve the Resolution 2025-001, A Resolution to update the Building Permit Fee Schedule referred to in Chapter 14.2 of the Code of Ordinances of the Village of Somers

Seconded by Trustee Nelson.

Trustee Smith mentioned that once the fee schedule has been established that we should make sure the residents are made aware of the change either through postings, newsletter, etc.

Motion carried 7-0 vote.

Action on amending Section 27 of the Village of Somers Employee and Procedures Manual to add Martin Luther King, Jr. Day as a paid holiday for all regular fulltime Village and Town employees

President Stoner moved to table the amending of Section 27 of the Village of Somers Employee and Procedures Manual to add Martin Luther King, Jr. Day as a paid holiday for all regular fulltime Village and Town employees.

Motion carried 7-0 vote.

Action on Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing

President stoner motioned to table the update to Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing until the next work session.

Seconded by Trustee Ostby

Motion carried. 7-0 vote

Action on Change Order #1 from August Winters & Sons, Inc. to decrease the contract amount by \$17,000 for work on the 45th Avenue Lift Station and 63rd Avenue Lift Station 2023 UD #1 Capital Improvement Project

Trustee Ostby moved to change Order #1 from August Winters & Sons, Inc. to decrease the contract amount by \$17,000 for work on the 45th Avenue Lift Station and 63rd Avenue Lift Station 2023 UD #1 Capital Improvement Project

Seconded by Trustee Harbach.

Motion carried. 7-0 vote.

Action on request for partial payment #9 (\$59,500.00) and partial payment #10 (\$10,800) from August Winters & Sons, Inc in the amount of \$70,300.00 for work on the 45th Avenue Lift Station and 63rd Avenue Lift Station 2023 UD #1 Capital Improvement Project

Trustee Nelson moved to approve the request for partial payment #9 (\$59,500.00) and partial payment #10 (\$10,800) from August Winters & Sons, Inc in the amount of \$70,300.00 for work on the 45th Avenue Lift Station and 63rd Avenue Lift Station 2023 UD #1 Capital Improvement Project

Seconded by Trustee Harbach.

Motion carried 7-0 vote

Action on Operator's Licenses:

None

Adjourn

Trustee Harbach move to adjourn at 6:12 p.m.

Seconded by Trustee Nelson.

Motion carried 7-0 vote

Drafted this 20th day of January by Wendy Burnette Clerk/Treasurer
These minutes are not official until approved by the Village Board.

01/09/2025 01:01 PM
User: HKRUK
DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 01/09/2025 - 01/09/2025

Page: 1/1

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
01/09/2025	POOL	240(E)	VERIZON	VERIZON WIRELESS	368.74
01/09/2025	POOL	64250	AT&T001	AT&T	238.18
01/09/2025	POOL	64251	CDWGOV	CDW GOVERNMENT	1,025.23
01/09/2025	POOL	64252	TRI-VISA	ELAN FINANCIAL SERVICES	1,948.68
01/09/2025	POOL	64253	GENERAL	GENERAL CODE	432.00
01/09/2025	POOL	64254	T0000820	GLENN FENSKE	450.00
01/09/2025	POOL	64255	JCLICHT	JC LICHT LLC	69.20
01/09/2025	POOL	64256	KENCNTIT	KENOSHA COUNTY INFORMATION	1,466.76
01/09/2025	POOL	64257	KEN002	KENOSHA COUNTY TREASURER	740.00
01/09/2025	POOL	64258	KWU001	KENOSHA WATER UTILITY	32,016.43
01/09/2025	POOL	64259	POIRIER	KEVIN POIRIER	2,652.01
01/09/2025	POOL	64260	MEN001	MENARDS - RACINE	114.86
01/09/2025	POOL	64261	OWENS001	PAMELA OWENS	79.00
01/09/2025	POOL	64262	STAFFORD	STAFFORD ROSENBAUM LLP	522.50
01/09/2025	POOL	64263	THOMASOUT	THOMAS OUTDOOR SUPPLY	116.99
01/09/2025	POOL	64264	ULINE	ULINE	2,448.90
01/09/2025	POOL	64265	WEE001	WE ENERGIES	244.98
01/09/2025	POOL	64266	WEE002	WE ENERGIES	85.76
01/09/2025	POOL	64267	WICOURT	WI COURT FINES & SURCHARGES	2,893.19
01/09/2025	POOL	64268	WMCCA	WI MUNICIPAL COURT CLERK ASSOC	55.00
01/09/2025	POOL	64269	WJA001	WI MUNICIPAL JUDGES ASSOC	150.00

POOL TOTALS:

Total of 21 Checks:	48,118.41
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	48,118.41

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
01/16/2025	POOL	241(E)	SAMSMC	SAM'S CLUB MC/SYNCE	4,637.27
01/16/2025	POOL	64270	AT&TLONG	AT & T LONG DISTANCE	1.84
01/16/2025	POOL	64271	ATCSERVICE	ATC SERVICES INC	1,964.45
01/16/2025	POOL	64272	BAXTER	BAXTER & WOODMAN	19,175.49
01/16/2025	POOL	64273	BTM001	BOUND TREE MEDICAL LLC	6,787.13
01/16/2025	POOL	64274	CENTURYL	CENTURYLINK	0.32
01/16/2025	POOL	64275	SPECTRUM	CHARTER COMMUNICATIONS	139.98
01/16/2025	POOL	64276	DAV001	DAVISON LAW OFFICE, LTD	3,296.50
01/16/2025	POOL	64277	DIG002	DIGGERS HOTLINE INC	151.70
01/16/2025	POOL	64278	DOOLEY	DOOLEY & ASSOCIATES LLC	2,550.00
01/16/2025	POOL	64279	EAGLEMEDIA	EAGLE MEDIA INC	105.00
01/16/2025	POOL	64280	FS001	FIRST SUPPLY LLC	27.87
01/16/2025	POOL	64281	GALLS	GALLS LLC	231.11
01/16/2025	POOL	64282	HINCKLEY	HINCKLEY SPRINGS	5.99
01/16/2025	POOL	64283	PETERS	JASON PETERS	150.00
01/16/2025	POOL	64284	JCLICHT	JC LICHT LLC	27.76
01/16/2025	POOL	64285	KCOTR	KENOSHA COUNTY TREASURER	630.50
01/16/2025	POOL	64286	MEN001	MENARDS - RACINE	178.10
01/16/2025	POOL	64287	SEYMOUR	SCOTT SEYMOUR	107.00
01/16/2025	POOL	64288	USFP001	USA FIRE PROTECTION, INC.	420.00
01/16/2025	POOL	64289	WEE001	WE ENERGIES	234.11
01/16/2025	POOL	64290	WEE001	WE ENERGIES	79.19
01/16/2025	POOL	64291	WEE002	WE ENERGIES	2,038.97
01/16/2025	POOL	64292	WELDSTAR	WELDSTAR COMPANY	202.77

POOL TOTALS:

Total of 24 Checks:

43,143.05

Less 0 Void Checks:

0.00

Total of 24 Disbursements:

43,143.05

01/23/2025 12:39 PM
User: HKRUK
DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 01/23/2025 - 01/23/2025

Page: 1/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
01/23/2025	POOL	242(E)	KWIKTRIP	KWIK TRIP INC	4,376.58
01/23/2025	POOL	243(E)	WID002	WI DEPT OF JUSTICE	21.00
01/23/2025	POOL	64296	BAXTER	BAXTER & WOODMAN	35,512.26
01/23/2025	POOL	64297	REFUND TAX	CHRISTOPHER R AND RACHEL L SCHOEN	142.23
01/23/2025	POOL	64298	COLONY	COLONY HARDWARE CORPORATION	1,645.22
01/23/2025	POOL	64299	CUMMINS	CUMMINS SALES & SERVICE	8,452.73
01/23/2025	POOL	64300	REFUND TAX	D & O INVESTMENTS LLP	3,285.75
01/23/2025	POOL	64301	REFUND TAX	DANIEL DANOSKI	599.13
01/23/2025	POOL	64302	REFUND TAX	DAVID W UTTECH	108.46
01/23/2025	POOL	64303	DAV001	DAVISON LAW OFFICE, LTD	726.00
01/23/2025	POOL	64304	REFUND TAX	DONALD F BIRKHOLZ	112.92
01/23/2025	POOL	64305	REFUND TAX	EDMOND PARKER	1,205.15
01/23/2025	POOL	64306	REFUND TAX	EDWARD AND GWEN M STEIMLE FAMILY	150.31
01/23/2025	POOL	64307	REFUND TAX	EILEEN A PAGER WILLIAMS	35.00
01/23/2025	POOL	64308	ELECTION	ELECTION SYSTEMS & SOFTWARE	1,676.62
01/23/2025	POOL	64309	REFUND TAX	HEATHER JENSEN	38.40
01/23/2025	POOL	64310	REFUND TAX	HEIDI GOTTSCHALK	698.40
01/23/2025	POOL	64311	REFUND TAX	JACK AUPPERLE	631.94
01/23/2025	POOL	64312	REFUND TAX	JAMES D JONES	519.71
01/23/2025	POOL	64313	REFUND TAX	JAMES M JACOBSEN	622.17
01/23/2025	POOL	64314	REFUND TAX	JAMES M PETTY JR	51.43
01/23/2025	POOL	64315	JCLICHT	JC LICHT LLC	11.18
01/23/2025	POOL	64316	REFUND TAX	JOHN J YOUNG	41.70
01/23/2025	POOL	64317	REFUND TAX	JONATHAN C KUGEL	209.97
01/23/2025	POOL	64318	REFUND TAX	KEITH AND NANCY LEHRKE REVOCABLE	111.00
01/23/2025	POOL	64319	KCFRA	KENOSHA COUNTY FIRE/RESCUE ASSCN	2,000.00
01/23/2025	POOL	64320	REFUND TAX	KENT SAFFELL	111.23
01/23/2025	POOL	64321	REFUND TAX	MARK ALBERT MOLINARO III	150.31
01/23/2025	POOL	64322	MEN001	MENARDS - RACINE	107.81
01/23/2025	POOL	64323	REFUND TAX	MICHAEL J GASTALDI	7.28
01/23/2025	POOL	64324	REFUND TAX	MICHAEL R SCHMIDT	109.17
01/23/2025	POOL	64325	PCR001	PCR SERVICES LLC	27,800.00
01/23/2025	POOL	64326	QUADIENT	QUADIENT FINANCE USA INC	556.62
01/23/2025	POOL	64327	QUADIENTLE	QUADIENT LEASING USA INC	214.68
01/23/2025	POOL	64328	R&RINS	R & R INSURANCE SERVICES INC	20,678.15
01/23/2025	POOL	64329	REFUND TAX	RANDALL J CRONK	10.76
01/23/2025	POOL	64330	RICOHUSA	RICOH USA, INC	193.43
01/23/2025	POOL	64331	REFUND TAX	ROBERT J MORRONE	535.34
01/23/2025	POOL	64332	SECUREFIRE	SECURE FIRE & SAFETY LLC	190.00
01/23/2025	POOL	64333	SOUTHPORT	SOUTHPORT ENGINEERED SYSTEMS	112,930.00
01/23/2025	POOL	64334	STAPLEAD	STAPLES	586.85
01/23/2025	POOL	64335	REFUND TAX	STEVEN SABBY	415.50
01/23/2025	POOL	64336	REFUND TAX	TAMMY UTTECH	89.17
01/23/2025	POOL	64337	REFUND TAX	TINA M BOCK	302.39
01/23/2025	POOL	64338	REFUND TAX	TODD A GRAHAM	110.42
01/23/2025	POOL	64339	ULINE	ULINE	2,512.35
01/23/2025	POOL	64340	REFUND TAX	VILLAGE OF SOMERS	1,047.16
01/23/2025	POOL	64341	WEE001	WE ENERGIES	7,593.96
01/23/2025	POOL	64342	WEE001	WE ENERGIES	140.86
01/23/2025	POOL	64343	WEE001	WE ENERGIES	216.47
01/23/2025	POOL	64344	WEE001	WE ENERGIES	880.20
01/23/2025	POOL	64345	WBURNETTE	WENDY BURNETTE	150.00
01/23/2025	POOL	64346	WIDOA	WI DEPT OF ADMINISTRATION	175.00

POOL TOTALS:

Total of 53 Checks:
Less 0 Void Checks:

9/94

240,800.37
0.00

01/23/2025 12:39 PM

User: HKRUK

DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS

CHECK DATE FROM 01/23/2025 - 01/23/2025

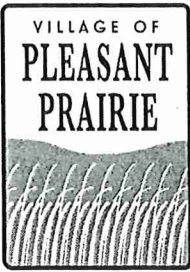
Page: 2/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Total of 53 Disbursements:					240,800.37



BUILDING REPORT - December, 2024

FUND CODE & DESCRIPTION	NUMBER OF PERMITS	PERMIT FEES MONTHLY	NUMBER OF PERMITS YEAR TO DATE	PERMIT FEES YEAR TO DATE	DIFFERENCE FROM 2023 TO 2024
101-HOUSES	0	0.00	4	9,975.35	1,642.50
101-ADDITIONS & ALTERATIONS-RES	4	325.00	101	10,615.60	5,413.50
101-ACCSRY BLD	0	0.00	30	8,183.90	3,114.90
101-NEW MOBILE HM	0	0.00	2	130.00	(1,102.00)
101-OTHER PMT FEE	0	0.00	7	1,240.00	940.00
101-AGRICULTURAL	0	0.00	7	4,049.00	(1,286.00)
101-APARTMENTS-MLF	0	0.00	0	0.00	(503,008.00)
101-CONDOMINIUM	0	0.00	0	0.00	0.00
101-COMMERCIAL BLD	0	0.00	0	0.00	(278,950.60)
101-INDUSTRIAL (COMM)	0	0.00	1	47,936.00	47,936.00
101-ADDITIONS & ALTERATIONS-COMM	1	1,875.00	14	42,139.70	(4,894.10)
101-SIGNS	0	0.00	8	1,625.00	140.00
101-PLUMBING	3	195.00	93	32,173.00	5,803.90
101-HEATING	0	0.00	36	6,949.02	(40,220.03)
101-ELECTRIC	9	744.20	116	43,064.10	(2,961.85)
101-POOLS	1	65.00	10	4,515.00	20.25
101-WRECKING	0	0.00	40	5,261.28	2,946.70
101-OCCUPANCY	0	0.00	4	700.00	200.00
101-FENCE	0	0.00	29	1,820.00	370.00
101-DRIVEWAY	0	0.00	53	3,445.00	2,965.00
101-CULVERT	0	0.00	0	0.00	0.00
101-MOVING	0	0.00	0	0.00	0.00
101-RIGHT OF WAY ROAD OPENING	3	300.00	31	3,000.00	1,355.00
101-EROSION CONTROL	0	0.00	0	0.00	0.00
101-VOLUNTARY DONATION IN LIEU OF IMPACT FEES	0	0.00	1	4,590.00	(923,307.80)
101-LANDFILL PMT	1	65.00	11	10,377.00	10,127.00
101-PUBLIC WKS	0	0.00	0	0.00	0.00
101-PARK FEE	0	0.00	0	0.00	(1,045.00)
101-FIRE STATION	0	0.00	0	0.00	0.00
101-WA MTR HORN	0	0.00	1	4,785.00	33.38
101-WA PMT	0	0.00	0	0.00	(92.80)
101-REFUND PERMIT	0	0.00	0	0.00	0.00
SUB-TOTAL 101	22	3,569.20	599	246,573.95	(1,673,860.05)
603-UD SR SVC FEE	0	0.00	3	8,400.00	(406,040.00)
603-	0	0.00	0	0.00	0.00
SUB-TOTAL 603	0	0.00	3	8400.00	(406,040.00)
602-KR SR SVC FEE	0	0.00	0	0.00	0.00
SUB-TOTAL 602	0	0.00	0	0.00	0.00
601-WA FEE	0	0.00	4	5,400.00	2,241.18
601-TEMP WA FEE	0	0.00	3	449.46	(1,332.98)
601-WA MTR HORN	0	0.00	13	45,040.11	44,870.11
601-WA PMT	0	0.00	3	195.00	(662.20)
601-	0	0.00	0	0.00	0.00
601-	0	0.00	0	0.00	0.00
SUB-TOTAL 601	0	0.00	23	51,084.57	45,116.11
TOTALS	22	3,569.20	625	306,058.52	(2,034,783.94)



Office of the Community Development
Director
Rob Hanson

COPY

January 14, 2025

Mr. Peter Herreid
Wisconsin Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Dear Mr. Herreid:

The Village of Pleasant Prairie is transmitting to you the following ordinance amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan that were adopted in 2024 by the Village Board of Trustees pursuant to Chapter 390 of the Village Municipal Code:

Year	Ord. #	Date Approved	Section	Brief Description
2024	#24-02	1/22/24	Component of Comp Plan-Section 390-6 B	Park and Open Space Plan 2024-28
2024	#24-07	2/12/24	Land Use Map 9.9 and Appendix 10-3	Coastal floodplain, Chateau FP Amend and Roger Prange FP Amend
2024	#24-16	4/22/24	Land Use Map 9.9 and Appendix 10-3	Lombardi-Wetlands
2024	#24-20	6/24/24	Land Use Map 9.9 and Appendix 10-3	McClory wetland fill
2024	#24-27	10/14/24	LakeView East NP Amend	SE Corner of STH 31/STH 165
2024	#24-33	10/28/24	LakeView West, DesPlaines River & RiverWoods NP Amend	Inspire Project amendments
2024	#24-50	11/25/24	Land Use Map 9.9 and Appendix 10-3	STH 165 Lift Station FP LOMR
2024	#24-37	12/23/24	Land Use Map 9.9 and Appendix 10-3	FRED Lot 4 CSM 2973 91-4-122-071-0204 FP LOMR

If you have any questions, please contact me directly at the Village at 262-925-6717.

Sincerely,

Rob Hanson
Community Development Director

Enc.

cc: Stephanie Hacker, Executive Director, Southeastern Wisconsin Regional Planning Commission
Andy Buehler, Director, Kenosha County Division of Planning Operations
Kenosha County Clerk
Kenosha City Planning Department
City of Kenosha Clerk
Village of Bristol Clerk
Village/Town of Somers Clerk
Patrick Finnemore, Facilities Director, Kenosha Unified School District #1
Bristol School District #1
Superintendent, Central High School Dist. Of Westosha
Laura Kastelic, Kenosha Public Library
Lake County Clerk
Winthrop Harbor Clerk
Zion Clerk
Newport Township Clerk
Wadsworth Township Clerk
Benton Township Clerk

ORD. # 24-02

**ORDINANCE TO AMEND SECTION 390-6
OF THE VILLAGE MUNICIPAL CODE ENTITLED
COMPREHENSIVE PLAN
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, do hereby ordain that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan be amended to adopt the Village of Pleasant Prairie Park and Open Space Plan: 2024-2028 (**Exhibit 1**) as a component of the Village's Comprehensive Plan and that Section 390-6 B of the Village Municipal Code is hereby amended to read as follows:

B. Village of Pleasant Prairie Park and Open Space Plan: 2024-2028.

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

Adopted this 22nd day of January 2024.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:



Jane C. Snell
Village Clerk



John P. Steinbrink,
Village President

Ayes: 5 Nays: 0 Absent: 0

Posted: 1/24/24

02- Park and Open Space Plan

CODE2312-002

A copy of Exhibit 1 the Village of Pleasant Prairie Park and Open Space Plan: 2024-2028 can be found on the Village's website at the following link:

https://www.pleasantprairiewi.gov/business/community_plans_and_reports/park_and_open_space_plan

ORD. # 24-07

ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

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

1. To amend and correct the Village 2035 Land Use Plan Map 9.9 show the location of the floodplain pursuant to the following approval of Federal Emergency Management Agency (FEMA):
 - a. Flood Insurance Rate Map (FIRM), panel numbers 55059C0212E, 55059C0214E, 55059C0216E, 55059C0218E and 55059C0331E, dated April 11, 2024 as shown in **Exhibit 1** related to Coastal Floodplain adjacent to Lake Michigan.
 - b. The floodplain boundary adjustment related to the Unnamed Tributary No. 1 to Kilbourn Road Ditch within the Chateau Eau Plaines Subdivision generally located north and south of 79th Street east of 115th Avenue as a result of the Village completed stormwater project as approved by FEMA (LOMR Case No.: 23-05-0948 P effective 03/26/2024) as shown on **Exhibits 2 and 3**.
 - c. The floodplain boundary adjustment related to the 2017 construction of the Village's Public Works equipment storage building located at 8600 Green Bay Road as approved by FEMA (LOMR-F Case No. 17-05-2597A effective 09/12/2017) as shown on **Exhibits 4 and 5**.
2. Any area designated on the Village 2035 Land Use Plan Map 9.9 within the aforementioned 100-year floodplain wherein the underlying land use is identified as either Residential Lands or Governmental or Institutional Lands, those underlying land use designations, are hereby changed to the Park, Recreational and Other Open Space Lands designations.
3. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

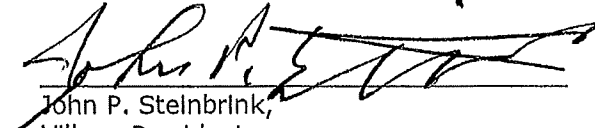
The Village Community Development Director is hereby directed to record these Amendments to the Comprehensive Plan on the appropriate pages of said Plan and to update Appendix A in Chapter 390 of the Village Municipal Code to include said amendments.

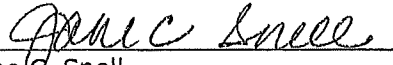
This Ordinance shall become effective on April 11, 2024.

Adopted this 12th day of February 2024.

VILLAGE OF PLEASANT PRAIRIE

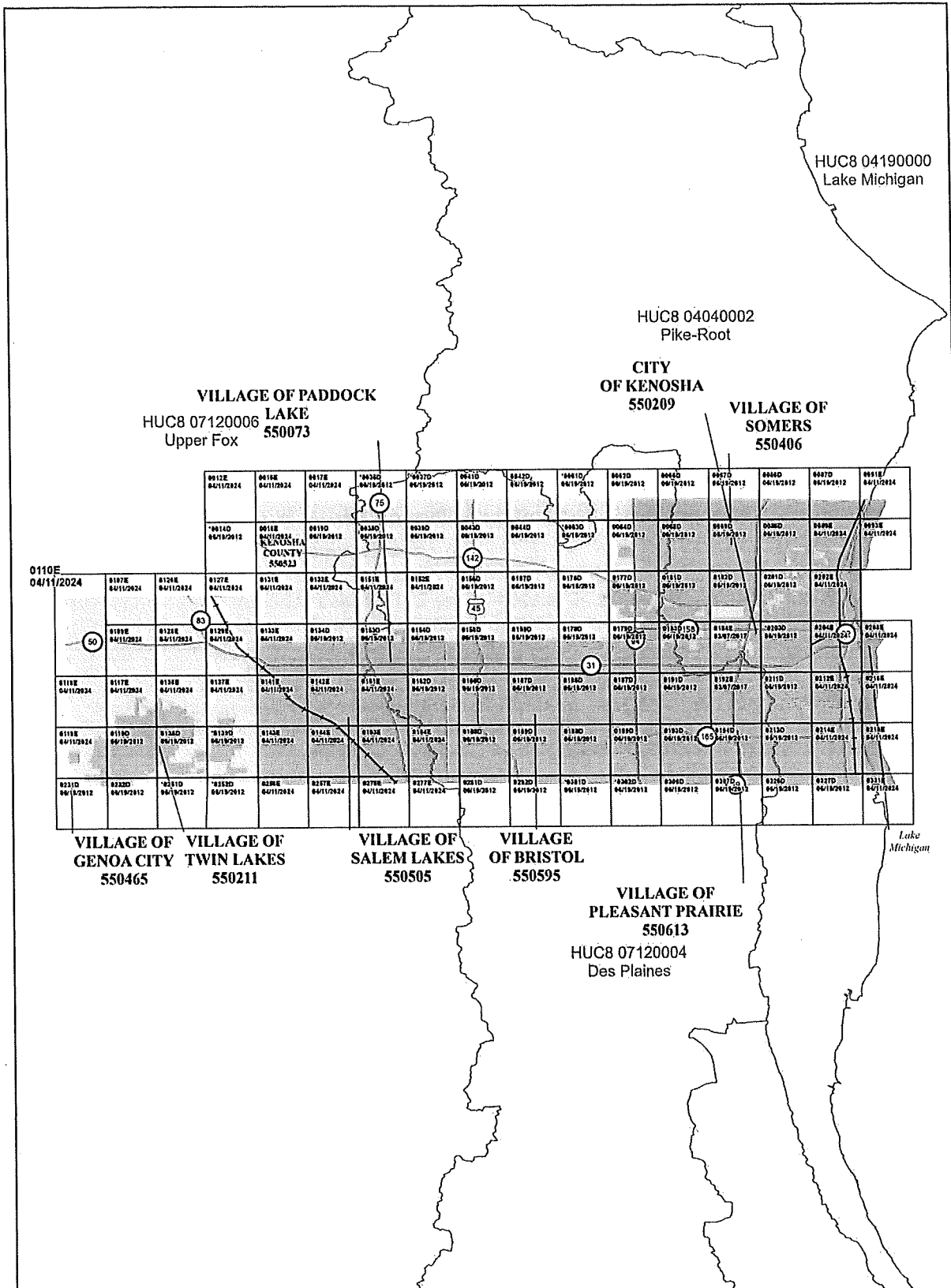
ATTEST:


John P. Steinbrink,
Village President


Jane C. Snell
Village Clerk

Ayes: 5 Nays: 0 Absent: 0
Posted: 2/13/2024

Ord #24-07 Floodplain LU Amend
CODE2312-001



1 inch = 21,343 feet 1:256,112

0 5,000 10,000 20,000 30,000 feet

Map Projection: GCS WGS 1984
Vertical Datum: NAVD88

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP INDEX

KENOSHA COUNTY, WISCONSIN And Incorporated Areas

PANELS PRINTED:

0012, 0016, 0017, 0018, 0019, 0038, 0039, 0041, 0042, 0043, 0044, 0062, 0064, 0066, 0067, 0068, 0069, 0086, 0087, 0088, 0089, 0091, 0093, 0107, 0109, 0110, 0116, 0117, 0118, 0119, 0126, 0127, 0128, 0129, 0131, 0132, 0133, 0134, 0136, 0137, 0138, 0141, 0142, 0143, 0144, 0151, 0152, 0153, 0154, 0156, 0157, 0159, 0161, 0162, 0163, 0164, 0166, 0167, 0168, 0169, 0176, 0177, 0178, 0179, 0181, 0182, 0183, 0184, 0186, 0187, 0188, 0189, 0191, 0192, 0193, 0194, 0201, 0202, 0204, 0208, 0211, 0212, 0213, 0214, 0216, 0218, 0231, 0232, 0258, 0259, 0276, 0277, 0281, 0282, 0306, 0307, 0326, 0327, 0331

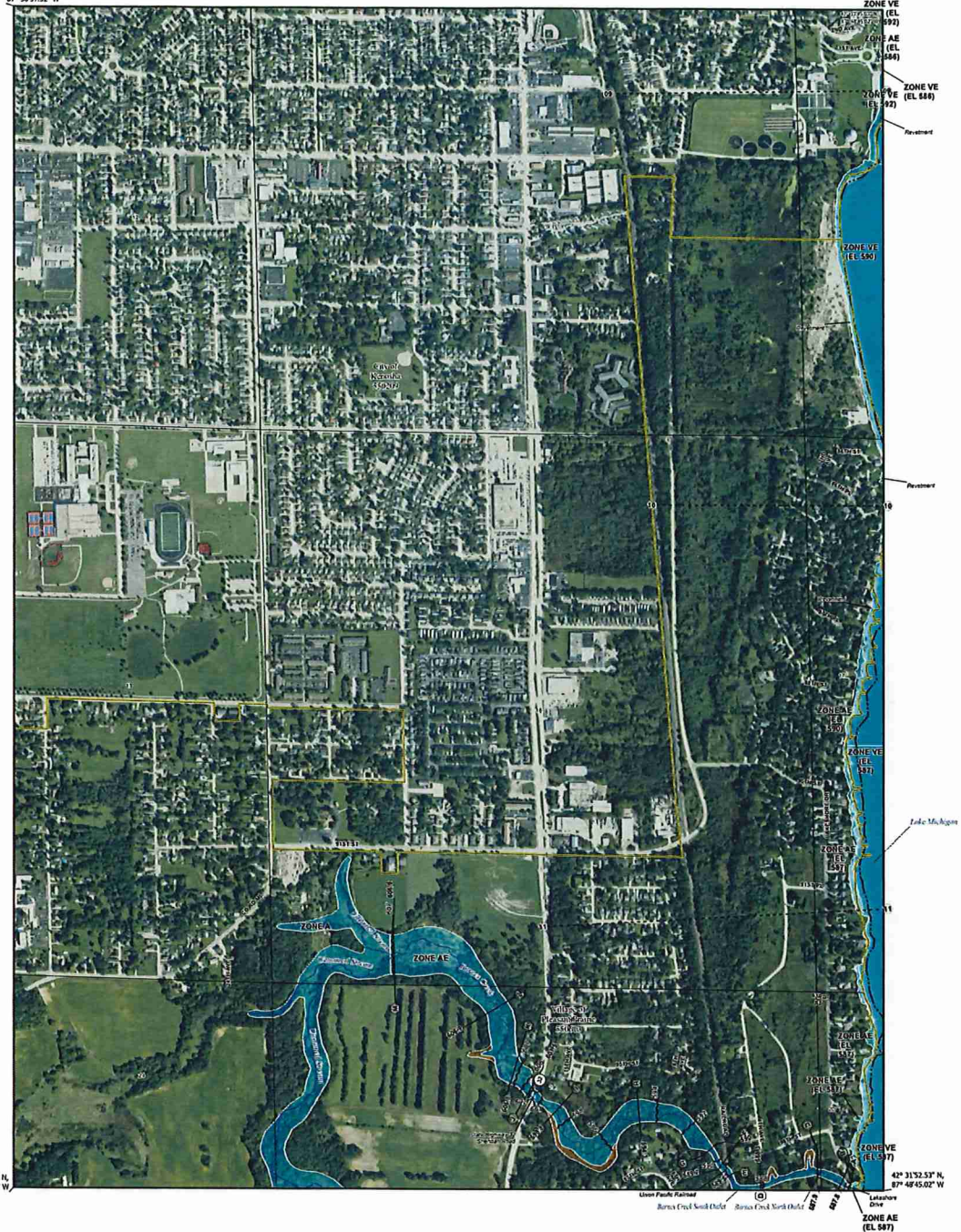


FEMA

MAP NUMBER
55059CINDIE

EFFECTIVE DATE
April 11, 2024

42° 31'45.03" N
87° 50'37.52" W



42° 31'52.53" N
87° 50'37.52" W

FLOOD HAZARD INFORMATION

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available effective flood hazard information for your community, or the National Flood Insurance Program (NFIP), please call the FEMA Mapping and Insurance Information helpline at 1-877-FEMA-5527 or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include preliminary Flood Hazard Maps of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be downloaded from the website. Commercial mapping and/or adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be acquired directly from the Flood Map Service Center at the website listed above.

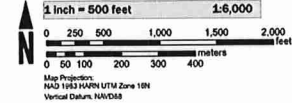
For community and countywide map dates refer to the Flood Insurance Study Report for the jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-438-6020.

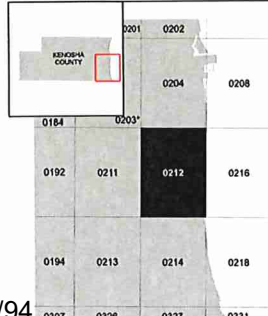
Background information shown on the FIRM was provided in digital format by the United States Geological Survey (USGS). The language shown is the USGS National Map of Hydrography, Last published October, 2020.

Note: Some Special Flood Hazard Areas with elevations may not agree with elevation labels if the Base Flood Elevation or Flood Hazard Zone is shown on the map. Please refer to the Panel Location Diagram on this map panel to determine the adjacent panel and the elevation before there, or alternatively use the Flood Insurance Study report for detailed elevations by flood source.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

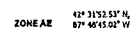
NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

KENOSHA COUNTY
WISCONSIN
AND INCORPORATED
AREAS



Panel Contains:
COMMUNITY
CITY OF KENOSHA
VILLAGE OF PLEASANT
PRairie

NUMBER	PANEL SUFFIX
88009	0212
88013	0212



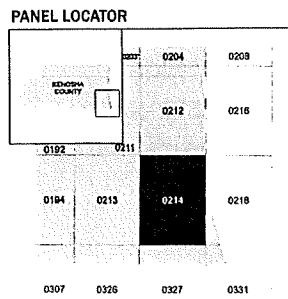
SCALE

1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

Map Project 10
 RUP 15832 RANR 10/16 June 1991
 Vertical Datum: NAVD83



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

**KENOSHA COUNTY
WISCONSIN
AND INCORPORATED
AREAS**



COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF PLEASANT PRAIRIE	880813	0214	E

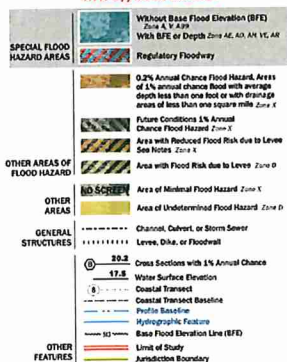
MAP NUMBER
55059C0214E
EFFECTIVE DATE
April 11, 2024

*PANEL NOT PRINTED



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available effective flood hazard information for your community, or the National Flood Insurance Program (NFIP), in general, please call the FEMA Service Center available at 1-877-242-2662. As a data product, this map may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be downloaded from the website. Communities acquiring land on adjacent FIRM panels should obtain a current copy of the adjacent panel as well as the current FIRM index. These may be acquired directly from the Flood Map Service Center at the website listed above.

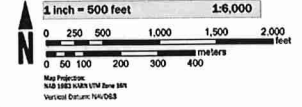
For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-0626.

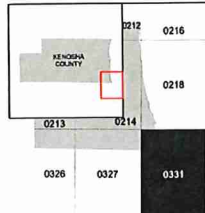
Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The base map shown is the USGS National Map Accuracy Test (NMAT) dated October, 2010.

Note: Some Special Flood Hazard Areas with elevations may not appear with elevation values if the Base Flood Elevation or Flood Insurance Study Report is not available for the location shown on the adjacent panel. Please see the Panel Location Diagram on the map panel to determine the adjacent panel and find the elevation feature there, or alternatively use the Flood Insurance Study Report for detailed elevations by flood zone.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

KENOSHA COUNTY
WISCONSIN
AND INCORPORATED
AREAS



Panel Contains:
COMMUNITY: PLEASANT PRAIRIE
NUMBER: 60413
PANEL SUFFIX: 0331 E

Legend

- FIS Cross Section
- FIS 1% Annual Chance Floodway
- FIS 1% Annual Chance Floodfinge
- Removed Cross Section
- Proposed 1% Annual Chance Floodway
- Proposed 1% Annual Chance Floodfinge
- Removed FIS 1% Annual Chance Floodway
- Removed FIS 1% Annual Chance Floodfinge
- Proposed Storm Sewer

**FLOOD ELEVATIONS
WEST OF 115TH
AVENUE WILL BE
UNCHANGED**

**FLOOD ELEVATIONS NORTH OF 79TH
STREET WILL BE REDUCED AS NOTED**

1% Annual Chance Flood Discharge Contained in Storm Sewer

-2.3± FT

-1.7± FT

-1.6± FT

-0.6± FT

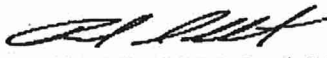
UNNAMED TRIB NO. 1
TO KILBOURN
ROAD DITCH

**FLOODPLAIN WILL BE REMOVED
FROM PARCELS SOUTH OF 79TH
ST AND EAST OF 115TH AVE**

Certified Annotated FIRM
Chateau Eau Plaines
Pleasant Prairie, WI

1 inch = 200 feet
0 100 200

Smith
1/21/2020

Page 1 of 4	Issue Date: November 9, 2023	Effective Date: March 26, 2024	Case No.: 23-05-0948P	LOMR-APP
Follows Conditional Case No.: 20-05-1947R				
 Federal Emergency Management Agency Washington, D.C. 20472				
LETTER OF MAP REVISION DETERMINATION DOCUMENT				
COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST	
COMMUNITY	Village of Pleasant Prairie Kenosha County Wisconsin	CULVERT FILL OTHER	1D HYDRAULIC ANALYSIS FLOODWAY UPDATED TOPOGRAPHIC DATA	
	COMMUNITY NO.: 550613			
IDENTIFIER	Chateau Eau Plaines Storm Sewer	APPROXIMATE LATITUDE & LONGITUDE: 42.562, -87.944 SOURCE: OTHER DATUM: NAD 83		
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES		
TYPE: FIRM* NO.: 55059C0179D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0183D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0187D DATE: June 19, 2012		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: March 7, 2017 PROFILE: 83P FLOODWAY DATA TABLE: 9		
Enclosures reflect changes to flooding sources affected by this revision. * FIRM - Flood Insurance Rate Map				
FLOODING SOURCE(S) & REVISED REACH(ES)				
Unnamed Tributary No. 1 to Kilbourn Road Ditch - from approximately 10 feet downstream of 115th Avenue to approximately 1,100 feet upstream of 115th Avenue				
SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Unnamed Tributary No. 1 to Kilbourn Road Ditch	BFES*	BFES	YES	YES
	Zone AE	Zone AE	YES	YES
	Floodway	Floodway	YES	YES
* BFES - Base (1-percent-annual-chance) Flood Elevations				
DETERMINATION				
This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.				
This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.				
 Patrick "Rick" F. Sacbibit, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration				
			23-05-0948P	102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

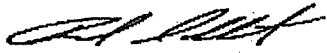
NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

23-05-0948P

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mary Beth Caruso
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

23-05-0948P

102-I-A-C



Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/flm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Kenosha News*

Dates: November 20, 2023 and November 27, 2023

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

23-05-0948P

102-I-A-C

FLOODING SOURCE		FLOODWAY					1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD 88)		
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	WIDTH REDUCED FROM PRIOR STUDY (FEET)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
UNNAMED TRIBUTARY NO. 1 TO HOOKER LAKE (CONTINUED)	3,511 ¹	*	*	*	*	787.0	*	*	*
	3,807 ¹	*	*	*	*	787.5	*	*	*
	4,166 ¹	*	*	*	*	788.6	*	*	*
	4,631 ¹	*	*	*	*	794.5	*	*	*
	6,706 ¹	*	*	*	*	794.6	*	*	*
	6,853 ¹	*	*	*	*	796.9	*	*	*
	7,725 ¹	*	*	*	*	801.3	*	*	*
	8,163 ¹	*	*	*	*	805.8	*	*	*
	9,045 ¹	*	*	*	*	812.2	*	*	*
	10,064 ¹	*	*	*	*	813.3	*	*	*
UNNAMED TRIBUTARY NO. 1 TO KILBOURN ROAD DITCH	438 ²	147	135	0.7	0	679.3	676.0 ³	676.0 ³	0.0
	896 ²	26	49	1.7	0	679.5	679.5	679.5	0.0
	*4	*4	*4	*4	*4	*4	*4	*4	*4
	*4	*4	*4	*4	*4	*4	*4	*4	*4
	*4	*4	*4	*4	*4	*4	*4	*4	*4
	*4	*4	*4	*4	*4	*4	*4	*4	*4
	*4	*4	*4	*4	*4	*4	*4	*4	*4
	*4	*4	*4	*4	*4	*4	*4	*4	*4
	*4	*4	*4	*4	*4	*4	*4	*4	*4
	2,231 ²	22	13	4.3	0	685.0	685.0	685.0	0.0
		ELEVATION COMPUTED WITHOUT CONSIDERATION OF BACKWATER EFFECTS FROM KILBOURN ROAD DITCH. *FLOODING CONTAINED IN STORMWATER PIPES *DATA NOT AVAILABLE					REVISED DATA		
							REVISED TO REFLECT LOMR		
							FLOODWAY DATA EFFECTIVE: March 26, 2024		
							UNNAMED TRIBUTARY NO. 1 TO HOOKER LAKE - UNNAMED TRIBUTARY NO. 1 TO KILBOURN ROAD DITCH		

FEDERAL EMERGENCY MANAGEMENT AGENCY
KENOSHA COUNTY, WI
AND INCORPORATED AREAS

TABLE 9

FLOODING SOURCE		FLOODWAY					1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD 88)		
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	WIDTH REDUCED FROM PRIOR STUDY (FEET)	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
UNNAMED TRIBUTARY NO. 1 TO KILBOURN ROAD DITCH (CONTINUED)	J	2,328 ¹	38	34	1.6	0	685.9	685.9	0.0
	K	2,730 ¹	159	157	0.4	0	686.1	686.1	0.0
	L	3,300 ¹	215	256	0.2	0	686.2	686.2	0.0
	M	3,568 ¹	122	132	0.4	0	686.2	686.2	0.0
	N	3,869 ¹	90	21	2.7	0	687.1	687.1	0.0
	REVISED DATA								
UNNAMED TRIBUTARY NO. 1 TO SALEM BRANCH BRIGHTON CREEK	A	528 ²	*	*	*	*	733.1	*	*
	B	3,168 ²	*	*	*	*	745.5	*	*
	C	4,076 ²	*	*	*	*	749.3	*	*
	D	4,895 ²	*	*	*	*	753.1	*	*
	E	5,681 ²	*	*	*	*	757.4	*	*
	F	6,795 ²	*	*	*	*	760.9	*	*
1- FEET ABOVE CONFLUENCE WITH KILBOURN ROAD DITCH, 2- FEET ABOVE CONFLUENCE WITH SALEM BRANCH BRIGHTON CREEK, * DATA NOT AVAILABLE									
REVISED TO REFLECT LOMR									
FLOODWAY DATA EFFECTIVE: March 26, 2024									
UNNAMED TRIBUTARY NO. 1 TO KILBOURN ROAD DITCH - UNNAMED TRIBUTARY NO. 1 TO SALEM BRANCH BRIGHTON CREEK									

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI

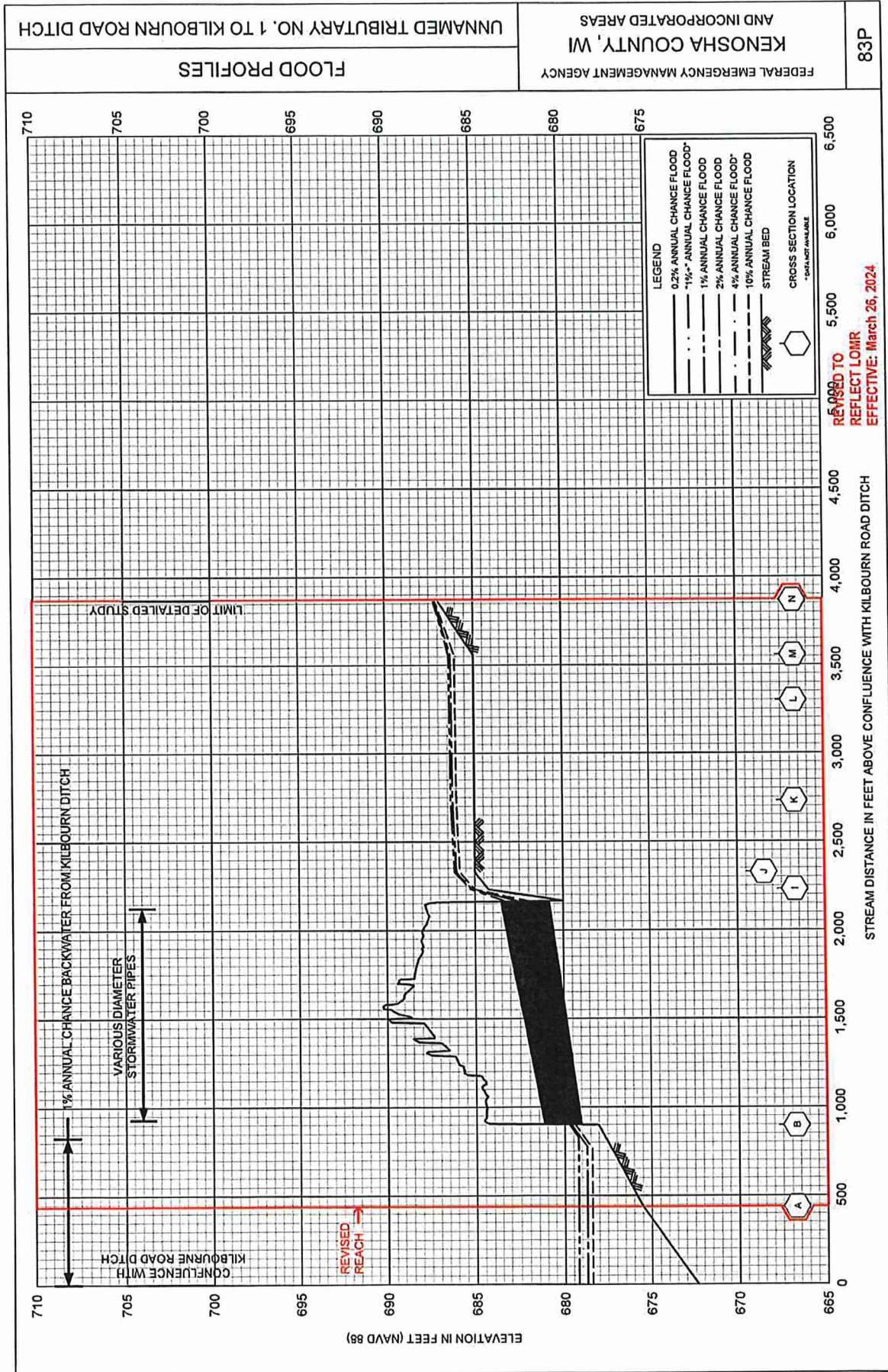
AND INCORPORATED AREAS

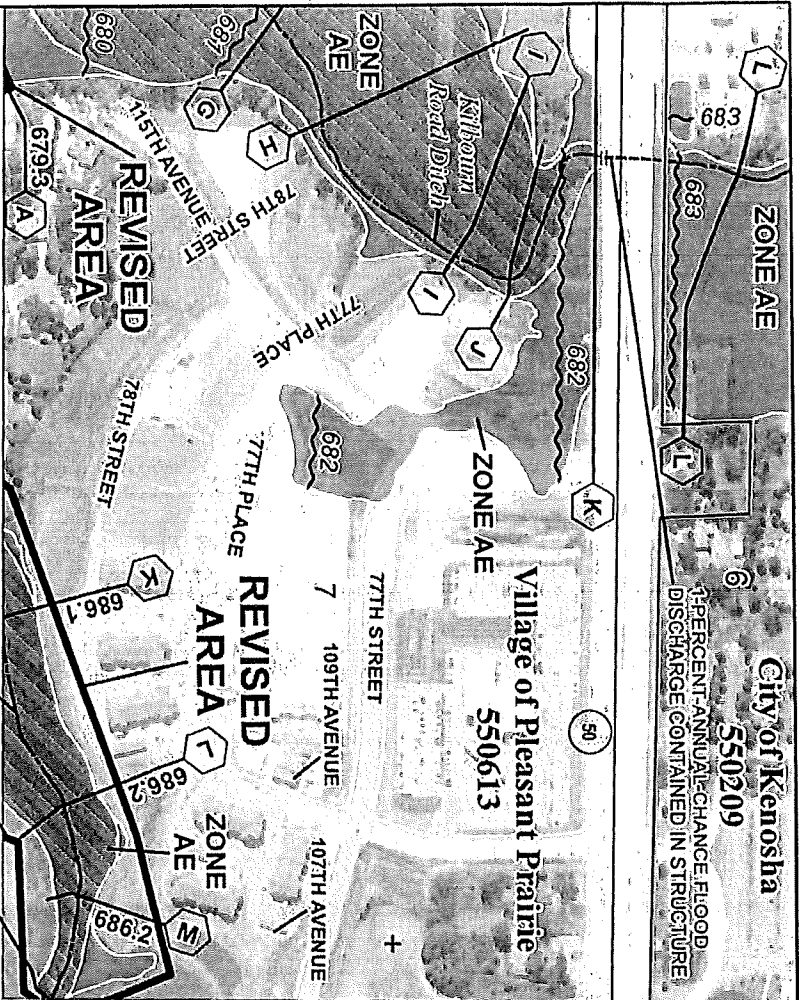
UNNAMED TRIBUTARY NO. 1 TO KILBOURN ROAD DITCH - UNNAMED TRIBUTARY NO. 1 TO SALEM BRANCH BRIGHTON CREEK

TABLE 9

TABLE 9

FEDERAL EMERGENCY MANAGEMENT AGENCY
KENOSHA COUNTY, WI
AND INCORPORATED AREAS





Unnamed Tributary No. 1
To Kilbourn Road Ditch

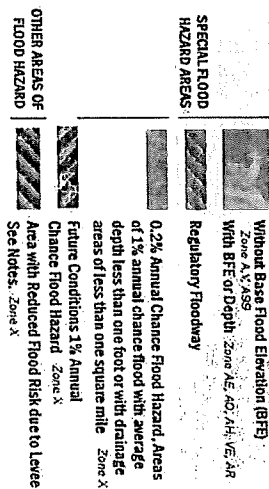
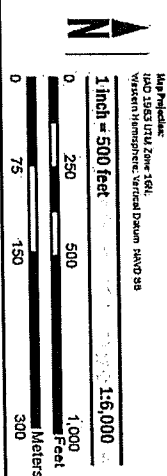
REVISED
AREA

MAP AREA SHOWN ON THIS PANEL IS LOCATED
WITHIN TOWNSHIP 1 NORTH, RANGE 21 EAST,
TOWNSHIP 1 NORTH, RANGE 22 EAST,
TOWNSHIP 2 NORTH, RANGE 21 EAST AND
TOWNSHIP 2 NORTH, RANGE 22 EAST.

JOINS PANEL 0183

42° 33' 45" LIMIT OF STUDY

SCALE

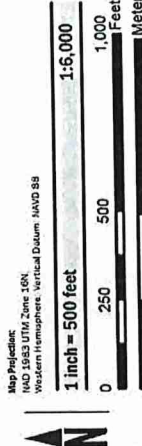
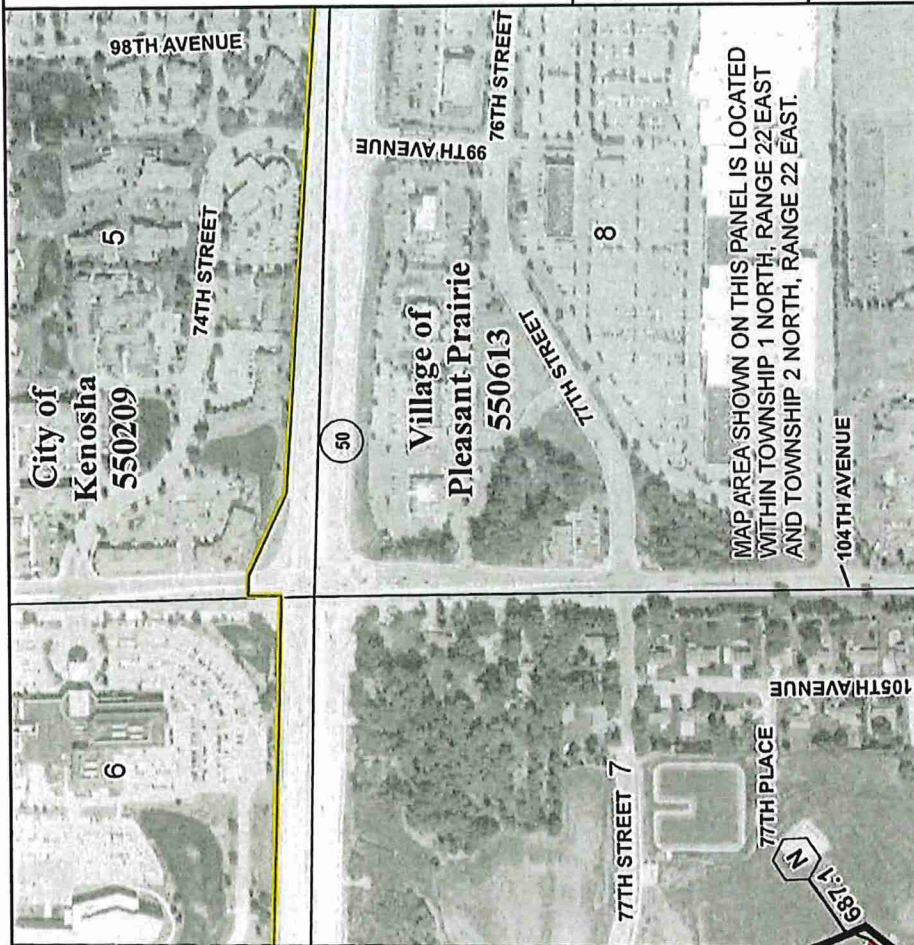


FEMA
National Flood Insurance Program

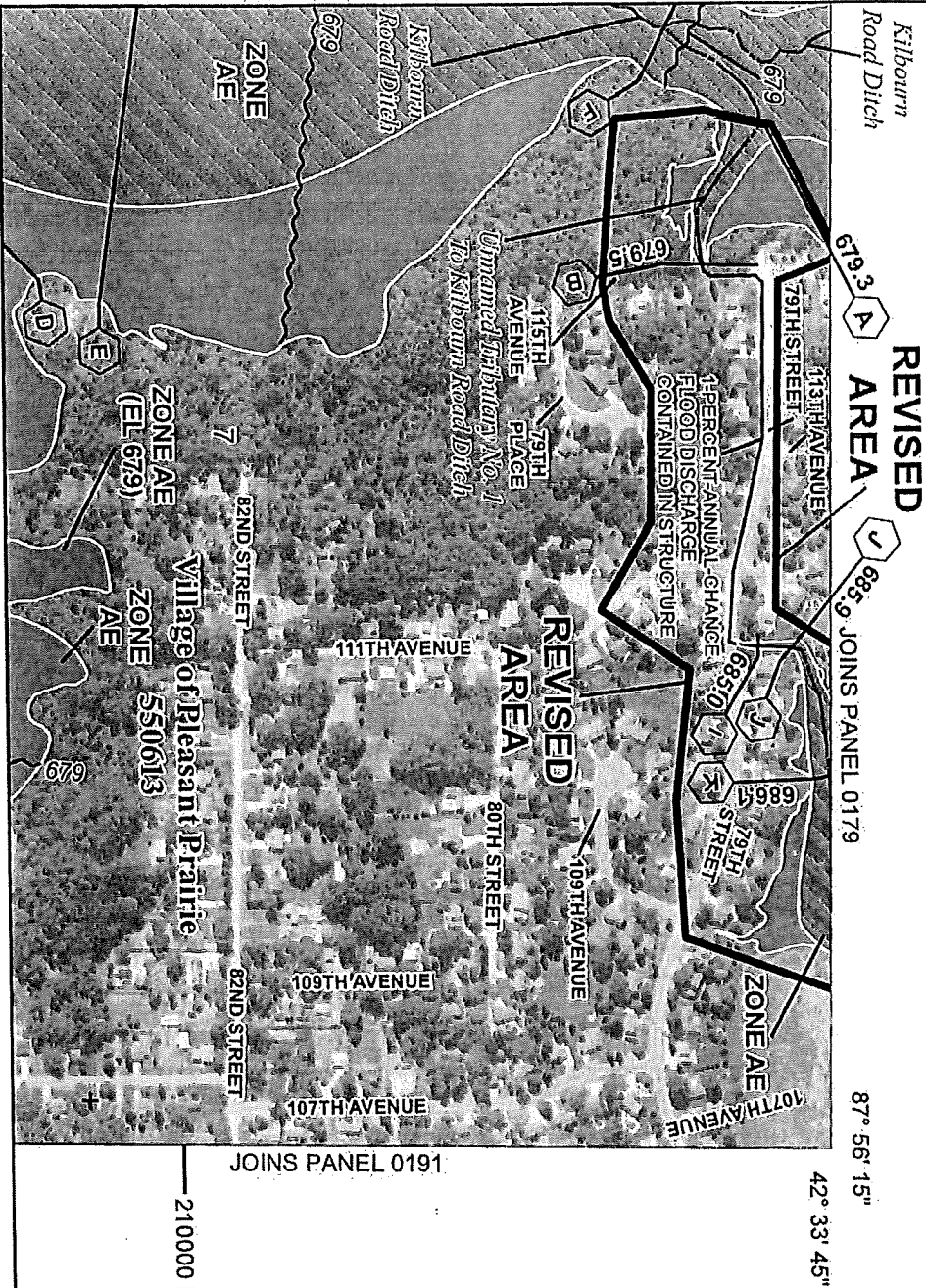
REVISED TO
REFLECT LOMR
EFFECTIVE: March 26, 2024

PANEL 179 331 of 331			
PANEL CONTAINS:	COMMUNITY	NUMBER	PANEL SUFFIX
Bristol, Village of	550595	0179	D
Kenosha, City of	550209	0179	D
Kenosha County	550523	0179	D
Pleasant Prairie, Village of	550613	0179	D

VERSION NUMBER
2.1.3.0
MAP NUMBER
550595C0179D
EFFECTIVE DATE
JUNE 19, 2012



MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 1 NORTH, RANGE 21 EAST AND TOWNSHIP 1 NORTH, RANGE 22 EAST.



SCALE

Map Projection: NAD 1983 UTM Zone 16N, Western Hemisphere, Vertical Datum: IGLD 85

1 inch = 500 feet

0 250 500 1,000 feet

0 75 150 300 Meters

OTHER AREAS OF FLOOD HAZARD

	Without Base Flood Elevation (BFE)
	Zone A1, A99
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
	Future Conditions 1% Annual Chance Flood Hazard
	Area with Reduced Flood Risk due to Levee

See Notes, Zone X

FEMA

National Flood Insurance Program

REVISOR TO REFLECT LOMR

EFFECTIVE: March 26, 2024

187.331

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN

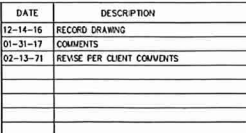
Panel Contains:

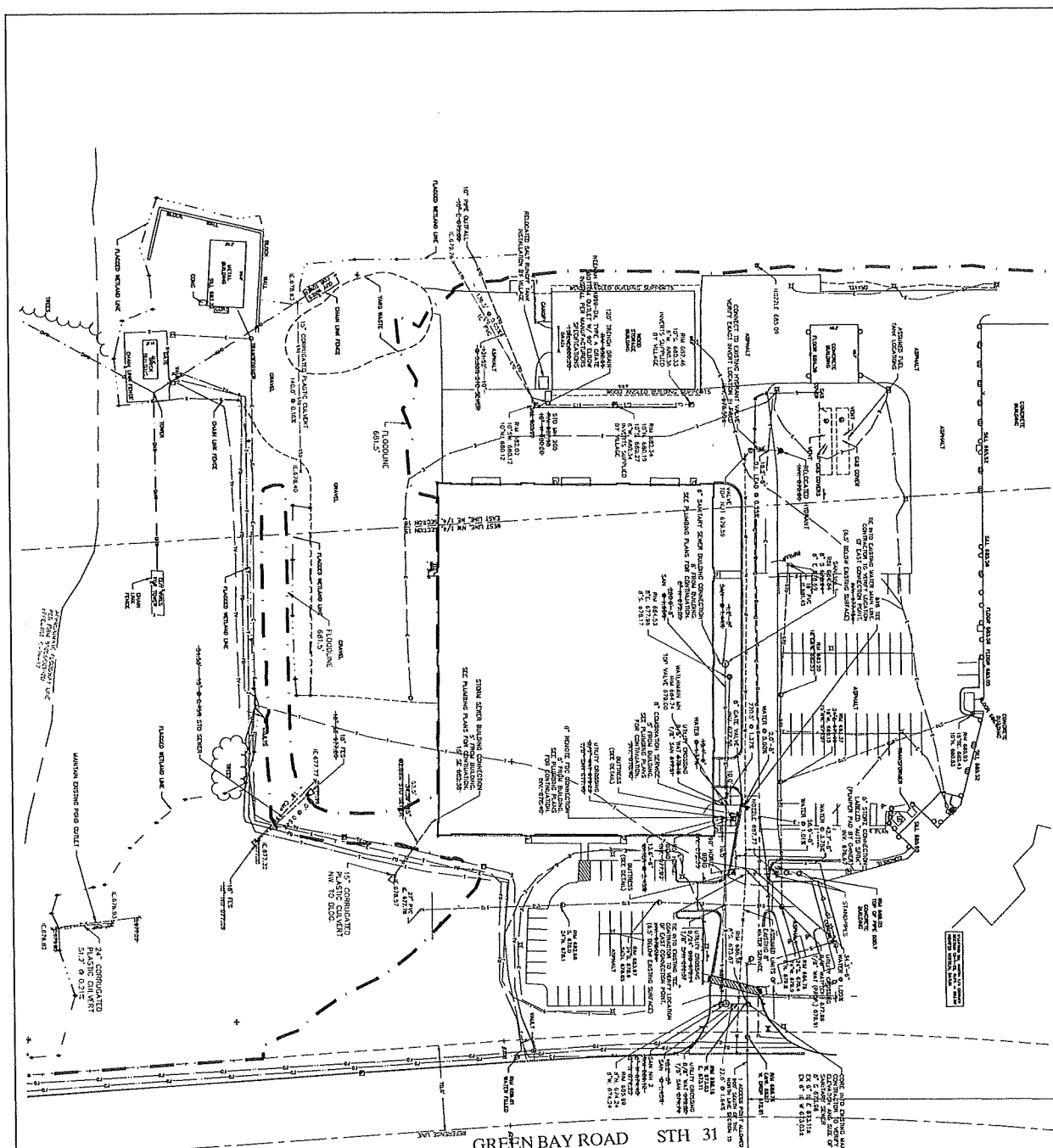
COMMUNITY	NUMBER	PANEL SUFFIX
BRISTOL, VILLAGE OF	550595	0
PLEASANT PRAIRIE, VILLAGE OF	550513	0

VERSION NUMBER: 2.1.3.0

MAP NUMBER: 550595C0187D

EFFECTIVE DATE: JUNE 19, 2012





--SHADED COLOR INDICATES PROPOSED UTILITY DATA
--BLUE COLOR INDICATES AS-BUILT TOPOGRAPHIC DATA FROM DECEMBER 14, 2016

- | | | |
|-----|----------------------------------|----------------------------------|
| 1 | PROPOSED PROJECT NAME | PROPOSED PROJECT NAME |
| 2 | PROPOSED PROJECT LOCATION | PROPOSED PROJECT LOCATION |
| 3 | PROPOSED PROJECT TYPE | PROPOSED PROJECT TYPE |
| 4 | PROPOSED PROJECT SIZE | PROPOSED PROJECT SIZE |
| 5 | PROPOSED PROJECT START DATE | PROPOSED PROJECT START DATE |
| 6 | PROPOSED PROJECT END DATE | PROPOSED PROJECT END DATE |
| 7 | PROPOSED PROJECT BUDGET | PROPOSED PROJECT BUDGET |
| 8 | PROPOSED PROJECT STATUS | PROPOSED PROJECT STATUS |
| 9 | PROPOSED PROJECT COMMENTS | PROPOSED PROJECT COMMENTS |
| 10 | PROPOSED PROJECT CONTACT | PROPOSED PROJECT CONTACT |
| 11 | PROPOSED PROJECT PHONE | PROPOSED PROJECT PHONE |
| 12 | PROPOSED PROJECT FAX | PROPOSED PROJECT FAX |
| 13 | PROPOSED PROJECT EMAIL | PROPOSED PROJECT EMAIL |
| 14 | PROPOSED PROJECT WEBSITE | PROPOSED PROJECT WEBSITE |
| 15 | PROPOSED PROJECT ADDRESS | PROPOSED PROJECT ADDRESS |
| 16 | PROPOSED PROJECT CITY | PROPOSED PROJECT CITY |
| 17 | PROPOSED PROJECT STATE | PROPOSED PROJECT STATE |
| 18 | PROPOSED PROJECT ZIP | PROPOSED PROJECT ZIP |
| 19 | PROPOSED PROJECT COUNTRY | PROPOSED PROJECT COUNTRY |
| 20 | PROPOSED PROJECT NOTES | PROPOSED PROJECT NOTES |
| 21 | PROPOSED PROJECT ATTACHMENTS | PROPOSED PROJECT ATTACHMENTS |
| 22 | PROPOSED PROJECT HISTORY | PROPOSED PROJECT HISTORY |
| 23 | PROPOSED PROJECT CHANGES | PROPOSED PROJECT CHANGES |
| 24 | PROPOSED PROJECT RISKS | PROPOSED PROJECT RISKS |
| 25 | PROPOSED PROJECT ISSUES | PROPOSED PROJECT ISSUES |
| 26 | PROPOSED PROJECT DECISIONS | PROPOSED PROJECT DECISIONS |
| 27 | PROPOSED PROJECT ACTIONS | PROPOSED PROJECT ACTIONS |
| 28 | PROPOSED PROJECT RESULTS | PROPOSED PROJECT RESULTS |
| 29 | PROPOSED PROJECT EVALUATION | PROPOSED PROJECT EVALUATION |
| 30 | PROPOSED PROJECT RECOMMENDATIONS | PROPOSED PROJECT RECOMMENDATIONS |
| 31 | PROPOSED PROJECT CONCLUSIONS | PROPOSED PROJECT CONCLUSIONS |
| 32 | PROPOSED PROJECT SUMMARY | PROPOSED PROJECT SUMMARY |
| 33 | PROPOSED PROJECT INDEX | PROPOSED PROJECT INDEX |
| 34 | PROPOSED PROJECT GLOSSARY | PROPOSED PROJECT GLOSSARY |
| 35 | PROPOSED PROJECT REFERENCES | PROPOSED PROJECT REFERENCES |
| 36 | PROPOSED PROJECT BIBLIOGRAPHY | PROPOSED PROJECT BIBLIOGRAPHY |
| 37 | PROPOSED PROJECT APPENDICES | PROPOSED PROJECT APPENDICES |
| 38 | PROPOSED PROJECT EXHIBITS | PROPOSED PROJECT EXHIBITS |
| 39 | PROPOSED PROJECT SUPPLEMENTS | PROPOSED PROJECT SUPPLEMENTS |
| 40 | PROPOSED PROJECT ADDENDUMS | PROPOSED PROJECT ADDENDUMS |
| 41 | PROPOSED PROJECT AMENDMENTS | PROPOSED PROJECT AMENDMENTS |
| 42 | PROPOSED PROJECT MODIFICATIONS | PROPOSED PROJECT MODIFICATIONS |
| 43 | PROPOSED PROJECT VARIATIONS | PROPOSED PROJECT VARIATIONS |
| 44 | PROPOSED PROJECT DEVIATIONS | PROPOSED PROJECT DEVIATIONS |
| 45 | PROPOSED PROJECT CORRECTIONS | PROPOSED PROJECT CORRECTIONS |
| 46 | PROPOSED PROJECT IMPROVEMENTS | PROPOSED PROJECT IMPROVEMENTS |
| 47 | PROPOSED PROJECT ENHANCEMENTS | PROPOSED PROJECT ENHANCEMENTS |
| 48 | PROPOSED PROJECT UPDATES | PROPOSED PROJECT UPDATES |
| 49 | PROPOSED PROJECT REVISIONS | PROPOSED PROJECT REVISIONS |
| 50 | PROPOSED PROJECT EDITIONS | PROPOSED PROJECT EDITIONS |
| 51 | PROPOSED PROJECT REPRINTS | PROPOSED PROJECT REPRINTS |
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| 74 | PROPOSED PROJECT REISSUES | PROPOSED PROJECT REISSUES |
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| 99 | PROPOSED PROJECT REPRINTS | PROPOSED PROJECT REPRINTS |
| 100 | PROPOSED PROJECT REPRODUCTIONS | PROPOSED PROJECT REPRODUCTIONS |

LEGEND

GRAPHIC SCALE
(IN FEET)

2

[illegible]**DIGGERS HOTLINE**

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Milwaukee Area (414) 259-1161
Hearing Impaired TDD (800) 542-2211
www.DixieOrtho.com

100

NEW DPW BUILDING-PRANGE CENTER
VILLAGE OF PLEASANT PRAIRIE, WI

RECORD DRAWING UTILITY PLAN

R.A. Smith National

Beyond Surveying and Engineering

www.rasmiternational.com

DATE	DESCRIPTION
12-14-16	RECORD DRAWING
01-31-17	ADDED INVERTS SUPPLIED BY VILLAGE
02-13-17	REVISIONS PER CLIENT COMMENTS

DATE: 03/25/16	DATE: 03/25/16
SCALE: 1" = 40'	SCALE: 1" = 40'
JOB NO. A50610	JOB NO. A50610
PROJECT MANAGER: KRISTEN J. DEAN, P.E.	PROJECT MANAGER: KRISTEN J. DEAN, P.E.
DESIGNED BY: CDR	DESIGNED BY: CDR
CHECKED BY: RAY	CHECKED BY: RAY
SHEET NUMBER	SHEET NUMBER
C400	C400



Federal Emergency Management Agency

Washington, D.C. 20472

Exhibit 5

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION	LEGAL PROPERTY DESCRIPTION								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center; vertical-align: middle;">COMMUNITY</td><td style="padding: 5px;">VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN</td></tr> <tr> <td></td><td style="padding: 5px;">COMMUNITY NO.: 550613</td></tr> <tr> <td style="text-align: center; vertical-align: middle;">AFFECTED MAP PANEL</td><td style="padding: 5px;">NUMBER: 55059C0192E</td></tr> <tr> <td></td><td style="padding: 5px;">DATE: 3/7/2017</td></tr> </table>	COMMUNITY	VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN		COMMUNITY NO.: 550613	AFFECTED MAP PANEL	NUMBER: 55059C0192E		DATE: 3/7/2017	A portion of Sections 15 and 16, Township 1 North, Range 22 East, as described in the Deeds recorded as Document Nos. 932289, 794909, 322709, 323896, 327748, 586656, 794094, and 880961, all in the Office of the Register of Deeds, Kenosha County, Wisconsin The portion of property is more particularly described by the following metes and bounds:
COMMUNITY	VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN								
	COMMUNITY NO.: 550613								
AFFECTED MAP PANEL	NUMBER: 55059C0192E								
	DATE: 3/7/2017								

FLOODING SOURCE: JEROME CREEK	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.550327, -87.893717 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83
-------------------------------	--

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	8600 Green Bay Road	Portion of Property	X (unshaded)	681.2 feet	--	681.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE FLOODWAY	
STUDY UNDERWAY	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

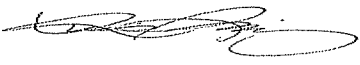
LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Northwest corner of the Northwest 1/4 of said Section 15; thence South 03°01'39" East along the West line of said Section 15 a distance of 291.78 feet to the POINT OF BEGINNING of lands to be described; thence South 88° 12' 01" East 42.31 feet to a point; Thence South 62° 28' 53" East 488.38 feet to a point; thence 488.27 feet along an arc of a curve whose center lies the East, whose radius is 2934.79 feet and whose chord bears South 01° 04' 42" West 487.70 feet to a point; thence South 03° 41' 16" East 202.08 feet to a point; thence South 76° 26' 28" West 9.68 feet to a point; thence North 26° 04' 01" West 19.75 feet to a point; thence North 19° 23' 44" West 15.10 feet to a point; thence North 42° 34' 37" West 17.59 feet to a point; thence North 34° 01' 30" West 28.42 feet to a point; thence North 25° 52' 22" West 31.92 feet to a point; thence North 31° 31' 42" West 15.73 feet to a point; thence North 37° 47' 34" West 20.67 feet to a point; thence North 43° 39' 57" West 32.22 feet to a point; thence North 45° 36' 09" West 44.19 feet to a point; thence North 67° 26' 17" West 10.17 feet to a point; thence South 40° 54' 13" West 22.12 feet to a point; thence South 00° 45' 37" West 7.68 feet to a point; thence South 12° 35' 32" West 10.80 feet to a point; thence North 89° 28' 28" West 295.86 feet to a point; thence South 13° 01' 34" West 18.33 feet to a point; thence South 51° 51' 07" West 9.11 feet to a point; thence South 86° 41' 52" West 28.50 feet to a point; thence North 61° 04' 00" West 11.79 feet to a point; thence South 68° 23' 48" West 25.17 feet to a point; thence North 39° 58' 02" West 12.36 feet to a point; thence North 79° 46' 15" West 15.88 feet to a point; thence South 59° 00' 55" West 27.60 feet to a point; thence South 84° 14' 30" West 30.45 feet to a point; thence North 26° 27' 39" East 22.43 feet to a point; thence North 59° 41' 41" West 18.45 feet to a point; thence North 28° 16' 05" West 14.14 feet to a point; thence North 42° 58' 57" West 9.95 feet to a point; thence South 72° 17' 05" West 1.62 feet to a point; thence North 30° 19' 33" West 7.18 feet to a point; thence North 14° 43' 50" West 6.72 feet to a point; thence North 40° 48' 28" East 3.84 feet to a point; thence North 16° 51' 01" West 11.41 feet to a point; thence North 02° 22' 53" West 13.62 feet to a point; thence North 21° 50' 12" West 8.22 feet to a point; thence North 05° 15' 57" West 20.51 feet to a point; thence North 05° 14' 55" West 31.56 feet to a point; thence North 00° 51' 50" East 98.10 feet to a point; thence North 04° 38' 23" East 24.20 feet to a point; thence North 05° 33' 58" West 60.25 feet to a point; thence North 13° 40' 24" East 5.83 feet to a point; thence North 05° 05' 37" East 33.32 feet to a point; thence North 07° 29' 30" West 28.23 feet to a point; thence North 02° 24' 09" East 16.05 feet to a point; thence North 11° 55' 26" East 13.10 feet to a point; thence North 10° 08' 36" West 9.06 feet to a point; thence North 01° 47' 03" West 48.21 feet to a point; thence North 07° 47' 30" East 22.46 feet to a point; thence North 03° 08' 39" East 61.90 feet to a point; thence North 26° 17' 36" East 51.07 feet to a point; thence North 50° 48' 21" East 40.69 feet to a point; thence North 08° 58' 51" East 82.64 feet to a point; thence North 25° 28' 29" East 89.49 feet to a point; thence South 88° 12' 01" East 58.47 feet to the POINT OF BEGINNING.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.


Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director
Engineer ~~06/04~~ Modeling Division
Federal Insurance and Mitigation Administration

ORD. # 24-16

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves the following amendments to the Village 2035 Comprehensive Plan related to the vacant property located in the 9000 block of Cooper Road and further identified at Tax Parcel Number 92-4-122-143-0238 in U.S. Public Land Survey Section 14, Township 1 North, Range 22 East in the Village of Pleasant Prairie as a result of completing a wetland delineation on the property:

1. To amend the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to place the field delineated wetlands into the Park, Recreation and Other Open Space Land with a Wetland land use designation as shown and legally described on **Exhibit 1**, and to place the non-wetland areas into the Low-Medium Density Residential land use designation with an Urban Reserve land use designation.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted change to the 2035 Land Use Plan Map 9.9.

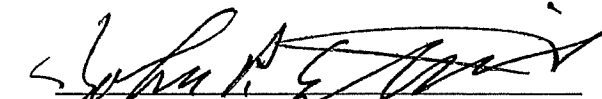
A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Comprehensive Plan and posted under Public Documents online with the Village Code of Ordinances.

Adopted this 22nd day of April 2024.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:


Jane C. Snell
Village Clerk

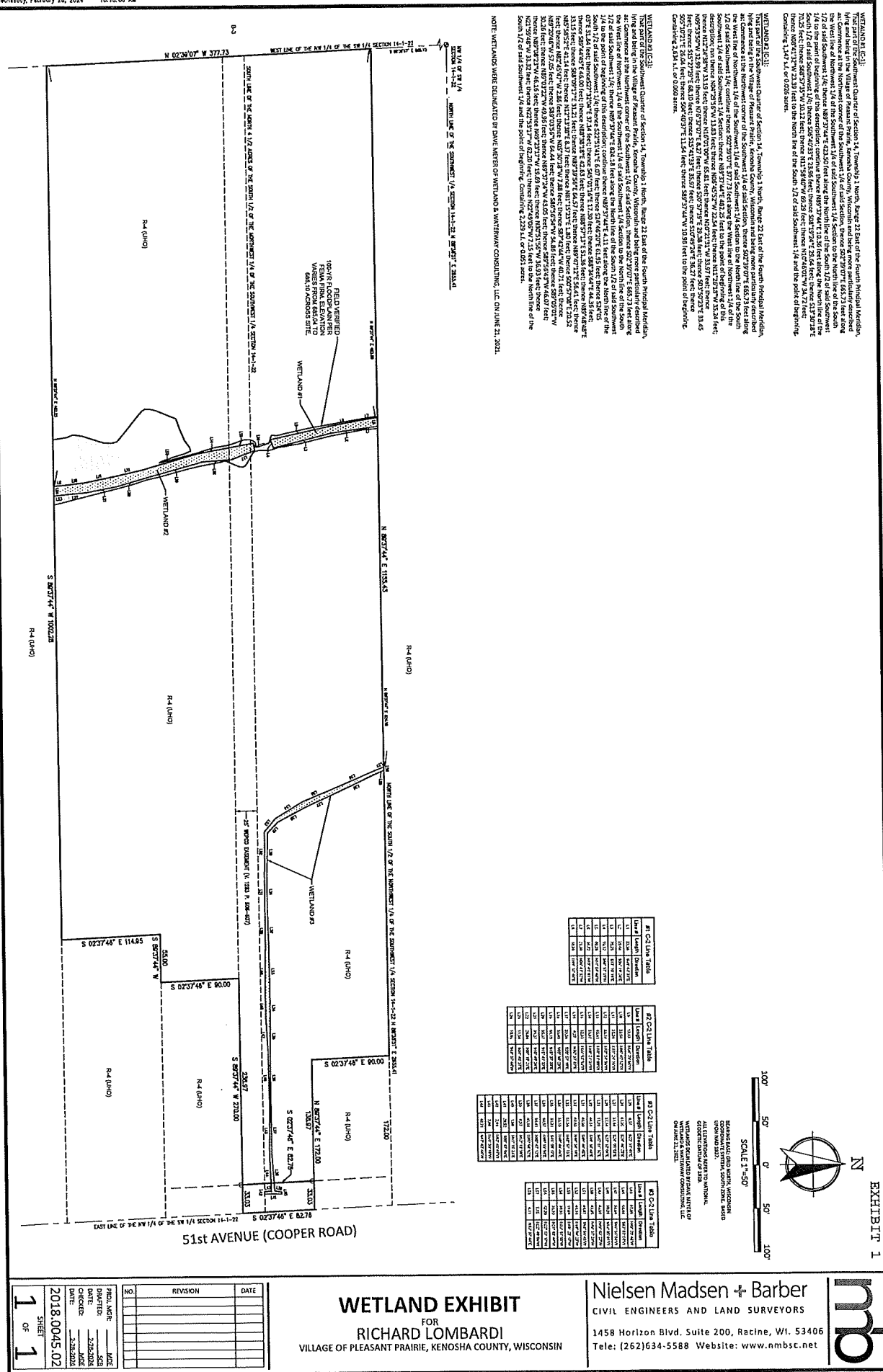

John P. Steinbrink
Village President

Ayes: 4 Nays: 0 Absent: 1

Posted: 4/23/24

Ord #24-16

CODE2402-005



ORD. # 24-20

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves the following amendments to the Village 2035 Comprehensive Plan related to the property located at 3572 128th Street, Lot 2 of CSM 2990 located in U.S. Public Land Survey Section 36, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified at Tax Parcel Number 92-4-122-363-0782:

1. To amend the 2035 Comprehensive Land Use Map 9.9 to place the wetland area permitted to be filled by the WI DNR and US ACOE into the Low-Medium Density Residential with an Urban Reserve land use designation as shown on **Exhibit 1**.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted change to the 2035 Land Use Plan Map 9.9.

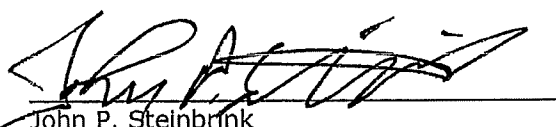
A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Comprehensive Plan and posted under Public Documents online with the Village Code of Ordinances.

Adopted this 24th day of June 2024.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:


Jane C. Snell
Village Clerk


John P. Steinbrink
Village President

Ayes: 4 Nays: 0 Absent: 1

Posted: 6/25/24

Ord #24-20

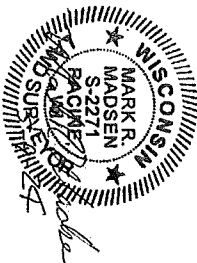
CODE24-05-01



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

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

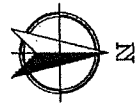
LEGEND
WETLAND



Scale: 1" = 50'
Drawn By: SCB
DATE: 5-9-2024
2020.0138.01
Wetland Exhibit
Kevin and Emily McCloy
Pleasant Prairie, Wisconsin

WETLAND #2:
Part of Lot 2 of Certified Survey Map No. 2990, recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on August 18, 2021, Document No. 1907942, being in the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 1 North, Range 22 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southeast corner of said Lot 2; thence S89°34'05"W, 20.44 feet along the South line of said Lot 2 and the North right-of-way line of 128th Street (Wisconsin); First Street / County Trunk Highway "A,1" (Illinois) to the point of beginning of this description; continue thence S89°34'05"W, 35.49 feet along the South line of said Lot 2 and the North right-of-way line of said 128th Street (Wisconsin); First Street / County Trunk Highway "A,1" (Illinois); thence N06°32'21"E, 28.66 feet; thence S69°27'33"E, 9.87 feet; thence S42°52'58"E, 33.77 feet to the South line of said Lot 2, the North right-of-way line of said 128th Street (Wisconsin); First Street / County Trunk Highway "A,1" (Illinois) and the point of beginning. Said land being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin. Containing 579 square feet or 0.013 acres.

WETLAND #1:
Part of Lot 2 of Certified Survey Map No. 2990, recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on August 18, 2021, Document No. 1907942, being in the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 1 North, Range 22 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of said Lot 2; thence N89°34'05"E, 96.68 feet along the South line of said Lot 2 and the North right-of-way line of 128th Street (Wisconsin); First Street / County Trunk Highway "A,1" (Illinois) to the point of beginning of this description; continue thence N89°34'05"E, 341.52 feet along the South line of said Lot 2 and the North right-of-way line of said 128th Street (Wisconsin); First Street / County Trunk Highway "A,1" (Illinois); thence N1°36'22"W, 38.42 feet; thence N23°04'22"E, 6.41 feet; thence N69°34'52"W, 11.80 feet; thence N86°18'06"W, 41.50 feet; thence S87°57'13"W, 31.48 feet; thence S85°27'14"W, 55.36 feet; thence S52°04'13"W, 14.56 feet; thence N88°33'23"W, 29.33 feet; thence S79°15'07"W, 56.67 feet; thence S87°25'10"W, 36.58 feet; thence S81°10'43"W, 35.42 feet; thence S59°55'28"W, 29.22 feet; thence S29°16'34"W, 7.89 feet to the South line of said Lot 2, the North right-of-way line of said 128th Street (Wisconsin); First Street / County Trunk Highway "A,1" (Illinois) and the point of beginning. Said land being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin. Containing 12,422 square feet or 0.285 acres.



LOT 1 CSM No. 2990
N 02°57'17" W 200.00

Line #	Length	Direction
L1	30.88	N89°34'05"E
L2	34.62	N89°34'05"E
L3	30.42	N11°36'22"W
L4	6.41	N23°04'22"E
L5	11.80	N69°34'52"W
L6	41.50	N86°18'06"W
L7	31.48	S87°57'13"W
L8	55.36	S85°27'14"W
L9	14.56	S52°04'13"W
L10	29.33	N88°33'23"W
L11	56.67	S79°15'07"W
L12	36.58	S81°10'43"W
L13	35.42	S87°25'10"W
L14	29.22	S59°55'28"W
L15	7.89	S29°16'34"W

Line #	Length	Direction
L16	20.44	S89°34'05"W
L17	35.49	S89°34'05"W
L18	28.66	N06°32'21"E
L19	9.87	S69°27'33"E
L20	33.77	S42°52'58"E

LOT 2 CSM No. 2990

WETLANDS DELINEATED BY DAVE MERER OF
WETLAND & WATERWAY CONSULTING, LLC.
ON OCTOBER 2, 2020

WETLAND FILL AREA -
1,665 S.F.

128th STREET
S 89°34'05" W 525.20
WETLAND #1

WETLAND #2

S 02°57'06" E 623.42

Exhibit 1

ORD. # 24-27

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

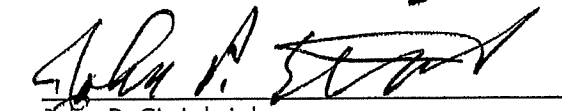
BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves an amendment to the Village 2035 Comprehensive Plan related to the properties located between STH 31 and the Union Pacific Railroad (west of 72nd Avenue) and STH 165 and 108th Street within the LakeView East Neighborhood (**Exhibit 1**) that illustrates how additional lands could be further developed if and when the property owners decide to further develop their properties.

A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Comprehensive Plan and posted under Public Documents online with the Village Code of Ordinances.

Adopted this 14th day of October 2024.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:



John P. Steinbrink
Village President



Jane C. Snell
Village Clerk

Ayes: 5 Nays: 0 Absent: 0

Posted: 10/15/2024

Ord #24-27
CODE24-08-02

EXHIBIT 1

Neighborhood Plan 12 of Appendix 9-3

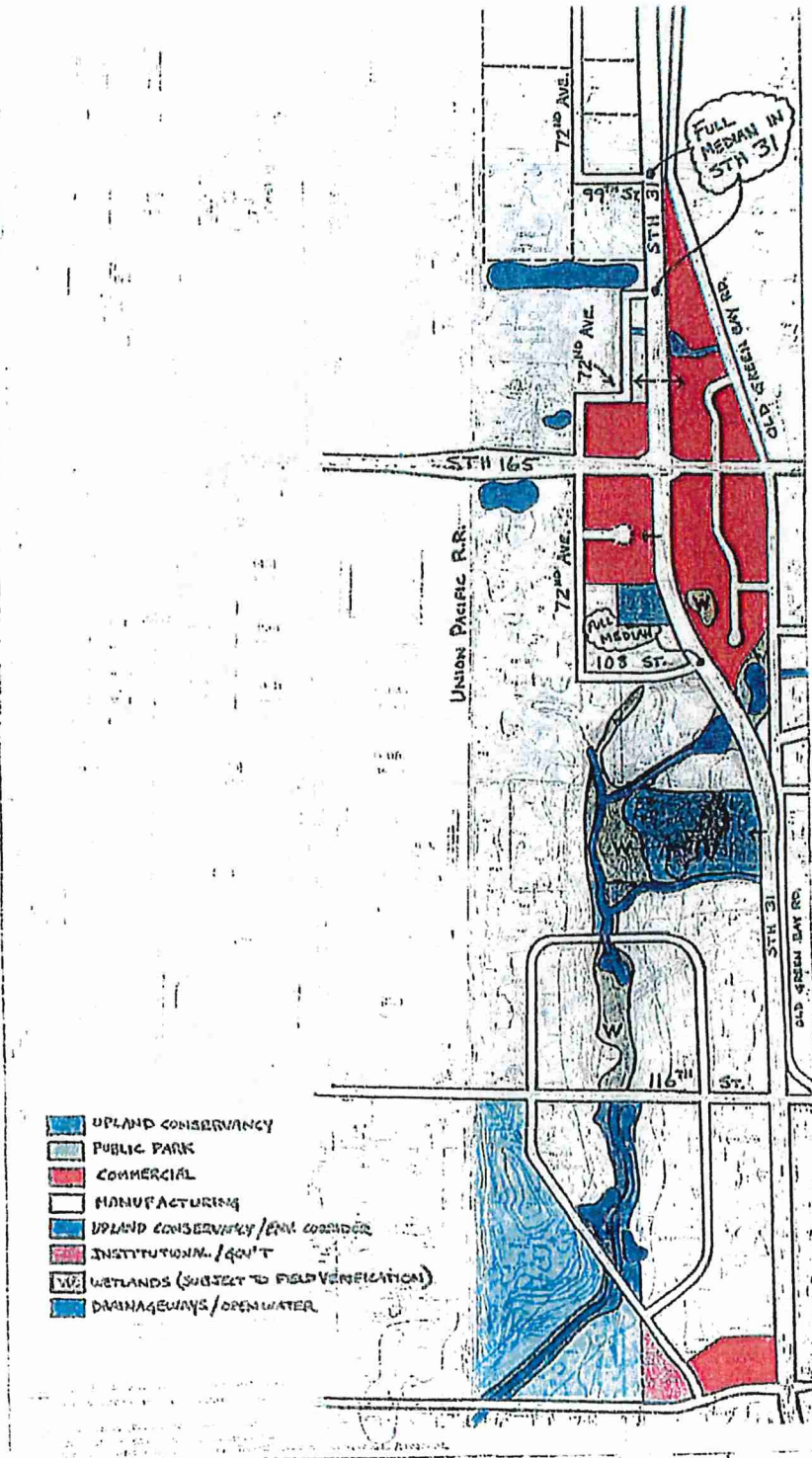
LakeView East Neighborhood

The LakeView East Neighborhood is a special purpose district. There are no planned residential uses within this Neighborhood and most of the land is located within the LakeView Corporate Park that was ~~originally~~ developed in the late 1980s as part of TID District #1 as discussed in the Economic Development Element (Chapter 8). Other land adjacent to LakeView Corporate Park within this neighborhood is proposed to be developed with similar Industrial ~~or commercial~~ land uses.

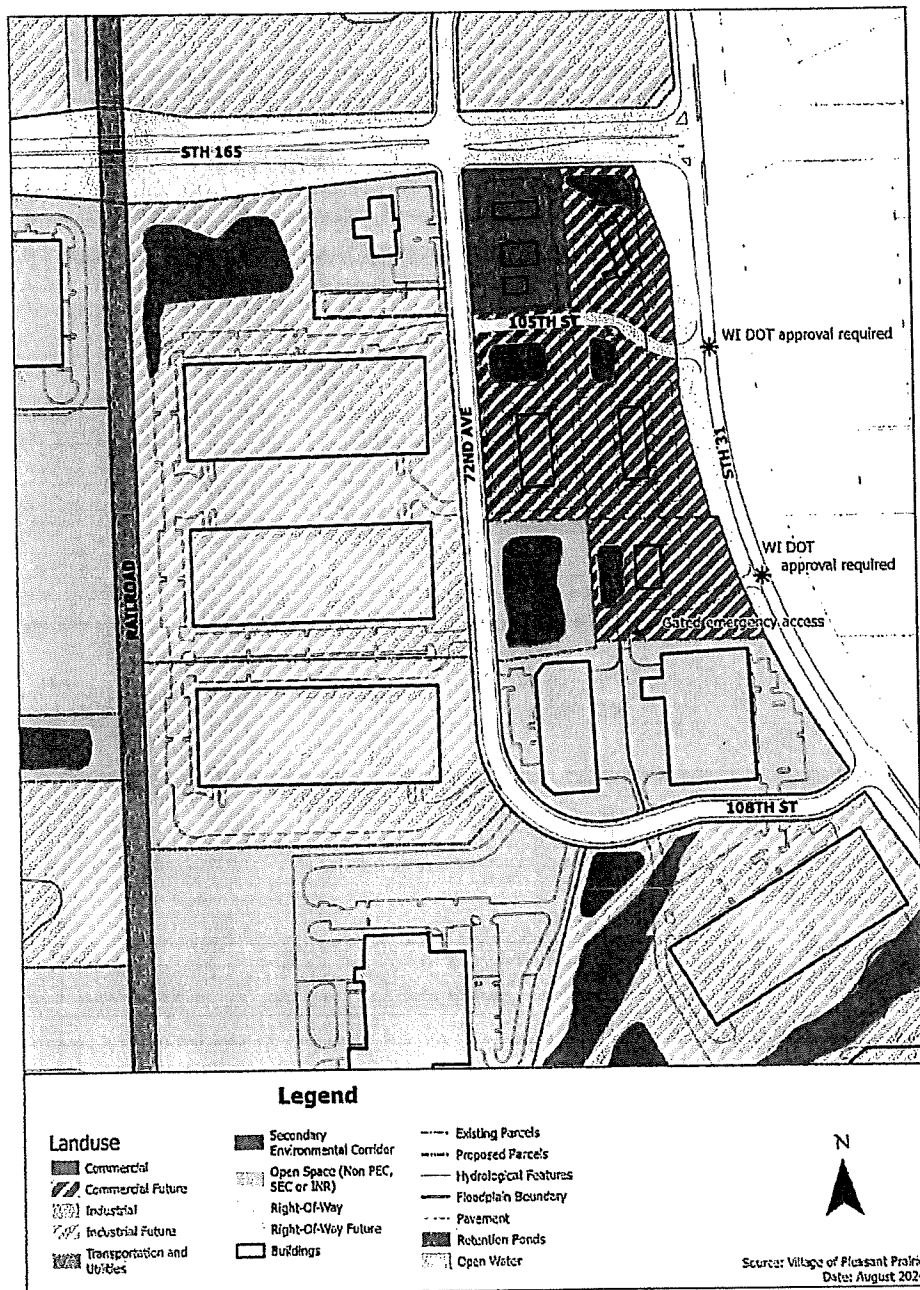
A portion of the LakeView East Neighborhood generally located south of 95th Street, west of STH 31, north of 122nd Street and east of the Union Pacific Railroad including a portion of the Highpoint and LakeView Neighborhoods west of STH 31 at STH 165 as shown on Neighborhood Plan Map 12, was adopted by the Plan Commission on September 25, 2000 by Resolution #00-11 and the Village Board adopted a Resolution of support on September 25, 1997 ~~2000~~ by Resolution #00-43.

A portion of the LakeView East Neighborhood generally located south of STH 165, west of STH 31 and east of 72nd Avenue as shown on Neighborhood Plan Map 12a was adopted ~~by the Village Board on June 9, 2014 by the Plan Commission who held a public hearing and adopted Plan Commission Resolution #14-10 and by Ord. #14-16 as adopted by the Village Board on June 16, 2014. This~~ portion of the ~~of the~~ Neighborhood Plan was revised as shown on the revised Map 12a was approved on October 7, 2024 by the Plan Commission by Plan Commission Resolution #24-15 and Ord. #24-27 was adopted by the Village Board on October 14, 2024

Neighborhood Plan Map 12
LakeView East Neighborhood (a portion of)
 Adopted by Plan Commission Resolution #00-11 and Village Board Resolution #00-43



Neighborhood Plan Map 12a
LakeView East Neighborhood (a portion)
 Adopted by Plan Commission Resolution #14-10 and
 by the Village Board as Ord. #14-16 on June 16, 2014
 is being amended by Plan Commission Resolution #24-15 and by the Village Board as
 Ord. #24-27 on October 14, 2024 as illustrated below.



ORD. # 24-33

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

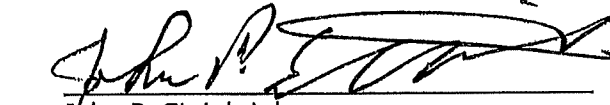
BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves amendments to the Village 2035 Comprehensive Plan as result of the proposed extension of 116th Avenue connecting to 120th Avenue (East Frontage Rd) and the Master Conceptual Plan for the development of a portion of property Identified as Tax Parcel Number 92-4-122-303-0002 for a 710 unit apartment development to be known as Inspire Prairie Springs. The entire property (Tax Parcel Number 92-4-122-303-0002) is located within a portion of three (3) neighborhoods: LakeView West, River Woods and the Des Planes River Neighborhoods; therefore, portions of all three (3) Neighborhoods were evaluated and are hereby amended to incorporate the proposed Master Conceptual Plan as shown and described on **Exhibits 1, 2 and 3.**

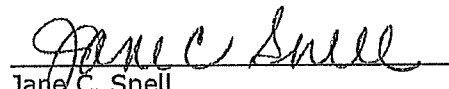
A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Comprehensive Plan and posted under Public Documents online with the Village Code of Ordinances.

Adopted this 28th day of October 2024.

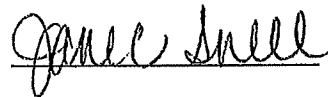
VILLAGE OF PLEASANT PRAIRIE

ATTEST:


John P. Steinbrink
Village President


Jane C. Snell
Village Clerk

Ayes: 5 Nays: 0 Absent: 0

Posted: 

Ord #24-33
CODE24-09-03

EXHIBIT 1

Neighborhood Plan 13 of Appendix 9-3

LakeView West Neighborhood

LakeView West Neighborhood is a special purpose planning district in that there are no residential land uses proposed. A majority of the land within the LakeView West Neighborhood is part of the LakeView Corporate Park developed in the late 1980s as part of TID District #1 as discussed in the Economic Development Element (Chapter 8), and portions of this land are also located within TID District #2.

The revised I-94 Neighborhood Plan included a portion of the LakeView West Neighborhood that was adopted by the Plan Commission on August 27, 2001 by Resolution #01-14 and the Village Board adopted a Resolution of support on September 17, 2001 by Resolution #01-56. On August 18, 2014, the Village Board adopted Ord. #14-27 for the entire LakeView West Neighborhood and a portion of the River Woods Neighborhood. The Plan was further amended by Plan Commission Resolution #17-24 and Ordinance #17-52 as approved by the Village Board on November 6, 2017. The plan was further amended by Plan Commission Resolution #17-28 and Ordinance #17-64 as approved by the Village Board on December 18, 2017. The plan was further amended by Plan Commission Resolution #18-12 and Ordinance #18-18 as approved by the Village Board on May 7, 2018. A portion of the plan was further amended by Plan Commission Resolution #24-17 and Ordinance #24-33 as approved by the Village Board on October 28, 2024 as a result of the proposed Inspire Prairie Springs apartment development on a portion of the property identified as Tax Parcel Number 92-4-122-303-0002 and the extension of 116th Avenue south to connect to 120th Avenue the east frontage road. *[Note: a portion of this property is located within the Des Plaines River and the River Woods Neighborhood Plans.]*

The LakeView West Neighborhood is located on the east side of I-94 between the 9500 block of 120th Avenue (East Frontage Road) south of CTH C and the 11600 block of 120th Avenue (north of 122nd Street) in the Village and a portion of the River Woods Neighborhood generally located on the east side of I-94 between the 11600 block of 120th Avenue (East Frontage Road) south to the Wisconsin/Illinois state line and west of the DesPlaines River in the Village.

The Neighborhood Plan illustrates the following:

COMMERCIAL AREA: Land near the I-94 and 104th Street (STH 165) is proposed to continue to develop within the following land use designations as shown on Maps 13a and 13e and revised for a portion of the neighborhood as shown on Maps 13b, 13c and 13e: Freeway-Oriented Service Commercial Areas, Freeway Office Centers or Freeway-Oriented Regional Retail areas; and Freeway Oriented Business Center. An area at I-94 and 122nd Street is also identified as Freeway-Oriented Service Commercial Areas.

INDUSTRIAL AREA: Lands east of I-94 on 120th Avenue (East Frontage Road) north of STH 165 approximately 2,500 feet and on 120th Avenue (East Frontage Road) south of STH 165 approximately 2,500 feet are identified as Production Manufacturing Industrial land uses.

GOVERNMENT/INSTITUTIONAL AREA: Approximately 19 acres (2%) located at the southeast corner of STH 165 and I-94 is currently developed as the State of Wisconsin Visitors Center.

RESIDENTIAL AREAS: ~~Currently there are no residential areas shown within the Neighborhood.~~ As of October 2024 one (1) residential development is located within the Neighborhood as depicted on the southern portion of Maps 13 d and 13 e as Phase 1 known as Breeze Terrace. Phase 1 includes 6-19 unit buildings and 3-33 unit buildings for a total of 213 apartment units that includes 14 1- bedroom units and 72 two bedroom units.

~~Alternative 1 (Map 13d):~~ Map 13d depicts, as Phase 2, three (2) additional buildings: 2-19 unit buildings and 1-33 unit building for a total of 71 additional units. Phases 1 and 2 would include a total of 284 units on 21.11 acres (this number will be reduced slightly to remove the wetland area) for a net density of approximately 13.45 units per acre with average lot area per dwelling unit to be approximately 3,238 square feet per dwelling unit).

~~Alternative 2 (Map 13e):~~ depicts 213 units on 16.75 acres (this number will be reduced slightly to remove the wetland area) for a net density of approximately 12.7 units per acre with average lot area per dwelling unit to be approximately 3,425 square feet per dwelling unit).

Map 13f depicts, a new 710 unit apartment development on approximately 66 acres to be known as Inspire Prairie Springs. This development proposed to be constructed in two (2) phases. Phase 1 will include 332 units within three (3) apartment buildings and the northern clubhouse (1 54 unit building and 2-139 unit buildings). Phase 2 will include 378 units within five (5) apartment buildings and the southern clubhouse. (2-54 unit buildings, 2-68 unit buildings, and 1-134 unit building)

~~Population and school-age children:~~

~~Current population~~ is zero since there are no residential units within this LakeView West Neighborhood.

~~Projected population Alternative 1~~ (Map 13d) within the Neighborhood, based on the 2010 census information, there could be up to 665 persons which could include 186 school-age children, wherein 120 are estimated to attend public schools.

- ~~*—— 665 persons (284 apartment units x 2.34 persons per household); plus~~
- ~~*—— 186 school-age children (27.9% of 665 persons with school-age children);~~
- ~~*—— Of this total, 120 could be public school age children (42% of 284 dwelling units).~~

~~Projected population Alternative 2~~ (Map 13e) within the Neighborhood, based on the 2010 census information, there could be 499 persons which could include 139 school-age children wherein 89 are estimated to attend public schools.

- ~~*—— 499 persons (213 apartment units x 2.34 persons per household); plus~~
- ~~*—— 139 school-age children (27.9% of 499 persons with school-age children);~~
- ~~*—— Of this total, 89 could be public school age children (42% of 213 dwelling units).~~

~~[Note: Based on the 2010 Census information for the Village of Pleasant Prairie the average number of person per rental housing is 2.34 and school-age children between the ages of 5 and 19 make up 27.9% of the population. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of students that will attend public school is 42% of the number of dwelling units.~~

~~Although the Village expects these numbers to decrease with the 2020 census, the numbers presented are based on the most current information available to the Village. Also, depending on the market demographics of families wanting to locate in a regional/freeway oriented commercial district this number may be even lower.]~~

OPEN SPACE: Wetlands, floodplain, woodlands and environmental corridors are proposed to be preserved as practicable. Any removal of environmental features will require approval

from appropriate environmental agencies having jurisdiction. Prior to consideration of any development plans, the wetland areas shall be field verified by a certified biologist in accordance with the Village, State and Federal wetland regulations and the floodplain areas shall be field verified in accordance with the Village, State and Federal floodplain regulations.

DETENTION/RETENTION AREAS: Prior to consideration of any development plans, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present storm water management facility plans which meets the Village requirements for Village review.

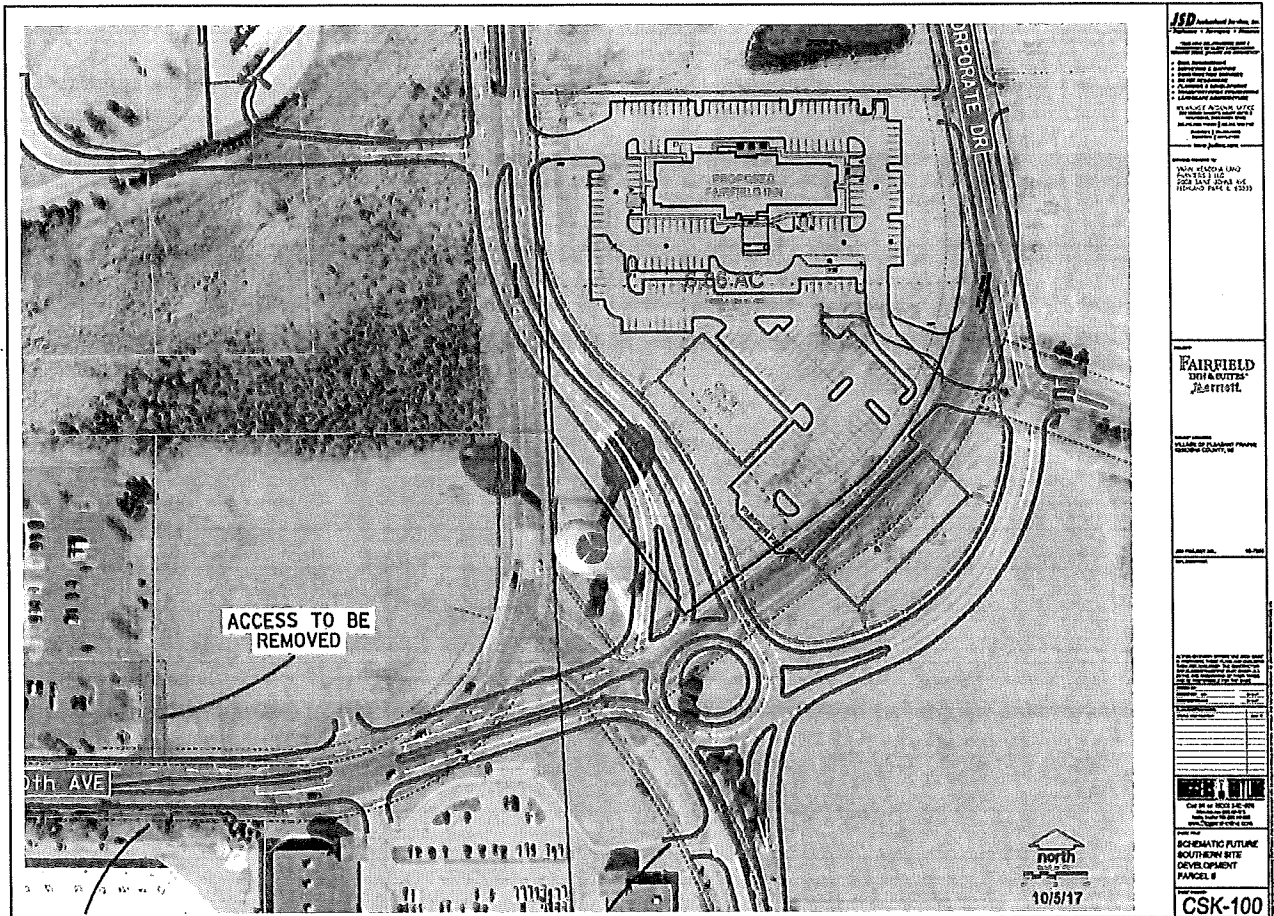
ACCESS TO LOCAL ARTERIALS AND COUNTY AND STATE HIGHWAYS: The Neighborhood Plan access driveways and roadway layouts are further shown on Map 2. The access is based on the Traffic Impact Analysis prepared for this area with guidance from the Access Management Plan for the I-94 frontage roads. The roadways will be constructed in accordance with the Village and/or State specifications for commercial and industrial roadways. At the time that any portion of the neighborhood is proposed to be developed, proper access permits will need to be obtained from the Village, Wisconsin Department of Transportation or Kenosha County (as applicable) prior to final Village approval.

Adopted by Plan Commission Resolution #14-02 and by the Village Board as Ord. #14-27 on August 18, 2014 as revised by Plan Commission Resolution #24-17 and by the Village Board by Ord. #24-33 on October 28, 2024 pursuant to Map 13f

**LakeView West Neighborhood and
portion of River Woods Neighborhood Plan Map #2**



Neighborhood Plan Map 13b
LakeView West Neighborhood
 Adopted by Plan Commission Resolution #17-24 and by the Village Board as
 Ord. #17-52 on November 6, 2017

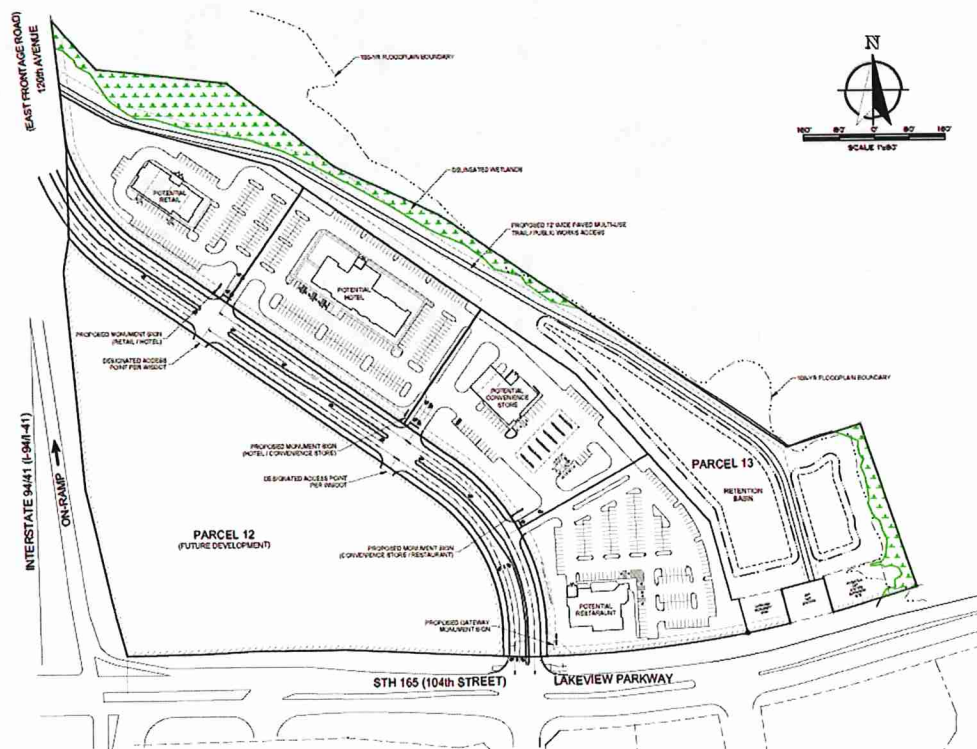


LAKEVIEW WEST
NEIGHBORHOOD PLAN AMENDMENT

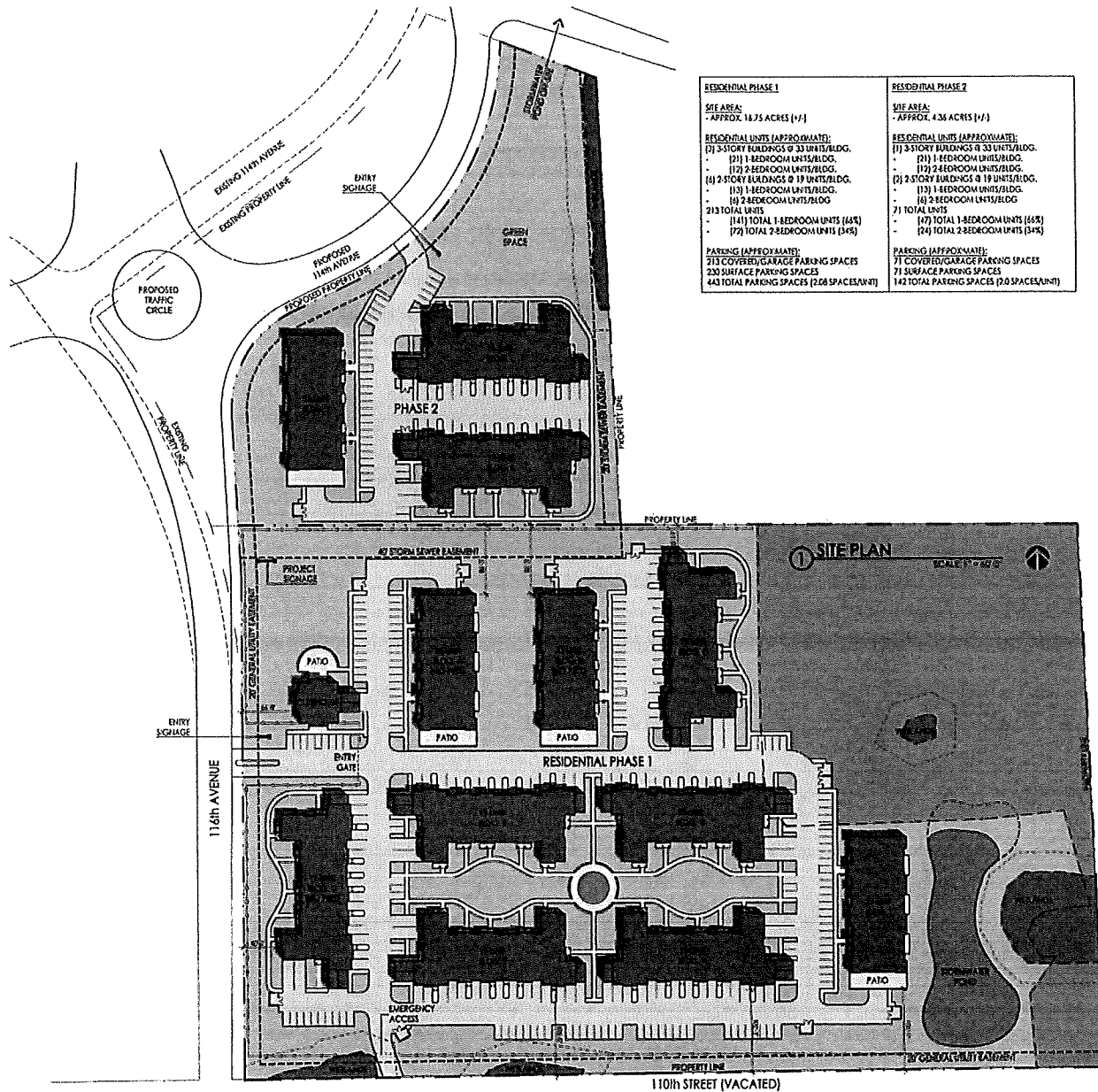
Legend

- OPEN SPACE
- RECREATION AND SPORTS
- COMMERCIAL USE
- RESIDENTIAL USE
- PARKS
- FLOOD HAZARD (CONTINGENT)
- PROPOSED LOT LINES
- EXISTING LOT LINES

Scale: 1" = 200'
Drawn By: SCB
DATE: 12-12-2017
2014.0037.04
Neighborhood Plan Amendment Exhibit
Wispark, LLC.
Pleasant Prairie, Wisconsin



Neighborhood Plan Map 13d
LakeView West Neighborhood
 Adopted by Plan Commission Resolution #18-12 and by the Village Board as
 Ord. #18-18 on May 7, 2018



**Neighborhood Plan Map 13e
LakeView West Neighborhood**
Adopted by Plan Commission Resolution #18-12 and by the Village Board as
Ord. #18-18 on May 7, 2018



Neighborhood Plan Map 13f
LakeView West Neighborhood
 Adopted by Plan Commission Resolution #24-17 and by the Village Board by
 Ord. #24-33 on October 28, 2024 as a revision to Map 13a

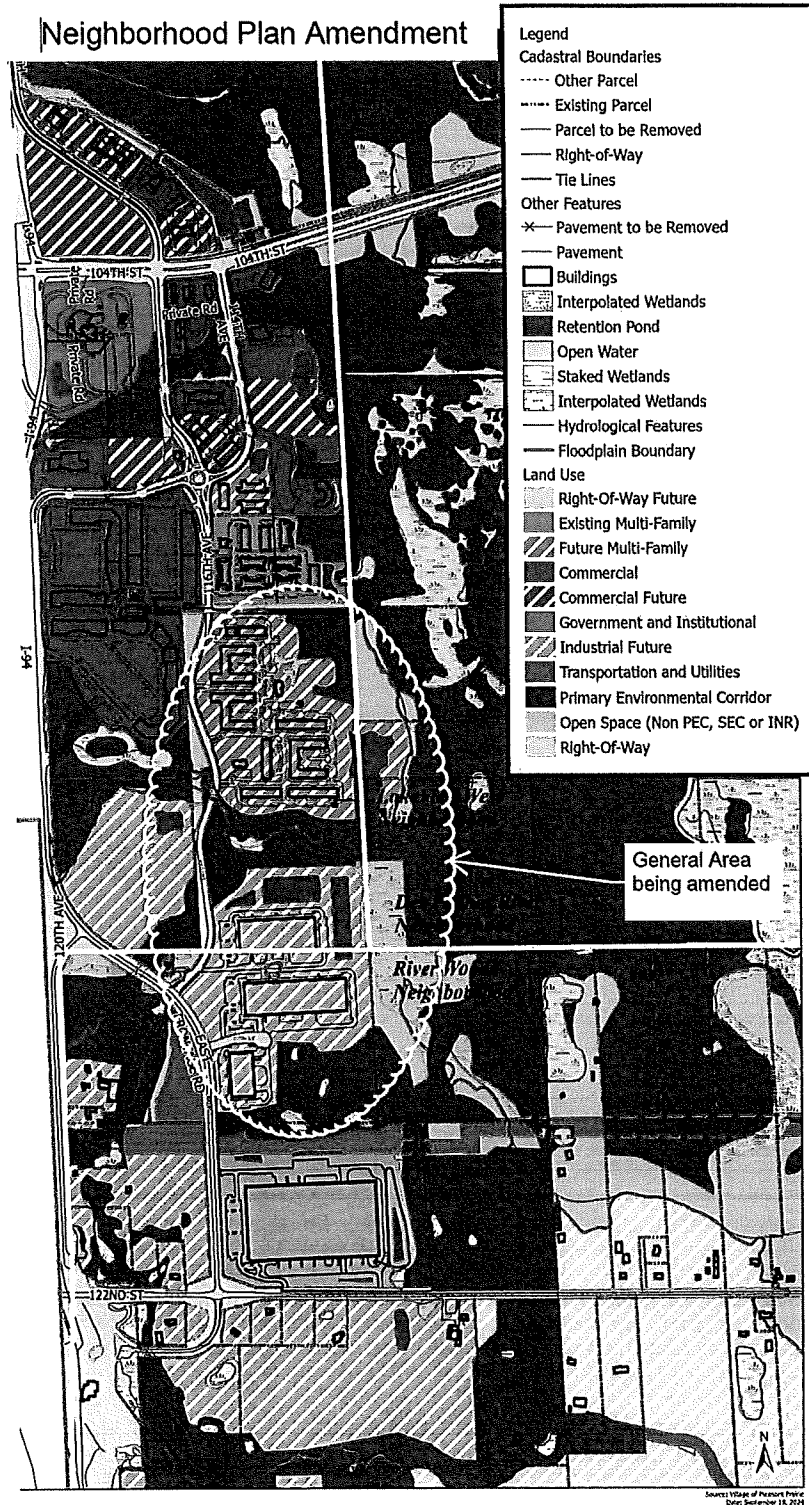


EXHIBIT 2

Neighborhood Plan 25 of Appendix 9-3

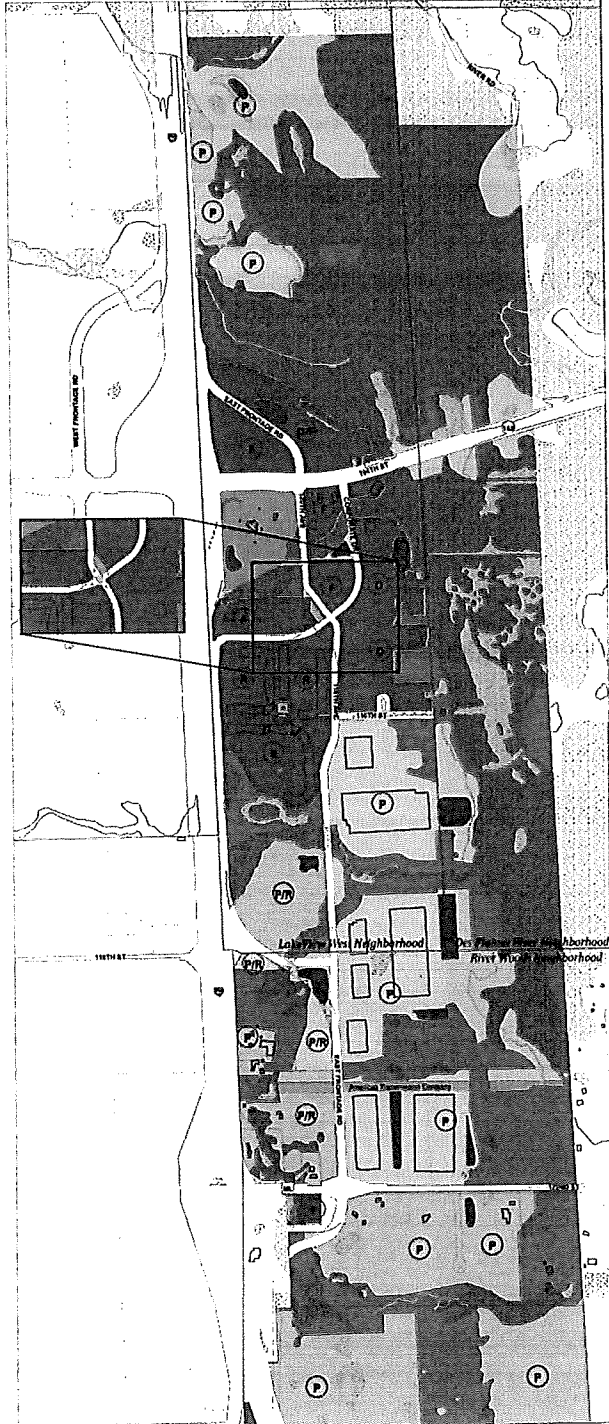
River Woods Neighborhood

A Neighborhood Plan has been prepared for a portion of River Woods Neighborhood has been prepared. A majority of this neighborhood is within a Primary Environmental Corridor and part of the Des Plaines River Floodplain. Pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9) land adjacent to CTH ML and I-94 interchange and the west side of the neighborhood would development with Regional and Freeway oriented commercial development and Production Manufacturing development with land to the east being developed as residential. The Commercial land within this neighborhood would not develop until there is full urban services are available to the area. The LakeView West Neighborhood Plan also includes a portion of the River Woods Neighborhood that was adopted by the Village Board on August 18, 2014 by Ord. #14-27, as amended by Plan Commission Resolution #24-17 and Ord. #24-33 as adopted by the Village Board on October 28, 2024

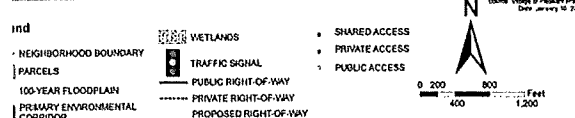
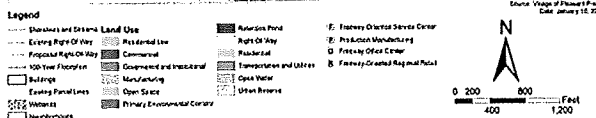
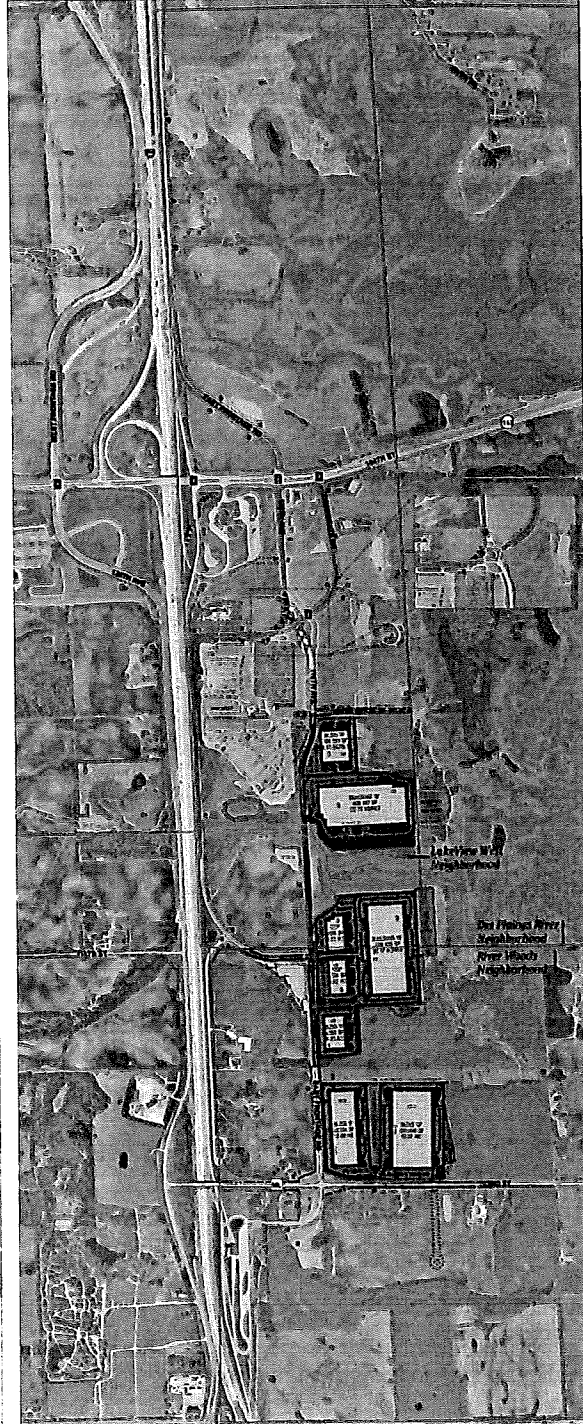
Neighborhood Plan Map 25a
River Woods Neighborhood (a portion of)

**Adopted by Plan Commission Resolution #14-02 and by the Village Board as
 Ord. #14-27 on August 18, 2014 as revised by Plan Commission Resolution #24-17 and
 by the Village Board by Ord. #24-33 on October 28, 2024 pursuant to Map 25b**

LakeView West Neighborhood and
 portion of River Woods Neighborhood Plan Map #1



LakeView West Neighborhood and
 portion of River Woods Neighborhood Plan Map #2



Neighborhood Plan Map 25b
A portion of River Wood Neighborhood
Adopted by Plan Commission Resolution #24-17 and by the Village Board by
Ord. #24-33 on October 28, 2024 as a revision to Map 25a

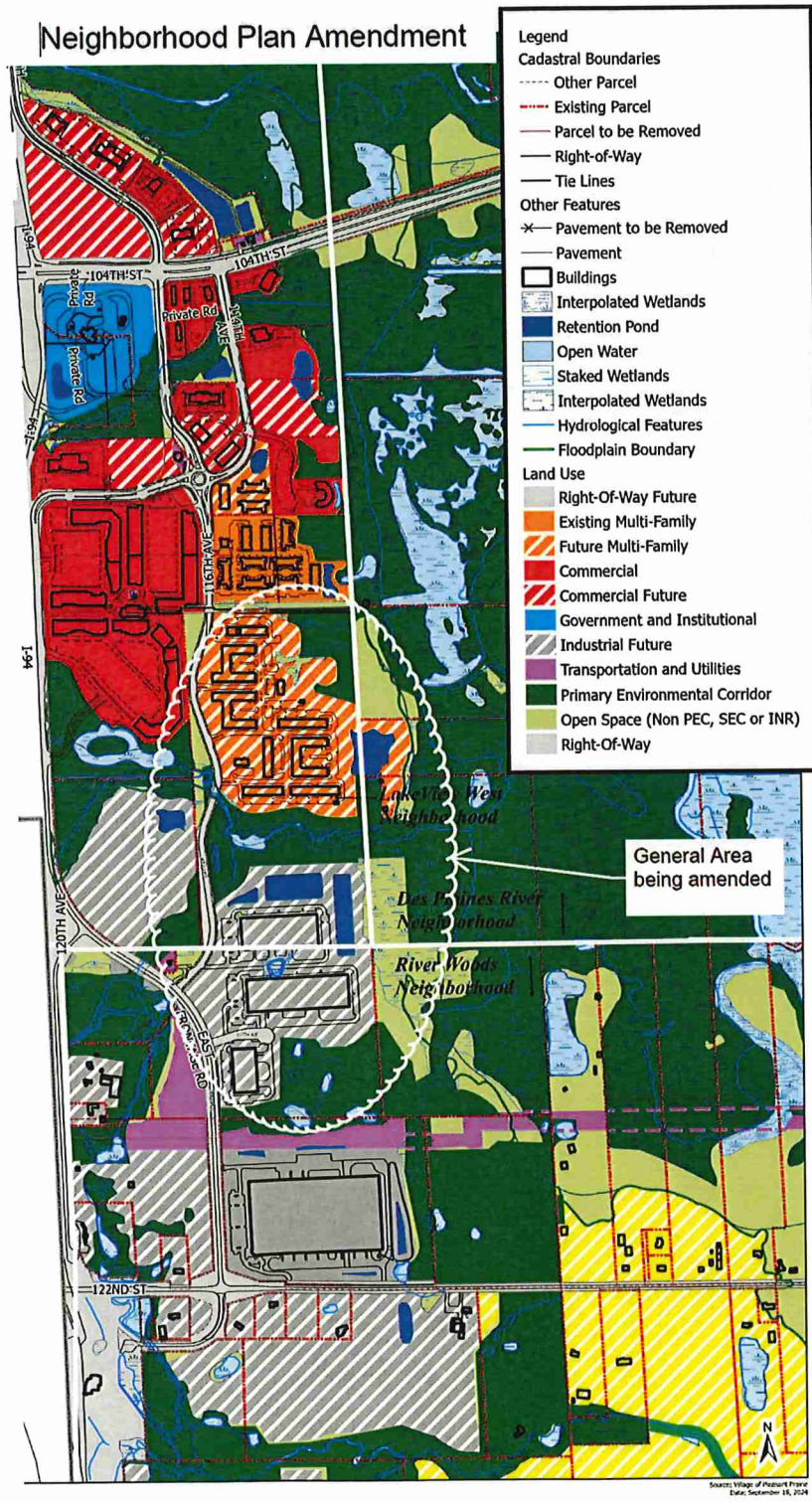


EXHIBIT 3

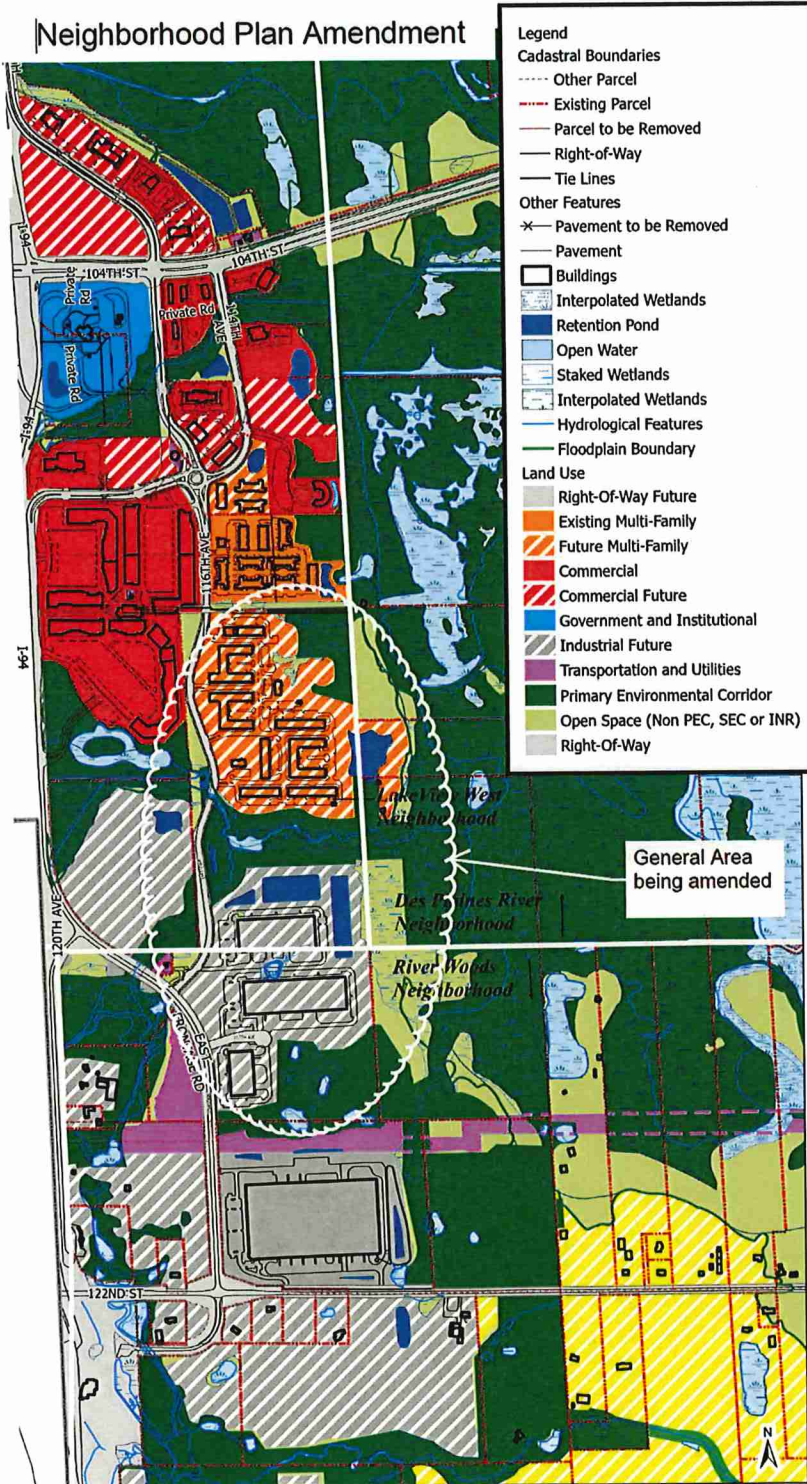
Neighborhood Plan 6 of Appendix 9-3

Des Plaines River Neighborhood

Des Plaines River Neighborhood is special purpose district and a specific Neighborhood Plan for the Des Plaines River Neighborhood has not been prepared. Land within the Des Plaines River Neighborhood includes lands within the Des Plaines Floodplain and Prairie Springs Park and a majority of the land is located within a Primary Environmental Corridor as discussed in the Agricultural, Natural and Cultural Resources Element (Chapter 6). A small portion of this neighborhood is also located within a residential land use designation, pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9).

The LakeView West Neighborhood Plan also include a portion of the Des Plaines River Neighborhood that includes stormwater management facilities and other open space associated with residential and industrial development within the LakeView West Neighborhood Plan as shown on Map 6a as adopted by Plan Commission Resolution #24-17 and by the Village Board as Ord. #24-33 on October 28, 2024

Neighborhood Plan Map 6a
Portion of the Des Plaines River Neighborhood
Adopted by Plan Commission Resolution #24-17 and by the Village Board by
Ord. #24-33 on October 28, 2024 as a revision to Map 25a



ORD. # 24-50

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves the following amendments to the Village 2035 Comprehensive Plan related to the STH 165 LakeView Lift Station property located at 11350 104th Street located in U.S. Public Land Survey Section 19, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Numbers 92-4-122-193-0151 as a result of completing a floodplain boundary adjustment:

1. To amend and correct the Village 2035 Land Use Plan Map 9.9 to show the location of the floodplain within the Park, Recreational and Other Open Space Lands designation pursuant to approved LOMR Case No. 24-05-1030A effective 06/20/2024 as shown on **Exhibits 1 and 2**.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Comprehensive Plan and posted under Public Documents online with the Village Code of Ordinances.

Adopted this 25th day of November 2024.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:


Jane C. Snell
Village Clerk


John P. Steinbrink
Village President

Ayes: 5 Nays: 0 Absent: 0

Posted: 12/3/24

Ord #24-50

CODE1911-004



Federal Emergency Management Agency

Washington, D.C. 20472

Exhibit 1

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN	A portion of Parcel 1, Certified Survey Map No. 1332, and a portion of Outlot 1, Certified Survey Map No. 2871, as described in the Quit Claim Deed recorded as Document No. 1863322, in the Office of the Register of Deeds, Kenosha County, Wisconsin The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550613	
AFFECTED MAP PANEL	NUMBER: 55059C0189D	
	DATE: 6/19/2012	
FLOODING SOURCE: UNNAMED TRIBUTARY NO. 7 TO DES PLAINES RIVER; DES PLAINES RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.824447, -87.944415 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	11350 104th Street	Portion of Property	X (shaded)	--	--	876.1 feet

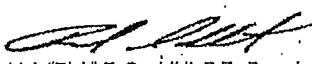
Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	REVISED BY LETTER OF MAP REVISION
FILL RECOMMENDATION	STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE SFHA	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


 Patrick "Rick" F. Sacibiti, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

Commencing at the southeast corner of the Southwest 1/4 of said Section 19, Township 1 North, Range 22 East; thence South 89°44'49" West along the south line of said Southwest 1/4, 545.88 feet; thence North 00°15'11" West, 226.31 feet to the Point of Beginning; Thence North 58°25'57" West, 15.96 feet; thence South 65°14'13" West, 2.69 feet; thence North 34°25'23" West, 6.99 feet; thence South 80°36'57" West, 17.26 feet; thence North 73°56'05" West, 34.87 feet; thence North 35°55'22" West, 2.24 feet; thence North 86°06'04" West, 13.80 feet; thence South 77°44'24" West, 4.42 feet; thence North 47°44'50" West, 1.86 feet; thence North 07°35'55" East, 7.57 feet; thence North 46°31'28" East, 3.36 feet; thence North 74°17'49" East, 2.08 feet; thence South 64°22'12" East, 1.73 feet; thence North 77°53'05" East, 34.31 feet; thence North 05°52'52" East, 8.56 feet; thence North 67°59'36" East, 12.35 feet; thence South 30°25'32" East, 2.51 feet; thence South 67°27'48" West, 4.23 feet; thence South 07°24'05" West, 4.28 feet; thence South 57°25'42" East, 6.35 feet; thence North 85°48'36" East, 7.16 feet; thence South 70°16'30" East, 18.65 feet; thence South 53°38'34" East, 10.94 feet; thence South 14°13'26" East, 3.54 feet; thence South 04°11'57" East, 25.81 feet to the Point of Beginning

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORCTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 6/20/2013. The 6/20/2013 LOMR has been used in making the determination/comment for the subject property.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacblitt, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



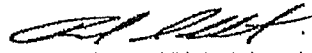
Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

**STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the
LOMR-F DETERMINATION DOCUMENT (REMOVAL))**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sachlitt, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME - FP CUT N	1.00	1.00	420.66 Sq. Ft.	7.53 Cu. Yd.	0.00 Cu. Yd.	7.53 Cu. Yd. <Cut>
VOLUME - FP CUT S	1.00	1.00	236.49 Sq. Ft.	0.68 Cu. Yd.	7.91 Cu. Yd.	7.23 Cu. Yd. <Fill>
VOLUME - FP FILL	1.00	1.00	2180.61 Sq. Ft.	0.60 Cu. Yd.	7.91 Cu. Yd.	7.31 Cu. Yd. <Fill>
Totals			2917.97 Sq. Ft.	12.17 Cu. Yd.	7.91 Cu. Yd.	4.26 Cu. Yd. <Cut>

Elevations Table		
Number	Minimum Elevation	Maximum Elevation
1	-1.250	-1.000
2	-1.000	-0.750
3	-0.750	-0.500
4	-0.500	-0.250
5	-0.250	0.000
6	0.000	0.250

100-year floodplain based on Floodplain Boundary Adjustment pursuant to June 20, 2024 FEMA LOMR-F Case No. 24-05-1030A

Floodplain area removed



NORTH

GRAPHICAL SCALE (FEET)



0 1" = 30' 60'

Exhibit 2



STH 165 LIFT STATION - FLOODPLAIN COMPENSATORY MITIGATION EXHIBIT

11/29/23 PLAN/DESIGN/DELIVER PEGJOB# 5273.00

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENG.COM |

PINNACLE ENGINEERING GROUP

ORD. # 24-37

**ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, hereby approves the following amendments to the Village 2035 Comprehensive Plan as a result of a floodplain boundary adjustment approved by the Federal Management Agency on the vacant property generally located at the southwest corner of STH 50 and 115th Avenue (Tax Parcel Number 91-4-122-071-0204)

1. To amend and correct the Village 2035 Land Use Plan Map 9.9 to show the location of the floodplain within the Park, Recreational and Other Open Space Lands designation pursuant to approved LOMR 24-05-1092A, effective date 2/29/2024 as shown on ***Exhibits 1 and 2.***
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

A copy of the adopted ordinance will remain on file with the Village Zoning Administrator, updated on the Comprehensive Plan and posted under Public Documents online with the Village Code of Ordinances.

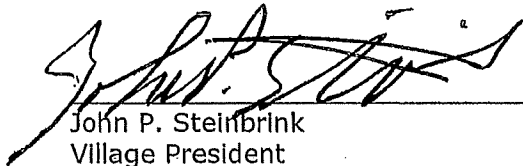
Adopted this 23rd day of December 2024.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:



Jane C. Snell
Village Clerk



John P. Steinbrink
Village President

Ayes: 4 Nays: 0 Absent: 1

Posted: 12/26/24

Ord #24-37

CODE2011-001



Federal Emergency Management Agency
Washington, D.C. 20472

Exhibit 1

**LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)**

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN	A portion of Lots 1, 3, and 4, and a portion of 115th Avenue and 77th Street, as shown on Certified Survey Map No. 2973 recorded as Document No. 1899904, in the Office of the Register of Deeds, Kenosha County, Wisconsin This LOMR-F follows identification of a potential violation of NFIP regulations under Case No. 23-05-2021A that was resolved by the FEMA Regional Office and community official(s). The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550613	
AFFECTED MAP PANEL	NUMBER: 55059C0179D	
	DATE: 6/19/2012	
FLOODING SOURCE: KILBOURN ROAD DITCH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.565563, -87.943502 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
1	--	CSM No. 2973	--	Portion of Property (South Area)	X (unshaded)	--	--	689.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION FILL RECOMMENDATION PORTIONS REMAIN IN THE SFHA	STATE LOCAL CONSIDERATIONS
--	----------------------------

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


 Patrick "Rick" F. Sacbibit, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

North Area:

Commencing at the North 1/4 corner of said Section 7; thence South 02° 04' 50" East, 74.58 feet, to a point on the north line of said Lot 4; thence North 89° 38' 47" East, 96.30 feet, to the northeast corner of said lot 4; thence South 1° 30' 13" East along the east line of said lot 4, 47.07 feet to the point of beginning; thence South 68° 58' 30" East 28.74 feet; thence South 60° 22' 45" East 46.95 feet; thence South 53° 17' 45" East 39.53 feet; thence South 15° 14' 52" East 13.79 feet; thence South 14° 12' 41" West 20.80 feet; thence South 48° 20' 17" West 15.67 feet; thence South 64° 33' 51" West 29.02 feet; thence South 65° 13' 26" West 21.21 feet; thence South 57° 39' 55" West 48.73 feet; thence South 47° 30' 19" West 32.82 feet; thence South 43° 18' 15" West 23.28 feet; thence South 30° 48' 13" West 40.96 feet; thence South 28° 48' 04" West 17.13 feet; South 14° 38' 52" West 25.59 feet; South 3° 17' 48" West 16.29 feet; thence South 28° 19' 18" East 18.28 feet; thence South 1° 52' 20" East 32.98 feet; thence South 7° 00' 16" West 33.35 feet; thence South 23° 33' 35" West 16.38 feet; thence South 9° 25' 12" West 13.25 feet; thence South 10° 56' 00" East 13.12 feet; thence South 29° 19' 50" East 14.60 feet; thence South 50° 08' 45" East 14.53 feet; thence South 77° 34' 53" East 6.49 feet; thence South 67° 47' 19" East 40.01 feet; thence South 61° 13' 06" East 16.07 feet; thence South 53° 37' 15" East 31.79 feet; thence South 36° 33' 20" East 7.94 feet; thence South 58° 41' 19" East 29.66 feet; thence South 78° 19' 29" East 13.68 feet; thence North 87° 56' 46" East 13.79 feet; thence South 66° 50' 58" East 38.77 feet; thence South 39° 29' 32" East 16.73 feet; thence South 24° 09' 36" East 14.31 feet; thence South 6° 48' 58" East 14.96 feet; thence South 7° 42' 24" West 13.42 feet; thence South 18° 51' 24" West, 8.10 feet to a point of curvature; thence northwesterly 131.36 feet along the arc of a curve whose radius is 371 feet to the north and whose chord bears North 59° 52' 15"W, 130.68 feet to a point of curvature; thence southwesterly 23.63 feet along the arc of a curve whose radius is 15 feet to the south and whose chord bears South 85° 08' 11"W, 21.26 feet; thence South 40° 13' 57" West, 127.74 feet; thence North 12° 50' 28" West, 13.96 feet; thence North 40° 18' 45" West 43.82 feet; thence North 36° 40' 31" West 42.01 feet; thence North 10° 49' 54" West 28.51 feet; thence North 25° 25' 47" East 51.90 feet; thence North 13° 05' 42" East 15.19 feet; thence North 0° 02' 21" East 19.59 feet; thence North 12° 40' 17" West 34.94 feet; thence North 28° 56' 25" West 16.30 feet; thence North 69° 12' 19" West 16.96 feet; thence North 21° 01' 10" West 34.94 feet; thence North 17° 30' 43" West 80.03 feet; thence North 19° 48' 41" West 55.02 feet; thence North 44° 08' 51" West 24.19 feet; thence North 51° 30' 56" West 17.56 feet; thence North 71° 26' 59" West 41.79 feet; thence South 87° 57' 00" West 15.66 feet; thence North 78° 42' 59" West 14.36 feet; thence North 62° 52' 53" West 30.47 feet; thence North 41° 40' 54" West 17.34 feet; thence North 1° 31' 35" East 37.69 feet; thence North 64° 44' 39" West 6.57 feet; thence South 59° 52' 58" West 6.50 feet; thence South 13° 39' 51" West 16.92 feet; thence South 34° 02' 49" West 18.72 feet; thence North 76° 11' 44" West 18.49 feet; thence North 48° 24' 43" West 15.25 feet; L125 thence North 79° 53' 23" East, 4.21 feet; thence North 44° 54' 20" East, 23.71 feet; thence North 66° 17' 13" East, 17.02 feet; thence North 82° 17' 53" East, 19.09 feet; thence South 86° 37' 41" East, 24.46 feet; thence North 81° 31' 56" East, 20.76 feet; thence North 56° 18' 11" East, 39.59 feet; thence North 73° 55' 33" East, 17.81 feet; thence North 87° 52' 54" East, 53.05 feet; thence North 83° 48' 06" East, 41.72 feet; thence North 86° 31' 29" East, 91.39 feet; thence North 67° 03' 45" East, 33.53 feet; thence North 13° 04' 31" East, 31.98 feet; thence South 75° 34' 35" East 26.07 feet to the point of beginning

South Area:

Commencing at the North 1/4 corner of said Section 7; thence South 02° 05' 13" East 763.86 feet along the west line of the North East 1/4 of said Section 7; thence South 87° 54' 47" West, 199.71 feet to the point of beginning; thence South 14° 02' 49" West, 124.76 feet; thence South 14° 02' 49" West, 124.76 feet; thence South 37° 58' 09" West, 15.24 feet; thence South 68° 45' 50" West, 15.20 feet; thence South 87° 56' 53" West, 7.66 feet; thence North 73° 26' 03" West, 20.57 feet; thence North 88° 59' 53" West, 30.69 feet; thence South 79° 41' 32"

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

West, 45.63 feet; thence South 75° 25' 10" West, 22.66 feet; thence South 71° 15' 41" West, 45.68 feet; thence South 65° 15' 44" West, 46.87 feet; thence South 87° 56' 50" West, 14.18 feet; thence North 85° 20' 30" West, 14.10 feet; thence North 78° 48' 34" West, 7.26 feet; thence North 63° 33' 48" West, 7.04 feet; thence North 42° 13' 07" West, 8.79 feet; thence North 17° 20' 44" West, 13.83 feet; thence North 7° 24' 34" East, 15.31 feet; thence South 52° 36' 47" East, 32.00 feet to a point of curvature; thence northeasterly 46.09 feet along the arc of a curve whose radius lies 36.25 feet to the north and whose chord bears North 80° 42' 55" East, 43.04 feet; thence North 44° 38' 55" East, 34.55 feet; thence North 64° 48' 10" East, 75.76 feet; thence North 77° 42' 23" East, 36.23 feet; thence South 76° 34' 13" East, 28.49 feet to a point of curvature; thence northeasterly 98.19 feet along the arc of a curve whose radius lies 55.18 feet to the north and whose chord bears North 51° 20' 30" East, 85.74 feet; thence North 0° 00' 00" East, 29.96 feet; thence North 42° 35' 46" East, 44.31 feet to the point of beginning

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Emergency Management Agency
6/9/24



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN	A portion of Lots 1, 3, and 4, and a portion of 115th Avenue and 77th Street, as shown on Certified Survey Map No. 2973 recorded as Document No. 1899904, in the Office of the Register of Deeds, Kenosha County, Wisconsin This LOMR-F follows identification of a potential violation of NFIP regulations under Case No. 23-05-2021A that was resolved by the FEMA Regional Office and community official(s). The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550613	
AFFECTED MAP PANEL	NUMBER: 55059C0179D	
	DATE: 6/19/2012	
FLOODING SOURCE: KILBOURN ROAD DITCH		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.565563, -87.943502 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
3 & 4	--	CSM No. 2973	--	Portion of Property (North Area)	X (unshaded)	--	--	682.8 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	STATE LOCAL CONSIDERATIONS
PORTIONS REMAIN IN THE FLOODWAY	
FILL RECOMMENDATION	

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

North Area:

Commencing at the North 1/4 corner of said Section 7; thence South 02° 04' 50" East, 74.58 feet, to a point on the north line of said Lot 4; thence North 89° 38' 47" East, 96.30 feet, to the northeast corner of said lot 4; thence South 1° 30' 13" East along the east line of said lot 4, 47.07 feet to the point of beginning; thence South 68° 58' 30" East 28.74 feet; thence South 60° 22' 45" East 46.95 feet; thence South 53° 17' 45" East 39.53 feet; thence South 15° 14' 52" East 13.79 feet; thence South 14° 12' 41" West 20.80 feet; thence South 48° 20' 17" West 15.67 feet; thence South 64° 33' 51" West 29.02 feet; thence South 65° 13' 26" West 21.21 feet; thence South 57° 39' 55" West 48.73 feet; thence South 47° 30' 19" West 32.82 feet; thence South 43° 18' 15" West 23.28 feet; thence South 30° 48' 13" West 40.96 feet; thence South 28° 48' 04" West 17.13 feet; South 14° 38' 52" West 25.59 feet; South 3° 17' 48" West 16.29 feet; thence South 28° 19' 18" East 18.28 feet; thence South 1° 52' 20" East 32.98 feet; thence South 7° 00' 16" West 33.35 feet; thence South 23° 33' 35" West 16.38 feet; thence South 9° 25' 12" West 13.25 feet; thence South 10° 56' 00" East 13.12 feet; thence South 29° 19' 50" East 14.60 feet; thence South 50° 08' 45" East 14.53 feet; thence South 77° 34' 53" East 6.49 feet; thence South 67° 47' 19" East 40.01 feet; thence South 61° 13' 06" East 16.07 feet; thence South 53° 37' 15" East 31.79 feet; thence South 36° 33' 20" East 7.94 feet; thence South 58° 41' 19" East 29.66 feet; thence South 78° 19' 29" East 13.68 feet; thence North 87° 56' 46" East 13.79 feet; thence South 66° 50' 58" East 38.77 feet; thence South 39° 29' 32" East 16.73 feet; thence South 24° 09' 36" East 14.31 feet; thence South 6° 48' 58" East 14.96 feet; thence South 7° 42' 24" West 13.42 feet; thence South 18° 51' 24" West, 8.10 feet to a point of curvature; thence northwesterly 131.36 feet along the arc of a curve whose radius is 371 feet to the north and whose chord bears North 59° 52' 15"W, 130.68 feet to a point of curvature; thence southwesterly 23.63 feet along the arc of a curve whose radius is 15 feet to the south and whose chord bears South 85° 08' 11"W, 21.26 feet; thence South 40° 13' 57" West, 127.74 feet; thence North 12° 50' 28" West, 13.96 feet; thence North 40° 18' 45" West 43.82 feet; thence North 36° 40' 31" West 42.01 feet; thence North 10° 49' 54" West 28.51 feet; thence North 25° 25' 47" East 51.90 feet; thence North 13° 05' 42" East 15.19 feet; thence North 0° 02' 21" East 19.59 feet; thence North 12° 40' 17" West 34.94 feet; thence North 28° 56' 25" West 16.30 feet; thence North 69° 12' 19" West 16.96 feet; thence North 21° 01' 10" West 34.94 feet; thence North 17° 30' 43" West 80.03 feet; thence North 19° 48' 41" West 55.02 feet; thence North 44° 08' 51" West 24.19 feet; thence North 51° 30' 56" West 17.56 feet; thence North 71° 26' 59" West 41.79 feet; thence South 87° 57' 00" West 15.66 feet; thence North 78° 42' 59" West 14.36 feet; thence North 62° 52' 53" West 30.47 feet; thence North 41° 40' 54" West 17.34 feet; thence North 1° 31' 35" East 37.69 feet; thence North 64° 44' 39" West 6.57 feet; thence South 59° 52' 58" West 6.50 feet; thence South 13° 39' 51" West 16.92 feet; thence South 34° 02' 49" West 18.72 feet; thence North 76° 11' 44" West 18.49 feet; thence North 48° 24' 43" West 15.25 feet; L125 thence North 79° 53' 23" East, 4.21 feet; thence North 44° 54' 20" East, 23.71 feet; thence North 66° 17' 13" East, 17.02 feet; thence North 82° 17' 53" East, 19.09 feet; thence South 86° 37' 41" East, 24.46 feet; thence North 81° 31' 56" East, 20.76 feet; thence North 56° 18' 11" East, 39.59 feet; thence North 73° 55' 33" East, 17.81 feet; thence North 87° 52' 54" East, 53.05 feet; thence North 83° 48' 06" East, 41.72 feet; thence North 86° 31' 29" East, 91.39 feet; thence North 67° 03' 45" East, 33.53 feet; thence North 13° 04' 31" East, 31.98 feet; thence South 75° 34' 35" East 26.07 feet to the point of beginning

South Area:

Commencing at the North 1/4 corner of said Section 7; thence South 02° 05' 13" East 763.86 feet along the west line of the North East 1/4 of said Section 7; thence South 87° 54' 47" West, 199.71 feet to the point of beginning; thence South 14° 02' 49" West, 124.76 feet; thence South 14° 02' 49" West, 124.76 feet; thence South 37° 58' 09" West, 15.24 feet; thence South 68° 45' 50" West, 15.20 feet; thence South 87° 56' 53" West, 7.66 feet; thence North 73° 26' 03" West, 20.57 feet; thence North 88° 59' 53" West, 30.69 feet; thence South 79° 41' 32"

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

West, 45.63 feet; thence South 75° 25' 10" West, 22.66 feet; thence South 71° 15' 41" West, 45.68 feet; thence South 65° 15' 44" West, 46.87 feet; thence South 87° 56' 50" West, 14.18 feet; thence North 85° 20' 30" West, 14.10 feet; thence North 78° 48' 34" West, 7.26 feet; thence North 63° 33' 48" West, 7.04 feet; thence North 42° 13' 07" West, 8.79 feet; thence North 17° 20' 44" West, 13.83 feet; thence North 7° 24' 34" East, 15.31 feet; thence South 52° 36' 47" East, 32.00 feet to a point of curvature; thence northeasterly 46.09 feet along the arc of a curve whose radius lies 36.25 feet to the north and whose chord bears North 80° 42' 55" East, 43.04 feet; thence North 44° 38' 55" East, 34.55 feet; thence North 64° 48' 10" East, 75.76 feet; thence North 77° 42' 23" East, 36.23 feet; thence South 76° 34' 13" East, 28.49 feet to a point of curvature; thence northeasterly 98.19 feet along the arc of a curve whose radius lies 55.18 feet to the north and whose chord bears North 51° 20' 30" East, 85.74 feet; thence North 0° 00' 00" East, 29.96 feet; thence North 42° 35' 46" East, 44.31 feet to the point of beginning

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

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Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

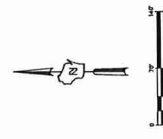
EXHIBIT 2

SIGMA GROUP
 1300 West Oak Street
 Suite 100
 Milwaukee, WI 53233
 Phone: 414-443-4300
 Fax: 414-443-4315

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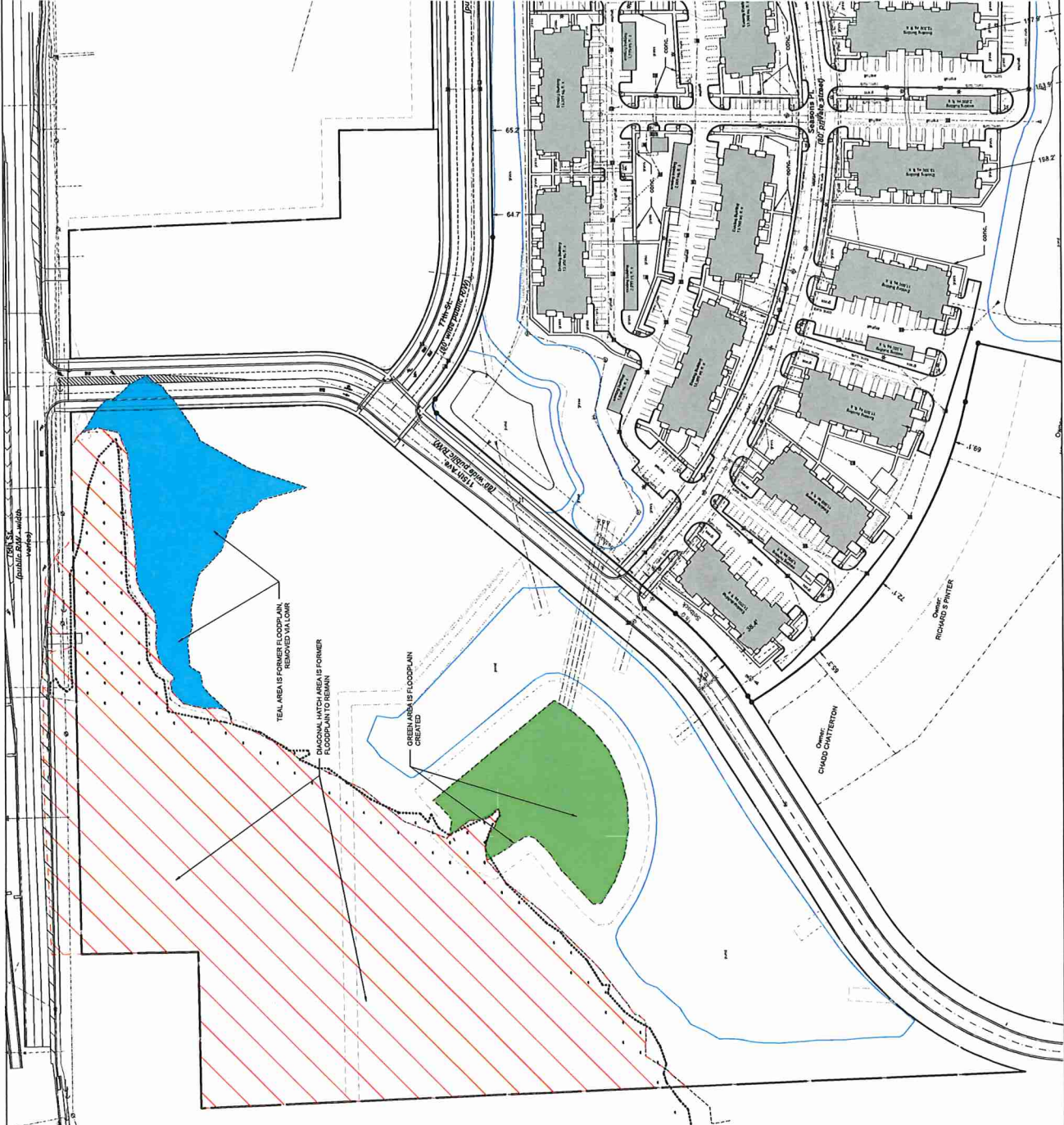
SEASONS AT RIVER VIEW
 10906 SEASONS PLACE
 PLEASANT PRAIRIE, WISCONSIN 53156

FLOODPLAIN EXHIBIT



NO. REVISION	DATE BY
DRAWING NO.	1003
DRAWN BY	PJ
DATE	10/2/2024
PROJECT NO.	1003
CHECKED BY	
APPROVED BY	
SHEET NO.	

FLOODPLAIN EXHIBIT



1:\P\Survey\RE1003\ Pleasant Prairie Development\050 CAD\1 - Survey\020 Survey Deliverables\ALT1, CDM, PLAT, Text\1003-Floodplain exhibit for PP.dwg



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: January 28th, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Action on proposed Ordinance 2025-001, an Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing.

BACKGROUND:

Chief Andersen worked with our Village Attorney to update Chapter 5 of the Village Ordinances to require the use The Compliance Engine system as it relates to fire protection system inspections, testing, maintenance, and servicing. Per Chief Andersen the Compliance Engine System:

“requires companies doing work on any piece of fire protection equipment such as sprinkler systems and fire alarms, to report to this system. This system then allows us as the fire department to monitor and confirm all required testing and servicing is being completed remotely instead of traveling to a location to look at paperwork. This system would not cost the village any money nor will it require the property owners to pay anything. All costs are charged to the sprinkler and alarm companies doing the work. Most of our surrounding communities are already using this system so most of the sprinkler and alarm companies already have this cost built into their fees.”

PRIOR ACTION TAKEN:

The Board reviewed this request at our January 7th Work Session. The general consensus was to allow this ordinance change to move forward. Chief Andersen has worked with Attorney Davison to amended Chapter 5 to require the uses of the Compliance Engine system. A draft of the ordinance was not ready when presented to the January 14th Board Meeting. The Board reviewed the completed draft ordinance at our January 21st Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Chief Andersen recommends approval of Ordinance No. 2025-001. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to waive first reading of Ordinance No. 2025-001”

“Motion to approve proposed Ordinance 2025-001, An Ordinance to update Chapter 5 Code of Ordinances of the Village of Somers to require the use of a system called The Compliance Engine as it relates to fire protection system inspections, testing, maintenance, and servicing”

ATTACHMENTS:

Background information on The Compliance Engine

Proposed Ordinance 2025-001

THE COMPLIANCE ENGINE IMPLEMENTATION PLAN



BRYCER LLC.

THE COMPLIANCE ENGINE 4355 Weaver Pkwy. St 230. Warrenville, IL 60555

THE COMPLIANCE ENGINE

The Compliance Engine is a simple, internet-based tool for code officials to track and drive code compliance, reduce false alarm activity and provide a safer community. It provides a secure cloud environment in which third party contractors who inspect, test, and maintain fire protections systems, submit their reports via Brycer's web portal directly to the AHJ. This facilitates a more efficient review, tracking and follow-up process with occupants to correct deficiencies and maintain systems. In addition to the web-based technology, our services include a team to administer hard and soft copy notifications and perform follow up calls to help increase testing and maintenance activity in a given jurisdiction. The end result is a comprehensive and accurate aggregation of data around which buildings have what types of systems, when they were last tested, and if there are any open deficiencies that could jeopardize their successful deployment in the event of an incident. With The Compliance Engine, the AHJ will be better equipped to do more with less in their mission to drive 100% code compliance with fire and life safety laws.

Current Landscape:

- 40% of life safety systems go uninspected or maintained every year
- 32.5% of false alarms are due lack of maintenance and testing
- 29% of fire code official's time is spent administering 3rd Party ITM reports
- 95% of AHJs do not have the resources to enforce their adopted fire code
- Current Process is manual, paper based, reactionary, inefficient and expensive

The Compliance Engine Benefits:

- Drives 100% Compliance with fire & life safety code
- Electronically collects, organizes and tracks fire and life safety test results
- Offers API Services with RMS and software inspection companies
- Maximizes limited resources, saves time and streamlines communication
- Built to ensure a safer environment for firefighters, citizens and guests
- Saves AHJs money while strengthening life safety and offers cost recovery

Revenue Model:

- Free for Fire Department
- Zero charge to the building owners
- Fee paid by 3rd party contractors on per system, per premises, per annum basis
- Delivers Compliance resulting in new business and maintenance revenue for 3rd party contractors
- Endorsed by IKECA, Arizona Fire Alarm Assoc. and Western Fire Chiefs Assoc

Learn more at www.thecomplianceengine.com or 630-413-9511

Collect. Connect. Comply

LIST OF SYSTEMS TCE TRACKS

System Type
Air Sampling System
Automatic Closing Fire Assemblies
Chemical Storage Room
Clean Agent
Commercial Kitchen Exhaust Cleaning
Emergency Power Battery / Unit Lighting
Emergency Power Generator
Emergency Responder Radio Coverage System
Fire Alarm
Fire Escape
Fire Pump
Foam System
Gas Detection Systems
Hood Suppression System
Leak Detection
Paint / Spray Booth Suppression
Pressure Reducing Valves (PRV's)
Private Fire Hydrant
Rental Property Inspection
Rescue Air System
Smoke Management Systems
Special Suppression System
Sprinkler System (Dry & Wet)
Standpipe
Water Monitor
Water Tank

POWERED BY **BRICER**

Additional tracking for *backflow* and *elevator* available.

YOUR DEPARTMENT NAME
1234 STREET ADDRESS
CITYOF, XX 99999



System Type - Contractor of Record:

SYSTEM TESTING COMPANY
(555) 555-5555
EMAIL@COMPANY.COM

MONTH DAY, YEAR

BUILDING IN YOUR CITY
1234 MAIN RD
YOUR CITY, IL 60540

Re: SYSTEM TYPE INSPECTION RENEWAL - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

In accordance with the **YOUR CODE**, Our records indicate the **SYSTEM TYPE** is coming due for inspection by a licensed company and must be tested within the month of your renewal date which is **DATE**.

It is the responsibility and requirement of the inspection company testing your system to submit all test reports to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at 630-413-9511 or via email at support@mybrycer.com

Sincerely Yours in Life & Fire Safety,

Digital Signature

YOUR NAME
YOUR TITLE
YOUR DEPARTMENT NAME

YOUR DEPARTMENT NAME
1234 STREET ADDRESS
CITYOF, XX 99999



System Type - Contractor of Record:

SYSTEM TESTING COMPANY
(555) 555-5555
THEIREMAIL@COMPANY.COM

MONTH DAY, YEAR

BUILDING IN YOUR CITY
1234 MAIN RD
YOUR CITY, IL 60540

Re: SYSTEM TYPE INSPECTION OVERDUE - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

Our records indicate the **SYSTEM TYPE** is now overdue and was to be tested within the month of your renewal date which was **DATE**. In order to avoid penalties, as provided by law for such violations, you must take immediate action.

Actions Required:

1. Have your **SYSTEM TYPE** inspected, tested and maintained by a licensed company and,
2. Upon completion, have your inspection company submit the test results to us at www.thecomplianceengine.com.
3. If this inspection has been completed you must notify your testing company that a copy of this report must be submitted to us at www.thecomplianceengine.com. **It is the contractor's responsibility to submit the documentation.**

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at **630-413-9511** or via email at support@mybrycer.com

Sincerely Yours in Life Fire Safety,

Digital Signature

YOUR NAME
YOUR TITLE
YOUR DEPARTMENT NAME

YOUR DEPARTMENT NAME
1234 STREET ADDRESS
CITYOF, XX 99999



System Type - Contractor of Record:

SYSTEM TESTING COMPANY
(555) 555-5555
THEIREMAIL@COMPANY.COM

MONTH DAY, YEAR

BUILDING IN YOUR CITY
1234 MAIN RD
YOUR CITY, IL 60540

Re: SYSTEM TYPE INSPECTION DEFICIENCIES FOUND - 1234 MAIN RD, YOUR CITY, STATE ZIP CODE

Dear Building Occupant/Owner:

A recent inspection of your **SYSTEM TYPE** at **PREMISE ADDRESS** on **DATE** by **ITM COMPANY** revealed the violations listed below.

This notice is an **ORDER TO COMPLY**. Your failure to comply with this notice before re-inspection (30 days from date of letter) may make you liable for the penalties provided for by law for such violation(s).

DEFICIENCIES

Deficiency Found:

Deficiency Found:

It is the responsibility and requirement of the inspection company to submit all corrections to us via the web at www.thecomplianceengine.com.

If you have questions regarding this notification, please contact our Compliance Program Partner BRYCER LLC at 630-413-9511 or via email at support@mybrycer.com

Sincerely Yours in Life & Fire Safety,

Digital Signature

YOUR NAME
YOUR TITLE
YOUR DEPARTMENT NAME

Requirement Letter to Fire Protection Contractors



Dear Service Provider,

The **AHJ Name** has instituted a new process for service providers who inspect and test fire protection systems. Effective **Go Live Date** all compliant & non-compliant fire protection systems test reports are required to be sent to the **AHJ Name** electronically by your respective organization via The Compliance Engine's online system at www.thecomplianceengine.com.

The **AHJ Name** is dedicated to delivering 100% compliance with our adopted Fire Code. This web-based service will aggregate, track and streamline the collection of compliance data of our jurisdiction's systems. Property owners will receive timely proactive notifications of their testing requirements, and the **AHJ Name** will gain the ability to better mitigate the risk in our community by improving public safety to our citizens.

All service providers who inspect or test fire protection systems within the **AHJ Name's** jurisdiction are required to register and submit all test, inspection, and service reports via The Compliance Engine. All reports must be submitted in accordance with the testing schedule and requirements outlined in our adopted fire code.

Benefits to you:

- Increases market opportunity and demand for your fire protection services
- Ensures all reports arrive, affording you the ability to track our department's follow up
- Enhances maintenance revenue and timeliness of deficiency corrections
- Improves customer retention with renewal notifications identifying you as company of record
- Minimizes non licensed contractors from working in your market

This proven process requires the service provider pay a nominal filing fee at the time of submittal. There is no fee to register your company with The Compliance Engine. Once registered, pricing is viewable under **AHJ Name** icon in The Compliance Engine. If you are a licensed fire protection system contractor and are not currently registered with Brycer, please do so at www.thecomplianceengine.com.

We look forward to partnering with you to better protect and serve our community. We are confident this will benefit us ALL.

Sincerely,

Digital Signature

YOUR NAME

YOUR TITLE

YOUR DEPARTMENT NAME

P.

E.

TCE OVERVIEW

Keys to Getting Started:

- Register at www.thecomplianceengine.com
- Sign up for training
- Complete account set up by entering all inspectors, inspector licenses, and company licenses
- Add Users and company logo for brand awareness
- Add TCE link to your webpage

Key Processes to Know: Check the TCE HELP Portal for Direction Visuals

- Select correct template for each report submitted: Fire Alarm, Sprinkler, Kitchen Hood, etc.
- Enter all test reports and type out deficiencies
- Attach pdf version of inspection report when using short form (fire protection systems only)
- Ensure all reports entered are submitted for payment
- Update deficiency tracking to inform AHJ that violations have been corrected
- Check notifications icon to track sent out by AHJ
- Open inspection reports are saved reports not yet submitted to AHJ, if not submitting these to AHJ delete
- Submit a new-premises when necessary (if you cannot locate the premises in the existing database)
- View your transaction list to confirm correct payment
- Create new users when necessary
- Update credit card information

Systems Tracked:

(*CUSTOMIZED PER AHJ*)

- Automatic Fire Sprinkler
- Automatic Closing Fire Assemblies
- 5yr Sprinkler System
- Fire Alarm System
- Commercial Kitchen Hood Suppression
- Commercial Kitchen Hood Cleaning
- Standpipe
- Active Smoke Control
- Private Hydrant System
- Fire Pump
- Fire Escape
- Gas Detection System
- Paint/Spray Booth
- Emergency Generator
- Emergency Radio Responder Coverage System
- Special Suppression
- Portable Fire Extinguishers

PRICING MODEL

System Type	Price	Billing Frequency
5 Year Sprinkler	\$20.00	Per Submittal
Automatic Closing Fire Assemblies	\$20.00	Per Submittal
Commercial Kitchen Exhaust (Cleaning)	\$20.00	Per Submittal
Emergency Power Generator	\$20.00	Per Submittal
Emergency Responder Radio Coverage System	\$20.00	Per Submittal
Fire Alarm	\$20.00	Per Submittal
Fire Pump	\$20.00	Per Submittal
Gas Detection Systems	\$20.00	Per Submittal
Hood Suppression System	\$20.00	Per Submittal
Paint/Spray Booth Suppression	\$20.00	Per Submittal
Portable Fire Extinguisher	BELOW	Per Submittal
Private Fire Hydrants	\$20.00	Per Submittal
Smoke Control System	\$20.00	Per Submittal
Special Suppression	\$20.00	Per Submittal
Sprinkler System	\$20.00	Per Submittal
Standpipe	\$20.00	Per Submittal

REPORTS SUBMITTED AFTER 30 DAYS FROM THE INSPECTION DATE WILL INCUR A \$10.00 LATE FEE

REPORTS SUBMITTED AFTER 60 DAYS FROM THE INSPECTION DATE WILL INCUR A \$20.00 LATE FEE

Portable Fire Extinguishers Pricing

1-10 Extinguishers = \$10.00

11+ Extinguishers = \$20.00

Business Model: There is no cost to the jurisdiction for implementation, annual or ongoing maintenance, licensing or other services offered by BRYCER. At no time will there be an invoice addressed to the jurisdiction for implementation of TCE. BRYCER's system for collecting and processing orders is simple, an Inspection company registers with TCE, which requires their payment card to be recorded and stored by our payment processing partner. We meet and exceed all PCI DSS standards. An inspection company submits a report to the jurisdiction at which point their payment card is billed at the agreed upon rate, frequency (e.g. per system, per building) and posted against the jurisdiction. The inspection company receives an email receipt along with an audit log of their transactions recorded in their custom site. The jurisdiction and the property Owner are never billed or required to make payments.

Extent of Fees: BRYCER charges the inspection companies on a per system, per building basis. However, TCE will accept submission of reports done on all frequencies (e.g. annually, semi-annually, quarterly, monthly, weekly and on a daily basis).

Revenue Share Option: BRYCER's revenue share option is a way for the jurisdiction to recover costs for administering your Bureau of Fire Prevention's fire and life safety compliance goals. BRYCER will collect all fees due and payable by third party inspectors and remit the jurisdiction's remuneration on a quarterly basis via Check or ACH Direct Deposit Transfer.



Helpful FAQs for Presenting to Fire Chief and Public Officials

What do they want to know about The Compliance Engine (TCE)?

Based on 950+ successful adoptions of The Compliance Engine, the following six questions are most asked by Fire Chiefs and Public Officials (Mayor or City or Village Manager) when discussing adoption of The Compliance Engine:

1) *What is the cost of The Compliance Engine?*

There is zero cost for any aspect of using The Compliance Engine (setup, training, ongoing service) for either the Department or the municipality. In fact, there is savings from its usage in terms of administrative time saved and reductions in false alarm activity from fewer system malfunctions.

2) *How does The Compliance Engine get paid for?*

Contractors submitting reports pay a fee of \$20. Brycer does not charge per riser and/or flow switch. There is no upfront or additional cost. Contractors earn money due to the increased inspection and maintenance activity provided by TCE and code compliance. Building owners are not required to perform any additional inspections or maintenance that is not already required by code.

3) *Isn't this an added cost to the contractors?*

No. Contractors receive several benefits from utilizing The Compliance Engine (TCE) – the primary being it drives revenues for them and creates a larger overall market opportunity. From Brycer's experience and conversation with contractors currently using The Compliance Engine, the potential revenue increase from inspection and maintenance revenue far outweighs the filing fee paid. Using Brycer's notification feature (renewal, overdue, and deficiency), contractors have more of an assurance that inspections and maintenance work will be scheduled and performed consistently per the code. Contractors receive a 9-1 return on their investment. TCE has over 15,000 contractor's users nationwide already participating while also earning partnerships with 800+ AHJ's nationwide. The Compliance Engine is a win-win for all parties involved: our Department, contractors, premise owners, and the community.

4) *Isn't this an added cost on the properties?*

No, the fee is charged to the contractors that inspect, test and maintain fire and life safety systems. As The Compliance Engine has proven, contractors have witnessed a return on this minimal investment, and jurisdictions are realizing a safer community due to compliance. Brycer's education of the contractor marketplace includes the net benefits of use of The Compliance Engine, which assists in preventing a pass through of costs. Additionally, use of The Compliance Engine will benefit municipalities in reducing false alarm activity, which will positively impact properties on their taxes and their property insurance premiums/policies. It is additional information which assist with ISO reviews and ratings as well.

5) *What is needed by us (the AHJ) to have reports submitted ... an ordinance, internal policy, etc.?*

To save time and cost by streamlining our reporting process, we need to make it a requirement that reports be submitted through The Compliance Engine. Brycer does not dictate how we establish such a requirement. In the 2015 IFC, the AHJ can use code section 107.3 Recordkeeping. This section states the "fire code official can prescribe the form and format of such recordkeeping". What Brycer then becomes, is that form and format of



such recordkeeping. In the 2018 IFC, the code section we use is 108.3 Recordkeeping. Some of Brycer's clients have made submission mandatory via an internal policy (i.e. lock box), department resolutions and/or local ordinances. In the 2021 IFC, code section 109.3 Recordkeeping has same language as 15' and 18' IFC language.

With a mandatory, streamlined process that still allows contractors to use their own inspection forms, we gain better visibility into which buildings are compliant and which ones are not. This will allow us to immediately focus on the non-compliant buildings. If the submitted inspection data is not streamlined into and managed in one database, it will become extremely difficult for us to ensure the quality of code compliance across the life safety systems within our premises and jurisdiction.

Accurate, real-time knowledge of code compliance creates fewer false alarms, greater confidence of response in the event of an incident, and improved life safety for our first responders, property owners, and the community as a whole.

6) *What are the next steps to implement The Compliance Engine [after the Chief and/or Mayor and/or Village Manager provide buy-in]?*

- Define how we will require submission of all reports via The Compliance Engine and obtain legal review if necessary. Typically, the most delays occur when involving any type of legal review, so it is best to get started as soon as possible. Note: Brycer has examples of currently enacted ordinance language that it can share.
- Brycer will take an extraction of our premise data from our records management system (such as Firehouse or Image Trend]. This is a very quick process (15-20 minutes) and is done seamlessly. If we don't have a records management system, Brycer can take an excel file containing premise information and upload that data into The Compliance Engine. Brycer's product development and customer service teams will work with us Bureau to ensure the data is accurate and clean, to ensure reporting efficiency once the system goes live.
- Review, approval, and sign-off of the Brycer Service Level Agreement, which specifies our access to data within The Compliance Engine, as well as the terms and conditions of service. Brycer has found it most successful when this Agreement is provided to our attorneys for the Fire Department as soon as possible, as they may have certain vendor addendums that may need to be added.
- Review and approval (or edit) of the template notifications to be sent out via The Compliance Engine. The notifications are the renewal, overdue and deficiency notification.
- Review and approval (or edit) of the letter / email to be sent to contractors informing them of the Department's implementation of The Compliance Engine and the passing of the ordinance. Brycer will send this letter/email on our letterhead to all contractors operating within our jurisdiction.
- Brycer will schedule an extensive training session for any users of The Compliance Engine, prior to going live.

ORDINANCE NO. 2025-001

AN ORDINANCE TO CREATE SECTION 5.07(D)
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
REGARDING RECORD AND REPORTS

The Village Board of Trustees of the Village of Somers, Kenosha County,
Wisconsin, hereby creates Section 5.07(D) of the Code of Ordinances of the Village of Somers to
read as follows:

(D) **Record and Reports.** Records of all system inspections, tests and maintenance
required by the applicable standards shall be maintained on the premises for a minimum of three (3) years
and shall be submitted to the Fire Department in the manner prescribed by the Chief of the Fire
Department.

Dated at Somers, Wisconsin, this _____ day of _____, 2025.

VILLAGE OF SOMERS

By: _____
George Stoner, President

Attest: _____
Wendy Burnette, Clerk/Treasurer



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: January 28, 2025

TO: Village President Stoner and Village Trustees

FROM: Wendy Burnette, Clerk-Treasurer

AGENDA ITEM: #8 Action on application for Class “B” (Picnic) Beer License from Shoreland Lutheran High School Shooting Club Banquet on February 23, 2025. Event to be held at Shoreland Lutheran High School, 9026 12th Street Kenosha, WI 53144.

#9 Action on application for Temporary Operators License: Amber Wasurick, for the Shoreland Lutheran High School Shooting Club’s fundraising banquet and request to waive fee.

BACKGROUND:

Shoreland Lutheran High School has approached the Village to obtain a Temporary “Class B” (Picnic) License to sell Beer at a fundraising banquet for Shoreland Sport Shooting Club. All proceeds from this event will be used for program assistance.

They have also applied for a temporary operator for Amber Wasurick for the event.

They have also requested to waive associated fees with both applications.

PRIOR ACTION TAKEN:

This matter was reviewed by the Board at our January 21st Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval of Shoreland’s requests. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#8

“Motion to approve application for Class “B” (Picnic) Beer

License from Shoreland Lutheran High School Shooting Club Banquet on February 23, 2025. Event to be held at Shoreland Lutheran High School, 9026 12th Street Kenosha, WI 53144”

#9

“Motion to approve application for Temporary Operators License: Amber Wasurick, for the Shoreland Lutheran High School Shooting Club’s fundraising banquet and request to waive fee”

ATTACHMENTS:

Temporary Class “B” / “Class B” Retailers License Application, Temporary Operators application and Site Plan

Request to waive fees letter.

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ _____

Application Date: Nov. 1, 2024

☐ Town ☒ Village ☐ City of Somerset

County of Kenosha

The named organization applies for: (check appropriate box(es).)

☐ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 4:00pm and ending 9:00pm and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) → ☒ Bona fide Club ☐ Church ☐ Lodge/Society

☐ Chamber of Commerce or similar Civic or Trade Organization

☐ Veteran's Organization ☐ Fair Association

(a) Name Shoreland Lutheran Clay Trap Shooting Club

(b) Address 9026 12th Street Kenosha, WI 53144
(Street) ☐ Town ☒ Village ☐ City

(c) Date organized Nov. 2016

(d) If corporation, give date of incorporation N/A

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☐

(f) Names and addresses of all officers:

President Mark Goessl

Vice President Josh Quint

Secretary Joe Pulera

Treasurer Traci Pulera

(g) Name and address of manager or person in charge of affair: Mark Goessl
7115 89th Ave Kenosha, WI 53142

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 9026 12th Street

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? part/ Commons area, gymnasium

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event Shoreland Lutheran Shooting Club Banquet

(b) Dates of event February 23, 2025

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer [Signature] Nov 1 2024
(Signature/date)

Officer [Signature] Nov 1 2024
(Signature/date)

Date Filed with Clerk _____

Date Granted by Council _____

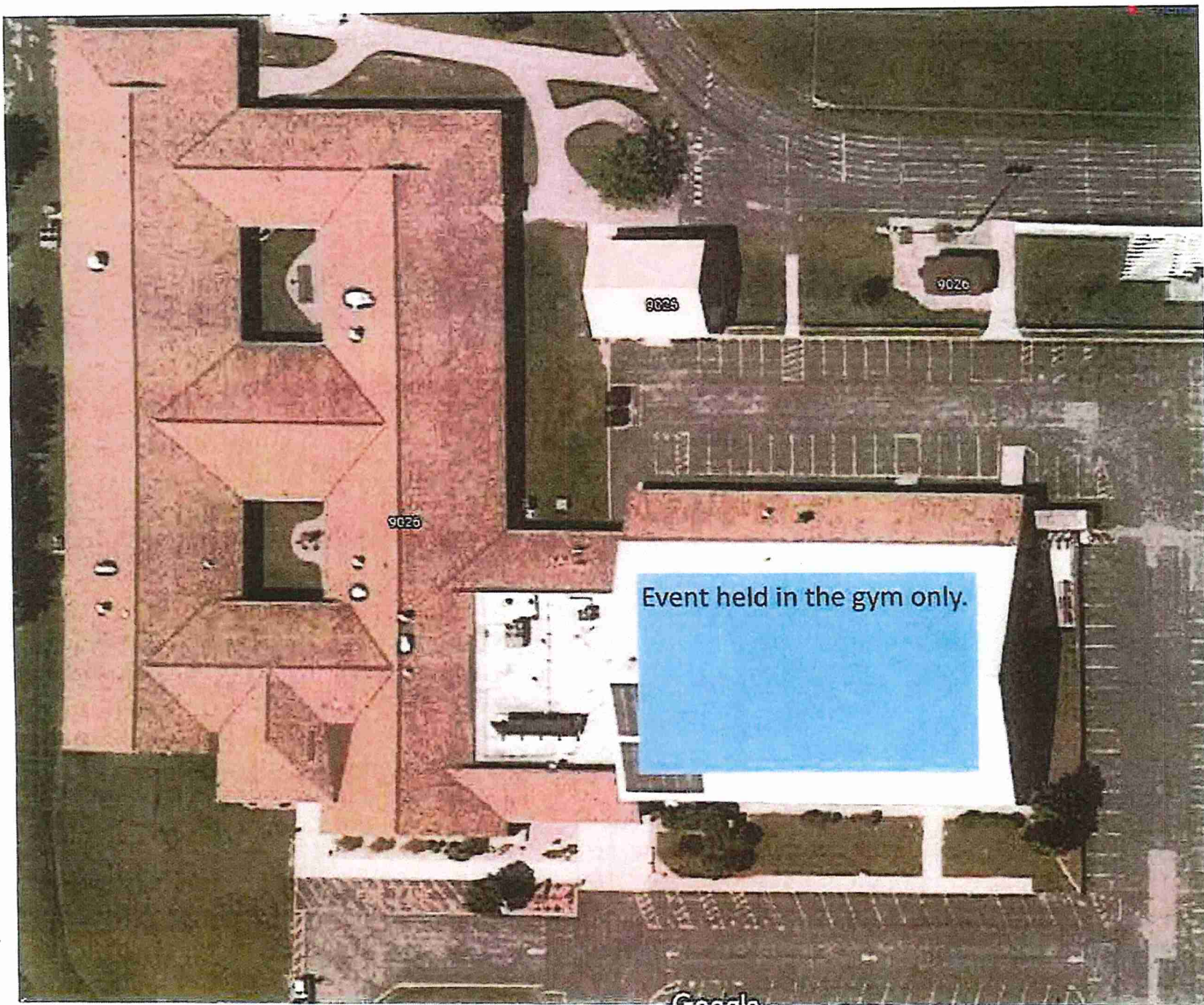
Shoreland Lutheran Trap Shooting Club
(Name of Organization)

Officer [Signature] Nov 2024
(Signature/date)

Officer [Signature] 11/1/2024
(Signature/date)

Date Reported to Council or Board _____

License No. _____





November 1, 2024

To Whom It May Concern (Town of Somers),

I understand that alcoholic beverages will be distributed at the Shoreland Lutheran High School event being held on Saturday, February 23, 2025 from 4:00pm until 9:00pm. The event is a fundraiser raffle to raise funds to support the needs of our extra-curricular clubs and activities.

I am hereby requesting a waiver allowing our school to serve alcohol under the conditions established and supervised by our planning committee. I am also requesting that you waive the fees for the Bartender License and the Class B License due to Shoreland Lutheran High School being a not-for-profit organization.

Proceeds from this event are used for program assistance, not for the profit of an individual or party.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Scriver", with a stylized flourish at the end.

Paul Scriver
President

9026 12th Street - Kenosha, WI 53144
Phone: 262.859.2595



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: January 28, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette-Clerk/Treasurer

AGENDA ITEM: #10 Action on Operator's Licenses: Michael Mattefs, Gavin Ruffolo, Samuel Johnson, Jennifer Davis, Madeline Smith, Leslie Simonian, Patricia Baldwin, Magaly Chairez, Mariska Theonnes, Cali Bakkala, Jason Vermeer, Emmett Craig, Savanna Herrin, Jacob Utterback-Aiello, David Ocampo, Diego Alanis, Stephanie Hawley and Gabriella Carr

BACKGROUND:

Michael Mattefs, Gavin Ruffolo, Samuel Johnson, Jennifer Davis, Madeline Smith, Leslie Simonian, Patricia Baldwin, Magaly Chairez, Mariska Theonnes, Cali Bakkala, Jason Vermeer, Emmett Craig, Savanna Herrin, Jacob Utterback-Aiello, David Ocampo, Diego Alanis, Stephanie Hawley and Gabriella Carr have applied for operator's licenses for the Village of Somers.

No discrepancies with these applications.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve: Operators applications, a suggested motion would be as follows:

"Motion to approve Operator License for Michael Mattefs, Gavin Ruffolo, Samuel Johnson, Jennifer Davis, Madeline Smith, Leslie Simonian, Patricia Baldwin, Magaly Chairez, Mariska Theonnes, Cali Bakkala, Jason Vermeer, Emmett Craig, Savanna Herrin, Jacob Utterback-Aiello, David Ocampo, Diego Alanis, Stephanie Hawley and Gabriella Carr".

ATTACHMENTS:

None