



## PRESS RELEASE

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**For Immediate Release to:** Kenosha News, Racine Journal Times, Southern Lakes, News-Sun, Milwaukee Journal Sentinel, Milwaukee Business Journal, BizTimes, WGTD, WLIP/WIIL, WRJN/WEZY, KACC, KABA, WISN, WTMJ, WDJT, FOX 6

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### Master Conceptual Plan for the Gateway at Lakeview Corporate Park

**PLEASANT PRAIRIE, WI – November 28, 2017** — As part of a public hearing on Monday, November 27, the Pleasant Prairie Plan Commission approved an amendment to the Village Comprehensive Plan requested by Mark Eberle, P.E. with Nielsen, Madsen & Barber on behalf of Wispark LLC, for property located north of STH165 along 120<sup>th</sup> Avenue (East Frontage Road). This amendment will change the land use designation, so the two vacant properties totaling 34.11 acres can be used for commercial-freeway oriented businesses. This change will allow for a future Development known as The Gateway at Lakeview Corporate Park, which will include restaurants, a gas station, convenience store, hotel, multi-tenant retail buildings and a corporate campus. At this time no specific businesses have been identified, but detailed Site and Operational Plans will be required as sites are proposed to be developed. These plans will include site plans, drainage and grading plans and documents for each individual site. A Certified Survey Map will be required to show any additional dedicated right-of-way, proposed land division of the property and all easements, dedications and restrictive covenants.

In order to accommodate the driveway separation spacing for the sites, a reduction of the speed limit from 40 mph to 30 mph is being discussed with the Wisconsin Department of Transportation (WI DOT). Each business will be required to have a Digital Security Imaging System (DSIS) Agreement and Access Easement for public safety. A new sanitary sewer lift station will be constructed in 2019 to accommodate this development, and vacant land west of the Des Plaines River, between CTH C and the State Line including lands west of I-94 in Pleasant Prairie and Bristol.

The Plan Commission also sent a favorable recommendation to the Village Board to approve the Comprehensive Plan amendment and the Master Conceptual Plan for The Gateway at Lakeview Corporate Park development at an upcoming board meeting. Agendas and related documents for the Pleasant Prairie Plan Commission meetings are posted to [www.PleasantPrairieOnline.com](http://www.PleasantPrairieOnline.com).

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