APPENDIX 9-3
NEIGHBORHOOD AND SPECIAL DISTRICT PLANS

Although land use patterns and the 2035 Land Use Plan shown on Map 9.9 in the Land Use Element (Chapter 9) essentially establish the general character of an area, attention paid to detailed layout and design of developments is also crucial to preserve or achieve the appearance desired by the Village. Various development techniques or tools are important to help further protect or achieve a community's identity. These include, but are not limited to, neighborhood and special district planning and other community design and sustainability concepts, and other design implementation tools as described in Appendix 9-2.

Inherent in the development of a comprehensive plan for urban communities is the concept, long espoused by the SEWRPC and the Village, that an urban area should be formed of, and developed in, a number of spatially organized, individually planned neighborhoods rather than as a single, large, formless mass.

It is important to recognize the relationship between the comprehensive plan presented in this chapter and other levels of planning. The process of planning for the physical development of all aspects should begin with regional or area wide planning, then proceed to community-level panning and culminate in the preparation of precise neighborhood or space district development plans. Within this hierarchy, the preparation of the 2035 Land Use Plan represents the second level of planning, that is, community-level planning.

The Village 2010 Comprehensive Plan in particular the 2010, Land Use Plan was prepared within this framework. Regional plans help to indentify the overall level of development to be accommodated and the general location of such development. The Village Comprehensive Plan refines and details the systems level recommendations of the regional plans. It identifies neighborhoods and special planning areas, it recommends an overall, or average, density for each residential neighborhood, it provides a recommended distribution of population, households and employment among the neighborhoods and special planning districts and it identifies general site locations for needed neighborhood and community facilities.

Within the context of a community plan, detailed neighborhoods and special-district development plans should be prepared for each neighborhood or special district where significant growth or change are expected; redevelopment plans should be prepared for older neighborhoods which are showing signs of deteriorations. Neighborhood development plans provide a design for the layout of lots and blocks and designated residential structure types and identify specifies sites for the location of neighborhood parks, schools and commercial areas shown on the land use plan map.

It is intended that the Plan presented here be followed by neighborhood and special-district planning efforts undertaken to refine and detail the Comprehensive Plan, resulting in precise development plans for each neighborhood or special district, as appropriate.

As with the Village's 2010 Comprehensive Plan adopted in 1996, this Plan identifies neighborhoods and special planning districts within the Village. There are 32 neighborhoods within the Village of which six (6) neighborhoods are classified as special planning districts[1]. In addition, two (2) sub-neighborhoods are created including the Village Green Neighborhood for the development of the Village Green Center sub-neighborhood within the Village Green Neighborhood and the Chiwaukee Transit Center sub-neighborhood within the Carol Beach South/Chiwaukee Prairie Neighborhood. The Village Neighborhoods, Sub-neighborhoods and the Special Planning Districts are shown on Map 9-3a and listed in Table 9-3a. Neighborhood

[1] *Land uses within the special planning districts are primarily industrial, commercial, park and recreational or intuitional or a combination of these uses, with residential uses constituting a relatively small percentage of each such district.*

Plans take into account the compatibility of existing and planned land uses, identifies how future land divisions and developments could occur, plans how access roadways to the land divisions should be provided and interconnected to existing roadways, examines the practicability of providing certain lot layouts, road layouts, parkways, open space areas, park areas, preservation areas, public community facilities, infrastructure improvements and municipal services to service the area. Neighborhood Planning is essential to the orderly growth of this community and establishes a framework as to how development should occur and, if and when it should occur in a logical and cost effective manner.

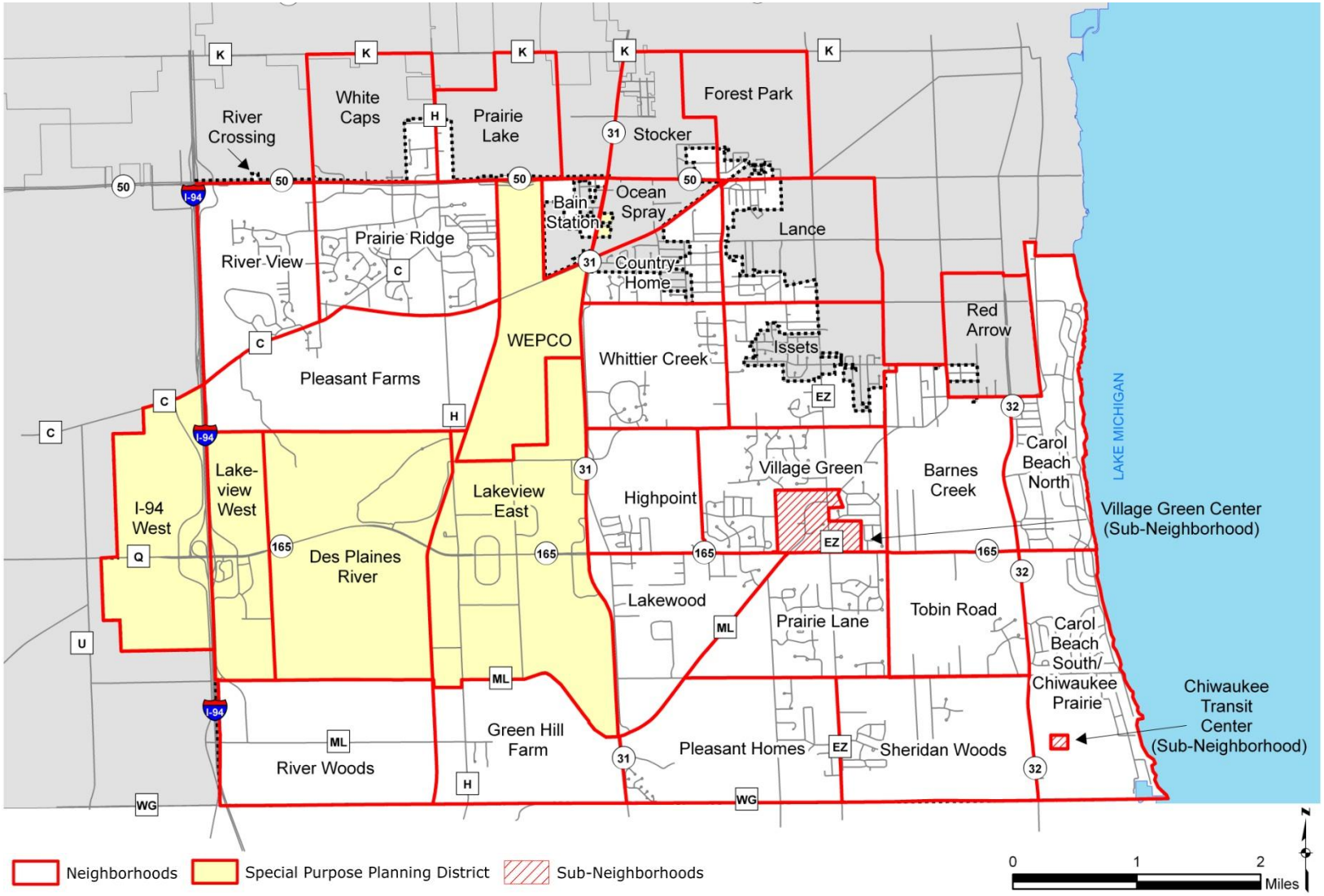
Neighborhood Plans are needed to plan for the efficient and effective development of vacant land as it develops incrementally over time as property owners decide to sell their land and the owners wish to develop their land. As noted previously, the Neighborhood Plan provides a guide for property owners and other interested persons, the Village staff, the Village Plan Commission and the Village Board to review developments as they are presented. Therefore, it is intended that the 2035 Land Use Plan be further defined by detailed neighborhood planning efforts.

While such plans may also vary in format and level of detail, they should generally accomplish the following to further refine and detail community-level land use plans:

- Designate future collector and land-access (minor) street locations and alignments, pedestrian paths and bicycle ways, and, as appropriate, the configuration of individual blocks and lots.
- Further classify residential areas as to structure type and density, with the mix of housing structure types and lot sizes resulting in an overall density for the neighborhood consistent with 2035 Land Use Plan.
- Identify specific sites for neighborhood parks, schools, commercial areas and community facilities which are recommended on a general basis in the 2035 Land Use Plan.

As recommended as part of the Implementation Element (Chapter 10) the Neighborhood Plans shall be revised and updated to ensure that the detailed plans are consistent with this Comprehensive Plan. If there is a conflict between the a specific neighborhood Plan this Comprehensive Plan, including the Village's Land Use Plan Map 9.9 in the Land Use Element (Chapter 9), the Comprehensive Plan shall govern and the Neighborhood Plan shall be amended. .

MAP 9-3a
VILLAGE NEIGHBORHOODS, SUB-NEIGHBORHOODS AND SPECIAL PLANNING DISTRICTS



Source: Village of Pleasant Prairie

TABLE 9.3a
NEIGHBORHOOD, SUB-NEIGHBORHOOD AND SPECIAL PURPOSE PLANNING DISTRICTS

Neighborhood	Reference
Bain Station (part)	Appendix 9-3 Plan 1
Barnes Creek (part)	Appendix 9-3 Plan 2
Carol Beach North	Appendix 9-3 Plan 3
Carol Beach South/Chiwaukee Prairie	Appendix 9-3 Plan 4
Chiwaukee Transit Center Sub-Neighborhood	Appendix 9-3 Plan 4a
Country Homes (part)	Appendix 9-3 Plan 5
Des Plaines River	Appendix 9-3 Plan 6
Forest Park (part)	Appendix 9-3 Plan 7
Green Hills Farms	Appendix 9-3 Plan 8
Highpoint	Appendix 9-3 Plan 9
I-94 West	Appendix 9-3 Plan 10
Isetts (part)	Appendix 9-3 Plan 11
LakeView East	Appendix 9-3 Plan 12
LakeView West	Appendix 9-3 Plan 13
Lakewood	Appendix 9-3 Plan 14
Lance (part)	Appendix 9-3 Plan 15
Ocean Spray (part)	Appendix 9-3 Plan 16
Pleasant Farms	Appendix 9-3 Plan 17
Pleasant Homes	Appendix 9-3 Plan 18
Prairie Lake (part)	Appendix 9-3 Plan 19
Prairie Lane	Appendix 9-3 Plan 20
Prairie Ridge	Appendix 9-3 Plan 21
Red Arrow (part)	Appendix 9-3 Plan 22
River Crossing (part)	Appendix 9-3 Plan 23
River View	Appendix 9-3 Plan 24
River Woods	Appendix 9-3 Plan 25
Sheridan Woods	Appendix 9-3 Plan 26
Stocker (part)	Appendix 9-3 Plan 27
Tobin Road	Appendix 9-3 Plan 28
Village Green	Appendix 9-3 Plan 29
Village Green Center Sub Neighborhood	Appendix 9-3 Plan 29a
WEPCO	Appendix 9-3 Plan 30
White Caps (part)	Appendix 9-3 Plan 31
Whittier Creek	Appendix 9-3 Plan 32

Source: Village of Pleasant Prairie

Neighborhood Plan 1 of Appendix 9-3

Bain Station Neighborhood

The Bain Station Neighborhood is located partially within the Village and partially within the City of Kenosha. A Neighborhood Plan for this has not been prepared. A majority of this neighborhood, pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), will be developed as Community Commercial with a small portion to be developed as residential uses.

Neighborhood Plan 2 of Appendix 9-3

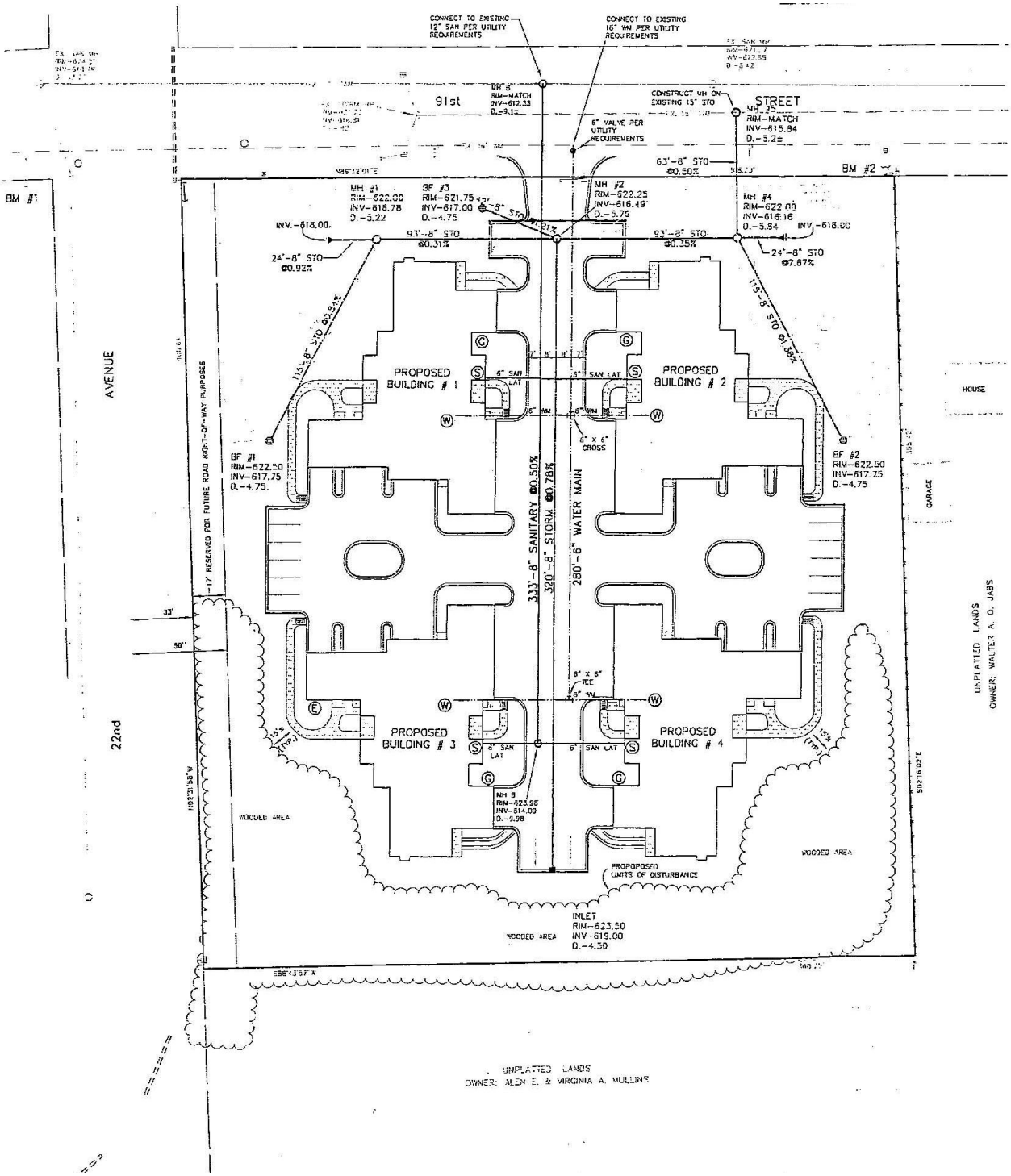
Barnes Creek Neighborhood

The Barnes Creek Neighborhood is located within the Village and a small portion is located within the within the City of Kenosha. A Neighborhood Plan for a portion of this Neighborhood has been prepared and adopted by the Plan Commission on September 10, 2007 by Resolution #07-21 and the Village Board adopted a resolution of support on September 17, 2007 by Resolution #07-55.

The Barnes Creek Neighborhood is bounded by 89th Street and 91st Street on the north, Sheridan Road on the east, STH 165 (104th Street on the south) and 30th Avenue on the west in the Village. This neighborhood comprises of a number of older subdivisions including Springbrook, Brookside Gardens and Hickory Grove Subdivisions with the remainder of the area to the southeast being primarily farm land. There are a number of home sites adjacent to the arterial roadways and the Keno Drive-In Theater is located at the southwest corner of STH 32 and 91st Street.

Approximately 3.35 acres of the neighborhood located at the southeast corner of 22nd Avenue and 91st Street had a neighborhood plan approved to re-developed the property into 4-7 unit condominiums.

Neighborhood Plan Map 2
Barnes Creek Neighborhood Plan (portion of)
***Adopted by Plan Commission Resolution* #07-21 and Village Board Resolution #07-55**



Neighborhood Plan 3 of Appendix 9-3

Carol Beach North Neighborhood

A Neighborhood Plan for the Carol Beach North Neighborhood has not been prepared. A majority of this neighborhood, pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), is located within residential land uses and large portion is located within primary environmental corridor. This neighborhood has had extensive study and is part of the *A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area* as discussed in Issues and Opportunities Element (Chapter 2), Utilities and Community Facilities Element (Chapter 5), Agricultural, Natural and Cultural Resources Element (Chapter 6) and Land Use Element (Chapter 9).

Neighborhood Plan 4 and 4a of Appendix 9-3

Carol Beach South/Chiwaukee Prairie Neighborhood and Chiwaukee Transit Center Sub-Neighborhood

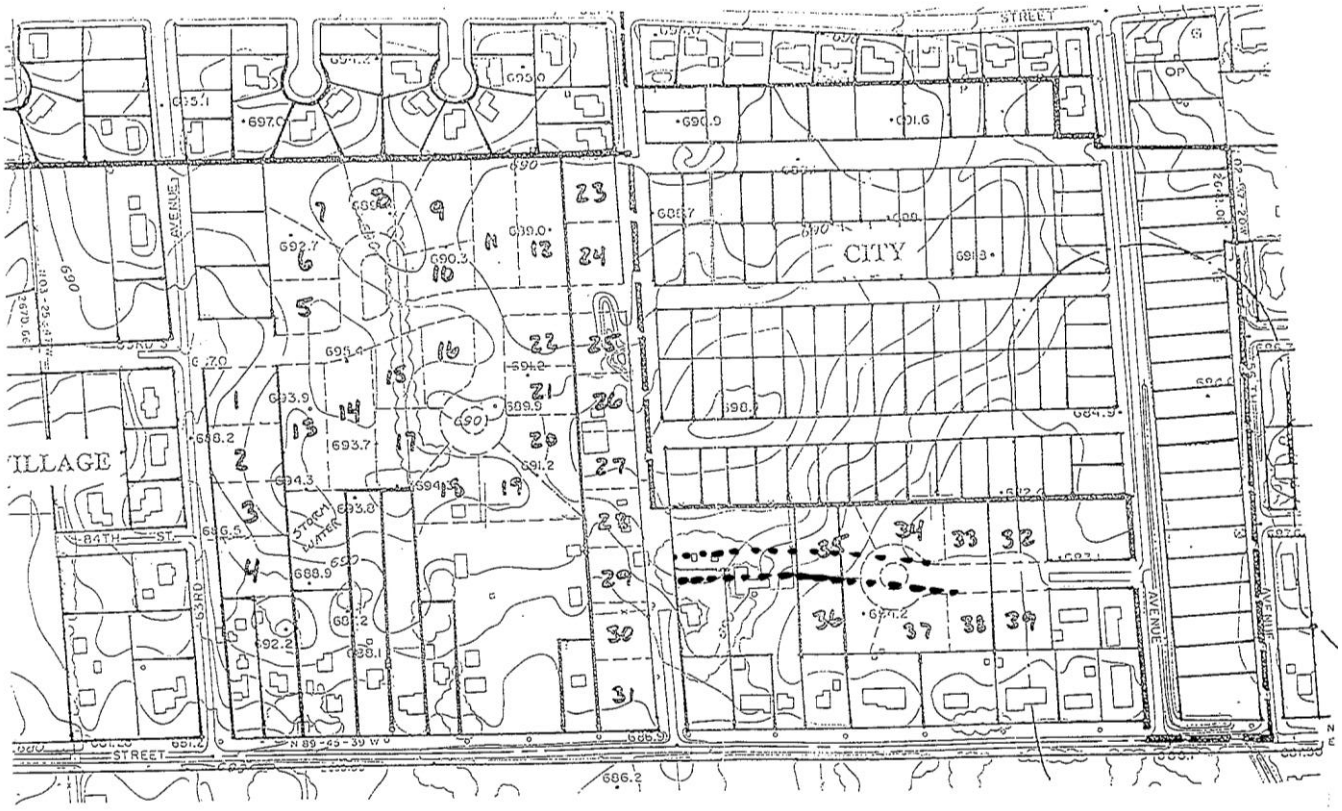
A Neighborhood Plan for the Carol Beach South/Chiwaukee Prairie Neighborhood is being developed and has not been adopted. In addition, the Chiwaukee Transit Center Sub-Neighborhood is located within this neighborhood. A majority of this neighborhood, pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), is identified as residential land uses and large portion is located within primary environmental corridor. This neighborhood has had extensive study and is part of the *A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area* as discussed in Issues and Opportunities Element (Chapter 2), Utilities and Community Facilities Element (Chapter 5), Agricultural, Natural and Cultural Resources Element (Chapter 6) and Land Use Element (Chapter 9).

Neighborhood Plan 5 of Appendix 9-3

Country Homes Neighborhood

Country Homes Neighborhood is located partially within the Village and partially within the City of Kenosha. A Neighborhood Plan for a portion of County Homes Neighborhood generally located north of 85th Street and east of 63rd Avenue (Alternative 11) has been prepared as adopted by the Plan Commission on December 14, 1998 by Resolution #98-07- and the Village Board adopted a Resolution of support of on December 21, 1998 by Resolution #98-78.

Neighborhood Plan Map 5
Country Homes (portion of)
***Adopted by Plan Commission Resolution* #98-07 and the Village Board Resolution #98-78**



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).

Neighborhood Plan 7 of Appendix 9-3

Forest Park Neighborhood

A small portion of Forest Park Neighborhood is located within the Village and most of the Neighborhood is located within the City of Kenosha. A Neighborhood Plan for the Forest Park Neighborhood has not been prepared. A majority of this neighborhood is already developed pursuant to the 2035 Land Use Plan, however there is land available for development of additional residential development pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9).

Neighborhood Plan 8 of Appendix 9-3

Green Hills Farms Park Neighborhood

A Neighborhood Plan for Green Hills Farms Neighborhood has been prepared. Alternatives 2 and 4 were adopted by the Plan Commission on May 12, 2003 by Resolution #03-12 and the Village Board adopted a resolution of support on May 19, 2003 by Resolution #03-22.

When the Green Hill Farms Neighborhood Plan was adopted in 2003, the Neighborhood comprised of approximately 1,006 acres (or 43,821,360 square feet) and was generally bounded by 116th Street (CTH "ML") on the north, 128th Street (the Wisconsin-Illinois State Line) on the south, the Des Plaines River on the west and Green Bay Road (STH 31) on the east. The 2035 Comprehensive Plan changes the western boundary to the Canadian Pacific Railroad rather than the Des Plaines River.

The following outlines the proposed development within the Neighborhood Plans (Alternatives 2 and 4:

COMMERCIAL AREA: In both Neighborhood Plans, Alternatives 2 and 4, there are approximately 10 acres (1%) of land identified as commercial (excluding existing and future rights-of-way). The only commercial node within the neighborhood is located along the intersection of Springbrook Road and Green Bay Road (STH 31).

RESIDENTIAL AREA: In both Neighborhood Plans, Alternatives 2 and 4, there are approximately 50 acres (5%) of land (including existing and future rights-of-way), currently being used for Single-Family residential land use. Similarly, all four (4) Neighborhood Plan Alternatives depict an additional approximate 181 acres (18%) of future single-family residential land use. Therefore, a total of 231 acres (23%) of the Neighborhood are categorized with a residential land use.

Alternatives 2 and 4 depict the 55.3-acre Parkside Plaza LLC property, located at the southwest corner of 122nd Street and 88th Avenue (CTH "H") and further identified as Tax Parcel Number 92-4-122-324-0300-0, with a multi-family residential land use designation. A developer has shown interest in purchasing this land and constructing and a 105-unit condominium development. Therefore, Alternatives 2 and 4 depict approximately 55 acres (5.5%) of the Neighborhood (including existing and future rights-of-way and wetlands) for Multi-Family Residential land use. In Alternatives 2 and 4, approximately 24% of the 231 acres of land shown as appropriate for residential land uses is designated as multiple-family, while the remaining 76% of the 231 acres is shown as appropriate for single-family residential land uses.

In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Green Hill Farms Neighborhood recommends that the residential portion of the Neighborhood be developed within the Lower Medium Density Residential category in that the average net density of the neighborhood shall be between 12,000 and 18,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots - however all new single family lots within the neighborhood are proposed to be a minimum of 15,000 square feet. The gross density (including rights-of-way, wetlands, 100-year floodplain, etc.) of the neighborhood as shown on the Alternative 2 is 50,565 square feet per dwelling unit (231 residential acres multiplied by 43,560 square feet in area and divided by 199 dwelling units). This density is well below the density allowed by the Village Comprehensive Plan (i.e. the neighborhood is less dense than required by the Comprehensive Land Use Plan).

The gross density (excluding rights-of-way, wetlands, 100-year floodplain, etc.) of the neighborhood as shown on the Alternatives 4 is 33,766 square feet per dwelling unit (231 residential acres multiplied by 43,560 square feet in area and divided by 298 dwelling

units). Again, even with the possible proposed 105 multiple-family condominium units, this density is well below the density allowed by the Village Comprehensive Plan (i.e. the neighborhood is less dense than required by the Comprehensive Land Use Plan).

LIGHT MANUFACTURING AREA: In both Neighborhood Plans, Alternative 2 and 4, there is approximately 141 acres (14%) of land identified as industrial land use (excluding existing and future rights-of-way). This industrial area is generally located along the south side of Springbrook Road (CTH "ML"), north of and including the WE Energies (WEPCo) power line easement, east of 88th Avenue (CTH "H") and west of the Union Pacific Railroad. In general, the industrial portion of the Neighborhood extends approximately 1,450 feet south of Springbrook Road (CTH "ML"), to the southern extent of the WE Energies (WEPCo) power line easement.

PUBLIC (GOVERNMENTAL & INSTITUTIONAL AREA): In both Neighborhood Plans, Alternative 2 and 4, there is approximately 1 acre (0.1%) of land identified as public (governmental & institutional) area, which is identified as the existing Springbrook Cemetery, located along the southwest side of angled portion of Springbrook Road.

URBAN RESERVE AREA: In both Neighborhood Plans, Alternative 2 and 4, the entire Neighborhood not located within areas with environmental constraints (i.e. wetlands, 100-year floodplain, shorelands, environmental corridors, isolated natural resource areas), are located within an Urban Reserve Area as defined by the 2010 Comprehensive Plan as areas not proposed to be developed until after 2010; however, if the property owners wish to develop their land within the reserve area prior to 2010, then the 2010 Comprehensive Plan shall be amended to remove the reserve designation.

OPEN SPACE: In both Neighborhood Plans, Alternative 2 and 4, there is approximately the same amount of the land area shown as open space. Specifically, Alternative 2 depicts 583 acres (58%) in open space and Alternative 4 depicts 604 acres (60%) in open space.

Both Neighborhood Plans, Alternative 2 and 4 depict significant preservation of open space, which includes wetlands, 100-year floodplain, shorelands, environmental corridors and isolated natural resource areas. The Comprehensive Plan identifies that a neighborhood park be centrally located within the Neighborhood. Both Neighborhood Plans, Alternative 2 and 4 depict a neighborhood park located just south of the WE Energies (WEPCo) power line easement, approximately half way between 88th Avenue and the Union Pacific Railroad.

FLOODPLAIN AREAS: The Neighborhood contains a significant amount of land within the 100-year floodplain associated with the Des Plaines River and its tributaries. Prior to consideration of any proposed Conceptual Plans, floodplains within the portion of the Neighborhood area where the proposed Conceptual Plan area is located shall be field verified in accordance with the Village floodplain regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year flood elevation.

WETLAND AREAS: Similar to the floodplains, the Neighborhood contains a significant amount of land within wetlands. Prior to consideration of any proposed Conceptual Plans,

wetlands within the Neighborhood area where the proposed Conceptual Plan area is located shall be field verified by a certified biologist in accordance with the Village wetland regulations. Some of the wetlands within the Neighborhood have been previously field verified.

STORMWATER RETENTION AREAS: As with any development in the Village, when considering any proposed Conceptual Plans and development plans, stormwater facilities need to be provided within the development to manage the stormwater. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements for Village review.

ACCESS TO LOCAL ARTERIAL AND NON-ARTERIAL ROADS: In both Neighborhood Plans, Alternative 2 and 4 indicate two (2) new street access points to 88th Avenue (CTH H); one (1) new access point to Green Bay Road (STH 31) and two (2) new access points to 128th Street (State Line Road). All of these roads are not under the jurisdiction of the Village. Any future road openings to CTH ML (Springbrook Road) or CTH H (88th Avenue) shall be reviewed and approved by Kenosha County. Any future road openings to STH 31 (Green Bay Road) shall be reviewed and approved by the Wisconsin Department of Transportation. Any future road openings to 128th Street (State Line Road) shall be reviewed and approved by Lake County, Illinois. At the time that any portion of the Neighborhood is proposed to be developed, proper access and permits will be required to adequately service the proposed development. Alternatives 2 and 4 depict CTH ML (122nd Street) as terminating west of the wetlands, shoreland, 100-year floodplain and Union Pacific railway, thus there would be no connection of 122nd Street eastward to STH 31 (Green Bay Road).

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: This neighborhood will not develop until the current property owners wish to develop their land; however, neighborhood planning is essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it should occur. Neighborhood Plans are a guide for property owners and developers; therefore, the population will increase on an incremental basis as the Neighborhood develops over time. [Note: Based on 2000 United States Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.]

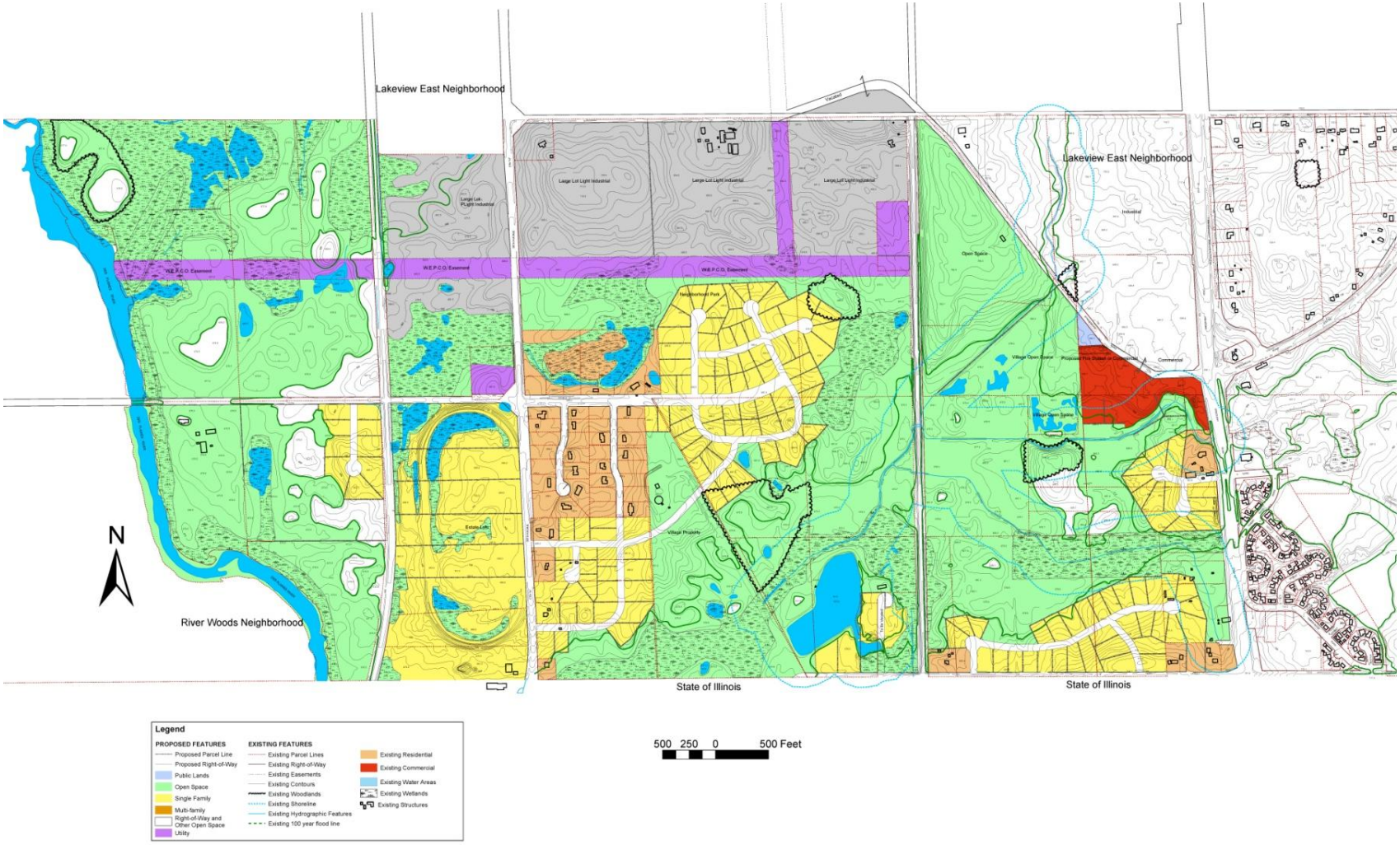
Current population within the neighborhood:

- 47 dwelling units (assumes that each existing lot has an occupied dwelling unit.)
- 128 persons, of which 29 are school-aged children.

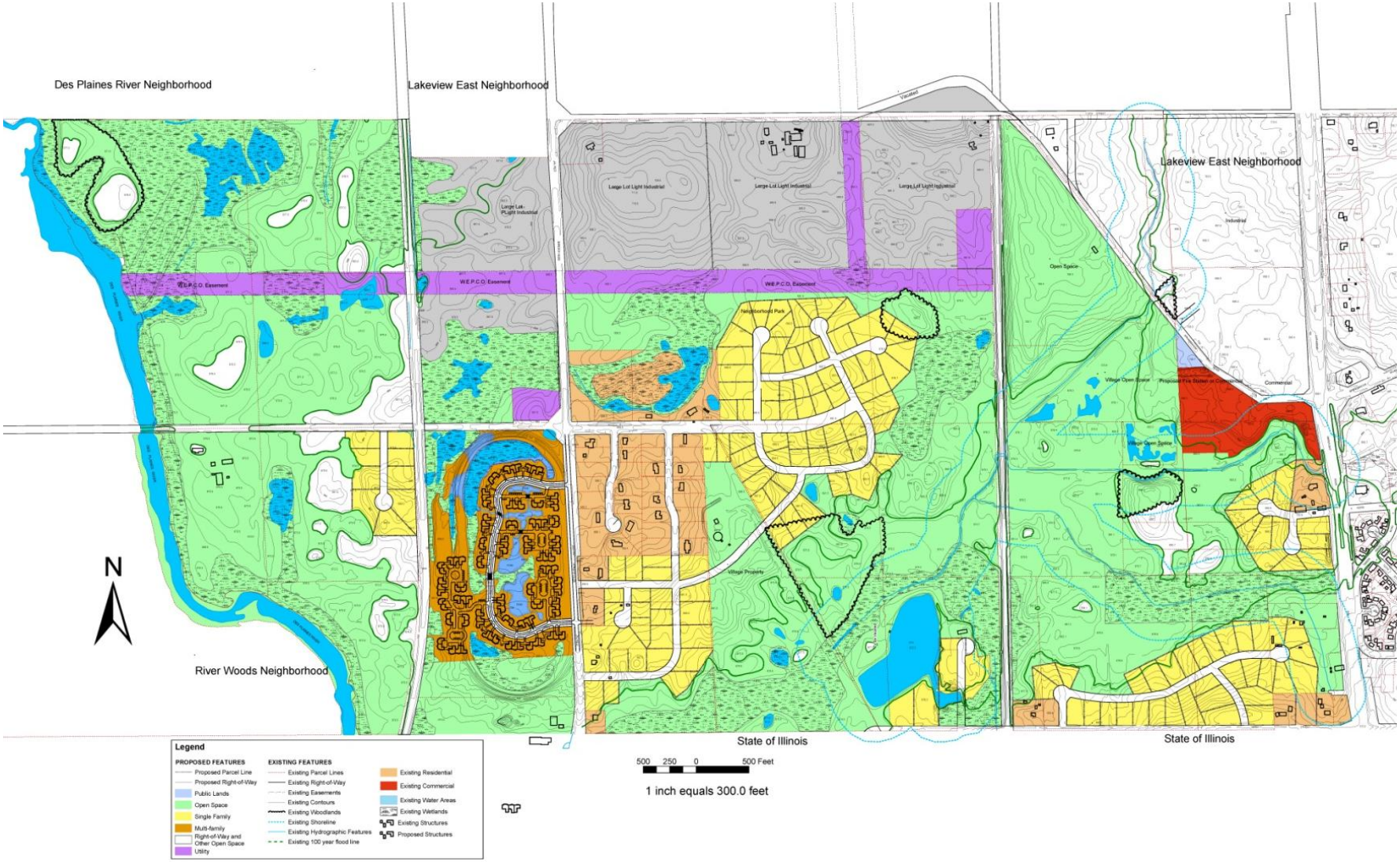
Projected populations within the neighborhood based on the number of households proposed for this neighborhood when fully developed:

- Alternative 2 - 530 persons (194 existing and proposed single-family dwellings), of which 122 are school-aged children.
- Alternatives 4 -816 persons within 299 dwelling units (194 existing and proposed single-family dwellings and 105 proposed multi-family condominium dwellings), of which 187 are school aged children.

Neighborhood Plan Map 8
Green Hills Farms (Alternative 2)
Adopted by Plan Commission Resolution #03-12 and Village Board Resolution #03-22



Neighborhood Plan Map 8
Green Hills Farms (Alternative 4)
Adopted by Plan Commission Resolution #03-12 and Village Board Resolution #03-22



Neighborhood Plan 9 of Appendix 9-3

Highpoint Neighborhood

A Neighborhood Plan for Highpoint Neighborhood has been prepared and two (2) Alternatives were adopted. They were revisions to the Neighborhood Plan adopted on June 23, 1997 by the Plan Commission and the Village Board concurred and adopted a resolution of support on July 7, 1997 by Resolution #97-40. In 2006, revised Neighborhood Plans were prepared for the Highpoint Neighborhood because the Village received several inquiries and development proposals to develop vacant properties within the neighborhood, new environmental information has been presented to the Village and revised community facility information was available.

Alternative 1 was adopted by the Plan Commission on January 22, 2007 by Resolution #07-02. The Plan Commission also requested the staff to prepare an alternative plan for the proposed 40 singe family lots located south of 93rd Street and east of Dabbs Farm Drive by providing greater density in this area. The Highpoint Neighborhood Plan Alternative 2 was prepared and was adopted by the Plan Commission on March 12, 2007 by Resolution #07-08. The Village Board adopted a Resolution of support for both alternatives on March 19, 2007 by Resolution #07-09.

The Highpoint Neighborhood is bounded by STH 31 (Green Bay Road) on the west, STH 165 on the south, approximately 57th Avenue on the east and 93rd Street on the north. In 2007, this neighborhood is primarily farmland with a number of home sites adjacent to the arterial roadways with the exception of residential development at the northeast corner of Old Green Bay Road and STH 165.

The Village's 2010 Comprehensive Plan indicates that a Middle School Site and a Community Park would be centrally located within the Neighborhood, a Community Commercial Development would be located at STH 165 and STH 31 and at 95th Street and STH 31 and the remainder of the land within the neighborhood would be developed as residential uses with the preservation of the secondary environmental corridor and the isolated natural area in the neighborhood.

The Highpoint Neighborhood Plan (Alternatives 1 and 2) includes:

- **COMMUNITY COMMERCIAL AREAS**: Approximately 21 acres of land within the neighborhood is identified as Community Commercial. The Community Commercial area includes the triangular area at the northeast corner of STH 165 and STH 31.
- **GOVERNMENT/INSTITUTIONAL AREA:** Approximately 33 acres of land within the neighborhood is identified as Institutional use, including: the existing Village water tower site at 57th Avenue and STH 165 and the existing Village water storage tank at 93rd Street and 66th Avenue and the surrounding approximately 11 acres of land. In addition, a future approximately 18 acre middle school site is centrally located within this neighborhood as identified on the Village Comprehensive Plan. The Village staff continues to work with the Kenosha Unified School District on proposed developments and the locating of future schools. This site is intended for development in approximately 10 years depending on the development status of the surrounding neighborhood. In addition, the middle school site would share athletic facilities and stormwater management facilities with the proposed Community Park adjacent to the school site.
- **TRANSPORTATION/UTILITIES:** The eastern approximately 8.98 acres of this neighborhood is a Utility Easement with electric transmission towers.
- **ACCESS TO ARTERIAL ROADS**: The Wisconsin Department of Transportation

(WisDOT) is preparing a Corridor Study of STH 165 from STH 31 to STH 32. This study upon its completion will indicate the amount of right-of-way needed for future expansion and the restricted roadway access to STH 165. The access shown to STH 165 is based on the best available information known at this time. Prior to any development adjacent to STH 165, the WisDOT will require a Traffic Impact Analysis (TIA) to be completed and the Village may require the developer to provide funds to the Village for the future improvements to STH 165. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that Old Green Bay Road and 93rd Street should be improved or widened when traffic counts/new developments warrant such improvements. Proposed roundabouts are shown at STH 165 and Old Green Bay Road, Old Green Bay Road and 102nd Street and Old Green Bay Road and Main Street. These roundabout locations will be further evaluated at the time that the proposed commercial development is considered. In addition, the connection of Main Street to STH 31 will be required to be approved by the WisDOT. The Developers of the Commercial area have been preparing the required TIA for the WisDOT review and approval.

Main Street is intended to be a collector street extending through the Neighborhood that connects STH 31 to future community park and future middle school site through Village Green Heights Subdivision and to the Village Center at Springbrook Road in the Village Green Neighborhood. A roundabout could be evaluated at the intersection of Main Street and 62nd Avenue. Access to Dabbs Farm Drive will be limited with no direct driveway or private roadway access. The residential lots and the east side of Dabbs Farm Drive will have access from other adjacent roadways and the future government/institutional area on the west side of Dabbs Farm Drive will have limited access which will be evaluated at the time a proposed development is considered. Access to 93rd Street is limited to 63rd Avenue and 60th Avenue, connecting to existing streets on the north side of 93rd Street and a third access point at approximately 58th Avenue to align with a future roadway on the north side of 93rd Street.

- **OPEN SPACE:** This Neighborhood Plan identifies approximately 182 acres or 28% of the lands within the neighborhood to remain as open space. This open space includes approximately 18 acres of floodplain, seven (7) acres of wetlands, approximately 35 acres for a Community Park and approximately 122.5 acres of other open space throughout the neighborhood.
    - **FLOODPLAIN AREAS:** The 100-year floodplain is currently located south of 93rd Street at approximately 60th Avenue and extends south of proposed Main Street and to a small area south of 93rd Street at approximately 57th Avenue. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land

lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation. The Neighborhood Plan indicates that floodplain adjustments will be required and that approximately 18 acres of land would be located within the 100-year floodplain after the adjustments are made.

- **WETLAND AREAS**: The Neighborhood Plan identifies approximately seven (7) acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **COMMUNITY PARK**: The Neighborhood Plan identifies approximately 35 acres of land for a Community Park that is centrally located within the Neighborhood and adjacent to the proposed Middle School. The Neighborhood Plan indicates that land could be used for such uses as ball diamonds, soccer fields, tennis courts, a pavilion and on-site parking facilities.
- In addition, to the Community Park, a green space corridor (along an ATC transmission easement) has been created to connect the Middle School Site/Community Park with the Village Green Neighborhood Park to the east. The Plan also indicates location for interconnection of a pedestrian trail system. The Park location and trail system is consistent with the Village's Park and Open Space Plan component of the Village Comprehensive Plan.
- **OTHER OPEN SPACE:** The Neighborhood Plan identifies approximately 80 acres of other open space within the Neighborhood which includes retention facilities and other open space surrounding the retention facilities, non-wetland, non-floodplain areas throughout the multi-family areas and open space adjacent to the wetland and floodplain areas. In addition, approximately 42.5 acres of woodlands are proposed to be preserved in the neighborhood.
- The Neighborhood Plan indicates existing retention facilities within the developed areas and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements.

- **RESIDENTIAL AREA (Alternative 1):** Approximately 394 acres of land (excluding existing and future rights-of-way, commercial, government/institutional, transportation/utilities, public park, 100-year floodplain and wetlands) within the Neighborhood are proposed to be developed as residential. [The 394 acres of land includes the approximately 80 acres of the other open space and approximately 42.5 acres of woodlands to be preserved as described above.].

  There are 54 existing single family lots within the Neighborhood and these existing residential developments include: Meadowlands Subdivision, development on 64th and 63rd Avenues south of 100th Street; residential development along STH 165, Old

Green Bay Road and 93rd Street. A total of 232 new single family lots are proposed to be developed within the neighborhood.

There are 232 existing multi-family units in the neighborhood including: 80 condominium units within the Meadowlands, 128 condominium units within the Meadowland Villas and 24 condominium units within the Trillium at the Meadowlands which are all located at the northeast corner of STH 165 and Old Green Bay Road. The proposed 410 multi-family condominium units in the neighborhood located along Old Green Bay Road north to Dabbs Farm Drive. The condominium buildings shown range in size from 2 units per building to 10 units per building

The Neighborhood Plan proposes a total of 391 single family lots and 642 multi-family condominium units for a total of 1033 dwelling units.

In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan is 16,635 square feet per dwelling unit (394 net residential acres multiplied by 43,560 square feet in an area divided by 1033 dwelling units). <u>This density is in compliance with the Village 2010 Comprehensive Plan.</u>

- **POPULATION PROJECTIONS FOR THE NEIGHBORHOOD (Alternative 1)**: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

  Current population within the Neighborhood:

  - 286 dwelling units
  - 781 persons (which includes 180 school age children)

  Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

  - 1,033 dwelling units
  - 2,820 persons (which includes 649 school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), therefore; a total of 434 public school age children are likely to come from this neighborhood.

[*Note: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of student that will attend public school is 42% of the number of dwelling units*.]

- **RESIDENTIAL AREA (Alternative 2):** Similar to Alternative 1 approximately 394 acres of land within the neighborhood are proposed to be developed as residential. [The 394 acres of land includes the approximately 80 acres of the other open space and approximately 42.5 acres of woodlands to be preserved as described above.].

  There are 54 existing single family lots within the Neighborhood and these existing residential developments include: Meadowlands Subdivision, development on 64th and 63rd Avenues south of 100th Street; residential development along STH 165, Old Green Bay Road and 93rd Street. A total of 337new single family lots are proposed to be developed within the neighborhood.

  There are 232 existing multi-family units in the neighborhood including: 80 condominium units within the Meadowlands, 128 condominium units within the Meadowland Villas and 24 condominium units within the Trillium at the Meadowlands which are all located at the northeast corner of STH 165 and Old Green Bay Road. The proposed 482 multi-family condominium units in the neighborhood located along Old Green Bay Road north to Dabbs Farm Drive. The condominium buildings shown range in size from 2 units per building to 10 units per building

  The Neighborhood Plan proposes a total of 297 single family lots and 779 multi-family condominium units for a total of 1065 dwelling units.

  In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan is 16,135 square feet per dwelling unit (394 net residential acres multiplied by 43,560 square feet in an area divided by 1065 dwelling units). <u>This density is in compliance with the Village Comprehensive Plan.</u>

- **POPULATION PROJECTIONS FOR THE NEIGHBORHOOD (Alternative 2)**: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

  Current population within the Neighborhood:

  - 286 dwelling units
  - 781 persons (which includes 180 school age children)

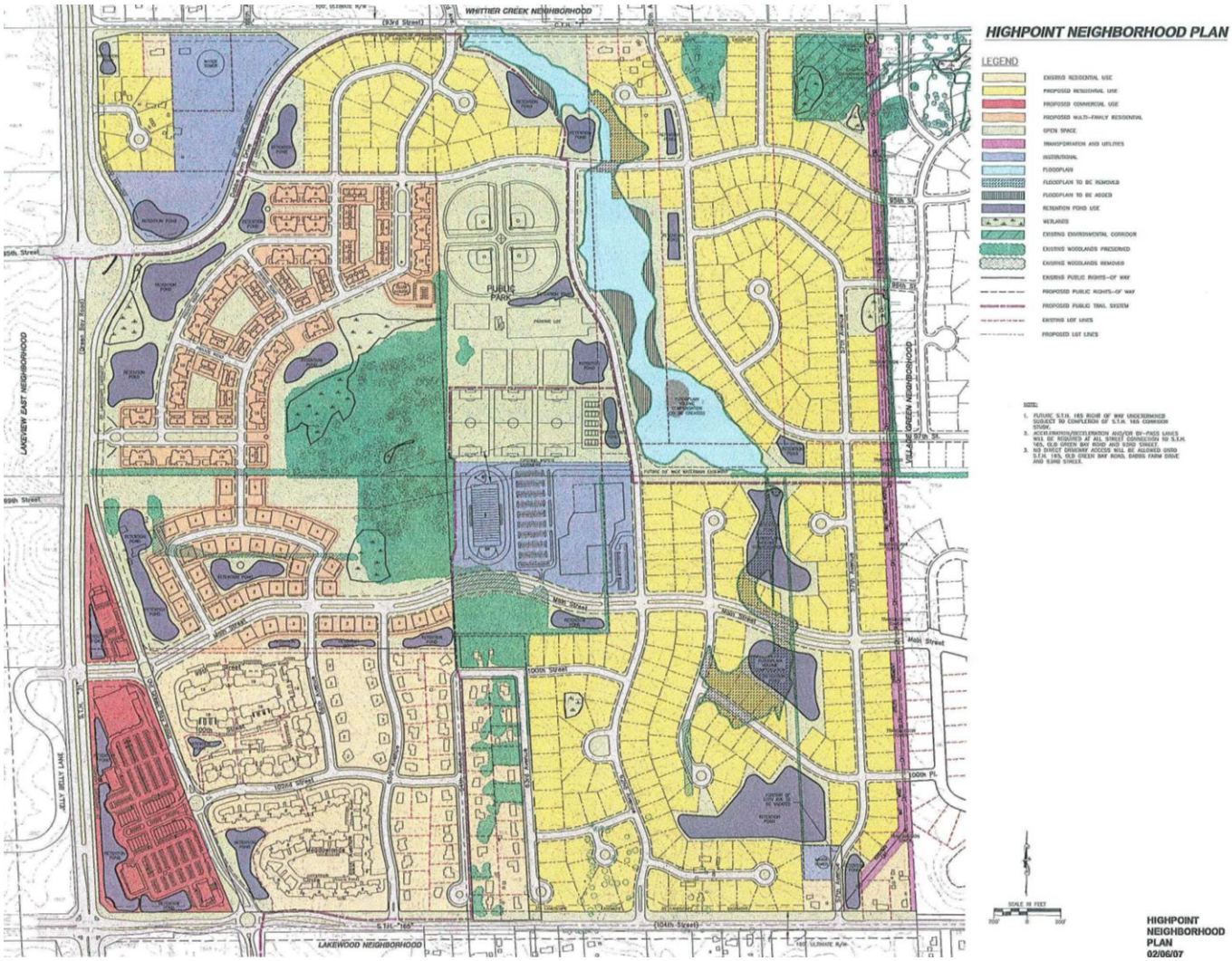
  Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

  - 1,065 dwelling units
  - 2,908 persons (which includes 669 school age children)

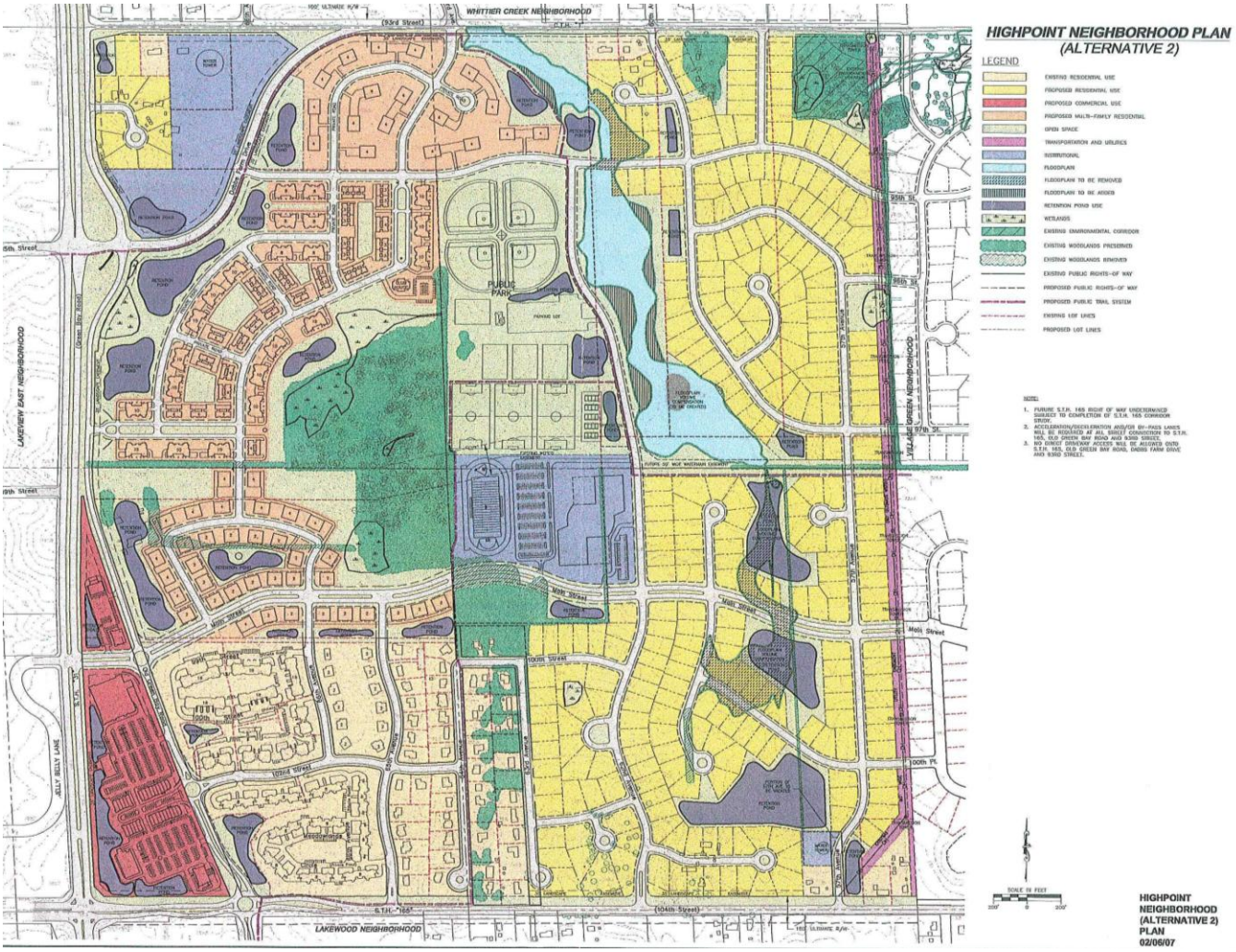
  The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), therefore; a total of 447 public school age children are likely to come from this neighborhood.

[*Note: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of student that will attend public school is 42% of the number of dwelling units*.]

Neighborhood Plan Map 9
Highpoint Neighborhood Plan (Alternative 1)
Adopted by Plan Commission Resolution #07-02 and Village Board Resolution #07-09



Neighborhood Plan Map 9
Highpoint Neighborhood Plan (Alternative 2)
Adopted by the Plan Commission Resolution #07-08 and Village Board Resolution #07-09



Neighborhood Plan 10 of Appendix 9-3

I-94 West Neighborhood

The I-94 West Neighborhood is a special purpose planning district in that there are no residential land uses proposed. A Neighborhood Plan for the I-94 West Neighborhood has been prepared. The Village Plan Commission approved a Neighborhood Plan for the I-94 West Neighborhood on July 12, 1999 by Resolution #99-16. The Village Board adopted a resolution of support for the Plan on July 19, 1999 by Resolution #99-44. The Neighborhood Plan had been re-evaluated and was amended in 2001. The revised I-94 Neighborhood Plan, which also includes a portion of the LakeView West Neighborhood and 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.

The I-94 Neighborhood is located on the west side of I-94 between CTH C and 116th Street in the Village and a portion of the LakeView West Neighborhood described below and shown on the I-94 West Neighborhood Plan is for area on the east side of I-94 at STH 165.

In 2001, the majority of the existing land area west of I-94 comprised of larger lot agricultural uses and three (3) commercial uses including two (2) adult bookstores and a Camper's RV Outlet. The land east of I-94 is undeveloped land, with the exception of the Wisconsin Visitors Center and two (2) restaurants within LakeView Corporate Park West.

The Neighborhood Plan illustrates the following:

COMMERCIAL AREA: Approximately 337 acres (30%) of the area is proposed to be developed as commercial. The commercial areas are proposed adjacent to the intersections at IH-94 and CTH C and 104th Street and along the frontage roadway on the east side of IH-94 and are divided into areas for Freeway-Oriented Highway Commercial uses and areas for Professional Offices.

- **Freeway-Oriented Highway Commercial Areas:** The following areas have been identified for Freeway-Oriented Highway Commercial (approximately 84 acres): the southwest corner of CTH C and IH-94; the southeast corner of IH-94 at 108th Street and Corporate Dr. (114th Street); and the southwest corner of CTH Q and IH-94.
- **Professional Office Areas**. The following areas have been identified for Professional Offices (approximately 234 acres): the northeast and northwest corners of IH 94 and CTH Q; the southeast corner of IH-94 at 116th Avenue and 110th Street; and south and west of CTH Q and 120th Avenue.

INDUSTRIAL AREA: Approximately 402 acres (36%) of the area surrounding the commercial areas are proposed to be developed with a combination of light manufacturing, research and development and warehousing and distribution facilities.

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

RESIDENTIAL AREA: No residential development is proposed within the Neighborhood Plan.

OPEN SPACE: Approximately 169 acres (15%) of the area within the neighborhood will remain as open space. This open space includes wetlands, floodplain, woodlands and environmental corridors. The two (2) wooded areas within the Neighborhood that are currently zoned C-2, Upland Resource Conservancy District are proposed to remain preserved and part of the open space. Prior to consideration of any development plans,

the wetland areas shall be field verified by a certified biologist in accordance with the Village wetland regulations and the floodplain areas shall be field verified in accordance with the Village floodplain regulations.

DENTENTION/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 ARTERIAL AND COUNTY AND STATE HIGHWAYS: The Neighborhood Plan indicates the following access and roadway layout:

- 120th Avenue on the west side of IH-94 and CTH C is proposed to be relocated and the interchange is proposed to be improved;
- 104th Street west of IH-94 is proposed to be improved and widen.
- North of 104th Street, west of IH-94, three (3) roadways are proposed to be connected to 120th Avenue (98th, 97th and 94th Streets) and 98th Street could be further extended to the west to 136th Avenue—which is outside the Village corporate limits.
- 128th Avenue will be extended from CTH C to 104th Street and continue to approximately 110th Street and end in a cul-du-sac due to the location of the environmental features.
- No additional roadways are proposed on the east side of IH-94.

The roadways will be constructed in accordance with the Village 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 Kenosha County (if applicable) prior to final Village approval.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.

Current population within the neighborhood

- 12 dwelling units.
- 33 persons with 8 school age children

Projected population within the neighborhood is zero since no residential development is proposed.

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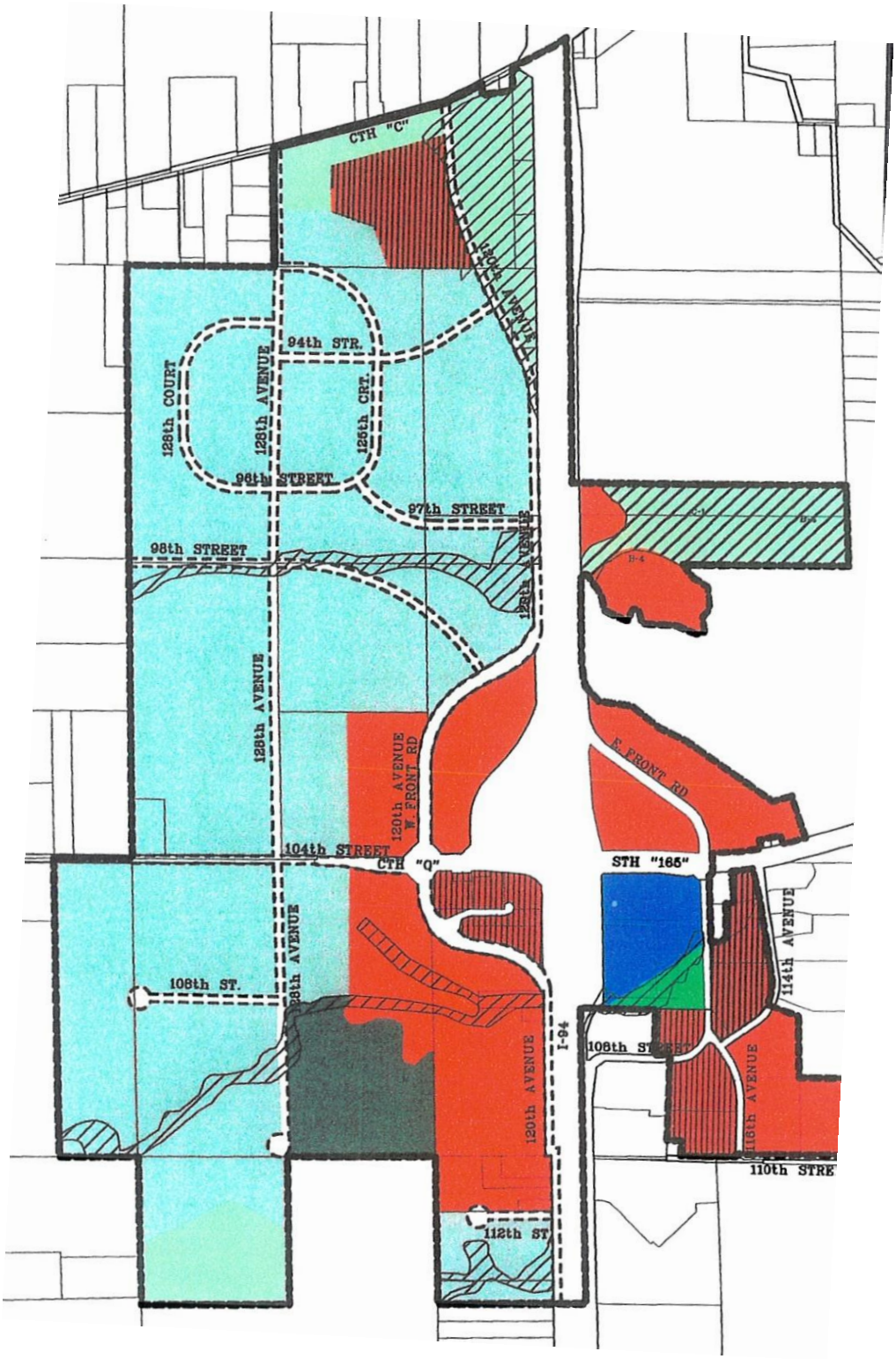
Neighborhood Plan Map 10
I-94 Neighborhood (includes a portion of LakeView West Neighborhood)
Adopted by Plan Commission Resolution #01-14 and Village Board Resolution #01-56



Neighborhood Plan 11 of Appendix 9-3

Isetts Neighborhood

The Isetts Neighborhood is located partially within the Village and partially within the City of Kenosha. Several Neighborhood Plans for portion of the neighborhood in the Village have been prepared.

A Neighborhood Plan (Alternatives 1, 3 and 5) for a portion of Isetts Neighborhood, generally located between 85th Place and 89th Street and between 47th and 51st Avenues was adopted by the Plan Commission on September 29, 1997 by Resolution #97-06 and the Village Board adopted a resolution of support on September 29, 1997 by Resolution #97-61. This area of the Isetts Neighborhood was amended by the Plan Commission on May 29, 2007 by Resolution #07-14 and the Village Board adopted a Resolution of support on June 4, 2007 by Resolution #07-31.

The Neighborhood Plan for this portion of the Isetts Neighborhood indicates that 50th Avenue is proposed to connect to 89th Street and 89th Street would connect to Cooper Road. This revised plan also includes:

- 47th Avenue connecting north from 87th Place to 85th Street
- 89th Street connecting west to Cooper Road from 47th Avenue
- 50th Avenue connecting between 89th Street and 85th Place
- 48th Avenue would extend south to 88th Place
- 88th Place would connect 48th and 50th Avenues
- 88th Street west of 47th Avenue in the City would not be extended west in to the vacant area and is recommended to be vacated

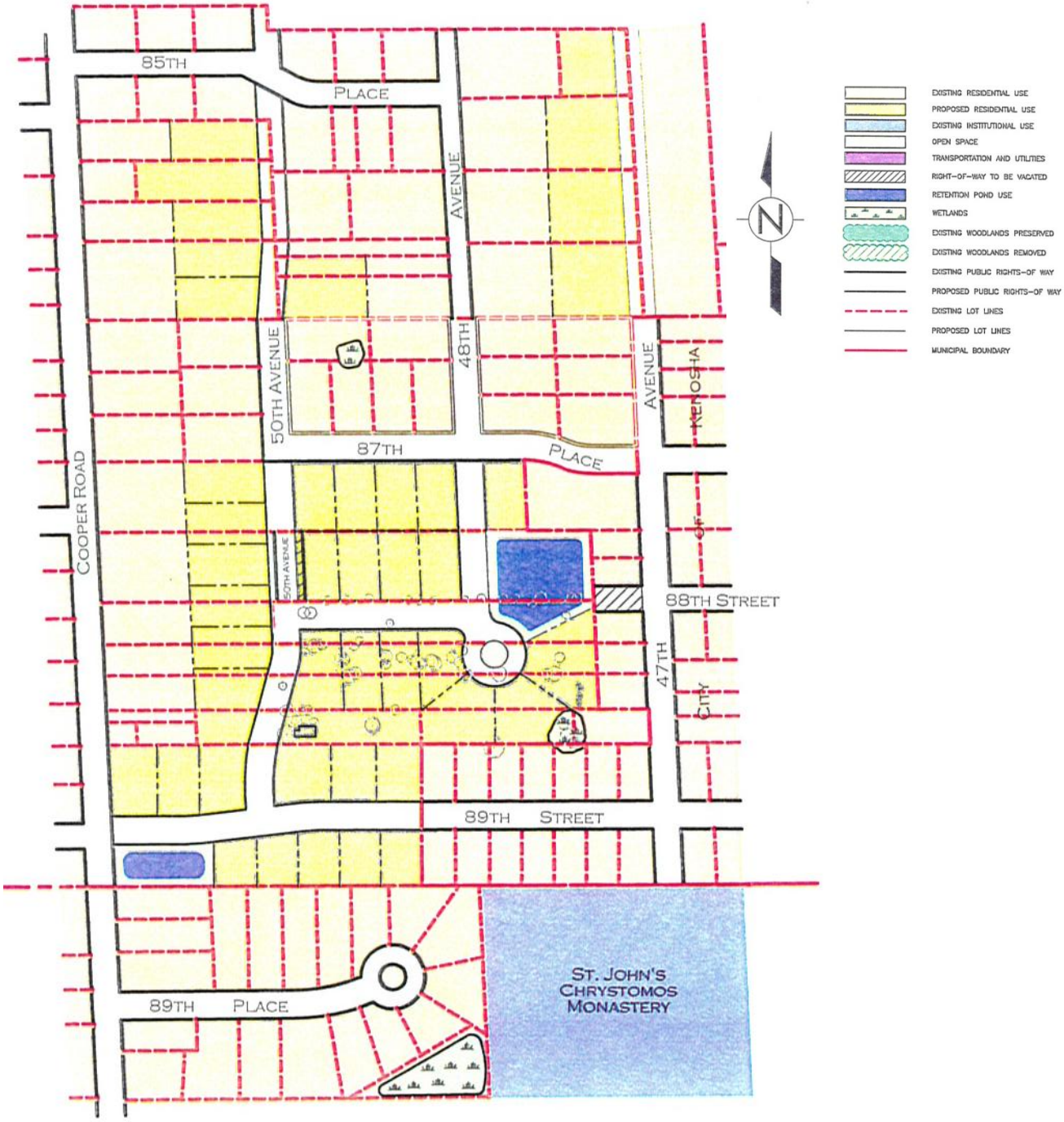
Furthermore, the approval indicated that all of the vacant land in this area of the Neighborhood will not develop all at one time. The area south of 87th Place will likely develop over several years as shown on Exhibit B of Plan Commission Resolution #07-14 and as described below:

- Lots 3 and 4 are proposed to be created by Certified Survey Map this year. These lots will have access to the existing 87th Place and no additional public improvements are required to create these two (2) lots.
- The remaining seven (7) single family lots (Lots 1-2, 5-9) and proposed retention basin adjacent to 48th Avenue are proposed to be created within the next two (2) years. This seven (7) lot development would require public improvements to be installed in 50th Avenue, 88th Place and 48th Avenue and the construction of the retention basin.
- Lots 19-22 could be created once 50th Avenue is constructed.
- Lots 10-15 could be created if adjacent property owners to the south decide to combine their land for development.
- Lots 16-18 abutting the proposed 50th Avenue and Lots 1-11 abutting the proposed 89th Street could not be created until 50th Avenue is extended south to 89th Street and 89th Street is connected to Cooper Road.

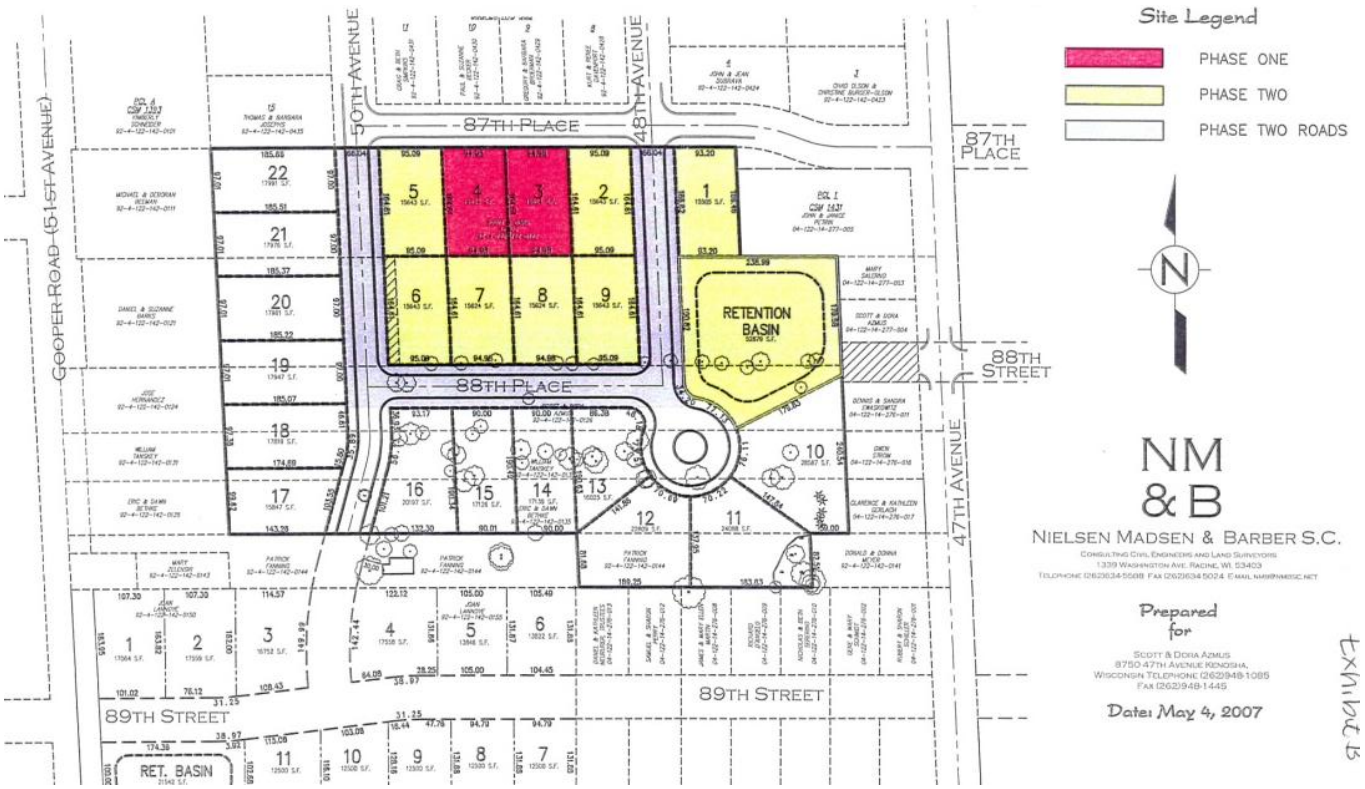
A Neighborhood Plan (Alternatives 1 and 3) for a portion of Issets Neighborhood generally located north of 93rd Street, south of 89th Street, east of 39th Avenue (CTH EZ) and west of 32nd Avenue in the Village was adopted by the Plan Commission on July 26, 1999 by Resolution #99-17 and the Village Board adopted a Resolution of support on August 2, 1999 by Resolution #99-49. The Village 2010 Comprehensive Land Use Plan indicates that the area located at the northeast corner of the 93rd Street and 39th Avenue (CTH EZ) is designated as Upper-Medium

Density Residential -- meaning that the overall density of the neighborhood should be 6,200 to 11,999 square feet or more (per dwelling unit/lot) -- while maintaining environmental features such as wetlands, shorelands, floodplains and other environmental features. In 1999, the majority of this portion of the neighborhood was comprised primarily of large lot (one acre or greater lots), metes and bounds described, single-family residential development located along the north side of 93rd Street and along the east side of 39th Avenue with the interior portion of the neighborhood containing largely vacant and undeveloped land. There are multiple-family land uses located at the southeast corner of 89th Street and 39th Avenue and an institutional use (Lakeshore Tabernacle Church) located at the southwest corner of 89th Street and 34th Avenue. Three (3) alternative Neighborhood Plans were considered for this portion of the Isetts Neighborhood. As noted above Alternatives 1 and 3 were approved and showed that this area be developed with single family residential lots. Alternative 1 provides for an average lot size of 24,600 square feet and about 57 single family lots would be development. Alternative 3 provides for an average lot size of 22,220 square feet and about 57 single family lots. (*The areas used for public rights-of-way, wetlands, shoreland and the area needed for stormwater management which totals about 16-20% are excluded in these density calculations*).

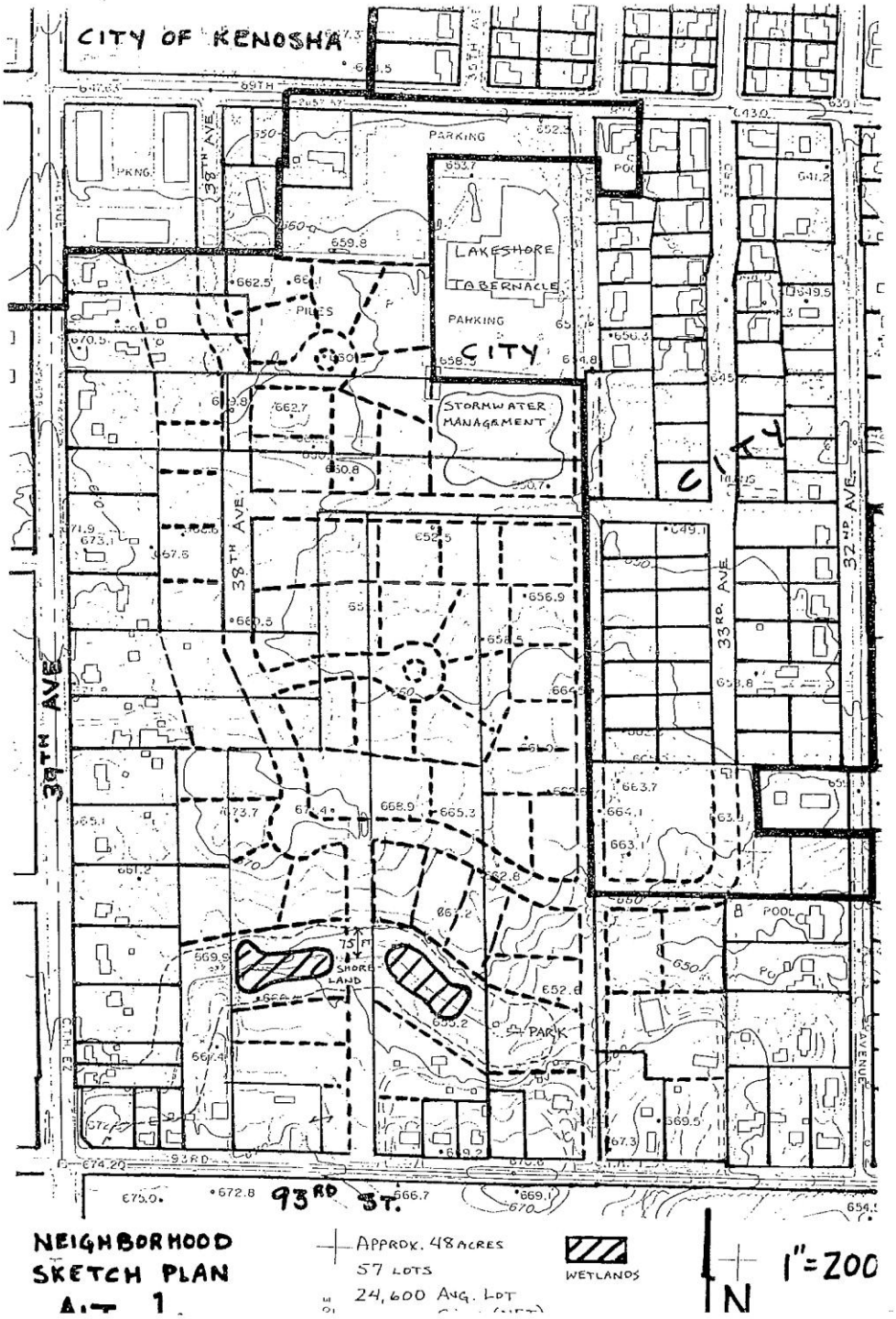
Neighborhood Plan Map 11
Isetts Neighborhood (a portion of)
Adopted by Plan Commission Resolution #07-14 and Village Board Resolution #37-31



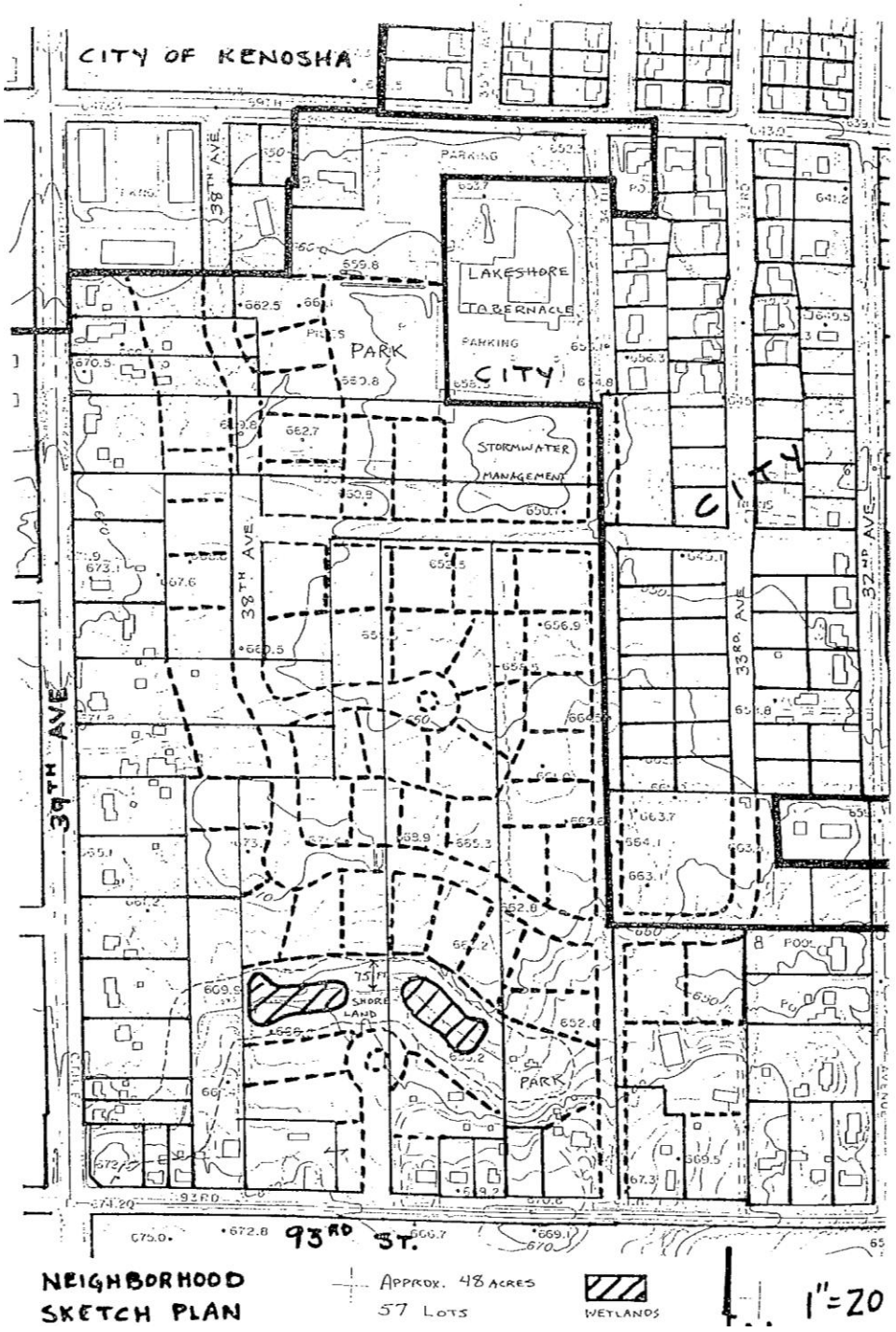
Neighborhood Plan Map 11
Isetts Neighborhood (a portion of)
Exhibit B of adopted by Plan Commission Resolution #07-14 as also adopted by Village Board Resolution #37-31



Neighborhood Plan Map 11
Isetts Neighborhood (a portion of)
Alternative 1 adopted by Plan Commission Resolution #99-17 and Village Board Resolution #99-49



Neighborhood Plan Map 11
Isetts Neighborhood (a portion of)
Alternative 3 adopted by Plan Commission Resolution #99-17 and Village Board



Resolution #99-49

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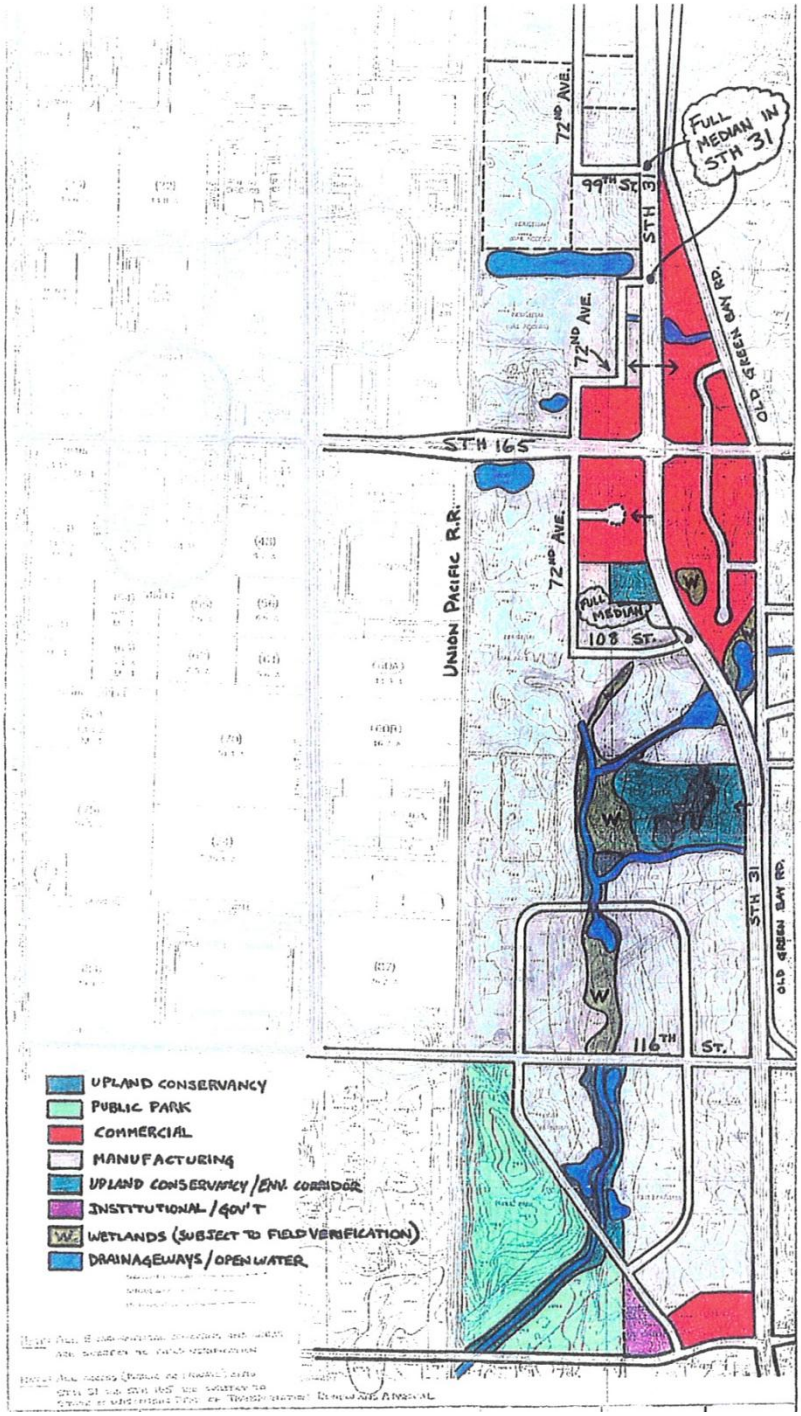
Neighborhood Plan 12 of Appendix 9-3

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 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 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 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 by Resolution #00-43.

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

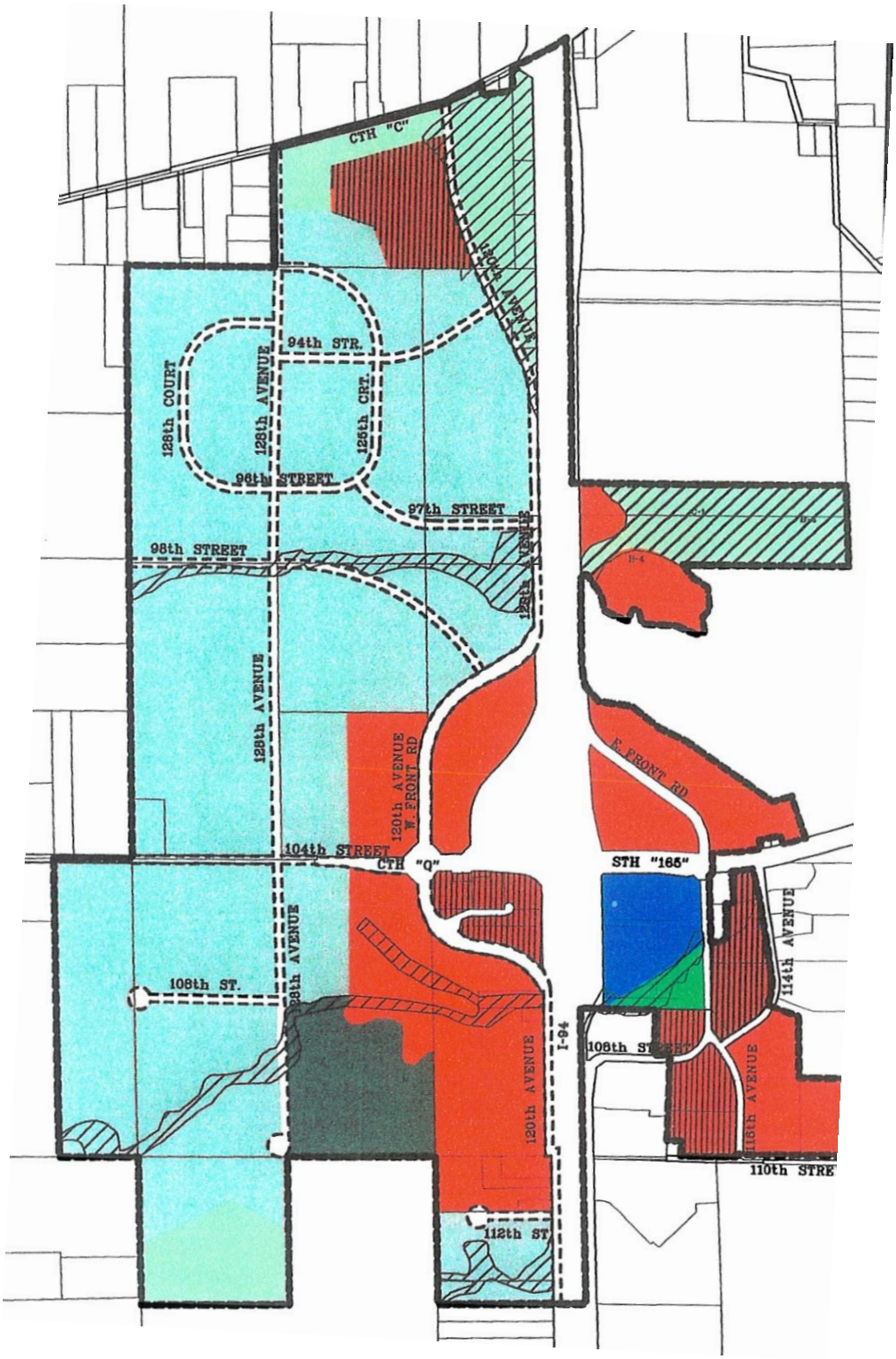


Neighborhood Plan 13 of Appendix 9-3

LakeView West Neighborhood

LakeView West Neighborhood is a special purpose planning district in that there are no residential land uses proposed. A Neighborhood Plan for a portion of LakeView West Neighborhood has been prepared. 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). In addition, the revised I-94 Neighborhood Plan also includes 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.

Neighborhood Plan Map 13
LakeView West Neighborhood (a portion of)
Adopted by Plan Commission Resolution #01-14 and Village Board Resolution #01-56



Neighborhood Plan 14 of Appendix 9-3

Lakewood Neighborhood

A Neighborhood Plan for Lakewood Neighborhood was prepared and adopted by the Plan Commission on September 12, 2005 by Resolution #05-13 and the Village Board adopted a resolution of support for this Plan on September 19, 2005 by Resolution #05-52**.** The Plan Commission and the Village Board approved the Plan except for the multi-family area located east of Old Green Bay Road between 104th and 107th Streets and recommended staff re-evaluate this area. The area was re-evaluated and this generally located at the southeast corner of STH 165 and Old Green Bay Road was approved by the Plan Commission on March 27, 2006 by Resolution #06-07 and the Village Board adopted a Resolution of support for this amendment on April 3, 2006 by Resolution #06-17.

The Lakewood Neighborhood is bounded by STH 31 (Green Bay Road on the west), STH 165 on the north and Springbrook Road (CTH ML) on the southeast. The Lakewood Neighborhood Plan includes:

COMMERCIAL AREAS: Approximately 26.9 acres of land within the Neighborhood is identified as commercial—this Community Commercial area is located south of STH 165 between Old Green Bay Road and STH 31. The Plan indicates that the only proposed commercial access to the area would be from STH 31 across from 108th Street, there would be no access on STH 165 and there would be two access points from Old Green Bay Road—one at 107th Street and one a approximately 105th Street. Access to STH 31 requires approval from the Wisconsin Department of Transportation and would require approval of a Traffic Impact Study (TIA). See additional comments below in the section entitled, "*Access to Arterial Roads*". In addition, this area includes a number of existing homes which would need to be acquired prior to commercial development of this area.

RESIDENTIAL AREA: Approximately 570.6 acres of land (excluding existing and future rights-of-way, commercial, wetlands and floodplain) within the Neighborhood are proposed to be developed as Residential. There are 297 existing single family lots within the Neighborhood and these existing residential developments in the Neighborhood include: Springbrook Meadows; residential development along STH 165, Springbrook Road, 116th Street and Old Green Bay Road; residential development on 61st Avenue north of 116th Street and residential development on 107th, 109th and 110th east of Old Green Bay Road. The Neighborhood Plan proposes an additional 299 single family units and 68 multi-family units. The additional multi-family units includes 17-4 unit condominium buildings proposed to be located south of STH 165 east of Old Green Bay Road.

In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Neighborhood recommends that the Neighborhood be developed within the Lower-Medium Residential land use category with the average lot area per dwelling unit falling within the range of 12,000 square feet to 18,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The net density of the neighborhood as shown on Plan is 37,438 square feet per dwelling unit (570.6 net residential acres multiplied by 43,560 square feet in an area divided by 664 dwelling units). <u>This density is in compliance with the Village Comprehensive Plan.</u>

The changes in the Lakewood Neighborhood Plan pursuant to Plan Commission Resolution 06-07 and Village Board Resolution 06-17 generally affect the condominium unit and single family lot configuration south of STH 165 and east of Old Green Bay Road as specifically described below.

- The location of the proposed 65th Avenue (running north and south from STH 165 and to 107th Street) has shifted slightly east as it connects to 107th Street as a result

of adjustments made to the condominium area at the corner and to accommodated setbacks to current property lines.

- Minor reconfiguration of the single family lots as a result of 65th Avenue being altered was made.
- The reconfiguration of the condominium area has changed slightly from 68 units to 76 units. The previous plan indicated 17-4 unit buildings. The new plan proposes 3-6 unit buildings, 14-4 unit buildings and 1-2 unit building. The six unit buildings are located adjacent to future commercial to the west and northwest; and 8-unit condominium buildings west of 65th Avenue and north of STH 165.

URBAN RESERVE AREA: Most of the undeveloped areas located within this Neighborhood are located within an Urban Reserve Area, as defined by the 2010 Village Comprehensive Plan, indicates that the properties are not likely to be developed until after 2010 because of the lack of the availability of urban services. All new developments will require urban services, including but not limited to municipal sanitary sewer, municipal water, urban roadways with curb and gutter and storm sewers. If the property owners wish to develop their land within the reserve area prior to 2010, then the 2010 Comprehensive Plan shall be amended to remove the reserve designation and urban service would need to be brought to the area.

OPEN SPACE: This Neighborhood Plan identifies approximately **52 acres** or 6% of the lands within the neighborhood to remain as open space. This open space includes approximately 11.4 acres of floodplain and 40 acres of wetlands. (This open space does not include additional open space for retention facilities as required for any development.)

- **FLOODPLAIN AREAS**: The Neighborhood Plan identifies approximately 11.4 acres of land within the 100-year floodplain generally located at 61st Avenue and Springbrook Road north of 116th Street. Prior to consideration of any proposed Conceptual Plans, floodplains within the neighborhood area shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approval is obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation.
- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 40 acres of land within wetlands. Prior to consideration of any proposed Conceptual Plans, wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the plan may need to be altered in order to preserve the wetlands.

RETENTION AREAS: The Neighborhood Plan indicates areas within existing retention facilities and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field

conditions and shall present a storm water management facility plan which meets the Village requirements.

ACCESS TO ARTERIAL ROADS: The Department of Transportation (WisDOT) is preparing a Corridor Study of STH 165 from STH 31 to STH 32. This study upon its completion will indicate the amount of right-of-way needed for future expansion and the restricted roadway access to STH 165. The access shown to STH 165 is based on the best available information known at this time. Prior to any development adjacent to STH 165, the WisDOT may require a TIA to be completed and the Village may require the developer to provide funds to the Village for the future improvements to STH 165. The Neighborhood Plan indicates a new roadway at 65th Avenue, 60th Avenue and 57th Avenue with 59th Avenue terminating in a cul-de-sac. Four (4) new street access points to Springbrook Road, two new access points to 116th Street and two new access points to Old Green Bay Road as shown At the time that any portion of the Neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that STH 165, Springbrook Road (CTH ML), Old Green Bay Road and 116th Street should be improved or widened when traffic counts/new developments warrant such improvements.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portion of this neighborhood will not develop until the current property owners wish to develop their land; which makes neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The neighborhood plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.

Current population within the neighborhood:

- 297 dwelling units--assumes that each existing lot has an occupied dwelling unit
- 811 persons (which includes 186 school age children)

Projected populations within the neighborhood based on the total number of households proposed for this neighborhood when fully developed:

- 664 dwelling units
- 1,813 persons (which includes 417 school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. A KUSD Master Plan is being prepared by KUSD staff to be completed this spring, which is to address growth in the District. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), a total of 279 public school age children are likely to come from this Neighborhood.

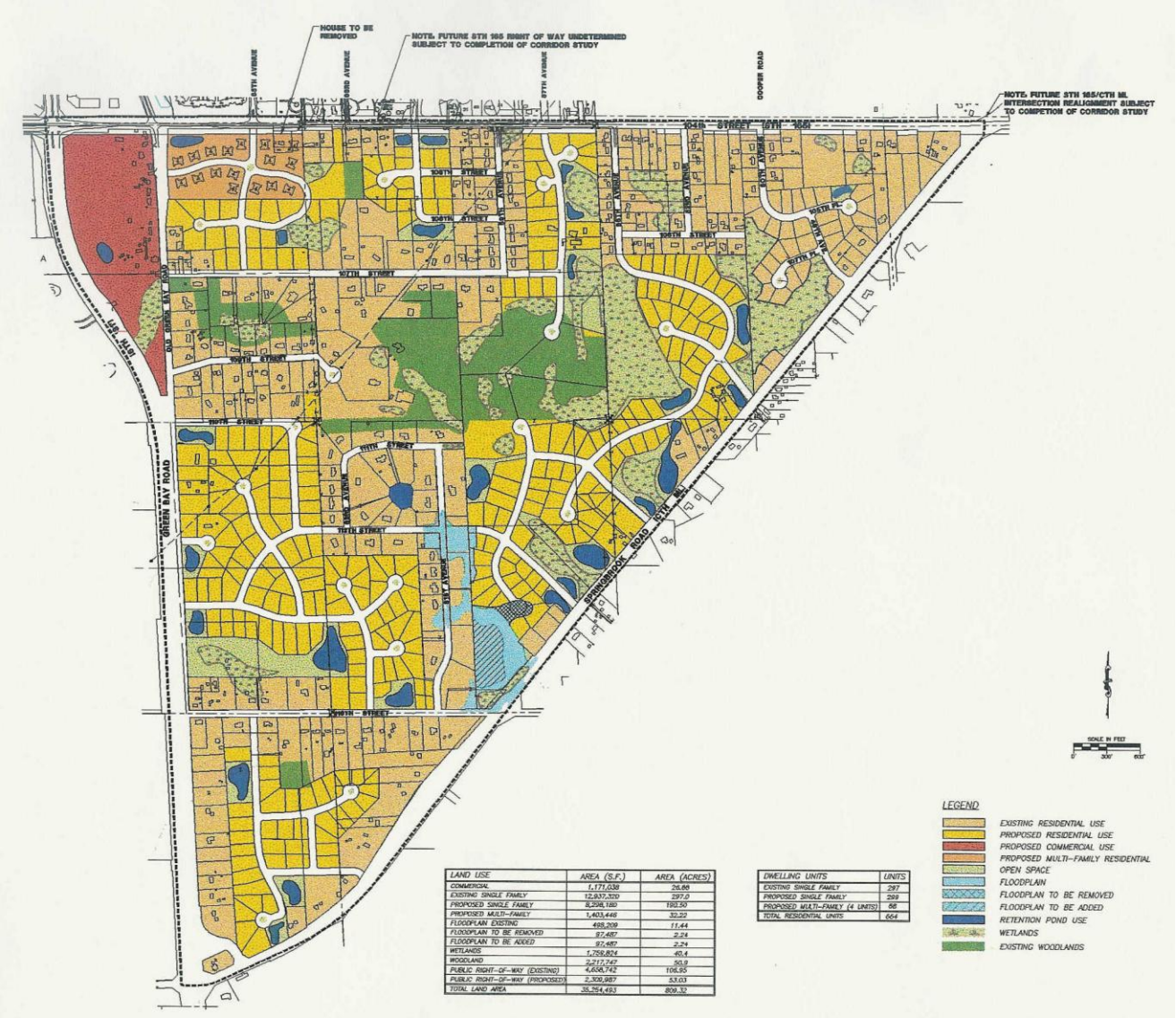
The changes in the Lakewood Neighborhood Plan pursuant to Plan Commission Resolution 06-07 and Village Board Resolution 06-17provide for a slight increase in the residential units within the entire Lakewood Neighborhood from 664 dwelling units to 672 units, thus adjusting the net density from 37,438 square feet per dwelling unit to 36,987 square feet per dwelling unit (570.6 net residential acres multiplied by 43,560 square feet in an area divided by 672 dwelling units). This density is in compliance with the Village Comprehensive Plan which provides that the overall net density for the Lakewood Neighborhood be developed within the Low Residential land use category with the average lot area per dwelling unit shall be 19,000 square feet or more per dwelling unit. Based on the 2000

Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. Therefore, this amendment would provide for a slight increase in the projected population and the number of school age children at full building out for the entire Lakewood Neighborhood.

- 672 dwelling units (an increase from 664 dwelling units)
- 1,835 persons including 422 school age children (an increase from 1,813 persons including 417 school age children)

Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), the total number of public school age children that are likely to come from this entire neighborhood would increase from 279 public school age children to 282 public school age children.

Neighborhood Plan Map 14
Lakewood Neighborhood
Adopted by Plan Commission Resolution #05-13 and Village Board Resolution #05-52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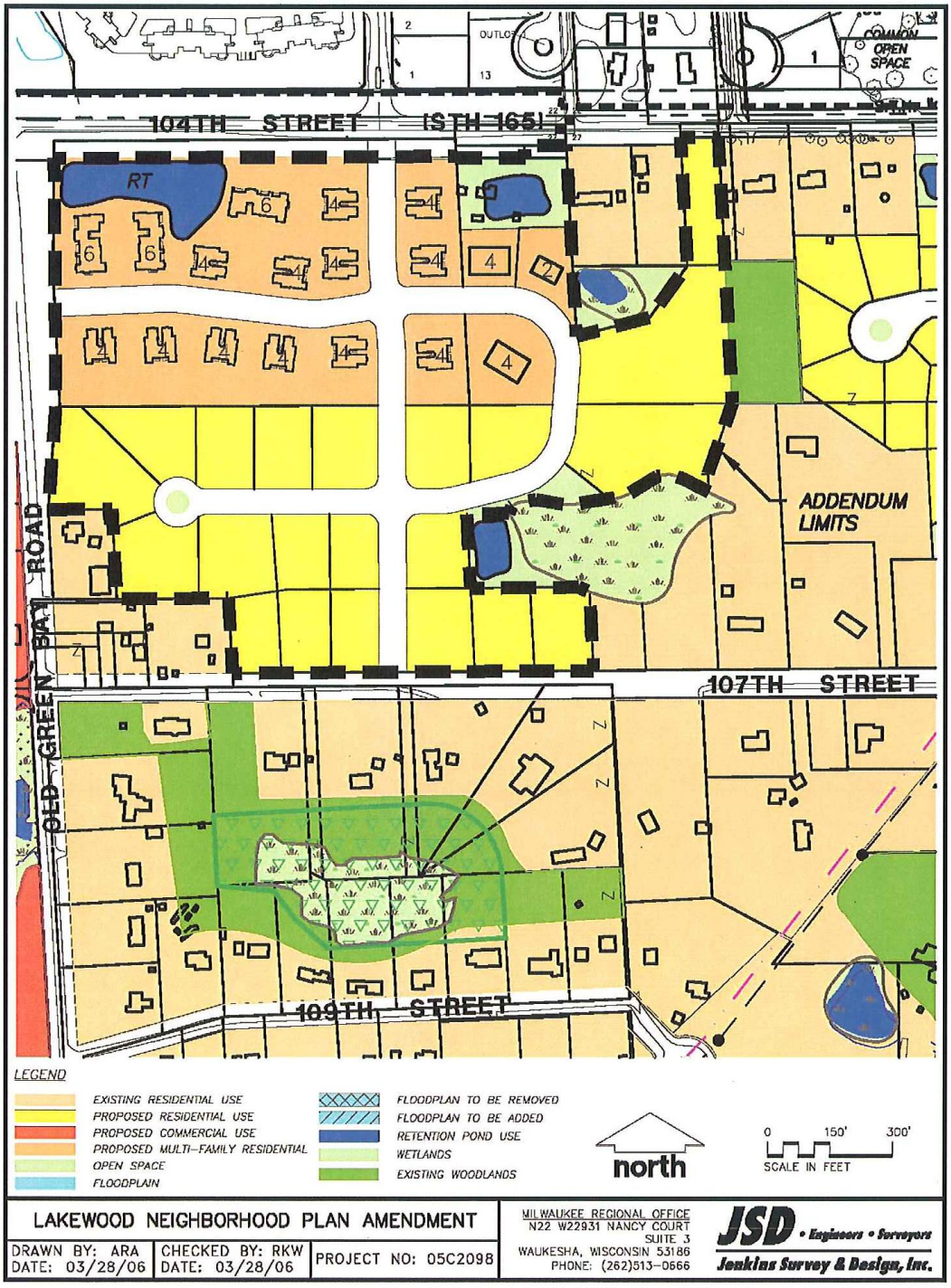
Neighborhood Plan Map 14
Lakewood Neighborhood

Amendment adopted by Plan Commission Resolution #06-07 and Village Board Resolution #60-17

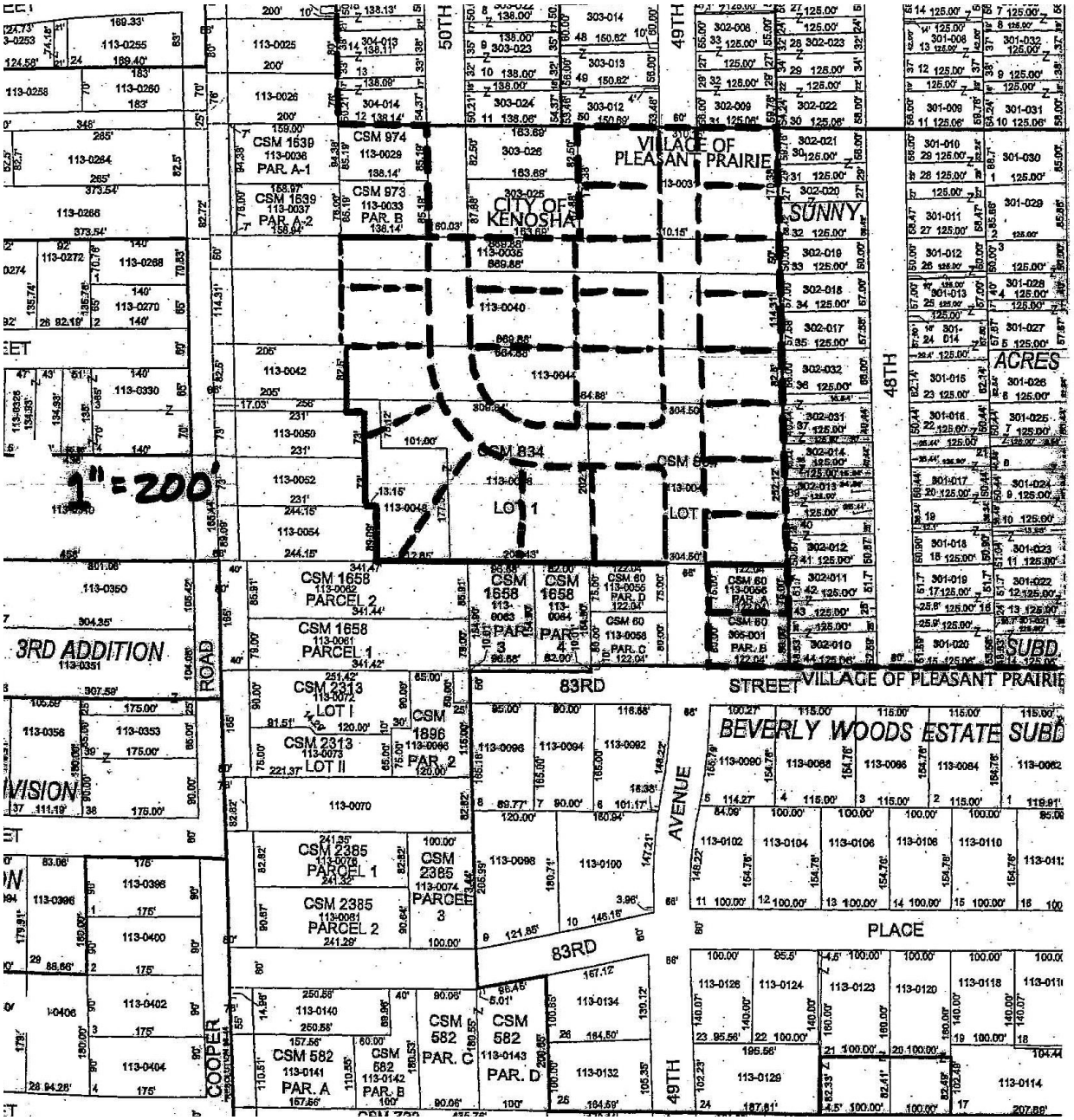


Neighborhood Plan 15 of Appendix 9-3

Lance Neighborhood

Lance Neighborhood is located partially within the Village and partially within the City of Kenosha. A Neighborhood Plan for a portion of Lance Neighborhood generally located north of 83rd Street, south of the Village-City boundary, east of Cooper Road, and west of 48th Avenue has been prepared as adopted by the Plan Commission on August 9, 2004 by Resolution #04-616 and the Village Board adopted a Resolution of support of on August 16, 2004 by Resolution #04-30.

Neighborhood Plan Map 15
Lance Neighborhood
Portion of Neighborhood adopted by Plan Commission Resolution #04-16 and Village Board Resolution #04-30



Neighborhood Plan 16 of Appendix 9-3

Ocean Spray Neighborhood

Ocean Spray Neighborhood is a special purpose planning district and there are no residential land uses within the portion of the neighborhood located in the Village. A Neighborhood Plan for the portion of this Neighborhood located in the Village has not been prepared.

Neighborhood Plan 17 of Appendix 9-3

Pleasant Farms Neighborhood

Pleasant Farms Neighborhood Plan has been prepared and was adopted by the Plan Commission on February 25, 2008 by Resolution #08-07 and the Village Board adopted a resolution of support on April 7, 2008 by Resolution #08-12.

The Pleasant Farms Neighborhood is bounded by the CP Railway east of 88th Avenue on the east, IH-94 on the west, Bain Station Road on the north and at approximately 93rd Place on the south in the Village. In 2008, this Neighborhood is primarily farmland with a number of home sites adjacent to the arterial roadways, with the exception of residential development in the vicinity of CTH C and 104th Avenue and along 114th Avenue (River Road) south of CTH C.

The Pleasant Farms Neighborhood Plan includes:

- **FREEWAY COMMERCIAL AREAS**: Approximately 14 acres of land within the Neighborhood is identified as Freeway Commercial. The Freeway Commercial area includes the area south of CTH C east and west of the reconstructed East Frontage Road of IH-94.
- **INDUSTRIAL AREA**: Approximately 54 acres of land within the Neighborhood is identified as Industrial. The Industrial area includes area the land on the east side of 88th Avenue adjacent to the Pleasant Prairie Power Plant.
- **GOVERNMENT/INSTITUTIONAL AREA:** Approximately 102 acres of land within the Neighborhood is identified as Governmental/Institutional use, including: the existing sewerage treatment plant at 10201 Wilmot Road, the Kenosha County Cemetery on the east side of 88th Avenue, and the 90 acre future high school site in the southeast portion of the Neighborhood. [The Village staff continues to work with the Kenosha Unified School District on proposed developments and the locating of future schools. This site is intended for development in approximately 15 years depending on the development status of the surrounding neighborhood and the need for another high school. In addition, the high school site could share athletic facilities and stormwater management facilities with the major park adjacent to and south of the future school site.]
- **OPEN SPACE:** This Neighborhood Plan identifies approximately 480 acres or 40% of the lands within the Neighborhood would remain as open space.
    - **FLOODPLAIN AREAS:** The 100-year floodplain (approximately 336 acres) is currently located adjacent to the Des Plaines River in the west and central portion of the Neighborhood and adjacent to the Jerome Creek located south of the Neighborhood Plan and along the CP Railway on the eastern portion of the Neighborhood. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances, property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (WI DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to land lying outside the floodplain. In addition, the volume of floodplain removal

must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation of at least two (2) feet above the elevation of the 100-year regional flood elevation.

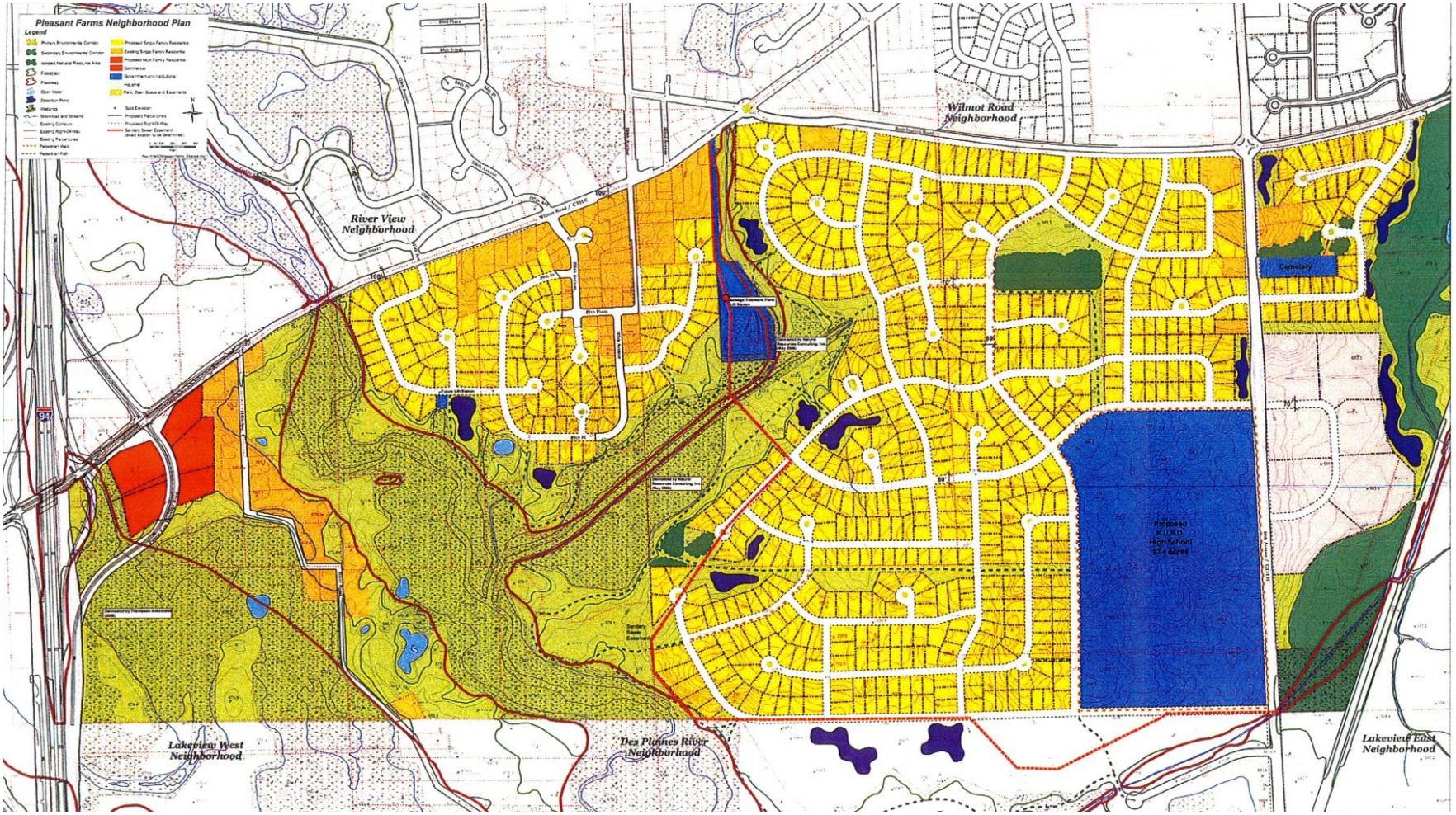
- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 210 acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the WI DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **NEIGHBORHOOD PARK**: The Neighborhood Plan identifies approximately 14 acres of land for a Neighborhood Park to be located south of Bain Station Road, west of 88th Avenue and along 94th Avenue. The Plan also indicates the location for interconnection of a pedestrian trail system. The Park location and trail system is consistent with the Village's Park and Open Space Plan component of the Village Comprehensive Plan.
- **OTHER OPEN SPACE:** The Neighborhood Plan indicates locations of existing retention facilities within the developed areas and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements. In addition, approximately six (6) acres of woodlands are proposed to be preserved in the neighborhood. At the time that any Conceptual Plans are to be considered for any portion of the Neighborhood, the developer will need to have a detailed tree survey prepared and any trees greater than 8" in diameter may be required to be preserved.

- **RESIDENTIAL AREA:** The Neighborhood is primarily farm land with a number of home sites adjacent to the arterial roadways with the exception of residential development in the vicinity of CTH C and 104th Avenue including the Heritage Valley Subdivision, Crosby's Addition to Pleasant Prairie Subdivision and other residential development along CTH C and 104th Avenue and along 114th Avenue south of CTH C.

  There are 80 existing single family lots/homes within the Neighborhood and 779 new single family lots proposed to be developed within the Neighborhood. Therefore, full development of this Neighborhood could provide for 859 dwelling units to be developed on approximately 430 acres of land.

  In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan is 21,805 square feet per dwelling unit (approximately 430 net residential acres--excluding existing and future rights-of-way, Commercial, Government/Institutional, Industrial, Public Park, 100-year floodplain and wetlands multiplied by 43,560 square feet in an area divided by 859 dwelling units). The lot size per dwelling is higher than the range provided in the Village's Comprehensive Plan.

Neighborhood Plan Map 17
Pleasant Farms Neighborhood
Adopted by Plan Commission Resolution #08-07 and Village Board Resolution #08-12



- **POPULATION PROJECTIONS FOR THE NEIGHBORHOOD**: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

  Current population within the Neighborhood:

  - 80 dwelling units
  - 218 persons (which includes an estimated 50 school age children)

  Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

  - 859 dwelling units
  - 2,345 persons (which includes an estimated 539 school age children)

  The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning. Pursuant to the information provided by the Kenosha Unified School District a total of 361 new public school age children are likely to come from this neighborhood at full build-out.

  [*Note: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of new students that will attend public school is 42% of the number of dwelling units.*]

- **ACCESS TO ARTERIAL ROADS**: 94th Avenue is intended to be a collector street extending through the Neighborhood that connects STH 50 to the future high school site. Access to CTH H and to CTH C will be limited with no direct driveway or private roadway access. A proposed roundabout is shown at CTH C and Bain Station Road. This roundabout location will be further evaluated at the time that the proposed development is considered.

Neighborhood Plan 18 of Appendix 9-3

Pleasant Homes Neighborhood

Pleasant Homes Neighborhood Plan has been prepared and was adopted by the Plan Commission on January 24, 2005 by Resolution #05-01 and the Village Board adopted a resolution of support on February 7, 2005 by Resolution #05-05.

The Pleasant Homes Neighborhood is bounded by 116th Street on the north, Springbrook Road (CTH ML) on the northwest, 128th Street (State Line Road) on the south, Green Bay Road (STH 31) on the west and 39th Avenue (CTH EZ) on the east in the Village.

The Pleasant Farms Neighborhood Plan includes:

COMMERCIAL AREAS: Approximately 5 acres of land within the Neighborhood is identified as Commercial. The only Commercial area is proposed as a Neighborhood Commercial Area at the southwest corner of 116th Street and 39th Avenue (CTH EZ).

INSTITUTIONAL AREAS: Approximately 16.85 acres of land within the Neighborhood is identified as Institutional. There is an existing Village Water Tower on 1.85 acres, located near the Big Oaks Golf Course Club House. Also, there is an Institutional land use designation of approximately 15 acres located at the southeast corner of 116th Street and Springbrook Road (CTH ML), that is currently owned by Big Oaks LLC. This 15 acres is proposed to be developed with a proposed Elementary School/Park site pursuant to the Village 2010 Comprehensive Land Use Plan.**

****Alternate:** 26 Lot Single-Family alternate plan for the 15 acre Elementary School/Park Area**:** As an alternative to the 15 acre elementary school/park site at the southeast corner of 116th Street and Springbrook Road (CTH ML), an additional 26 single-family lots that could be developed at this location. This alternate is offered should the KUSD not be interested in acquiring the property and constructing a school at this location

RESIDENTIAL AREA: Approximately 469 acres of land (excluding existing and future rights-of-way, commercial and institutional areas, wetlands, woodlands, environmental corridors and floodplains to be preserved) within the neighborhood are currently developed or are proposed to be developed as Residential (includes both single-family and multiple-family). There are 343 existing single family lots and 32 existing multiple-family units (Collins Apartments on 41st and 42nd Avenues) for a total of 375 existing residential units. The Neighborhood Plan proposes an additional 615 single family units and 172 multiple-family townhouse units. The multiple-family townhouse units include 40-four unit townhouse buildings and 2- six unit townhouse buildings located on the Big Oaks Golf Course property. Therefore the total projected number of dwelling units within the Neighborhood is 1,162 (375 existing residential units + 787 proposed residential units).

The single family lots within this neighborhood range in size from 5,000 square feet in the Timber Ridge Subdivision at northeast quadrant of 128th Street and Green Bay Road, to one-half acre plus lots in the Terra Heights Estates Subdivision and vicinity. Two (2) wooded areas are proposed to be developed with deed restrictions to protect some of the wooded areas of the proposed lots, along the southern portion of the Big Oaks Golf Course (immediately north of 128th Street) and the small wooded area between 127th and 128th Streets and generally located between 39th and 47th Avenues. Prior to development, detailed tree surveys will need to be submitted in order to determine the area to be built on and the areas to be preserved through deed restrictions.

In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Pleasant Homes Neighborhood recommends that the Neighborhood be developed within the

Low-Medium Residential land use category with the average lot area per dwelling unit falling within the range of 12,000 square feet to 18,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. However, all new single family lots within the neighborhood shall be a minimum of 15,000 square feet. The net density of the neighborhood as shown on Plan is 17,581 square feet per dwelling unit (469 net residential acres multiplied by 43,560 square feet in an area and divided by 1,162 dwelling units). This density is in compliance with the Village Comprehensive Plan.

NEIGHBORHOOD PARK: The Comprehensive Land Use Plan indicates that an approximate five (5) acre Neighborhood Park be located on the west side of 47th Avenue at the approximate 12300 Block. The Neighborhood Plan incorporates the approximate five (5) acre Neighborhood Park at this location. Additionally, Neighborhood Park amenities would be incorporated into the 15 acre Elementary School/Park site located on 116th Street and Springbrook Road.

OPEN SPACE: This Neighborhood Plan identifies approximately 204.72 acres (not including the golf course acreage) and an additional 112.62 of golf course acreage, for a total Open Space area of approximately 317 acres or approximately 31% of the lands within the neighborhood to remain as open space. The open space includes:

- 22.63 acres of Wetlands.
- 21.12 acres of Woodlands to be Preserved.
- 11.28 acres of Woodlands to be Developed.
- 54.89 acres of Secondary Environmental Corridor.
- 94.80 acres other Open Space.
- 97.75 acres of existing Golf Course.
- 14.51 acres of proposed Golf Course.

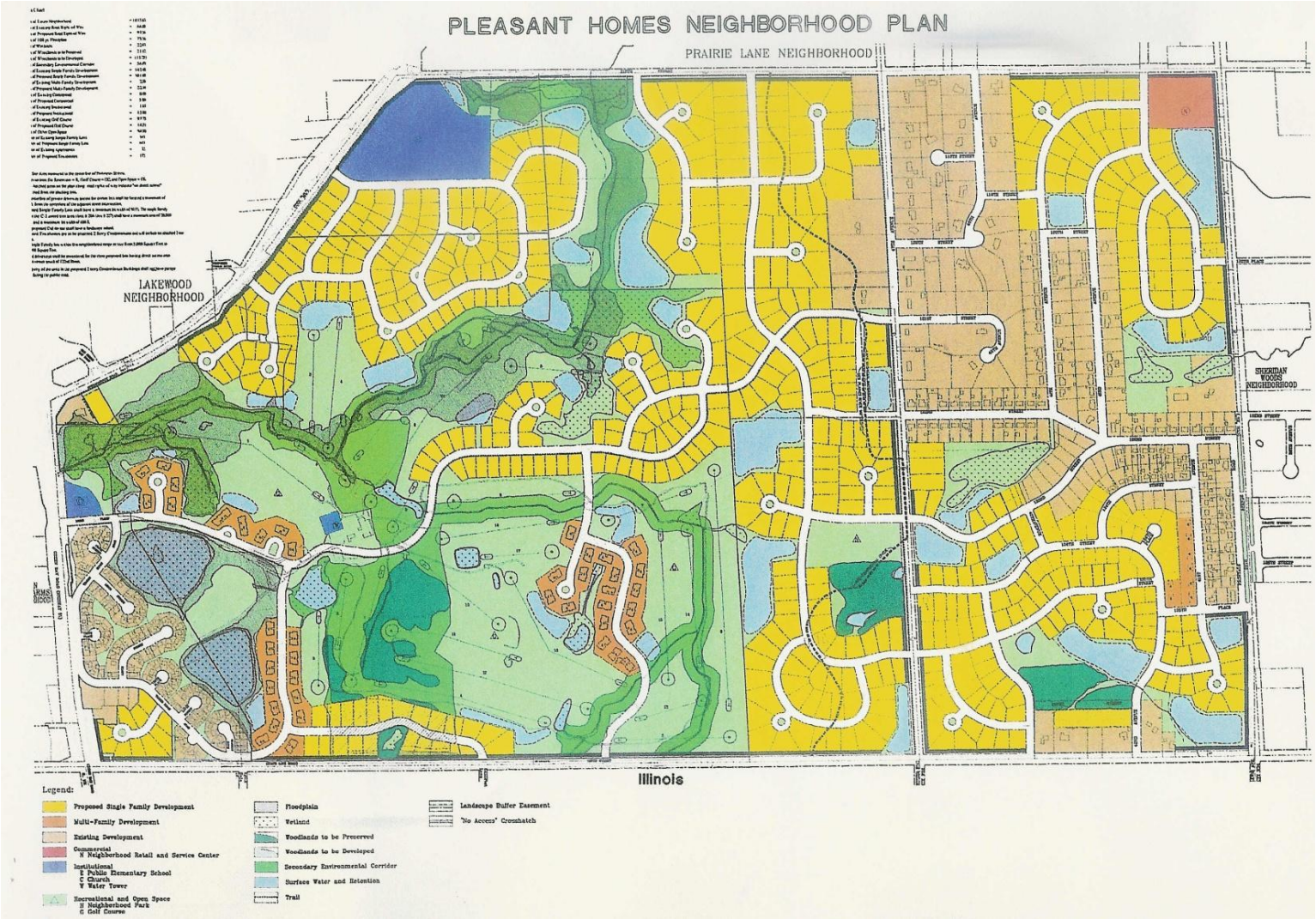
As noted, the 2010 Comprehensive Land Use Plan indicates that this Neighborhood should have a public park and the Plan shows the location of a neighborhood park along the southwest corner of the intersection of 123rd Street and 47th Avenue. Furthermore, the proposed 15 acre Elementary School/Park Area located at the southeast corner of 116th Street and Springbrook Road, would include park amenities. Additionally, a pedestrian/bicycle "trail system" is shown on the Plan (with a dashed line pattern) in the following locations, <u>within</u> the road rights-of-way:

- On the south side of 122nd and 116th Streets.
- On the west side of 47th Avenue (Leading to the Neighborhood Park).
- On the southeast side of Springbrook Road (Leading to the Elementary School/Park Area).

- **WETLAND AREAS:** The Neighborhood Plan identifies approximately 22.63 acres of land as wetlands. Prior to consideration of any proposed Conceptual Plans, wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations. Some of the wetlands within the undeveloped area have been field verified, particularly those within the Big Oaks Golf Course property limits. Upon field verification of other wetlands the plan may need to be altered in order to preserve the wetlands.

- **FLOODPLAIN AREAS:** The Neighborhood Plan identifies approximately 75.56 acres of land as 100-year floodplain. The majority of the 100-year floodplain is located in the western portion of the Neighborhood, specifically within the Timber Ridge Subdivision ponds and periphery and along the navigable waterway that skirts the northern portion of the golf course.

Neighborhood Plan Map 18
Pleasant Homes Neighborhood
Adopted by Plan Commission Resolution #05-01 and Village Board Resolution #05-05



Prior to consideration of any proposed Conceptual Plans, 100-year floodplain shall be field verified by a Licensed Wisconsin Land Surveyor. Some of the 100-year floodplain areas have been field verified, particularly those within the Big Oaks Golf Course property limits. Upon field verification of other 100-year floodplain locations, the plan may need to be altered in order to preserve the 100-year floodplain.

RETENTION AREAS: The Neighborhood Plan indicates areas with existing retention facilities and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements for Village review.

URBAN RESERVE AREA: Although the Plan does not specifically depict the limits of the Urban Reserve Area as defined by the 2010 Comprehensive Plan, a large portion of the Neighborhood is within the Urban Reserve Area. More specifically, the area south of the Pleasant Homes Subdivision to the State Line is within the limits of the Urban Reserve Area, as is the entire area of the Plan east of 47th Avenue, excepting the Big Oaks Golf Course, the Timber Ridge Subdivision and a few lots on the immediate western side of 47th Avenue, north of 121st Street. The Urban Reserve Area, as defined by the 2010 Comprehensive Plan, indicates areas not proposed to be developed until after 2010 unless and until urban services are made available for development purposes.

ACCESS TO ARTERIAL ROADS: The Neighborhood Plan indicates three (3) new street access points to 116th Street, four (4) new street access points to 128th Street (State Line Road), two (2) new street access points to Springbrook Road (CTH ML), one (1) new street access point to 39th Avenue (CTH EZ) and no new street access points to Green Bay Road. At the time that any portion of the Neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that 116th Street may be widened when traffic counts warrant such improvements. 128th Street (State Line Road) is under the jurisdiction of Lake County, Illinois and both Springbrook Road (CTH ML) and 39th Avenue (CTH EZ) are under the jurisdiction of Kenosha County. Required reviews, approvals and permits are necessary from those Counties for all anticipated street connections and construction work associated with those roadways.

POPULATION PROJECTIONS: The vacant portion of this neighborhood will not develop until the current property owners wish to develop their land; however, neighborhood planning is essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it should occur. The neighborhood plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 census information for the Village of Pleasant Prairie, the Village staff has calculated that the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.

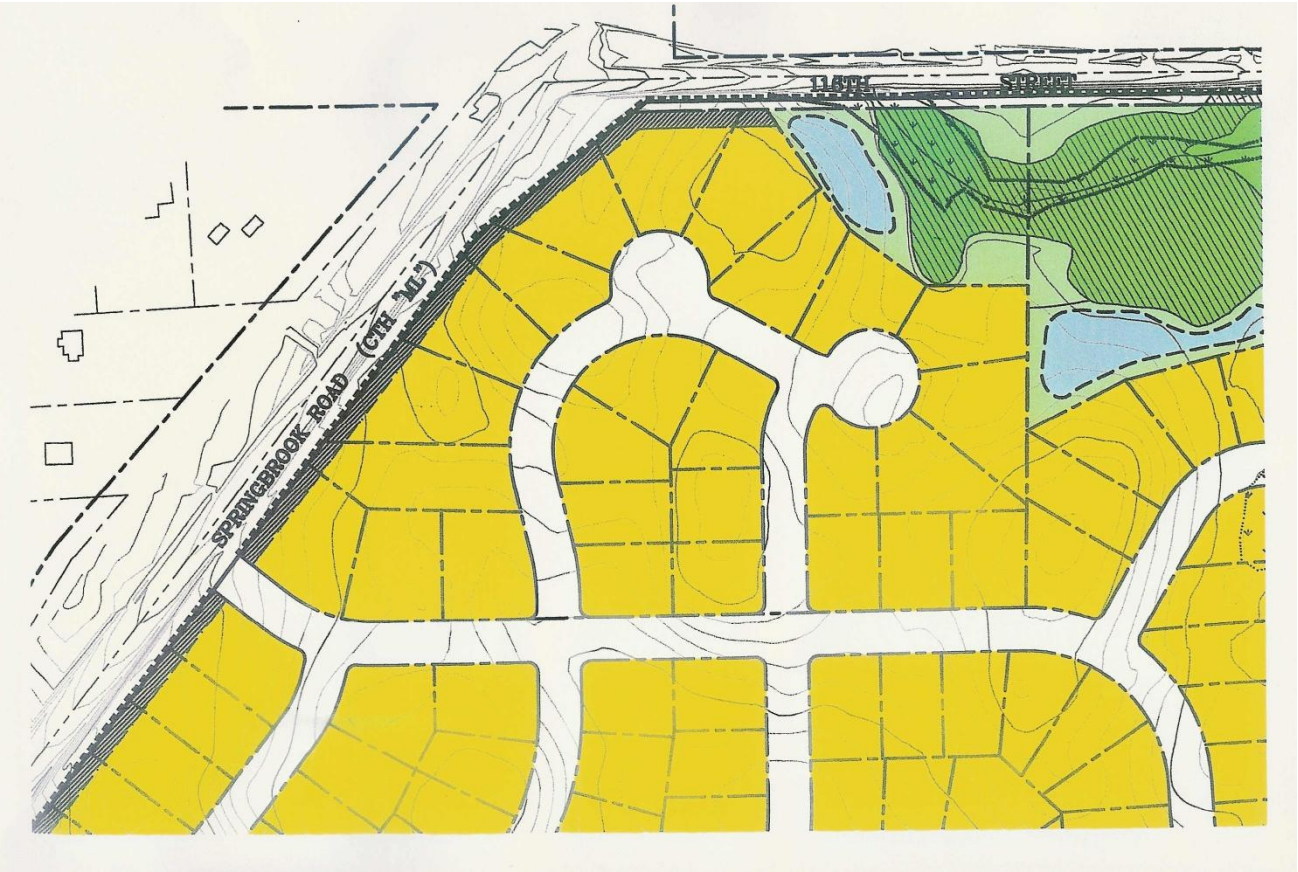
Current population within the neighborhood:

- 375 dwelling units--assumes that each of the existing lots have an occupied dwelling unit.
- 1,024 persons (which includes 236 school age children).

Projected populations within the neighborhood are based on the number of households proposed for this neighborhood when fully developed:

- 1,162 total dwelling units (includes 375 existing dwellings).
- 3,172 persons, which includes a total of 730 school age children (includes 1,024 current population and 236 current school age children).

Neighborhood Plan Map 18
Pleasant Homes Neighborhood
Alternative adopted by Plan Commission Resolution #05-01 and Village Board Resolution #05-05



Neighborhood Plan 19 of Appendix 9-3

Prairie Lake Neighborhood

The Prairie Lake Neighborhood is located partially within the Village and partially within the City of Kenosha. A Neighborhood Plan for this Neighborhood has not been prepared. A majority of this Neighborhood within the Village, pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), will be developed as residential with a Community Commercial area adjacent to STH 50.

Neighborhood Plan 20 of Appendix 9-3

Prairie Lane Neighborhood

A Neighborhood Plan for the Prairie Lane Neighborhood is being prepared but has not been completed or adopted. A majority of this Neighborhood, pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), will be developed as residential.

Neighborhood Plan 21 of Appendix 9-3

Prairie Ridge Neighborhood

The Prairie Ridge Neighborhood is generally located south of STH 50 (75th Street) west of the Union Pacific Railway, north of CTH C (Wilmot Road) and Bain Station Road and east of 104th Avenue in the Village. A Neighborhood Plan for the Prairie Ridge Neighborhood has been prepared adopted on May 10, 2004 by the Plan Commission by Resolution #04-07 and the Village Board adopted a resolution of support on May 17, 2004 by Resolution #04-24. Since 2004 three (3) amendments have been adopted including:

- an amendment approved by the Plan Commission on August 22, 2005 by Resolution 05-11 and the Village Board concurred and adopted a resolution of support on September 6, 2005 by Resolution #05-51.
- Two (2) amendments approved by the Plan Commission on December 11, 2006 by Resolutions #06-25 and #06-27 and the Village Board concurred and adopted a resolution of support for both amendments on December 18, 2006 by Resolutions #06-57 and #06-59.

The Prairie Ridge Neighborhood Plan (adopted May 10, 2004 by Plan Commission Resolution #04-07) includes:

COMMERCIAL AREAS: Approximately 187 acres of land within the neighborhood is identified as commercial—these areas include a Community Commercial Area in the Prairie Ridge Development south of STH 50 and east of 88th Avenue on STH 50, and a Community Commercial area at the southwest corner of CTH C and CTH H which includes the existing Tri-Clover building currently being used as warehousing for Rust-Oleum Corporation and Kenosha Grounds Care operating south of the Village Fire Station #2.

GOVERNMENT AND INSTITUTIONAL AREAS: Approximately 102 acres of land within the neighborhood are identified as Government and Institutional Uses. These include St. Catherine's Hospital, Extended Love Child Development Center, Grande Prairie, Hospice Alliance, Pleasant Prairie Elementary School, St. Anne Church, United Methodist Church and Pleasant Prairie Fire Station #2.

RESIDENTIAL AREA: Approximately 461.5 acres of land (excluding existing and future rights-of-way, commercial and government & institutional areas, wetlands and other open space) within the neighborhood are proposed to be developed as Residential. While a majority of this neighborhood is developed, the southeastern portion of the neighborhood has vacant land that could be developed with residential development. There are 628 existing single family units and 564 existing multi-family units within the Neighborhood and these existing residential developments in the Neighborhood include: Prairie Ridge Subdivision, residential development at Bain Station Road and 104th Avenue, Lexington Village Apartments, Westwood Estates Manufactured Home Park, Hidden Oaks Apartments and scatter residential along the arterial highways.

The Neighborhood Plan proposes 99 more single family units and 783 more multi-family units. The additional multi-family units include:

- 401 senior housing apartment units in Prairie Ridge at 94th Avenue and Prairie Ridge Boulevard (located in 4 additional buildings);
- 98 condominium units in Prairie Ridge located at 97th Court between Prairie Ridge Boulevard and 94th Avenue known as Arbor Ridge and specifically including: 15-2 unit buildings, 5-4 unit buildings; and 8- 6 unit buildings;
- 40 condominium units (10-four unit buildings) located south of CTH C at 94th Avenue.

- 96 condominium units (8-three unit buildings 29-two unit buildings and 14-one unit buildings) located at the north of Bain Station Road and west of 88th Avenue. (the 14 single unit condominiums are included in the proposed single family unit count
- 90 condominiums units (3-eight unit buildings, 1-six unit building and 15-four unit buildings and 60 apartment units (5 12 unit buildings) to be known as Bain Station Condominiums and Bain Station Apartments.
- 12 units at either 4-three unit buildings or 3-four unit buildings located at east of 88th Avenue at Wilmot Road.

The two areas proposed for additional single family development with lots averaging about 20,000 square feet are located at Bain Station Road and 94th Avenue and Bain Station Road and 88th Avenue. Two (2**)** wooded areas within the Neighborhood are proposed to be preserved, while providing with limited development. The wooded area located south of 82nd Street east of 88th Avenue is currently zoned C-2, Upland Resource Conservancy District and pursuant to this district a minimum lot size for the development of a single family home is 5 acres; therefore two 5 acre parcels are proposed. The wooded area located east of 88th Avenue at Wilmot Road is also zoned C-2 and is proposed to be preserved, with the non-wetland areas west of the woods on 88th Avenue is proposed to be developed with no more than 12 units—either 4-three unit buildings or 3-four unit buildings.

In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Prairie Ridge Neighborhood recommends that the Neighborhood be developed within the Upper-Medium Residential land use category with the average lot area per dwelling unit fall within the range of 6,200 square feet and 11,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots — however all new single family lots within the neighborhood are proposed to be a minimum of 15,000 square feet. The net density of the neighborhood as shown on Plan is 9,693 square feet per dwelling unit (461.4882 net residential acres multiplied by 43,560 square feet in an area divided by 2,074 dwelling units). This density is in compliance with the Village 2010 Comprehensive Plan.

Alternative A: This alternative at the northwest corner of Bain Station Road and 88th Avenue proposes that only the property occupied by St. Anne Parish Center be shown as Institutional and the other area shown as institutional be changed to residential. This alternative alters the density calculations slightly be adding approximately 1 acre to the residential land use category and subtracting an acre from the Institutional land use category.

NEIGHBORHOOD PARK: The Comprehensive Land Use Plan indicates that a five acre park be located adjacent to Pleasant Prairie Elementary School. This park area was constructed as part of the construction of Pleasant Prairie Elementary School.

WETLAND AREAS: The Neighborhood Plan identifies approximately 65 acres of land within wetlands. Prior to consideration of any proposed Conceptual Plans, wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the plan may need to be altered in order to preserve the wetlands.

RETENTION AREAS: The Neighborhood Plan indicates areas within existing retention facilities and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements for Village review.

ACCESS TO ARTERIAL ROADS: The Neighborhood Plan indicates four (4) new street access points to Bain Station Road, two new access points to CTH H, one new access point to CTH C and no new access to STH 50. A third access may be required onto CTH H at 82nd Street and another new access to Wilmot Road for future Commercial Development at CTH C and CTH H. 94th Avenue, a local arterial is proposed to be extended south to Bain Station Road. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that STH 50, CTH H, CTH C and Bain Station Road should be widened when traffic counts/new developments warrant such improvements.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portion of this neighborhood will not develop until the current property owners wish to develop there land; however, neighborhood planning is essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it should occur. The neighborhood plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. In addition, the Village is assuming 1.5 per unit in the senior housing apartments within the neighborhood.

Current population within the neighborhood:

- 628 dwelling units--assumes that each existing lot has an occupied dwelling unit
- 120 senior housing units
- 1,714 persons with school age children (which includes 394 school age children)
- 180 seniors at the Prairie Ridge Senior Campus
- Total existing population 1,894 persons and 394 school age children

Projected populations within the neighborhood based on the number of households proposed for this neighborhood when fully developed:

- 1,433 dwelling units
- 521 senior housing units
- 3,912 persons with school age children (which includes 899 school age children)
- 782 seniors at the Prairie Ridge Senior Campus
- Total proposed populated 4,694 person and 899 school age children.

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. A KUSD Master Plan is being prepared by KUSD staff to be completed this spring, which is to address growth in the district. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), 602 public school age children are likely to come from this neighborhood.

The amendment approved by Plan Commission Resolution 05-11 and Village Board Resolution #05-51 included an amendment to the Prairie Ridge Neighborhood Plan for a 51.2 acre property generally located south of CTH C (Wilmot Road), north of Bain Station Road at 94th Avenue.

The Prairie Ridge Neighborhood Plan adopted in 2004 indicated that this land be developed with approximately 48 single family lots and 10 four (4) unit condominium buildings adjacent to CTH C and west of the existing manufacturing facility on the subject property. A detailed wetland staking was completed on the property and the location of the actual field delineated wetlands was different that what was shown on the Village interpolated wetland maps. As a result, the developer determined that the best use for the site would be for the entire site to be developed with single family lots. The amendment proposed 81 single family lots or 7 residential units less than Plan adopted in 2004

This amendment to the Neighborhood Plan has little effect on the overall density of the Prairie Ridge Neighborhood and complies with the Village 2010 Comprehensive Use Plan. Pursuant to the 2004 Plan, approximately 461.5 acres of land (excluding existing and future rights-of-way, commercial and government & institutional areas, wetlands and other open space) within the neighborhood are proposed to be developed as Residential and there are 628 existing single family units and 564 existing multi-family units within the Neighborhood including: Prairie Ridge Subdivision, residential development at Bain Station Road and 104th Avenue, Lexington Village Apartments, Westwood Estates Manufactured Home Park, Hidden Oaks Apartments and scatter residential along the arterial highways. The amendment increased the number of proposed single family lots in the Neighborhood from approximately 99 to 132 single family units and reduce the proposed number of multifamily units in the Neighborhood from 783 units to 743 multi-family units.

In accordance with the Village 2010 Comprehensive Plan, the Prairie Ridge Neighborhood is classified as Upper-Medium Residential land use category which requires the average lot area per dwelling unit fall within the range of 6,200 square feet and 11,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The net density of the neighborhood with the proposed amendment will be increased to approximately 9,725 square feet per dwelling unit (461.4882 net residential acres multiplied by 43,560 square feet in an area divided by 2,067 dwelling units) from approximately 9,693 square feet per dwelling unit (461.4882 net residential acres multiplied by 43,560 square feet in an area divided by 2,074 dwelling units). This density is in compliance with the Village Comprehensive Plan.

The population projections for the neighborhood will decrease slightly as a result of the proposed amendment as described below:

Current population within the neighborhood is 1,894 persons and 394 school age children (assumes that each existing lot has an occupied dwelling).

- 1,714 persons (628 dwelling units x 2.73 persons per household); plus
- 180 seniors a Prairie Ridge Senior Campus (120 senior housing units x 1.5 person per household)
- 394 school age children (23% of 1,714 persons with school age children)
- 263 public school age children (42% of 628 dwelling units)

Projected populations within the neighborhood based on reducing the total number of dwelling units in the neighborhood by seven units would adjust the projections down from 4,904 persons and 1,080 school age children to 4,885 persons and 944 school age children (based on the number of households proposed for this neighborhood when fully developed).

- 4,103 persons (875 proposed plus 628 existing dwelling units x 2.73 persons per household); plus

- 782 seniors a Prairie Ridge Senior Campus (521 total senior housing units x 1.5 person per household)
- 944 school age children (23% of 4,103 persons with school age children)
- 631 public school age children (42% of 1503 dwelling units)

[*Note: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. In addition, the Village is assuming 1.5 persons per unit in the senior housing apartments within the neighborhood. The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of student that will attend public school is 42% of the number of dwelling units*.]

The amendment approved by Plan Commission Resolution #06-25 and the Village Board Resolution #06-57 amended the 2004 Neighborhood Plan for the land at the northeast corner of Bain Station Road and 88th Avenue (CTH H) as a result of a development of a mixed residential development.

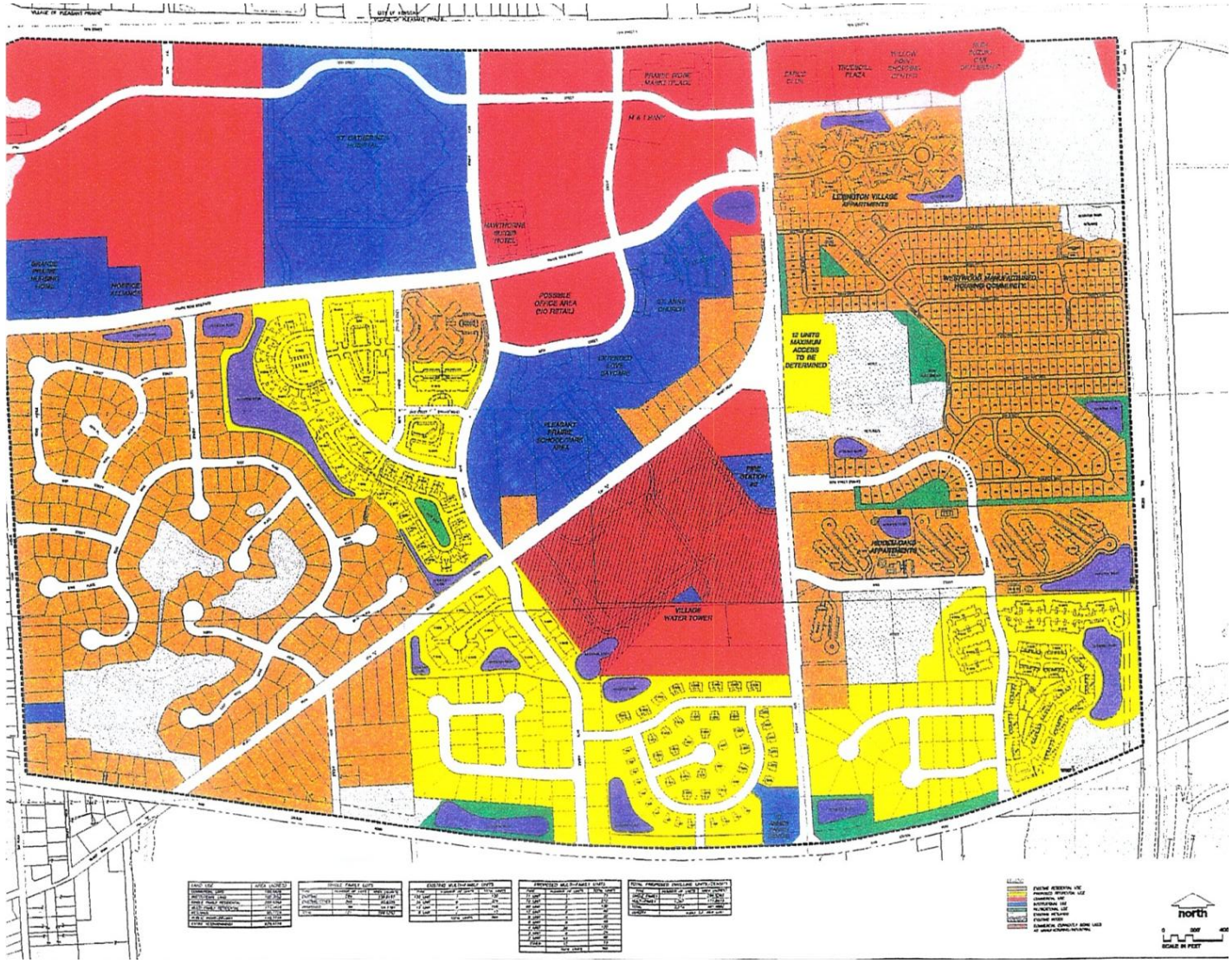
The 2004 Neighborhood Plan indicated that this area be developed with 152 multi-family units and 40 single family lots for a total of 192 dwelling units. The amendment to the Neighborhood Plan for this area included 44 new single family lots, razing 5 existing single family homes, 108 new condominium units (10-4 unit buildings, 6-6 unit buildings and 4-8 unit buildings) and 95 new multi-family senior condominium units and for a total of 242 new dwelling units (50 units more than approved on the 2004 Neighborhood Plan) which slightly exceeds the density for this property and would also increase the overall density of the neighborhood and projected population for the neighborhood; however due to the increase of senior housing the number of school age children slightly decreases as described below:.

The projected population and density within the Neighborhood based on the increase of 50 dwelling units within this area includes:

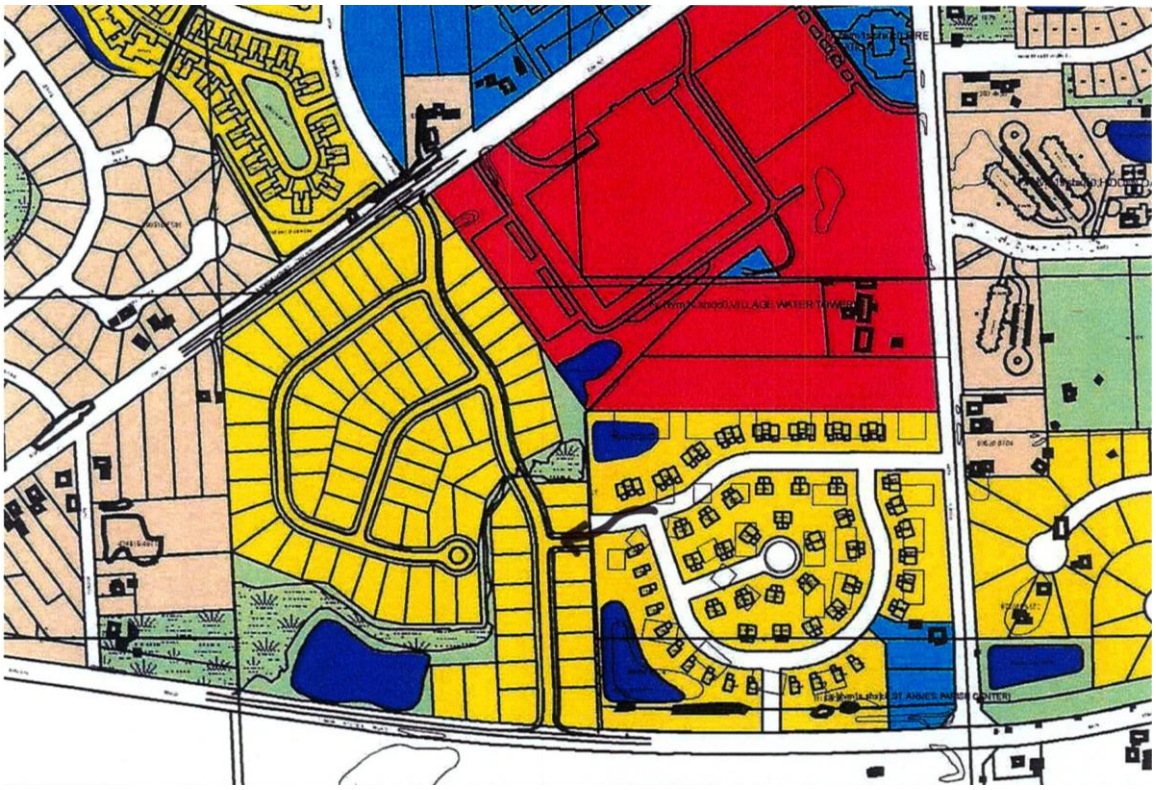
- 1,501 existing and proposed dwelling units (excluding senior housing units)
- 616 senior housing units
- 2,117 total dwelling units
- 4,098 persons (1,501 proposed dwelling units x 2.73 persons per household);
- 924 seniors a Prairie Ridge Senior Campus (616 total senior housing units x 1.5 person per household)
- 5,022 persons is the total estimate of population
- 943 school age children (23% of 4,098 persons with school age children) or 630 public school age children (42% of 1501 dwelling units)
- The average lot size per dwelling unit for the neighborhood as amended is 9,506 square feet per dwelling unit (462 net residential acres multiplied by 43,560 square feet in an area divided by 2,117 total dwelling units—existing and proposed)

The amendment approved by Plan Commission Resolution #06-27 and the Village Board Resolution #06-59 included an amendment to the 2004 Neighborhood Plan by changing the two (2) properties at the northwest corner of Bain Station Road and 88th Avenue (CTH H) from and Institutional use to a residential land use designation**.**

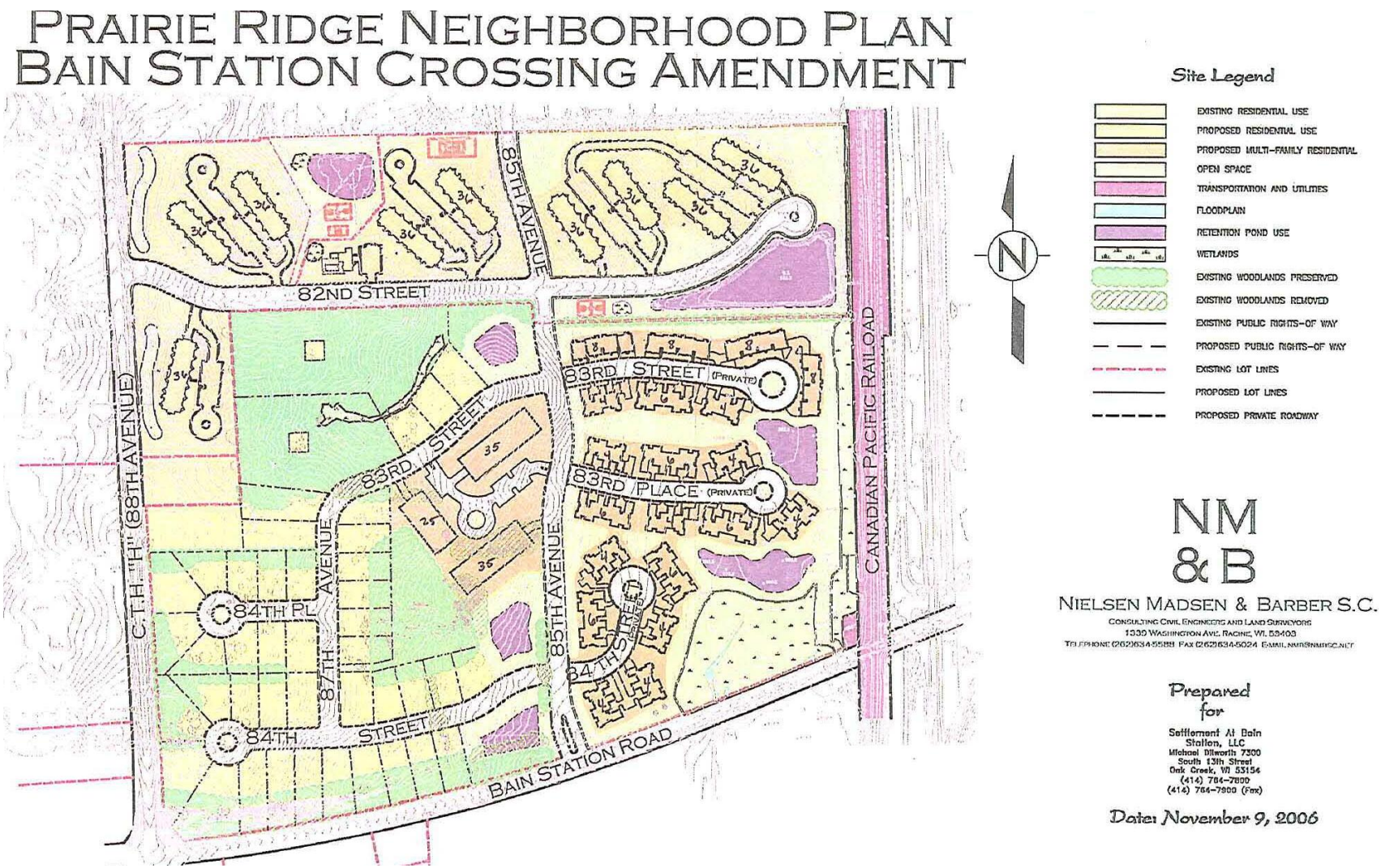
Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Adopted by Plan Commission Resolution #04-07 and Village Board Resolution #04-24



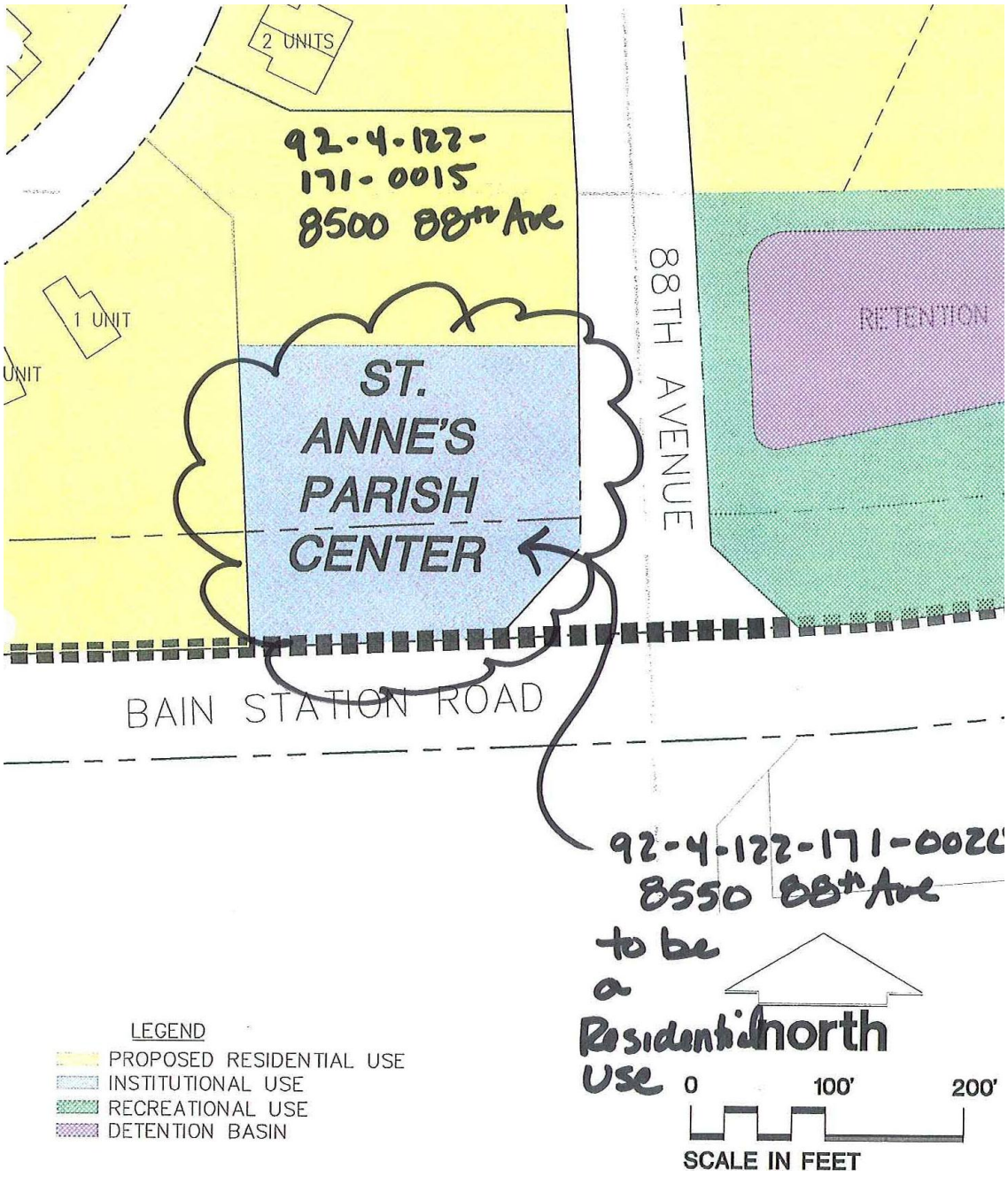
Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Amendment adopted by Plan Commission Resolution #05-11 and Village Board Resolution #05-51



Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Amendment adopted by Plan Commission Resolution #06-25 and Village Board Resolution #06-57



Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Amendment adopted by Plan Commission Resolution #06-27 and Village Board Resolution #06-59



Neighborhood Plan 22 of Appendix 9-3

Red Arrow Neighborhood

The Red Arrow Neighborhood is located almost entirely within the City of Kenosha with the exception of approximately 25 acres of land generally located between 17th and 22nd Avenue and between 89th Street and 90th Street in the Village. This area is developed with residential lots developed in the 1950s.

Neighborhood Plan 23 of Appendix 9-3

River Crossing Neighborhood

The River Crossing Neighborhood is located almost entirely within the City of Kenosha with the exception of approximately 1.5 acres of land located on the north side of STH 50 midway between I-94 and 104th Avenue in the Village. This land is currently developed with residential uses which is in compliance with the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9).

Neighborhood Plan 24 of Appendix 9-3

River View Neighborhood

A Neighborhood Plan for the River View Neighborhood has not been prepared. A majority of this neighborhood is developed with residential land uses and a majority of the neighborhood is located within a Primary Environmental Corridor. Pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), land adjacent to STH 50 would develop as Community Commercial and land at the CTH C and I–94 interchange and the STH 50 and I-94 Interchange as Freeway Commercial land uses when urban services are provided.

Neighborhood Plan 25 of Appendix 9-3

River Woods Neighborhood

A Neighborhood Plan for the River Woods Neighborhood has not 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 with land to the east being developed as residential. The Commercial land within this neighborhood would not develop until there is a full interchange at CTH ML and I-94 and full urban services are available to the area.

Neighborhood Plan 26 of Appendix 9-3

Sheridan Woods Neighborhood

The revised Sheridan Woods Neighborhood Plan was adopted by the Plan Commission on August 13, 2001 by Resolution #01-07 and the Village Board adopted a resolution of support on August 20, 2001 by Resolution #01-49. In addition, the Plan Commission adopted an amendment on February 12, 2007 by Resolution #06-20 and the Village Board adopted a resolution of support on May 7, 2007 by Resolution #07-25.

The Sheridan Woods Neighborhood is generally located between 116th and 128th Streets and between Sheridan Road (STH 32) and 39th Avenue in the Village.

Over the years the Village held the following Informational Meetings regarding the Sheridan Woods Neighborhood Plan:

June 12, 2000

On June 12, 2000 the Plan Commission held a public informational meeting for the request of Prairie Trails, L.L.C. to amend the southwest corner (approximate 90 acres) of the Sheridan Woods Neighborhood Plan in conjunction with requesting the approval of the proposed Conceptual Plan for the Prairie Trails East single-family subdivision. During the Plan Commission meeting several property owners expressed concerns regarding the plan and Karl Christiansen, owner of the property located at 3201 122nd Street submitted an alternative for this portion of the Neighborhood Plan. The Plan Commission tabled the request for further review by the Village Staff.

The Village staff determined it was necessary to re-evaluate the entire neighborhood plan for Sheridan Woods. The Village contracted with land use planners from HNTB to assist in the preparation of the revised Neighborhood Plan. Therefore, the Neighborhood Sketch Plan evaluates and updates a portion of the Neighborhood Plan located between the 116th and 128th Streets and Sheridan Road and the Bike Trail that was approved by the Village in 1994 and includes a portion of the Neighborhood Plan located at the southeast corner of 116th Street and 39th Avenue (CTH EZ) as approved on March 8, 1999 by Plan Commission Resolution #99-06.

March 12, 2001

The Plan was revised and on March 12, 2001, the Plan Commission held a Public Informational Meeting. The revised plan presented at that meeting took into consideration the comments made at the Plan Commission meeting of June 12, 2000. The Plan continues to recommend that 116th and 128th Streets and Sheridan Road and CTH EZ remain as the major arterial roadways to handle all through traffic, while the streets within the neighborhood be minor residential roadways that are laid out to allow for efficient provision of municipal services and the variety of opportunities for residential property owners within the neighborhood to reach their home. No arterial or collector roadways are proposed through the neighborhood. Specifically 122nd Street meanders from 39th Avenue and connects to 22nd Avenue, (122nd Avenue is not a major though fare through the neighborhood) and several other streets such as 26th and 28th Avenue connect to the north to 116th Street and to the south to 128th Street.

The amended Plan, as in the previously adopted Plans, continues to provide for the preservation of environmental features, such as floodplains, wetlands, secondary environmental corridors and woodlands that are linked with other open areas for a future and potential trail system. The Kenosha County Bike Trail traverses the neighborhood from 128th Street to 116th Street within the neighborhood. As stated above, the Plan continues to recommend that 116th and 128th Streets and Sheridan Road

and CTH EZ remain as the major arterial roadways to handle all traffic coming through the neighborhood, while the streets within the neighborhood are minor residential roadways that are laid out to allow for efficient provision of municipal services and the variety of opportunities for residential property owners within the neighborhood to reach their home. No arterial or collector roadways are proposed through the neighborhood. Also due to a large conservancy area located adjacent to Sheridan Road, an east-west roadway connection 39th Avenue to Sheridan Road is not possible.

At the March 12, 2001 Plan Commission meeting the Plan Commission tabled the request to allow for additional comments made at the public hearing to be evaluated. Prior to presenting a revised Neighborhood Plan to the Plan Commission, the Village staff conducted an open house with the property owners to discuss another set of revised Neighborhood Plans.

July 11, 2001

On July 11, 2001, the Village staff held an Open House to answer questions related to the revised Neighborhood Plans--Alternative 1 and 2. About 40 residents and interested persons attended this open house.

August 13, 2001

The Plan Commission held a public informational meeting, the plans as displayed at the Open House on July 11, 2001 are being presented. In addition, Addendum 2a is also being presented. The three alternatives vary slightly in overall number of units. Alternative 1has 1,029 dwelling units, Alternative 2 has 1,025 dwelling units and Alternative 2 with addendum 2a has 1,031 dwelling units. Specifically, the revised Neighborhood Plans recommend the following in accordance with the Comprehensive Plan:

The Sheridan Road Neighborhood Plan (Alternative 2 with addendum 2a)approved by Plan Commission Resolution #01-07 and Village Board Resolution #04-49 includes:

COMMERCIAL AREA: The commercial area, which is approximately 32.9 acres, is located adjacent to STH 32 (Sheridan Road) and most of this land is currently zoned B-3, Highway Business District.

RESIDENTIAL AREA: Approximately 525 acres of land (excluding existing and future rights-of-way) within the neighborhood is proposed to be developed as Residential. In accordance with the Village Comprehensive Plan, the overall net density for the Sheridan Woods Neighborhood recommends that the Neighborhood be developed within the Lower Medium Density Residential category in that the average net density of the neighborhood shall be between 12,000 and 18,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots—however all new single family lots within the neighborhood are proposed to be a minimum of 15,000 square feet. The net density of the neighborhood as shown on Alternative 2 with addendum 2a is 21,108 square feet per dwelling unit (499.6 net residential acres multiplied by 43,560 square feet in an area divided by 1,031 dwelling units). This density is slightly less than the density allowed by the Village Comprehensive Plan.

Specifically the residential area as shown in the Neighborhood Plan are proposed to be developed in the following manner:

- The proposed Tobin Woods Development located at 119th Street west of 26th Avenue are proposed to have lots which range from 2/3 to one (1) acre in size. This proposed development received Preliminary Plat approval on May 3, 1999 by Resolution #99-24 and is seeking Final Plat approval next month.

- The vacant area generally located at the southeast corner of 39th Avenue and 116th Street have lots that are 20,000 square foot. This area is the same layout as approved by Plan Commission Resolution #99-06 on March 8, 1999 with two exceptions. First, Eric and Betty Nystuen, owners of the property located at 11715 39th Avenue requested that their vacant land be developed with 2 acres lots and the cul-de-sac on Brett Brandenburg's property has been shifted—please note that as individual properties proposed to developed their property cul-de-sacs may be able to be shifted or reconfigured. The plans as presented are a guide for future development and Neighborhood Plans are reviewed and re-evaluated prior to any land division occurring to determine if and changes are requested or warranted due to field verification of environmental features.
- The southeastern portion of the neighborhood is proposed to have lots which are a minimum of 20,000 square feet.
- The undeveloped area located in the central portion of the neighborhood—generally between 26th Avenue and 22nd Avenue have an average lot size of 29,000 square feet.
- A portion of the neighborhood adjacent to 116th Street and east of 22nd Avenue is the only area of the Neighborhood that proposes two unit and four unit buildings. Alternatives 1 and 2 illustrate 14 two-family lots and 60 two-and four-unit condominium units for a total of 74 units and the addendum 2a illustrates 7 additional two-family and removes 12 single family lots—including the removal of 2 lots east of the neighborhood park.

PARK AND OPEN SPACE: This neighborhood plan identifies approximately 192 acres or 26% of the lands within the neighborhood to remain as open space. This open space includes approximately 106 acres of wetlands, 10 acres of floodplain and 76 acres of other open space—including woodlands that are currently zoned C-2, Upland Resource Conservancy District. The Comprehensive Plan identifies that a neighborhood park be located within the Neighborhood. Two (2) neighborhood parks are located in the neighborhood each approximately 5 acres—one park is located east of the Kenosha County Bike Trail north of 122nd Street and the second is located east of 22nd Avenue south of 122nd Street. The neighborhood parks connect to the open space corridor provided within the neighborhood. This open space corridor consists of existing Kenosha County Bike Trail, wetlands, secondary environmental corridors—wooded areas--and other open space for active and passive recreational activities. The park and open space within the neighborhood provides for the opportunity for pedestrian path systems though-out the neighborhood with connection to the Kenosha County Bike Trail System and with the potential to connect to adjacent neighborhoods to the east and west.

- **WOODLAND AREAS:** The three (3) wooded areas within the Neighborhood that are currently zoned C-2, Upland Resource Conservancy District are proposed to remain preserved and part of the open space.
- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 106 acres of land within wetlands. Prior to consideration of any proposed Conceptual Plans, wetlands within the Neighborhood area shall be field verified by a certified biologist in accordance with the Village wetland regulations. Some of the wetlands within the undeveloped area as shown within the Neighborhood have been field verified.

- **FLOODPLAIN AREAS**: The Neighborhood Plan identifies approximately 10 acres of land within the 100-year floodplain. Prior to consideration of any proposed Conceptual Plans, floodplains within the Neighborhood area shall be field verified in accordance with the Village floodplain regulations.
- **DETENTION/RETENTION AREAS:** The Neighborhood Plan indicates areas with existing detention/retention facilities and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements for Village review and complies with elements of the Villages Tobin Creek Storm Water Management Plan

ACCESS TO LOCAL ARTERIAL AND COUNTY AND STATE HIGHWAYS: The Neighborhood Plan indicates proposed locations for new street access to 116th Street (local arterial) at 35th Avenue, at approximately 30th Avenue, 22nd Avenue and at approximately 20th Avenue. No additional access is proposed to CTH EZ (39th Avenue). Seven (7) access points are proposed on 128th Street (Lake County Highway), at approximately 35th, 26th, 23rd, 21st, 17th, and 15th Avenues. No additional street access is provided to STH 32 (Sheridan Road) due to the location of environmental features, which restrict a roadway crossing. At the time that any portion of the neighborhood is proposed to be developed, proper access permits will need to be obtained from Kenosha County or Lake County (if applicable) prior to final Village approval. In addition, the long range transportation plan indicates that the following adjacent arterials--39th Avenue (CTH EZ), 116th Street and Sheridan Road (STH 32) are proposed to be improved and widen a warranted when traffic counts warrant such improvements.

CROSSING OF THE BIKE PATH WITH 122nd STREET: The 122nd Street crossing of the Kenosha County Bike Trial was reviewed and approved by Kenosha County with the approval of the Neighborhood Plans approved in 1990 and 1994 and with the development of the Prairie Trails West Subdivision. With the County's approval, the 122nd Street public improvements were installed to the trail for the future crossing by the developers of Prairie Trails West Subdivision. Crossing of the Kenosha County Bike Trail is necessary. The roadway crossing provides:

- Access to/from the 39th Avenue arterial highway, which is located mid-way between 116th and 128th Streets
- East-west access for police patrol and fire & rescue services
- East-west access for school buses
- East-west access for snowplowing and garbage collection
- Vehicular access to a proposed park by neighborhood residents

At the time that the roadway crosses the Bike Trail, the developer, the Village staff and the County will need to examine the crossing to determine what additional improvements need to be made to the roadway to allow for the roadway crossing, proper drainage and the type of signage that will be required on each side of the bike trail. Alternatives 1 and 2 show variations on the configurations of 122nd Street between the Bike Trail and 122nd Street. Based on the comments from the open house the residents appear to favor Alternative 2.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: This neighborhood will not develop until the current property owners wish to develop their land; however, Neighborhood Planning is essential for the orderly growth of the community and

establishes a framework as to how development should occur and, if and when it should occur. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.

Current population within the neighborhood

- 336 dwelling units--assumes that each existing lot has an occupied dwelling unit.
- 917 persons with 211 school age children

Projected populations within the neighborhood based on the number of households proposed for this neighborhood when fully developed--numbers based on Alternative 2 with Addendum 2a

- 1,031 dwelling units
- 2,815 persons with 647 school age children.

The amendment for the area generally located on the west side of 28th Avenue, south of 116th Street, at the approximate 11900 Block approved by Plan Commission Resolution 06-20 and Village Board Resolution #07-25 included:

- The proposed location of the short cul-de-sac ("Orchard Drive" extending east from 28th Avenue) has shifted slightly north as it connects to 28th Avenue as a result of adjustments made to The Orchard single-family subdivision layout.
- The currently proposed configuration of the short cul-de-sac ("Orchard Drive" extending east from 28th Avenue) has been changed to include a longer cul-de-sac (approximately 1,300 feet) that bends southward to provide access to the west portion of the subject property.
- The currently proposed "horseshoe-shaped" road that loops and connects at two points to the west side of 28th Avenue has been eliminated. An existing accessory building on the southern end of the currently proposed loop road, as well as the existence of property owners who at this time do not want to further develop their properties, currently prohibits the creation of this "horseshoe-shaped" roadway.
- A minor reconfiguration of the single-family lots as a result of the alteration to the road layout.
- An actual decrease in the number of single-family lots within this amended portion of the Neighborhood Plan, from approximately 25 lots to the proposed 19 lots (18 new lots and 1 pre-existing lot which is improved with a house that is "to be razed"). Accordingly, a slight decrease in the total net density of the Sheridan Woods Neighborhood.

"The Orchard Subdivision", which consists of 15.341 acres of land, is proposed to be developed into 19 single-family lots (18 new lots and 1 pre-existing lot) and two (2) Outlots. The proposed single-family lots range in size from 20,066 square feet (Lot 1) to 36,438 square feet (Lot 8) with the average lot size of 23,616 square feet. The Orchard Subdivision" development provides for a net density of 1.60 units per net acre. The net density is calculated by dividing the number of dwelling units (19) by the net area of 11.86 acres. (net area excludes public roadway, wetlands and floodplain); and

The open space for "The Orchard Subdivision", approximately 1.97 2.05 acres (85,763 89,164 square feet) or 13% of the entire approximate 15 acre (668,236 square feet) site is proposed to remain in open space. The open space within the development includes wetlands, woodlands,

stormwater retention areas and other open space.

WETLANDS: A total of 0.51 acres (22,412 square feet) or 3% of the site have been field delineated as wetlands by Thompson & Associates on August 7, 2006. The wetland area is located within the 57,009 square foot Outlot 2 in the southwest corner of the site. The wetlands comprise 39% of Outlot 2.

WOODLANDS: A detailed tree survey was prepared by Capitol Surveying & Engineering dated October 13, 2006.

OTHER OPEN SPACE: 2.05 acres (89,164 square feet) of other open space located within the Outlots 1 and 2 [which includes the 0.51 acres (22,412 square feet) of wetlands on Outlot 2] will remain as open space. A portion of Outlots 1 and 2 will be used for storm water retention facilities for this development. In addition, and not included in the open space acreage above, is the required 35 foot wide "Dedicated Landscape, Access and Maintenance Easement" adjacent to 28th Avenue. Landscaping and undulating berms will be required to be installed by the Developer within this Easement. Detailed Landscaping Plans shall be submitted with the Preliminary Plat.

Based on the 2000 U.S. Census information for the Village, there is an average of 2.73 persons per household. School-aged children between the ages of 5 and 19 make up 23% of the population. Therefore, based on the currently shown 19 lots, it is projected that 52 persons may likely be added to the population upon full build-out of "The Orchard Subdivision" development. The subdivision would likely generate 12 school-aged children at full build-out. Pursuant to the information provided by the KUSD for Pleasant Prairie (0.42 x number of dwelling units), 8 public school-aged children are likely to come from this development at full build-out.

This amendment would provide for a slight decrease in the projected population and the number of school age children at full build out for the entire Sheridan Woods Neighborhood.

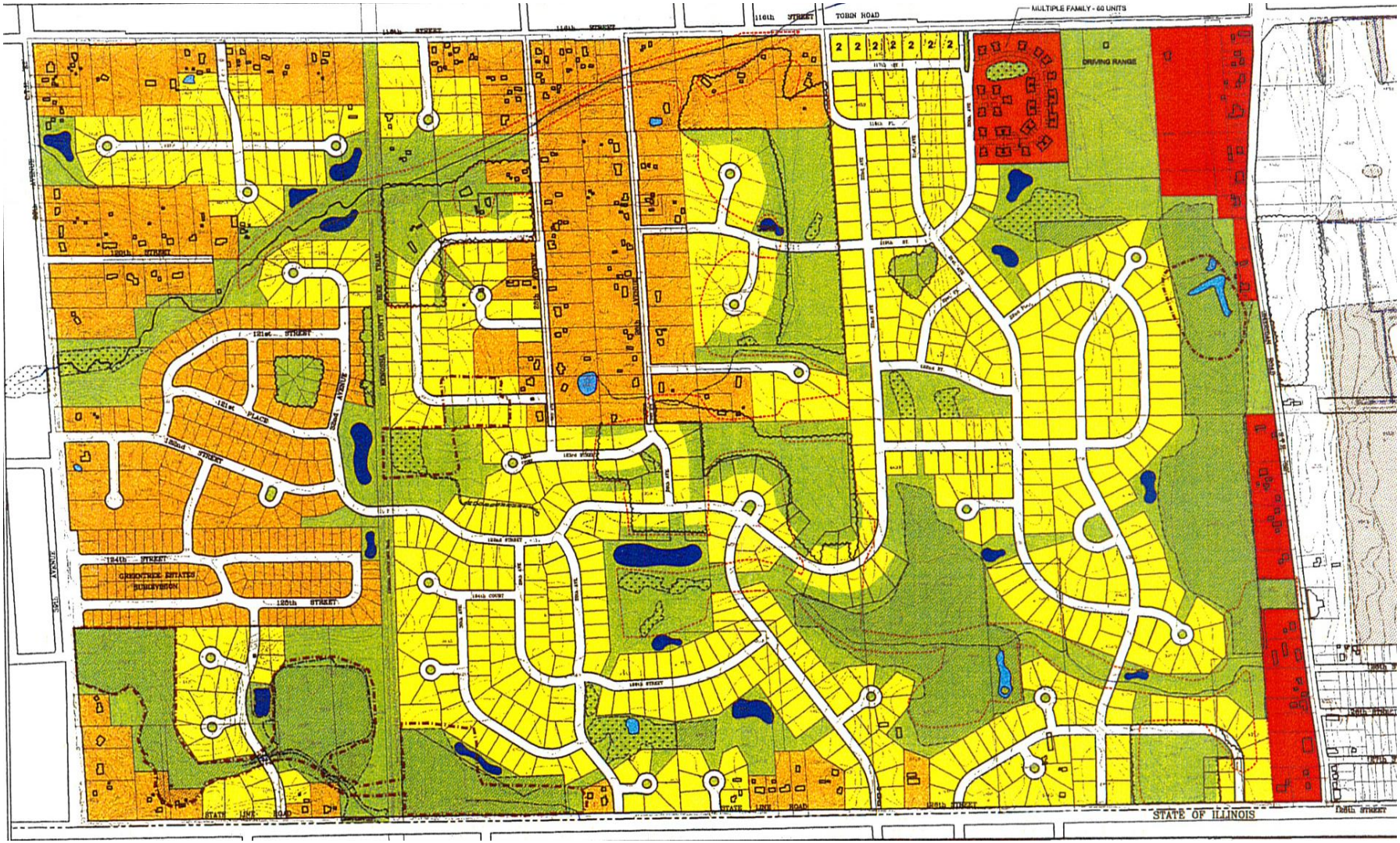
- 1,025 dwelling units (a decrease from 1,031 dwelling units).
- 2,798 persons including 643 school age children (a decrease from 2,815 persons including 647 school age children, which is a decrease of 3 school-aged children).

The total number of public school age children that are likely to come from this entire Sheridan Woods Neighborhood would decrease from 433 public school-aged children to 431 public school-aged children, a decrease of 4 public school-aged children; and

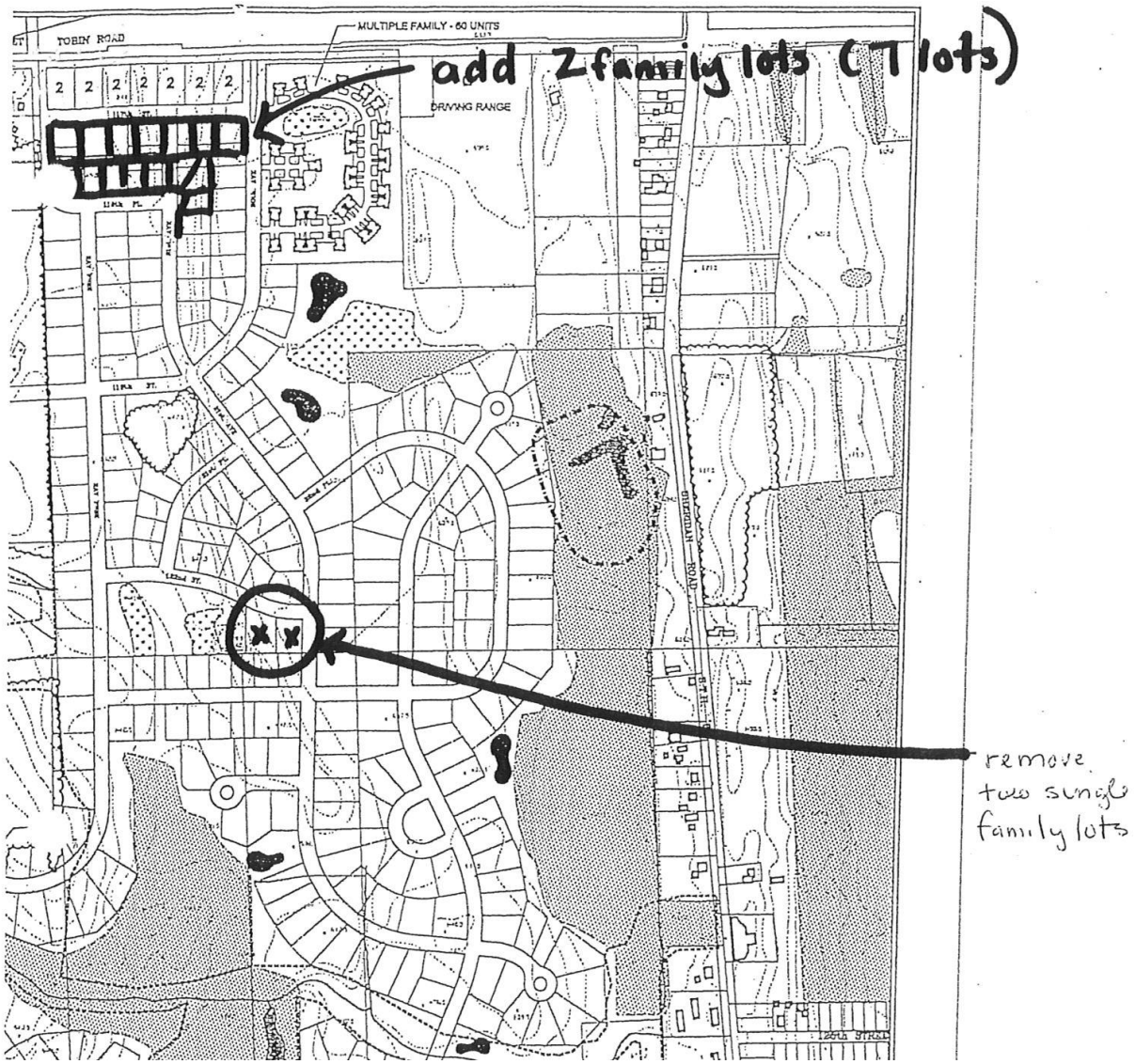
This amendment to the Neighborhood Plan would provide for a slight decrease in the residential units within the entire Sheridan Woods Neighborhood from 1,031 dwelling units to 1,025 units, thus adjusting the net density from 21,108 square feet per dwelling unit to 23,616 square feet per dwelling unit (499.6 net residential acres multiplied by 43,560 square feet in an area divided by 1,025 dwelling units). This density is in compliance with the Village Comprehensive Plan, which provides that the overall net density for the Sheridan Woods Neighborhood be developed within the Lower-Medium Density Residential category in that the average net density of the Neighborhood shall be between 12,000 and 18,999 square feet per dwelling unit. This density is slightly less than the density allowed by the Village 2010 Comprehensive Plan and slightly less than the previously approved Sheridan Woods Neighborhood Plan.

"The Orchard Subdivision" development is proposed to have one (1) public street access point onto 28th Avenue at approximately "Orchard Drive" on the Conceptual Plan). The Conceptual Plan allows for a potential future road connection to the north, near the bend in the proposed "Orchard Drive" (to Tax Parcel Number 92-4-122-362-0012). This road "stub" would afford that property owner to the north the opportunity to connect to the roadway should that property owner ever wish to further subdivide that property for future development pursuant to the approved Neighborhood Plan.

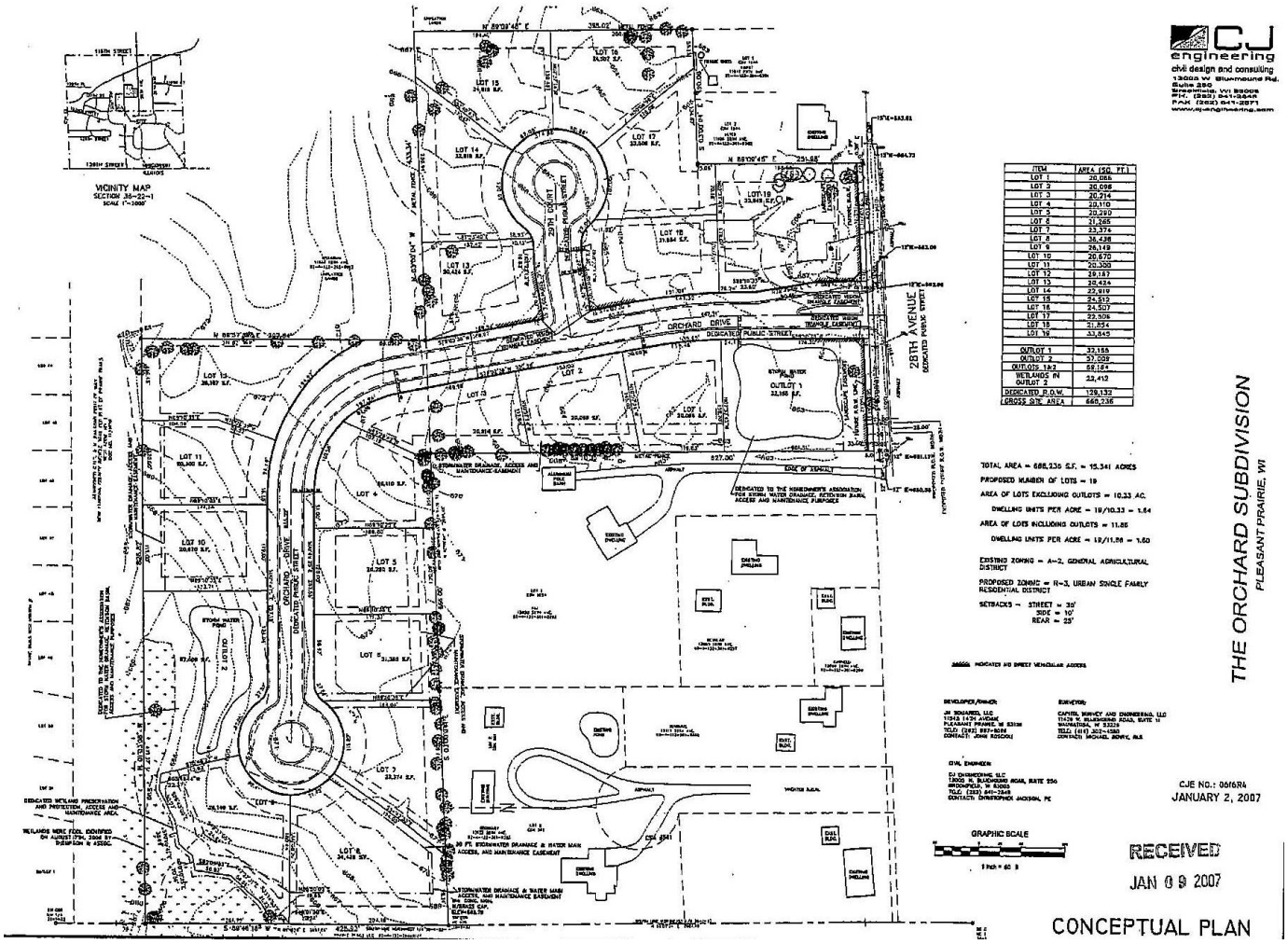
Neighborhood Plan Map 26
***Sheridan Woods Neighborhood* (Alternative 2)**
Adopted by Plan Commission Resolution #01-07 and Village Board Resolution #01-49



Neighborhood Plan Map 26
Sheridan Woods Neighborhood **(Addendum 2a)**
Adopted by Plan Commission Resolution #01-07 and Village Board Resolution #01-49



Neighborhood Plan Map 26
Sheridan Woods Neighborhood
Amendment adopted by Plan Commission Resolution #06-20 and Village Board Resolution #07-25



Neighborhood Plan 27 of Appendix 9-3

Stocker Neighborhood

The Stocker Neighborhood is located partially within the Village and partially within the City of Kenosha.

The Stocker Neighborhood is located almost entirely within the City of Kenosha with the exception of approximately 36 acres of land generally located between 52nd and 56th Avenues and between STH 50 and 71st Street in the Village. A Neighborhood Plan for this Neighborhood has not been prepared. Pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), land adjacent to STH 50 is and will be developed with Community Commercial Uses and the remainder of the land in the Village will be developed with residential land uses.

Neighborhood Plan 28 of Appendix 9-3

Tobin Road Neighborhood

The Tobin Road Neighborhood Plan was adopted by the Plan Commission on May 24, 2004 by Resolution #04-08 and the Village Board adopted a resolution of support on June 7, 2004 by Resolution #04-26. In addition, on the Plan Commission adopted an amendment on October 8, 2007 by Resolution #07-25 and the Village Board adopted a Resolution of support of on October 15, 2007 by Resolution #07-67.

The Tobin Road Neighborhood is generally located between 104th Street on the north, Sheridan Road (STH 32) on the east, 116th Street on the south and the Kenosha County Bike Trail at the west.

The Tobin Creek Neighborhood Plan approved by the Plan Commission by Resolution #04-08 and Village Board Resolution #04-26 includes:

COMMERCIAL AREAS: Approximately 14 acres of land within the neighborhood is identified as commercial—these areas include a Neighborhood Commercial Area at the southwest corner of STH 165 and STH 32 and at the northwest corner 116th Street and STH 32.

INSTITUTIONAL AREAS: Approximately 14 acres of land within the neighborhood are identified Institutional Uses which is land currently owned by Kenosha Unified School District on 116th Street west of STH 32. This land is proposed to be developed with a Elementary School pursuant to the Village Comprehensive Land Use Plan.

RESIDENTIAL AREA: Approximately 461 acres of land (excluding existing and future rights-of-way, commercial and institutional areas, wetlands and woodland to be preserved) within the neighborhood are proposed to be developed as Residential. There are 321 existing single family units (including 140 lots within the Timber Ridge Manufactured/Mobile home park) and no multi-family units. The Neighborhood Plan proposes and additional 245 single family units and 156 multi-family units. The multi-family units includes 10-eight unit condominium buildings, 12-four unit condominium buildings and 14 two unit condominium buildings located south of the commercial area at STH 165 and STH 32 to be known as Southshore Estates Condominiums.

The single family lots within this neighborhood range in size from 12,500 square feet in the Tobin Creek Development to 20,000 plus square feet further west away from Sheridan Road. A number of wooded areas are proposed to be developed, however, detailed tree surveys will need to be submitted prior to development to determine the area to be built on and the areas to be preserved through deed restrictions.

In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Tobin Road Neighborhood recommends that the Neighborhood be developed within the Low-Medium Residential land use category with the average lot area per dwelling unit falling within the range of 12,000 square feet to 18,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots — however all new single family lots within the neighborhood are proposed to be a minimum of 15,000 square feet. The net density of the neighborhood as shown on Plan is 27,802 square feet per dwelling unit (461 net residential acres multiplied by 43,560 square feet in an area divided by 722 dwelling units). This density is in compliance with the Village Comprehensive Plan.

OPEN SPACE: This Neighborhood Plan identifies approximately 236 acres or 34% of the lands within the neighborhood to remain as open space. This open space includes approximately 125 acres of wetlands, approximately 17 acres of protected woodlands and

94 acres other open space. The 2010 Comprehensive Land Use Plan does not indicate that this neighborhood have a park; however, within the Prairie Lane Neighborhood directly west of the Kenosha County Bike Trail is land proposed to be developed as a Community Park and two pedestrian access points are proposed to connect to the Kenosha County Bike Trial. In addition, the other open spaces areas within the neighborhood will allow for pedestrian trail systems to interconnect areas of this neighborhood to the Bike Trail and the future Community Park west of the Kenosha County Bike Trail.

- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 125 acres of land within wetlands. Prior to consideration of any proposed Conceptual Plans, wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the plan may need to be altered in order to preserve the wetlands.
- **FLOODPLAIN AREAS**: The 100-year floodplain in this area of the Village has not been delineated, as a result the Village is concerned that there may be floodplain associated with Tobin Creek and its tributaries with this Neighborhood; therefore, until more detailed floodplain studies are completed in this area, the Neighborhood Plan indicates that all lots be located a minimum of 75 feet from the Ordinary High Water Mark of said navigable waterways.

RETENTION AREAS: The Neighborhood Plan indicates areas with existing retention facilities and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements for Village review.

URBAN RESERVE AREA: The western portion of the neighborhood is located within an Urban Reserve Area, which indicates that the area is not proposed to be developed until after 2010. If the property owners wish to develop their land within the reserve area prior to 2010, then the Comprehensive Plan will need to be amended to remove the reserve designation.

ACCESS TO ARTERIAL ROADS: The Neighborhood Plan indicates two (2) new street access points to Sheridan Road (STH 32), three new access points to STH 165, one new access point to 116th Street. 28th Avenue, a local arterial is proposed to be extended between 116th Street and STH 165 within the neighborhood. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that STH 165, STH 32, and 116th Street may be widened when traffic counts warrant such improvements.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portion of this neighborhood will not develop until the current property owners wish to develop their land; however, neighborhood planning is essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it should occur. The neighborhood plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.

Current population within the neighborhood:

- 321 dwelling units--assumes that each existing lot has an occupied dwelling unit

- 876 persons with school age children (which includes 202 school age children)

Projected populations within the neighborhood based on the number of households proposed for this neighborhood when fully developed:

- 722 total dwelling units (includes 321 existing dwellings)
- 1971 persons with school age children (which includes 453 school age children) (includes 876 current population and 202 current school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. A KUSD Master Plan is being prepared by KUSD staff to be completed this spring, which is to address growth in the district. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), 303 new public school age children are likely to come from this neighborhood.

An amendment to the northeastern portion of the Tobin Creek Neighborhood Plan was approved by the Plan Commission by Resolution #07-25 and Village Board Resolution #07-67. The amendment included 80 single family lots rather than 29 single family lots and 156 condominium units as shown on the 2004 Tobin Road Neighborhood Plan. This amendment reduced the number of dwelling units within the neighborhood by 105 units from 722 dwelling units to 617 dwelling units.

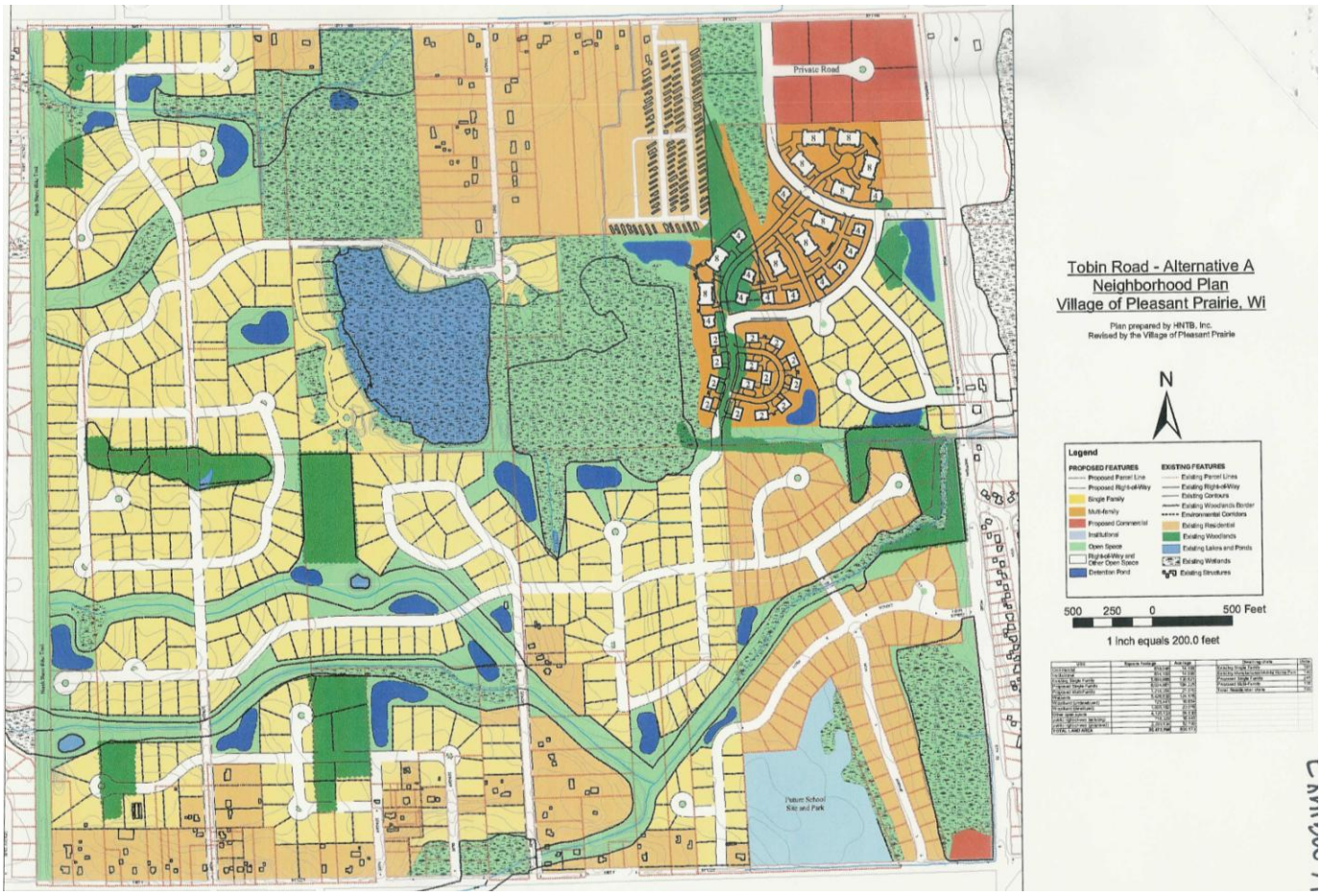
In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Tobin Road Neighborhood is recommended to be within the Low-Medium Residential land use category with the average lot area per dwelling unit being between 12,000 square feet to 18,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The net density of the neighborhood as shown on the 2004 Tobin Road Neighborhood Plan is 27,802 square feet per dwelling unit (461 net residential acres multiplied by 43,560 square feet in an area divided by 722 dwelling units). This net density exceeds the minimum density requirement of the Neighborhood in that the average lot size is nearly twice the minimum average lot size pursuant to the recommendation of the Village 2010 Comprehensive Plan. The net density of the neighborhood with this amendment is 32,546 square feet per dwelling unit (461 net residential acres multiplied by 43,560 square feet in an area divided by 617 dwelling units (105 dwelling units less)). The net density of the neighborhood pursuant to the proposed amendment exceeds the minimum density requirements of the neighborhood in that the average lot size is nearly twice the minimum average lot size pursuant to the recommendation of the Village 2010 Comprehensive Plan.

The projected population within the entire neighborhood based on the amended Neighborhood Plan includes:

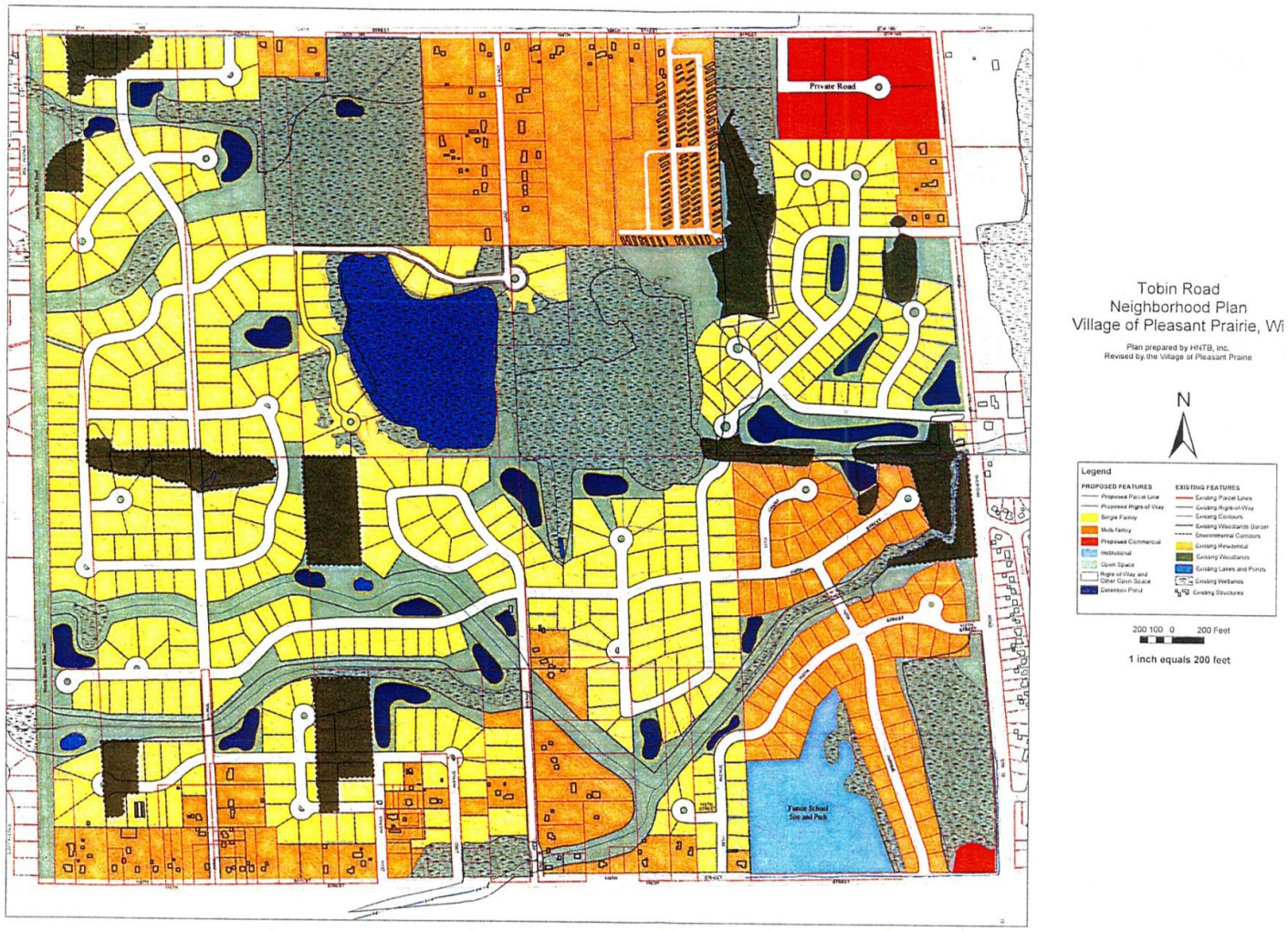
- 617 dwelling units (including 321 existing dwelling units as of 2004)
- 1684 persons (617 proposed dwelling units x 2.73 persons per household)
- 387 school age children (23% of 1684 persons with school age children) or 259 public school age children (42% of 617 dwelling units)

[*Note: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of new student that will attend public school is 42% of the number of dwelling units*.]

Neighborhood Plan Map 28
Tobin Road Neighborhood
Adopted by Plan Commission Resolution #04-08 and Village Board Resolution #04-26



Neighborhood Plan Map 28
Tobin Road Neighborhood
Amendment adopted by Plan Commission Resolution #07-25 and Village Board Resolution #07-67



Neighborhood Plan 29 and 29a of Appendix 9-3

Village Green Neighborhood and Village Green Center Sub-Neighborhood

A Neighborhood Plan for the Village Green Neighborhood was revised in 2006 and adopted by the Plan Commission on February 13, 2006 by Resolution #06-02 and the Village Board adopted a resolution of support on February 20, 2006 by Resolution #06-12.

The 2035 Comprehensive Plan defines a sub-neighborhood within the Village Green Neighborhood to be known as the Village Green Center Sub-Neighborhood. This sub neighborhood is being further defined and a detailed Plan is being prepared. The Village Green Center Sub-neighborhood Area is a Smart Growth Area as discussed in the Land Use Element (Chapter 9) and within the Economic Development Element (Chapter 7).

The Village Green Neighborhood is bounded by 93rd Street on the north, the Kenosha County Bike Trail on the East, STH 165 on the south and approximately 57th Avenue (tower lines) on the west in the Village.

Over the years several neighborhood plans and amendments for the Village Green Neighborhood have been presented to the residents, the Plan Commission and the Village Board prior to the adoption of the 2006 Neighborhood Plan including:

- Plan Commission Resolution #96-04 and #96-05, adopted on April 22, 1996 related to the Village Green Neighborhood Plan and the Village Green Center Plan as reviewed and recommended by the Village Green Technical Advisory Committee.
- Plan Commission Resolution #99-12, adopted on June 14, 1999 related to amendments to the 1996 Neighborhood Plan at the northeast corner of the STH 165 and CTH EZ and at the southeast corner of the Springbrook Road and CTH EZ.
- Plan Commission Resolution #99-20, adopted on November 22, 1999 related to amendments to the 1996 Neighborhood Plan at the southwest corner of 93rd Street and CTH EZ.
- Plan Commission Resolution #00-21, adopted on November 27, 2000 related to amendments in the southwestern portion of the Neighborhood and this Plan incorporated all the changes adopted since 1996 within the entire neighborhood.
- Plan Commission Resolution #04-01, adopted on January 4, 2004 related to amendment to the 2000 Neighborhood Plan generally located north and west of Springbrook Road and CTH EZ; and

The 2006 Neighborhood Plan included changes to the road and lot configurations as a result of detailed wetland stakings conducted on property west of Meadowdale Estates on the south side of 93rd Street and revisions to the location of the Neighborhood Park.

The Village Green Neighborhood Plan includes:

COMMERCIAL AREAS: Approximately 43 acres of land within the neighborhood is identified as commercial. The Commercial area includes the Village Center commercial area generally located east of CTH EZ and Springbrook Road and a Community Commercial Area at the corner of Springbrook Road and CTH EZ. The Village Center commercial area is intended to provide for a unique community center and gathering place for the Village. The layout was slightly modified in 2000 from the 1996 Neighborhood Plan and provides for areas for commercial shops and offices a center boulevard area as shown is large enough for Village events such as a farmer' market, a winter festival or other such community wide activities in the Village Center. [*Note: The Village Green Technical Advisory Committee has been reconvened and is evaluating the Village Center Plan and an amendment to this portion of the neighborhood will be forthcoming by the end of the year.]* Main Street is

intended to be a collector through the neighborhood that connects the Village Center west through the Neighborhood into the Highpoint Neighborhood to a future school site. See additional comments below in the section entitled, "Access to Arterial Roads".

INSTITUTIONAL AREA: Approximately 114 acres of land within the neighborhood is identified as Institutional use, including: All Saints Cemetery, Victory Baptist Church, We Energies Substation, Village Hall and Fire Station #1 and the Pleasant Prairie Post Office.

RESIDENTIAL AREA: Approximately 519 acres of land (excluding existing and future rights-of-way, commercial, institutional, wetland and floodplain) within the neighborhood are proposed to be developed as Residential.

There are 395 existing single family lots within the Neighborhood and these existing residential developments include: Meadowdale Estates, Village Green Heights, Rolling Meadows, Rolling Meadow Woods, Hill N Dale; residential development along STH 165, Springbrook Road, 94th Place, 39th Avenue, and 93rd Street. 402 new single family units are proposed to be constructed within the neighborhood.

The proposed 396 multi-family units in the neighborhood include: 9-4 unit condominium buildings known as Sagewood Condominiums at Village Green located north of STH 165 at 47th Avenue; 7-4 unit condo buildings for the second stage of Sagewood Condominiums, 100 condominium units north of Main Street known as Village Green Townhomes North; 232 condominium units located in a combination of 2 to 12 unit condominium buildings are shown in the Village Center located at Main Street and Springbrook Road. *[Note: The Village Green Technical Advisory Committee has been reconvened and is evaluating the Village Center Plan and an amendment to this portion of the neighborhood will be forthcoming by the end of the year.]*

The Neighborhood Plan proposes a total of 797 single family units and 396 multi-family units for a total of 1193 dwelling units.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood recommends that the Neighborhood be developed within the Low Density Residential land use category with the average lot area per dwelling unit shall be 19,000 square feet or more. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The net density of the neighborhood as shown on the Neighborhood Plan is 20,477 square feet per dwelling unit (560 net residential acres multiplied by 43,560 square feet in an area divided by 1193 dwelling units). This density is in compliance with the Village Comprehensive Plan.

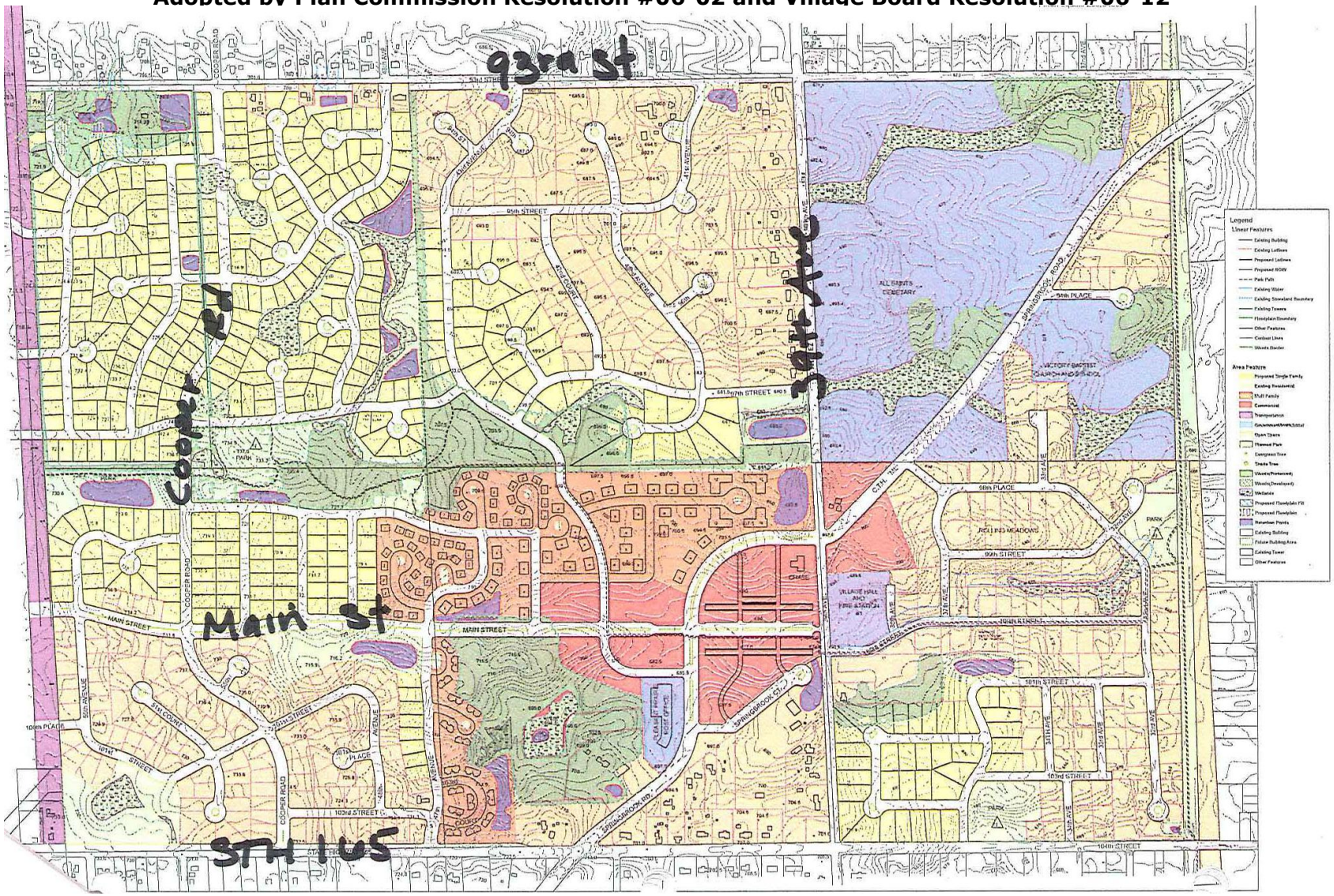
OPEN SPACE: This Neighborhood Plan identifies approximately 107 acres or 11% of the lands within the neighborhood to remain as open space. This open space includes approximately 3 acres of floodplain, 32 acres of wetlands, and 53 acres for Neighborhood Parks including the Kenosha County Bike Trail that abuts this Neighborhood on the east and 19 acres of other open space. (These open space numbers do not include additional wooded areas proposed to be preserved.)

- **FLOODPLAIN AREAS**: The Neighborhood Plan identifies approximately 2 acres of land within the 100-year floodplain generally located south of 93rd Street at approximately 57th Avenue. Prior to consideration of any Conceptual Plans on this property, the floodplains location shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes may create upstream and/or downstream flooding problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approval is obtained from the Village

and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation. The neighborhood Plan indicates that a floodplain adjustment in this area will be required.

- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 32 acres of land within wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered in order to preserve the wetlands. The Plan indicates that a number of small wetland pockets will need to be filled in order for Cooper Road to connect form 93rd Street to STH 165 and a future connection at 97th Street west of Meadowdale Estates Development. The owners of this property have been working with the DNR to mitigate these wetland areas as noted on the Plan.
- **NEIGHBORHOOD PARKS**: The Neighborhood Plan identifies approximately 53 acres of land for three Neighborhood Parks including 13 acres of land encompassing the Kenosha County Bike Trail that abuts this neighborhood on the east.
    - The existing 3 acres (approx.) neighborhood park is located adjacent to the Bike Trail at 99th Street in the Rolling Meadows Subdivision.
    - A proposed 4 acre (approx.) neighborhood park is located north of STH 165 and west of the Hill N Dale Subdivision at 36th Avenue.
    - A proposed 33 acre (approx.) neighborhood park is proposed to be located at in the west central portion of the neighborhood. The wooded eastern portion of this park will be dedicated to the Village as part of Meadowdale Estates Addition # 1 Final Plat, the southern portion of the park will be dedicated to the Village as part of the Village Green Heights Addition #1 Final Plat, the northern portion of the park east of Cooper Road is proposed to be dedicated to the Village as part of the Devonshire Subdivision and the northern portion of the park is proposed to be dedicated to the Village as part of the Stonebridge Subdivision. It is proposed that several park amenities be constructed in this park including: softball fields, soccer fields, tennis courts, play equipment, shelter, and parking. The Village is in negotiations with the Developer of Devonshire Development to pay for the installation of these improvements. The park corridor that is being created in this neighborhood is proposed to continue into the Highpoint Neighborhood to the west to provide a pedestrian connection to a future school site and nature preserve. In addition, a trail system is linked east through the Village Center to 100 Street that will connect to the Kenosha County Bike Trail through the Rolling Meadows Neighborhood Park.
- **RETENTION AREAS:** The Neighborhood Plan indicates areas within existing retention facilities and proposed areas for future storm water management facilities. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements.

Neighborhood Plan Map 29
Village Green Neighborhood
Adopted by Plan Commission Resolution #06-02 and Village Board Resolution #06-12



ACCESS TO ARTERIAL ROADS: The Department of Transportation (WisDOT) is preparing a Corridor Study of STH 165 from STH 31 to STH 32. This study upon its completion will indicate the amount of right-of-way needed for future expansion and the restricted roadway access to STH 165. The access shown to STH 165 is based on the best available information known at this time. Prior to any development adjacent to STH 165, the WisDOT may require a Traffic Impact Analysis (TIA) to be completed and the Village may require the developer to provide funds to the Village for the future improvements to STH 165. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that CTH EZ, 93rd Street and Springbrook Road should be improved or widened when traffic counts/new developments warrant such improvements.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this neighborhood will not develop until the property owners wish to develop their land; which makes neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The neighborhood plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 Census information for the Village of Pleasant Prairie, the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population.

Current population within the neighborhood:

- 395 dwelling units--assumes that each existing lot has an occupied dwelling unit
- 1078 persons (which includes 275 school age children)

Projected populations within the neighborhood based on the total number of households proposed for this neighborhood when fully developed:

- 1193 dwelling units
- 3257 persons (which includes 749 school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), therefore; a total of 501 public school age children are likely to come from this neighborhood.

Neighborhood Plan 30 of Appendix 9-3

WEPCO Neighborhood

The WEPCO Neighborhood is a special purpose district. There are no planned residential uses within this Neighborhood and most of the land is occupied by Pleasant Prairie Power Plant and its associated fly ash land fill site as discussed in the Community Utilities and Facilities Element (Chapter 5). Other areas within this neighborhood included the Village Roger Prange Municipal Building, a radio station and community commercial land at the southwest corner of Bain Station Road and STH 31.

Neighborhood Plan 31 of Appendix 9-3

White Caps Neighborhood

The White Caps Neighborhood is located partially within the Village and partially within the City of Kenosha. A Neighborhood Plan for this Neighborhood has not been prepared. A majority of this neighborhood, pursuant to the 2035 Land Use Plan as shown on Map 9.9 in the Land Use Element (Chapter 9), is development and will be developed as residential with a Community Commercial area adjacent to STH 50.

Neighborhood Plan 32 of Appendix 9-3

Whittier Creek Neighborhood

The Whittier Creek Neighborhood Plan was prepared and adopted by the Plan Commission on March 12, 2007 by Resolution #07-10 and the Village Board adopted a Resolution of support of on March 19, 2007 by Resolution #07-11. On June 21, 2010 a portion of the Whittier Creek Neighborhood Plan was amended by Ordinance #10-37 to include Ingram Park within the south-central portion of the Neighborhood,

The Whittier Creek Neighborhood is bounded by STH 31 (Green Bay Road) on the west, 93rd Street on the south, Cooper Road on the east and 85th Street on the north. In 1994, a Neighborhood Plan was prepared for a portion of the Whittier Creek Neighborhood generally located east of STH 31 west of approximately 57th Avenue, south of 85th Street and north of 93rd Street; and in 2002 the Neighborhood Plan was re-evaluated and on March 25, 2002 the Plan Commission adopted a revised Neighborhood Plan (Resolution #02-05) for a portion of the Whittier Creek Neighborhood generally located east of STH 31 west of approximately 57th Avenue, south of 85th Street and north of 93rd Street. On April 1, 2002 the Village Board adopted Resolution #02-14 to concur with and support the Neighborhood Plan as approved by the Plan Commission.

In 2007 a Neighborhood Plan has been prepared for the entire Whittier Creek Neighborhood. In 2007 this neighborhood was primarily farm land with a number of home sites adjacent to the arterial roadways with the exception of the Whittier Heights Development and Wil-Char Subdivision in the northeast portion of the neighborhood and Creekside Crossing mixed residential development in the southwest portion of the Neighborhood.

The Village 2010 Comprehensive Plan indicates that an Elementary School Site-Whittier Elementary School at 8542 Cooper Road, two Neighborhood Parks, and the remainder of the land within the neighborhood would be developed as residential uses with the preservation of environmental corridors and the isolated natural areas in the neighborhood. The 2035 Land Use Plan indicates that a Community Park be located within the south central portion of the neighborhood.

The Whittier Creek Neighborhood Plan includes:

GOVERNMENT/INSTITUTIONAL AREA: Approximately 7.4 acres of land within the neighborhood is identified as Institutional use, including: the existing Whittier Elementary School located at 8542 Cooper Road and the Holy Family Catholic Book Store located at 9249 93rd Street.

TRANSPORTATION/UTILITIES: Approximately 8.6 acres of this neighborhood is located within a Utility Easement with electric transmission towers generally located at 57th Avenue.

ACCESS TO ARTERIAL ROADS: Pursuant to the Village Comprehensive Plan 85th Street, 93rd Street, Cooper Road and Old Green Bay Road are classified as local arterial roadways and 89th Street is identified as a local collector roadway. In addition, the long-range transportation plan indicates that Old Green Bay Road, 85th Street, Cooper Road and 93rd Street should be improved or widened when traffic counts/new developments warrant such improvements. 85th Street will likely be widen to four (4) lane urban profile between 64th Avenue and Cooper Road similar to 85th Street east of Cooper Road. 93rd Street will be widened into a three (3) lane urban cross section (one travel lane in each direction and a center turn lane). Cooper Road is proposed to be further evaluated related to the timing and roadway profile required. 89th Street is a collector street extending through the Neighborhood that would connect Old Green Bay Road to Cooper Road and extending further east to 39th Avenue. A single lane roundabout will be constructed at the intersection of Cooper Road and 93rd Street when Cooper Road is constructed south of 93rd Street

within the proposed Devonshire Development. New driveway access to the arterial and collector roadways will be limited and new roadways are aligned with existing or proposed roadways on the opposite side of the street. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development.

[*Note*: A detailed traffic study was conducted by Wayne Higgins with Traffic Engineering Services, Inc. to determine the profile for 93rd Street and to examine if the traffic warrants a four-way stop, a signalized intersection, or a roundabout at the intersection of 93rd Street and Cooper Road. At the February 26, 2007 Plan Commission meeting and the March 5, 2007 Village Board Meeting Mr. Higgins presented his the report and the Village Board approved a single lane roundabout at 93rd Street and Cooper Road and a three lane urban profile for 93rd Street (one travel lane in each direction and a center turn lane) rather than a four lane profile (two travel lane in each direction) on 93rd Street.

A signalized intersection at Cooper Road and 93rd Street would require the same or more right-of-way at this location for the existing properties than would a the single lane roundabout would. The signalized intersection would be more problematic for the existing properties at the northeast and northwest corners to continue to utilize their existing driveways. Traffic would not be stopped at the intersection with a roundabout thus allowing the existing driveway to remain with full access.

The roundabout is proposed to be 120 feet in diameter which will allow for semi-trucks, fire trucks, school buses, garbage trucks, snow plows etc. maneuvering space and a 25 foot diameter green space island would be constructed in the center.

The three (3) lane urban profile roadway on 93rd Street would allow for less right-of-way being required from properties on the north side of 93rd Street. This design would allow for easy and safe access to the existing residential homes that will have driveways on 93rd Street because of the designated center turn lane. The three lanes would provided for two 12 foot travel lanes and a 14 foot center turn lane.

The full improvement on 93rd Street as a three (3) lane urban roadway and the roundabout at Cooper Road and 93rd Street will be constructed as part of the second phase of the required public improvements for the second stage of the Devonshire Development. The cost for improvements to 93rd Street and the roundabout is proposed to be shared between the developers of the land adjacent to 93rd Street. In addition, the Village staff is proposing to apply for grants to assist in the project costs. It is anticipated that a grant application be submitted in April of 2007 for improvements to 93rd Street between 63rd Avenue and 48th Avenue, including the roundabout at Cooper Road.]

OPEN SPACE: This Neighborhood Plan identified approximately 279 acres or 37% of the lands within the neighborhood are proposed to remain as open space. This open space includes approximately 190.4 acres of floodplain, 30.2 acres of wetlands, 39 acres of a Community Park, 3.5 acres for a Neighborhood Parks and 16 acres of other open space throughout the neighborhood.

- **FLOODPLAIN AREAS**: The 100-year floodplain is currently located adjacent to north and south branches of Jerome Creek. Prior to consideration of any Conceptual Plans on these properties, the 100-year floodplain shall be field verified in accordance with the Village floodplain maps and ordinance regulations. Development in the floodplain is restricted to open spaces that do not interrupt the natural flow of the water. Any development that constricts the flow of water or significantly reduces floodplain storage volumes and may create upstream and/or downstream flooding

problems or reduce the capacity of the floodplain to store water. In some instances property can be removed from the floodplain provided proper approvals are obtained from the Village and several other agencies including the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). Any area removed from the floodplain through the placement of fill must be contiguous to (next to) land lying outside the floodplain. In addition, the volume of floodplain removal must be created in the vicinity of the filled area on a one-to-one basis. The land that is removed from the floodplain must be filled to an elevation at least two (2) feet above the elevation of the 100-year regional flood elevation. The Neighborhood Plan indicates that floodplain adjustments will be required and that approximately 190.4 acres of land would be located within the 100-year floodplain after the adjustments are made.

- **WETLAND AREAS**: The Neighborhood Plan identifies approximately 30 acres of land as wetlands. Prior to consideration of any Conceptual Plans, the wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations and approved by the DNR. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the Neighborhood Plan may need to be altered to reflect actual conditions. The wetland areas are intended to be preserved and protected from Development.
- **COMMUNITY PARK**: In late December of 2008, the Village of Pleasant Prairie received a 30.73-acre land donation for the creation of a new park from John and Dorothy Ingram located at 5726 93rd Street that all residents will be able to enjoy. Schreiber/Anderson Associates (SAA) was selected to prepare a master plan for the development of this Community Park. SAA facilitated the process to help guide the Ingram's dream of a public park. On June 21, 2010 the Village Board approved an amendment to the Village of Pleasant Prairie Park and Open Space Plan 2006-2011 to include a Conceptual Plan for Ingram Park (totaling approximately 47.3 acres, including 5.4-acres within the ATC transmission line easement area along the east side of park and 2.9-acres of wetlands and floodplain within the park area) to be developed in Phases.
- **NEIGHBORHOOD PARKS AND PEDESTRIAN TRAILS**: Pursuant to the Village's Park and Open Space Plan component of the Village Comprehensive Plan two (2) neighborhood parks located within the Neighborhood and a number of pedestrian trails are proposed pursuant to the Village of Pleasant Prairie 2010 Bicycle and Pedestrian Trails Plan. A 1.46 acre neighborhood park (excluding any wetland and 100 year floodplain) within the first stage of the Creekside Development has been dedicated to the Village and the second 2.08 acre neighborhood park (excluding any wetland and 100 year floodplain) will be dedicated to the Village with the next stage of the Creekside Development. In addition, pursuant to the Village's Park and Open Space Plan pedestrian trails will begin at Whittier School and 57th Avenue, continue south on 57th Avenue to 89th Street continue west on 89th Street to the northern park in Creekside. At the park in Creekside the trail will continue south through Creekside Development into the Highpoint Neighborhood and will continue west on 89th Street to Old Green Bay Road then north to 85th Street and into the Country Home Neighborhood.
- **OTHER OPEN SPACE**: The Neighborhood Plan identifies approximately 16 acres of other open space within the Neighborhood which includes retention facilities and other open space surrounding the retention facilities, and other non-wetland, non-floodplain areas throughout the neighborhood. In addition, approximately 12.6 acres of woodlands are proposed to be preserved in the neighborhood.

The Whittier Creek Neighborhood is located with the Des Plaines River Watershed therefore all the storm water drains to the Des Plaines River. The Neighborhood Plan existing retention facilities within the developed areas and indicates potential location where for future storm water management facilities could be located. At the time that any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements.

RESIDENTIAL AREA: Approximately 345 acres of land (excluding existing and future rights-of-way, Government/Institutional, Transportation/Utilities, Public Park, 100-year floodplain and wetlands) within the Neighborhood are proposed to be developed as Residential. [The 345 acres of land includes the approximately 16 acres of the other open space and approximately 12.6 acres of woodlands to be preserved as described above.].

There are 249 existing single family lots within the Neighborhood and these existing residential developments include: Whittier Heights Subdivision, Whittier Heights Addition #1, Whittier Heights Addition #2, Whittier Heights Addition #3, Wil-Char Subdivision, Creekside Crossing Subdivision, development on 91st Street and 63rd Avenues south of 100th Street; residential development along Cooper Road, 85th Street, Old Green Bay Road and 93rd Street. A total of 268 additional single family lots are proposed to be developed within the neighborhood.

There are 116 existing multi-family condominium units in the neighborhood known as Creekside Crossing Condominiums located north of 93rd Street between 63rd and 66th Avenue and six (6) existing multi-family condominium units located on Old Green Bay Road south of Jerome Creek and eight (8) two unit building locate on Old Green Bay Road north of Jerome Creek. The proposed 168 additional multi-family condominium units in the neighborhood include future phases of the Creekside Crossing Condominium development. The condominium buildings within the Creekside Condominiums range in size from 2 units per building to 8 units per building.

The Neighborhood Plan proposes a total of 465 single family lots and 298 multi-family units (2 or more units per building) for a total of 763 dwelling units.

In accordance with the Village Comprehensive Plan, the overall net density for the Neighborhood is recommended to be within the Lower-Medium Density Residential land use category with the average lot area being between 12,000 square feet 18,999 square feet per dwelling unit. This allows for some areas of the Neighborhood to have larger lots while some areas have smaller lots. The net density of the Neighborhood as shown on the proposed Neighborhood Plan would be 19,696 square feet per dwelling unit (345 net residential acres multiplied by 43,560 square feet in an area divided by 763 dwelling units). This density is lower than required by the Village Comprehensive Plan.

AGRICULTURAL AREA: The property owner of the approximately 29 acre property located at 6109 85th Street participates in the State's Agricultural Preservation Program and does not intend to develop the land for urban purposes so the area will remain as Agricultural Land designation. The neighborhood plan would need to be re-evaluated at such time as this property is proposed to be developed for urban purposes.

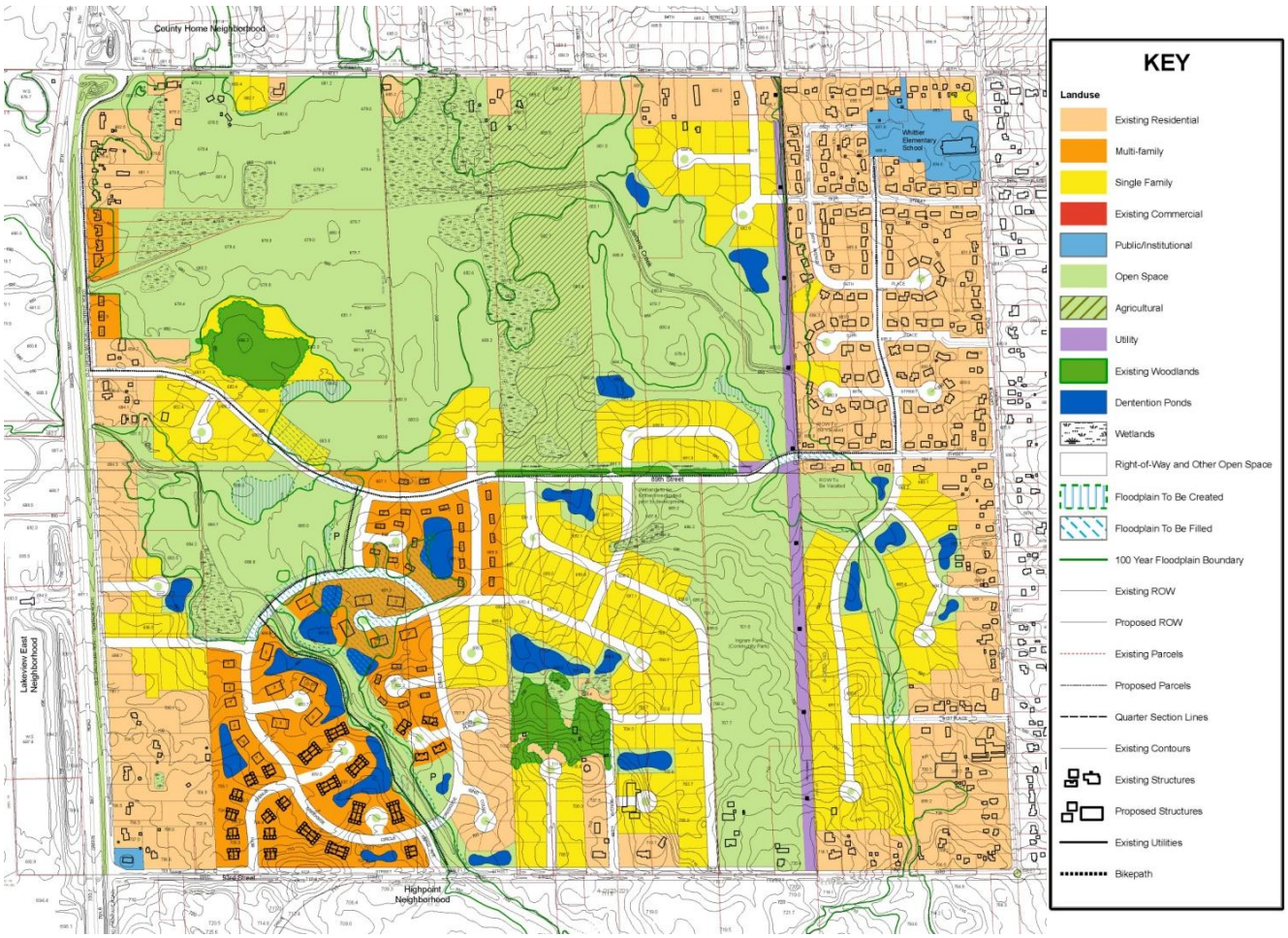
POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portions of this Neighborhood will not develop until the property owners wish to develop their land; which makes Neighborhood planning essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it occurs. The Neighborhood Plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the Neighborhood develops over time.

Current population within the Neighborhood:

- 379 dwelling units
- 1,035 persons (which includes 238 school age children)

Projected population within the neighborhood is based on the total number of households proposed for this neighborhood when fully developed:

- 763 dwelling units
- 2,083 persons (which includes 479 school age children)

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their long range planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), therefore; a total of 320 public school age children are likely to come from this neighborhood at full build-out.

Neighborhood Plan Map 32
Whittier Creek Neighborhood
Adopted by Plan Commission Resolution #07-10 and Village Board Resolution #07-11 and amended by the Village Board on June 21, 2010 by Ord. #10-37.