

APPENDIX 7-6 DEVELOPMENT IN PRAIRIE RIDGE

The Prairie Ridge Commercial Development area generally located south of STH 50 (75th Street) between 88th and 104th Avenues in the Village of Pleasant Prairie is approximately 221 acres. The Development was developed by VK Development Corporation from Brookfield Wisconsin. The Development contains a number of multi-tenant buildings including, Prairie Ridge Market Place, which included three (3) buildings; Prairie Ridge Commons which includes two (2) buildings; and the Shoppes at Prairie Ridge which includes 8 buildings. In addition, a number of standalone buildings and developments exist within the development.



Shoppes at Prairie Ridge commercial development

Below is a listing as of January 1, 2009 of tenants within the Prairie Ridge Commercial Development Area.

Extended Love Child Care is located at 9191 80th Street. In 2000, construction began on a 11,399 square foot Day Care facility. In 2006, minor interior alterations (approximately 200 square feet) to the changing station area, a toilet room and kitchen area were completed.

Famous Dave's Restaurant is located at 9900 77th Street. In 2004, construction began on a 6,513 square foot restaurant with an approximate 1,200 square foot outdoor seating area, specializing in St. Louis style barbeque ribs and chicken.

Grande Prairie is located at 10330 79th Street. In 1998, construction began on a 64,197 square foot Healthcare Center providing sub-acute care and rehabilitate therapy with 118 beds.

Holiday Inn Express (f/k/a Hawthorn Suites) is located at 7887 94th Avenue. In 1999, construction began on this three story 82 room hotel with an indoor swimming pool.

Hospice Alliance is located at 10220 Prairie Ridge Blvd. In 2002, construction began on a single-story, 9,750 square foot Hospice Residence and related office space. In 2004, an approximate 1,200 square foot build-out of four (4) resident bedrooms, each with a private bathroom within the existing building shell was constructed. In 2006, a 16,825 square foot addition to support the expanding clinical staff that services the area for home hospice care began construction.

M & I Bank is located at 9055 76th Street. In 2001, construction began on a 4,641 square foot facility with four (4) drive-through lanes.

Prairie Ridge Commons is located at 9740 & 9780 76th Street. In 2007, two (2) 8,952 square feet multi-tenant commercial buildings were constructed. The following tenants are located within Prairie Ridge Commons:

- **Cost Cutters**
- **FedEx-Kinkos**
- **Innovative Portraits**
- **Kay Jewelers**
- **Starbucks**
- **Verizon**

Prairie Ridge Market Place is located at 9000, 9020 and 9080 76th Street. In 1998, construction began on three (3) retail buildings (7,708 sq. ft., 9,300 sq. ft and 15,125 sq ft.) These buildings are multi-tenant buildings. The following tenants are located within Prairie Ridge Market Place:

- **Cardinal Stritch**
- **Huntington Learning Center**
- **Jimano's Pizza**
- **Pearl Vision**
- **Progressive Insurance**
- **Seebeck Gallery**
- **Weight Watchers**

Shoppes at Prairie Ridge in generally located south of 77th Street east of 104th Avenue. In 2007, construction began on this eight (8) building multi-unit development. Tenants at within the Shoppes of Prairie Ridge include:

- **Asian Taste Restaurant is** located in Suite 840 at 9901 77th Street within 1,162 sq. ft. of Building 8 in the Shoppes at Prairie Ridge. Building permits were issued in 2008 and the store is expected to open in 2009.
- **Cousin's Subs is** located in Suite 880 at 9901 77th Street within 1,810 sq. ft. of Building 8 in the Shoppes at Prairie Ridge. Building permits were issued in 2008 and the store is opened in early 2009.
- **Dick's Sporting Goods** is located at 9899 76th Street in Building 3 of the Shoppes at Prairie Ridge is a 50,000 square feet store that began construction in 2008 and opened for business in the fall of 2008
- **JC Penney** is located at 10225 77th Street in Building 5 at the Shoppes at Prairie Ridge. It is a 104,175 sq. ft. store that began construction in 2008 and is expected to open in summer of 2009.
- **Maurice's is** located in Suite D at 10347 77th Street within 5,000 sq. ft. of Building 6 of the Shoppes at Prairie Ridge. Building permits were issued in 2008 and the store is expected to open in 2009.
- **PetSmart** is located at 9887 76th Street in Building 2 of the Shoppes of Prairie Ridge is a 18,496 square feet store that began construction in 2008 and opened for business in the fall of 2008.
- **Target** is located within at 9887 76th Street in Building 1 at the Shoppes at Prairie Ridge. It is a 126,842 sq. ft. store that began construction in 2007 and opened for business in the fall of 2008.
- **Vu Nails & Spa,** located in Suite 710 at 9755 76th Street in Building 7 at the Shoppes at Prairie Ridge. It is 1,210 sq. ft. Building permits were issued in 2008 and the store is expected to open in spring 2009.

St. Anne Catholic Church is located at 9091 Prairie Ridge Boulevard. In **2003**, construction of Phase 1 of the St. Anne's Catholic Church development, began. Phase 1 includes 28,728 square feet on the main level of the single-story structure and an additional 2,181 square feet of heated basement. Phase 1 of the church facility will include the church worship space, gathering area, ministry suite (shell only), kitchen (shell only), multi-purpose room (shell only) and restrooms and associated surface parking. Future phases are proposed to consist of a hospitality room, garage, daily chapel, administrative offices and faith formation. In **2006**, permits were issued for the interior remodeling of approximately 2,220 square feet for administrative offices and meeting rooms at St. Anne Catholic Church.



St. Catherine's Hospital is located at 9555 76th Street. In **2001**, the construction of a 226,000 square foot (148,000 first floor, 72,000 square foot second floor and a 6,000 square foot third floor containing a penthouse and mechanicals), 72-100 bed, hospital facility began. This first phase of the hospital campus development incorporated an acute medical/surgical hospital, ambulatory (outpatient) treatment and diagnostic facilities, emergency medical services, cancer care facilities, renal care facilities, medical offices for physicians, wellness and prevention services and other associated hospital uses/services and parking to support these uses. With the initial phase, all of the hospital care facilities were incorporated into one, two-story structure with 48-100 inpatient beds. The anticipated final build-out of the hospital will consist of the original hospital layout with a potential to expand to 260 inpatient beds in a four-story structure. In **2002**, a permit was issued to build out the second floor medical office space located in the northwest portion of the second floor and the construction of a 4,897 square foot combination cardiac catheterization laboratory and cardiac surgery suite as an extension of the Dr. Michael E DeBakey Heart Institute of Wisconsin, along the southwest portion of the building. In **2003**, construction began on the build-out of a 29,137 square foot area on the second floor including 49-bed patient room (and other associated areas) within St. Catherine's Hospital, the build-out of the remainder of the second floor, and the 4,897 square foot combination cardiac catheterization laboratory and cardiac surgery suite as an extension of the Dr. Michael E DeBakey Heart Institute of Wisconsin, along the southwest portion of the building, which has been previously issued in 2002. In **2004**, a permit was issued for the build-out of a 2,250 square foot, second floor, office area for the Cardiac Stress & Office Suite along the northeast side of St. Catherine's Hospital. In **2005**, bathrooms at the second floor clinic area were constructed. In **2008**, permits were issued for the construction of both ground level and 3rd and 4th floor and 5th floor mechanical penthouse building additions totaling approximately 240,000 square feet. The expansions will double the size of the existing Hospital. Also in 2008, permits were issued for a 2nd floor interior build-out of 3,400 square feet for a cardiology suite in the southeast quadrant of the Hospital.

January 1, 2009

Source: Village of Pleasant Prairie Community Development Department



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