

ORDINANCE # 26-25

**ORDINANCE TO AMEND THE HIGHLAND ESTATES SINGLE FAMILY
PLANNED UNIT DEVELOPMENT
PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, to amend the Highland Estates Single Family Planned Unit Development pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

Highland Estates Single Family Planned Unit Development

- a. The Highland Estates Single Family lots are located within a portion of the Highland Estates Development on properties as legally described below. The Highland Estates Development as shown on **Exhibit 1** conforms with the Village of Pleasant Prairie adopted Comprehensive Plan including the Village Green and Highpoint Neighborhood Plans. The Highland Estates Master Development Plan provides a safe and efficient transportation system for pedestrian and vehicle traffic; provides attractive land for recreational opportunities and open spaces as integral parts of the Neighborhoods and supports the Village's Comprehensive Plan Housing Goal to provide a diverse housing supply to meet the Village's future population needs by providing a variety of single family lots, two family lots and two unit condominiums that will generate new tax revenue that will support existing and future critical community services. The diversity of housing will support the general health, safety, welfare and economic prosperity of the community; and the architectural, building and site design, landscaping, grading and drainage and general site development will result in an attractive and harmonious residential environment of sustained desirability and economic stability and will not adversely affect the property values of the surrounding neighborhood. This Ordinance relates specifically to the Highland Estates Single Family lot areas as identified on **Exhibit 1 (new Exhibit with updated phasing and lot numbers)**.
- b. Legal Description: The properties for the Highland Estates Single Family development are known as Lots 1-108 and Outlots 1, 3, 4, 7, and 8 in the Highland Estates Subdivision (Phase 1); **Lots 109-198 and Outlots 9 and 10 in the Highland Estates II Subdivision (Phase 2)** and future single family lots (Lots **199-246, 308-373, 109-148 161-187, 237-374-505 and 533-536**); and future Outlots (Outlots **9, 10, 11, 12, 13, 14, 16, 17, 18 and 19**) within Outlot 5 of the Highland Estates Subdivision, **excluding Highland Estates II Subdivision**, as shown on **Exhibit 1**. These properties are located in a portion of U.S. Public Land Survey Sections 22 and 23, Township 1 North, Range 22 East in the Village of Pleasant Prairie and are hereinafter referred to as the "DEVELOPMENT".
- c. Requirements within the DEVELOPMENT:
 - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations except as expressly modified in subsection (d) below.
 - (ii) The DEVELOPMENT shall be in compliance with the *Declaration of Conditions, Covenants, Restrictions and Easements for Highland Estates Single Family* as may be amended from time to time, to be recorded at the Kenosha County Register of Deeds Office. In addition, Sub-Area 1 as shown on **Exhibit 1** is subject to the Memorandum of Understanding between ZL River Development LLC and Devonshire Homeowner's Association as referenced in said Declarations.
 - (iii) All Required Public and Private Improvements for the DEVELOPMENT shall be installed and constructed by the Developer and inspected and approved by the Village pursuant to the Development Agreements and Exhibits that will be entered into between the Village and the Developer **for each phase of development**.

- (iv) The DEVELOPMENT shall be designed, constructed and maintained in a uniform manner, and shall continue to comply with this PUD, which may be amended from time to time regardless of property ownership.
- d. Specific Modifications to the Village Ordinance and Regulations and Specific Requirements for the DEVELOPMENT:
 - (i) Section 420-109 related to the R-4.5 Urban Single Family Residential District regulations is amended to read as follows:
 - A. Primary purpose and characteristics. The DEVELOPMENT will provide for a variety of single family residential lots ~~that does not exceed 3.2 dwelling units per net acre~~ provided that the lot area and average lot area meet the minimum requirements of this PUD Ordinance.
 - B. Principal uses.
 - (1) One single-family dwelling per lot, which shall include a private garage attached to the dwelling pursuant to the requirements of this PUD Ordinance.
 - C. Accessory uses.
 - (1) No more than one detached gazebo/pergola less than 150 square feet per § 420-86 of the Village Zoning Ordinance and as amended in subsection d. (v) of this PUD Ordinance. No other detached accessory building pursuant to § 420-86 are allowed within this DEVELOPMENT.
 - (2) Home occupations per Article VII of Chapter 420 of the Village Zoning Ordinance.
 - (3) Driveways as amended in subsection d. (ii) of this PUD Ordinance.
 - (4) Inground swimming pools and hot tubs pursuant to Article XII of Chapter 420 of the Village Zoning Ordinance and as amended in subsection d. (iv) of this PUD Ordinance.
 - (5) Fences per Article XI of Chapter 420 of the Village Zoning Ordinance and as amended in subsection d. (v) of this PUD Ordinance.
 - (6) Decks and porches per § 420-87 of the Village Zoning Ordinance and as amended in subsection d. (vi) of this PUD Ordinance.
 - (7) Sport courts per § 420-88 of the Village Zoning Ordinance.
 - (8) Residential communication structures per § 420-90 of the Village Zoning Ordinance and as amended in subsection d. (vii) of this PUD Ordinance.
 - (9) Solar energy system for individual users per § 420-88.2. 2 of the Village Zoning Ordinance.

- (10) Patios or sidewalks/walkways per subsection d. (viii) of this PUD Ordinance.
- D. Reserved.
- E. Unclassified uses. Any use not specifically listed as a permitted use or conditional use shall be prohibited except as may be otherwise provided elsewhere in this Ordinance or Chapter 420 of the Village Zoning Ordinance. If a determination as to the classification of use is needed, the request shall be submitted to the Village Zoning Administrator for determination. The Zoning Administrator shall make written findings supporting any such decision.
- F. Lot area, width and depth. A variety of lot sizes are allowed within the DEVELOPMENT that allows for a variety of building designs and sizes. **Exhibits 1 and 2** illustrates 9 Sub-Areas and each Sub-Area shall meet the following minimum lot area, minimum width (frontage adjacent to the public street) and minimum depth requirements:
 - (1) Sub-Area 1:
 - (a) Lot Area: 15,000 square feet minimum with an average lot size of not less than 17,000 square feet.
 - (b) Lot Width: 80 feet minimum, unless located on a cul-de-sac in which case the lot width may be reduced to 55 feet, provided there is at least 80 feet of width at the required street setback.
 - (c) Lot Depth: 125 feet minimum.
 - (2) Sub-Area 2:
 - (a) Lot Area: 10,000 square feet minimum with an average lot size of not less than 13,000 square feet.
 - (b) Lot Width: 80 feet minimum, unless located on a cul-de-sac in which case the lot width may be reduced to 60 feet, provided there is at least 80 feet of width at the required street setback.
 - (c) Lot Depth: 125 feet minimum.
 - (3) Sub-Area 3:
 - (a) Lot Area: 6,900 square feet minimum with an average lot size of not less than 8,800 square feet.
 - (b) Lot Width: 60 feet minimum, unless located on a cul-de-sac in which case the lot width may be reduced to 48 feet, provided there is at least 60 feet of width at the required street setback.
 - (c) Lot Depth: 115 feet minimum.

- (4) Sub-Area 4:
 - (a) Lot Area: 8,000 square feet minimum with an average lot size of not less than 10,600 square feet.
 - (b) Lot Width: 75 feet minimum, except Lots **148-157** ~~134-142 and 287~~ which shall have a minimum lot width of 70 feet and lots located on a cul-de-sac may be reduced to 55 feet of width, provided there is at least 75 feet of width at the required street setback.
 - (c) Lot Depth: 115 foot minimum except for Lots **177-187** ~~300-310~~ adjacent to the ATC transmission lines shall have a minimum depth of 125 feet.
- (5) Sub-Area 5:
 - (a) Lot Area: 6,900 square feet minimum with an average lot size of not less than 8,200 square feet.
 - (b) Lot Width: 60 feet minimum.
 - (c) Lot Depth: 115 foot minimum except for Lots **188-211** ~~311-322~~ adjacent to the ATC transmission lines shall have a minimum depth of 125 feet.
- (6) Sub-Area 6:
 - (a) Lot Area: 9,400 square feet minimum with an average lot size of not less than 11,000 square feet.
 - (b) Lot Width: 80 feet minimum.
 - (c) Lot Depth: 125 foot minimum.
- (7) Sub-Area 7:
 - (a) Lot Area: 7,200 square feet minimum with an average lot size of not less than 8,600 square feet.
 - (b) Lot Width: 60 feet minimum, unless located on a cul-de-sac in which case the lot width may be reduced to 48 feet, provided there is at least 60 feet of width at the required street setback.
 - (c) Lot Depth: 115 feet minimum.
- (8) Sub-Area 8:
 - (a) Lot Area: 8,100 square feet minimum with an average lot size of not less than 10,900 square feet.
 - (b) Lot Width: 75 feet minimum, except Lots 387, 432 and 434 shall have a minimum width of 70 feet.
 - (c) Lot Depth: 125 feet minimum, except Lots 386-397 and 431-435 shall have a minimum depth of 115 feet.

- (9) Sub-Area 9:
 - (a) Lot Area: 12,500 square feet minimum with an average lot size of not less than 16,000 square feet.
 - (b) Lot Width: 80 feet minimum, unless located on a cul-de-sac in which case the lot width may be reduced to 50 feet, provided there is at least 80 feet of width at the required street setback.
 - (c) Lot Depth: 125 feet minimum.
- G. Design standards. Examples of dwellings that meet the requirements set forth in this PUD Ordinance for Sub Areas 3, 4, 5 and 7 are attached as **Exhibit 2.3**. Note, these examples are for illustration purposes only and actual dwellings may differ but shall adhere to the requirements set forth within this PUD Ordinance.
 - (1) No dwelling or parts of a dwelling shall exceed 35 feet in height.
 - (2) Floor area excluding a garage, decks, porches and basement:
 - (a) Sub-Areas 1 and 9:
 - [1] Minimum First Floor Area: 1,000 square feet.
 - [2] Minimum Total Floor Area: 1,800 square feet.
 - [3] Maximum Total Floor Area: none.
 - (b) Sub Areas 2 and 8:
 - [1] Minimum First Floor Area: 900 square feet.
 - [2] Minimum Total Floor Area: 1,600 square feet.
 - [3] Maximum Total Floor Area: none.
 - (c) Sub Areas 4 and 6:
 - [1] Minimum First Floor Area: 900 square feet.
 - [2] Minimum Total Floor Area: 1,500 square feet.
 - [3] Maximum Total Floor Area: none.
 - (d) Sub Areas 3, 5 and 7:
 - [1] Minimum First Floor Area: 900 square feet.
 - [2] Minimum Total Floor Areas: 1,300 square feet.
 - [3] Maximum Total Floor Area for a single-story ranch: 2,000 square feet.
 - [4] Maximum Total Floor Area for a two-story or split level: 2,650 square feet.

- (3) Attached garage requirements:
 - (a) Each dwelling unit is required to have a minimum of a 1-car attached garage.
 - (b) Sub-Areas 1 and 9: One (1) 3-car attached garage maximum.
 - (c) Sub-Areas 2, 4 and 8: One (1) 2-car attached garage maximum wherein the overhead garage doors face a public street or one (1) 3-car attached garage maximum provided that the overhead garage door area that faces a public street shall not exceed more than 55% of the front street facing façade.
 - (d) Sub-Areas 3, 5, 6 and 7: One (1) 2-car attached garage maximum; provided that the overhead garage door area that faces a public street shall not exceed more than 55% of the front street facing façade.
- (4) All dwellings shall have a full habitable basement with a minimum height of 8 feet and a split-level home is allowed. Crawl space and slab on grade foundations are not allowed.
- (5) Placement of each dwelling shall provide for proper drainage away from the foundation and shall accommodate drainage on and through the existing property by not negatively affecting the existing drainage patterns or the capabilities of draining the abutting properties.
- (6) The front facade of the dwelling shall be placed parallel to the street property line, unless it is determined by the Zoning Administrator even with a reduction in the dwelling size, that the aesthetics, dwelling configuration, layout of the neighboring dwellings, curve of the road or environmental features on the lot prohibit the dwelling from being placed parallel to the street property line. Placing a dwelling at a 45-degree angle on a corner lot shall not be allowed.
- (7) The entire front door of the dwelling is required to be visible to and facing the street.
- (8) For all one-story dwellings, the length-to-width ratio of the dwelling unit (excluded are decks, porches, bay windows, chimneys and any projections less than 25 square feet), as measured at the foundation, shall not be greater than two to one (i.e., the length shall not be more than twice the width). The length of the dwelling unit is that side of the dwelling that is the longest, and the width is that side of the dwelling, which is the shortest, as shown in Illustration 5 in Appendix A of Chapter 420, Village Zoning Ordinance.

- (9) The minimum width of the short side of a dwelling unit shall be 26 feet, as measured at the foundation (excluded are decks, porches, bay windows, chimneys and any projections less than 25 square feet). The width is that side of the dwelling which is the shortest as shown in Illustration 5 in Appendix A of Chapter 420, Village Zoning Ordinance.
 - (10) The main roof of the dwelling shall have a minimum roof pitch of 5:12 and the eaves on the main roof shall extend beyond the nearest vertical wall a minimum of one foot, or the roof pitch and/or eave length may be reduced as approved by the Village Zoning Administrator.
 - (11) Permitted roof surface materials (including attached garage) include wood shakes, asphalt, fiberglass, composite or wood shingles, clay tiles, concrete tiles, slate or other appropriate roofing material as may be approved by the Village Zoning Administrator. Metal standing seam and a flat rolled metal roofing system shall not be allowed as a dwelling's primary roofing material.
 - (12) Permitted exterior materials (including attached garage) include brick, stone, wood, masonry, concrete, aluminum or vinyl siding or other appropriate siding material as may be approved by the Village Zoning Administrator. The exterior siding shall extend to the top of the foundation and be within six inches above the final grade. EFIS/Stucco may be allowed as an accent material only as approved by the Zoning Administrator. In addition, each façade shall include a minimum of two (2) windows that are similar in size to other windows on the dwelling; windowless elevations shall not be allowed.
 - (13) All exterior additions or alterations shall be constructed of the same or complementary colors and materials and in the same architectural style as the dwelling.
 - (14) Monotonous architectural, color, building elevation and appearance within the DEVELOPMENT shall be avoided. No neon, primary or garish colors shall be allowed.
- H. Setback requirements for the principal dwelling provided said structure is not located within any easements.
- (1) Street setback:
 - (a) 93rd Street and STH 165 (104th Street): 50 feet minimum.
 - (b) Cooper Road, 57th Avenue, 62nd Avenue, 63rd Avenue, 49th Court and 51st Court; Main Street: 30 feet minimum.

- (c) All other streets: 25 feet minimum; except for Lots 22 and 23 which shall be a minimum of 20 feet.
 - (2) Side setback:
 - (a) Sub-Areas 1, 2, 4, 6, 8 and 9: 10 feet minimum.
 - (b) Sub-Areas 3, 5 and 7: eight (8) feet minimum.
 - (3) Rear setback: 25 feet minimum.
 - (4) Wetland setback: 25 feet minimum from any wetlands on the lot.
 - (5) Shore setback: 25 feet minimum from the ordinary high-water mark of any navigable waterway.
 - I. Authorized sanitary sewer system. See § 420-32 of the Village Zoning Ordinance.
 - J. Authorized water supply system. See § 420-33 of the Village Zoning Ordinance.
- (ii) Section 420-46 related to driveways is amended to read as follows:
- 46. Driveways. All driveways installed, altered, changed, replaced, or extended shall meet the following requirements:
 - A. Width. The minimum width of a driveway shall be 12 feet, and the driveway shall not exceed 24 feet in width at the property line. In no case shall a driveway extend into the right-of-way so as to cross the extension of the side property lines as extended into the right-of-way. In addition, the driveway on the property shall only be wide enough to provide access to the overhead garage doors. A separate parking area is not allowed on any property within the DEVELOPMENT.
 - B. Setback. Driveways shall be a minimum of five (5) feet from the side or rear property lines provided that the driveway is not located within any easements unless expressly allowed in writing by the easement holder.
 - C. Driveway restrictions in relation to intersections.
 - (1) No direct driveway access shall be allowed onto 93rd Street and STH 165 (104th Street).
 - (3) No direct driveway access is allowed on Cooper Road for corner lots identified as Lots 59, 66, 78, 108, **122** ~~132~~ and **133** ~~272~~.
 - (4) No direct driveway access is allowed on 57th Avenue for corner lots identified as Lots **194, 205, 212, 316, 317** and **334**. ~~161, 178, 179, 271, 311, 322, 323 and 334.~~
 - (5) No direct driveway access is allowed on Main Street for corner lots identified as Lots 435, 436, 493, 505, 533 and 534.

- (6) No direct driveway access is allowed on 62nd Avenue for corner lots identified as Lots 382, 385, 397, 398, 417, 430 and 431.
 - (7) No direct driveway access is allowed on 62nd Avenue for the through lots identified as Lots 383 and 384.
 - (8) Spacing between driveways and intersections of 93rd Street, STH 165 (104th Street), Main Street and Cooper Road roadways. No direct driveway access shall be permitted within 150 feet, as measured from the center line of the roadway to the center line of the driveway, except where a lot has insufficient frontage to meet this requirement, then the Zoning Administrator may allow the driveway to be placed as far from the intersection as practically possible.
 - (9) Spacing between driveways and intersections of all other Village roadways. No direct driveway access shall be permitted within 100 feet, as measured from the center line of the roadway to the center line of the driveway, except where a lot has insufficient frontage to meet this requirement, then the Zoning Administrator may allow the driveway to be placed as far from the intersection as practically possible.
 - D. Number of driveways. All lots shall only be allowed one (1) driveway access to service the property.
- (iii) Section 420-81 related to standards for a fence is amended as follows:
 - 81. Standards for fences.
 - A. Residential fences. A residential fence is used to provide enclosure of a portion of the property for security and is subject to the following requirements:
 - (1) Fence material and style. Only an open picket type of fence with spacing between vertical pickets to be a minimum of 2 inches but not more than 3 inches. Stockade, board on board, or solid privacy fences are not allowed. Said fence may be constructed of brick, field stone, wrought iron, decorative aluminum, vinyl, or other appropriate material as may be approved by the Zoning Administrator; however, a residential fence shall not be constructed of wood, chain link, wire, corrugated metal or other metal panels and shall not be an agricultural field fence or electric fence and shall not incorporate razor or barbed wire.
 - (2) A fence may be located in the side yard, rear yard or rear street yard provided that the fence is not located within any easements unless expressly allowed in

writing by the easement holder. Said fence shall not be located within a street yard or a side street yard.

- (3) A fence may be placed within a wetland, provided that there is minimal disturbance to the wetlands and the soil from the post holes shall not be placed in the wetlands.
 - (4) A fence shall not be higher than five (5) feet. The fence height shall include all elevations, including berms, above the overall standard grade of the property, including architectural finials.
 - (5) A fence shall not block, redirect or cause a drainage problem for adjacent or downstream properties.
 - (6) A fence shall be in compliance with any structural requirements of any local, county and state codes and shall be designed and constructed to resist any wind load.
 - (7) All structural and support components of a fence shall face away from adjacent properties and public rights-of-way.
- (iv) Section 420-84 related to standards for swimming pools and hot tubs shall be amended to read as follows:
- 420-84 Standards for an inground swimming pool and hot tub:
- A. All reasonable precautions should be taken by the property owner(s) to protect the users of the swimming pool from injury or accident. Convenient means of ingress and egress should be provided, and the depth of the water and any irregularities in the bottom should be clearly indicated. Safety equipment, such as but not limited to life buoys, life hooks and first aid kits, should be provided and be readily accessible.
 - B. An inground swimming pool shall not be filled with any amount of water until the required swimming pool enclosure pursuant to Subsection E has been properly installed and Village inspected.
 - C. An inground swimming pool/hot tub shall not be located within a front street yard or side street yard.
 - D. Setbacks including and pumps, filters, pool water disinfection equipment or other accessories provided the swimming pool or hot tub is not located within any easements:

- (1) Side and rear setbacks: 10 feet minimum.
 - (2) Rear street setback: 30 feet minimum.
 - (3) Setback to the dwelling:
 - (a) Inground pool: 10 feet minimum
 - (b) Hot Tub: two (2) feet minimum and located on a deck or patio.
 - (4) Shore setback: 25 feet minimum from the ordinary high-water mark of any navigable water way.
 - (5) Wetland setback: minimum of 25 feet from any wetlands on the property.
 - E. A four-foot-high minimum and five-foot high maximum residential fence that completely surrounds an inground swimming pool shall be installed pursuant to the fence requirements of the PUD Ordinance. In addition, any gate opening in the fence shall be equipped with a self-closing and self-locking mechanism.
 - F. For hot tubs only: A fitted cover that is capable of supporting a minimum of 100 pounds shall be securely fastened to the outer edge of the hot tub.
- (v) Section 420-86 B related to standards for detached accessory gazebo is amended to read as follows:
- B. Standards for detached accessory gazebo/pergola:
 - (1) One detached gazebo/pergola shall be allowed per property.
 - (2) A gazebo/pergola shall not exceed 150 square feet area and shall not exceed 15 feet in height as measured from the grade at the base of the structure to the highest roof ridge.
 - (3) A gazebo/pergola shall only be located in a side yard, rear yard or rear street yard on a deck or a patio and further provided that the gazebo/pergola is securely bolted or attached to the patio or deck.
 - (4) Setback requirements provided said structure is not located within any easements:
 - (a) Side and rear setbacks: 10 feet minimum.
 - (b) Wetland setback: 25 feet from any wetlands on the property.
 - (c) Shoreland setback: 25 feet minimum from the ordinary high-water mark of a navigable waterway.
 - (d) Setback to dwelling:
 - [1] A gazebo/pergola without an asphalt roof may be constructed with a zero foot setback from

the principal structure, provided that the roof of the principal structure and the gazebo/pergola roof do not overlap each other.

[2] A gazebo/pergola with an asphalt roof shall be setback a minimum of 10 feet from the dwelling.

[3] A gazebo/pergola attached to the principal structure is considered a porch and shall follow the requirements of Section 420-87 of the Village Zoning Ordinance and as amended in Section d (vi) of this PUD Ordinance.

(5) A gazebo/pergola shall not be used for human habitation or animal shelter.

(vi) Section 420-87 B related to setback requirements for decks, porches, steps and stairs is amended to read as follows:

B. Setback requirements provided the structure is not located within any easements.

(1) Street and side setbacks: shall meet the minimum setback requirements for the principal building pursuant to this PUD Ordinance (see subsection d (i)).

(2) Rear setback: 10 feet minimum, provided that the structure is not located within any easements.

(3) Wetland setback: 10 feet minimum from wetlands on the property.

(4) Shore setback: 10 feet minimum from the ordinary high-water mark of a navigable waterway.

(vii) Section 420-90 B related to residential communication structures standards is amended to read as follows:

B. Satellites and/or digital dishes attached to the permitted principal structure that do not exceed 24 inches in diameter; but in no instance shall the height exceed three (3) feet above the roofline of said structure as measured from the roof ridge to the highest point of the satellite and/or digital dish any additional aerials or projections. No more than two such structures may be attached to the permitted principal dwelling. A free-standing satellite and/or digital dish is prohibited with the DEVELOPMENT.

(viii) Section 420-139 B (1) (s) related to sidewalks and patios is amended to read as follows:

(s) Patios or sidewalks/walkways are allowed in the side, rear and rear street yard provided that they meet the same setback requirements of a deck or porch pursuant to this PUD Ordinance. Sidewalks/walkways leading from the driveway or the public street to the front door of the dwelling is allowed provided the width does not

exceed three (3) feet, unless expressly approved by the Zoning Administrator.

- (ix) Section 420-76 Z related to Single-family/two-family residential development identification sign is amended to read as follows:

Z. Single-family/two-family residential development identification sign.

- (1) Maximum number: one sign may be permitted per entrance to the DEVELOPMENT from 93rd Street and 104th Street on any adjacent Lot or Outlot within the DEVELOPMENT.
- (2) Minimum setback: ~~five~~ **three** feet from any property line adjacent to 93rd Street, Cooper Road or STH 165 and 2 feet from any property line adjacent to other non-arterial streets provided that said signs are not located within a vision triangle.
- (3) Maximum height: six feet.
- (4) Maximum display area: ~~24~~ **25** square feet per face.
- (5) Landscaping shall extend a minimum of three feet in every direction from the base or other support structure of the sign.
- (6) May be illuminated.
- (7) May be placed on a solid-appearing decorative base which supports a minimum of 75% of the display of the sign constructed of materials that complement the materials used in the development as approved by the Zoning Administrator.

- (x) Section 420-76 CC related to Temporary Development Signs is amended to read as follows:

CC. Temporary development sign.

- (1) Permitted in any Outlot within the DEVELOPMENT.
- (2) Maximum number: one sign per Outlot, unless additional signs are expressly approved by the Zoning Administrator.
- (4) Maximum area: 48 square feet per face.
- (5) Maximum height: 10 feet.
- (7) Maximum duration: two years, and an extension may be permitted for a period not to exceed five years total.
- (8) Minimum setback: 15 feet from any public street or highway right-of-way line.
- (9) May be illuminated.

e. Amendments

- (i) The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.

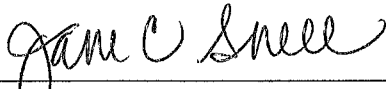
Highland Estates Single Family
Planned Unit Development

- (ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this 11th day of May 2026.

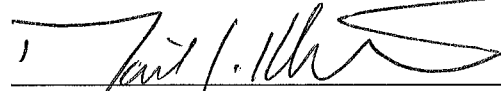
VILLAGE OF PLEASANT PRAIRIE

ATTEST:



Jane C. Shell
Village Clerk

Posted: 01/15/2026



David J. Klimisch
Village President

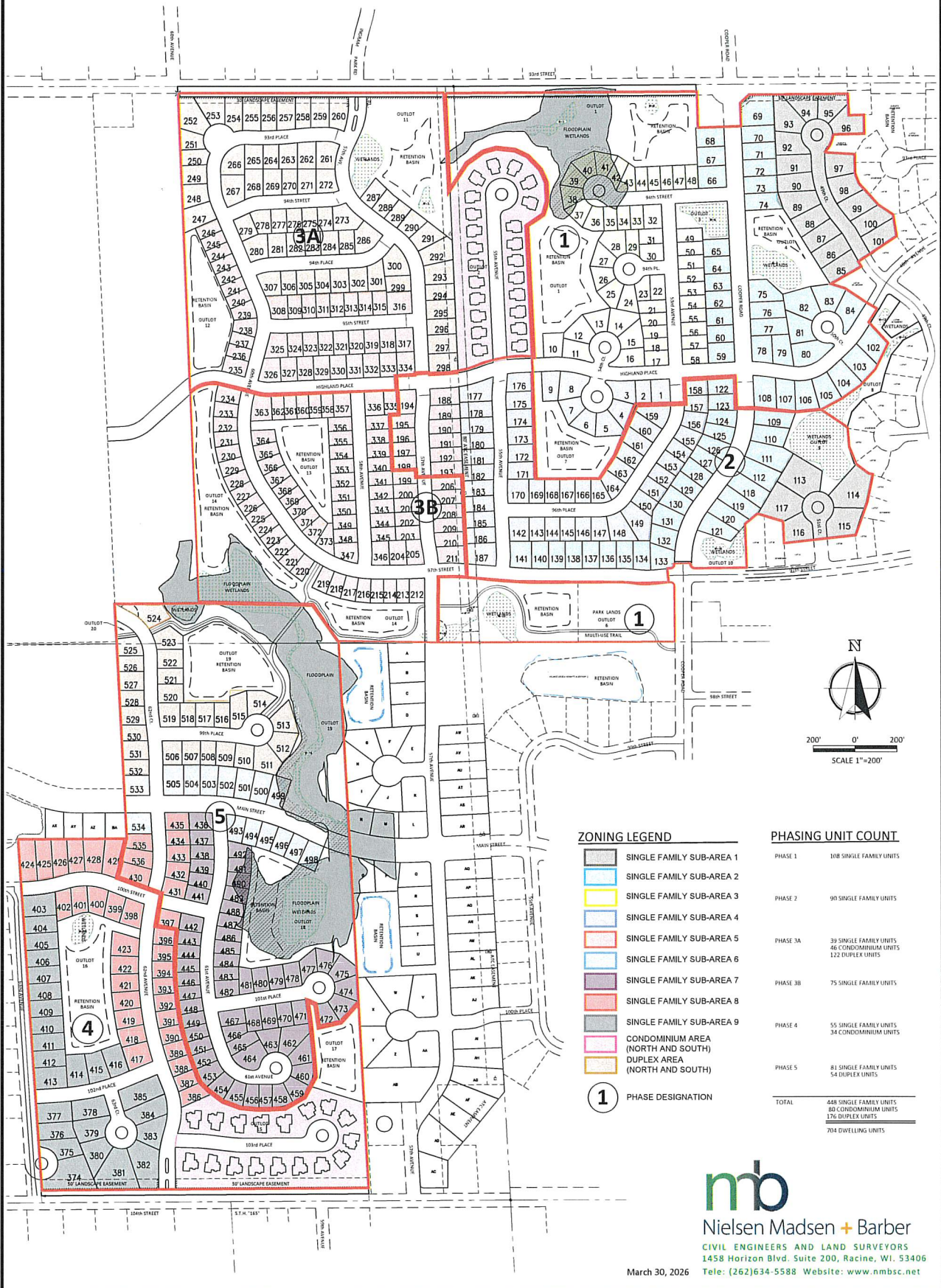
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CODE26-03-05

HIGHLAND ESTATES

PHASING PLAN (PUD ZONING SUB-AREAS)

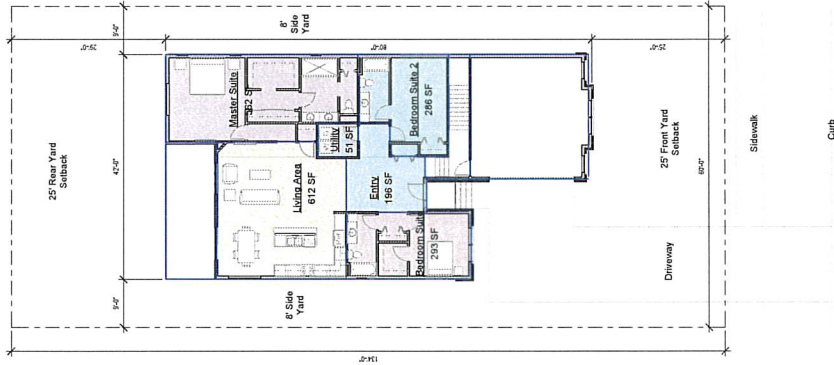
ARBOR ESTATES GROUP, LLC

Exhibit 1





Front Elevation
1/4" = 1'-0"



Area Plan
3/32" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
Room	Area
Bedroom Suite	253 SF
Bedroom Suite 2	256 SF
Living Area	612 SF
Dining Area	156 SF
Kitchen	156 SF
Master Suite	51 SF
Utility	51 SF
TOTAL AREA	
	2,000 SF

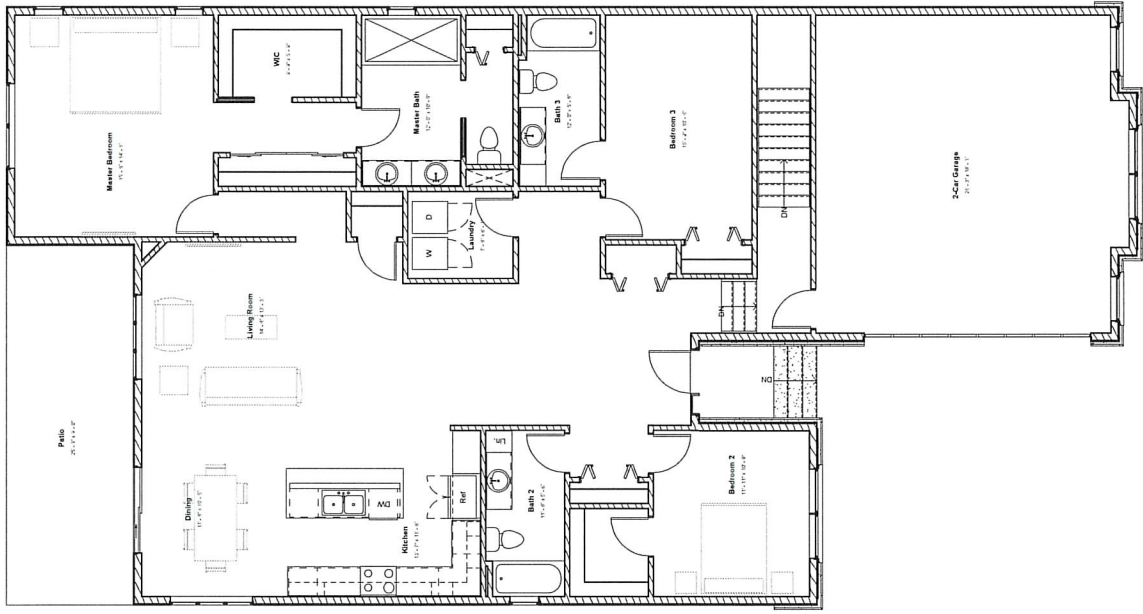


Exhibit 2

Preliminary Floor Plan
1/4" = 1'-0"

Task	
Project Number	07/10/2013
Date	07/10/2013
Drawn by	JDH
Checked by	RL
SHEET NUMBER	
Prelim-3.2	

Preliminary Plan & Elevation

Highpoint Pleasant Prairie
3 Bedroom Ranch Model
R-6 Lot
Side Garage
Version 2

No.	Description	Date

No.	Description	Date

LA DESIGN ASSOCIATES, LLC
1815 W. 15th Street, Suite 202, Prairie du Rocher, IL 61350
Phone: (815) 398-1100
Fax: (815) 398-1101
www.ladesignassociates.com

LA Construction Management, Inc.
1815 W. 15th Street, Suite 202, Prairie du Rocher, IL 61350
Phone: (815) 398-1100
Fax: (815) 398-1101
www.laconstructionmanagement.com

Highpoint Pleasant Prairie
R-6 Lot
Three Bedroom Ranch Model
Front Garage
Version 1

Scale	As indicated
Project Number	Drawn By JOS
Date 07/31/2023	Checked By RL

Prelim-2.1
SHEET NUMBER

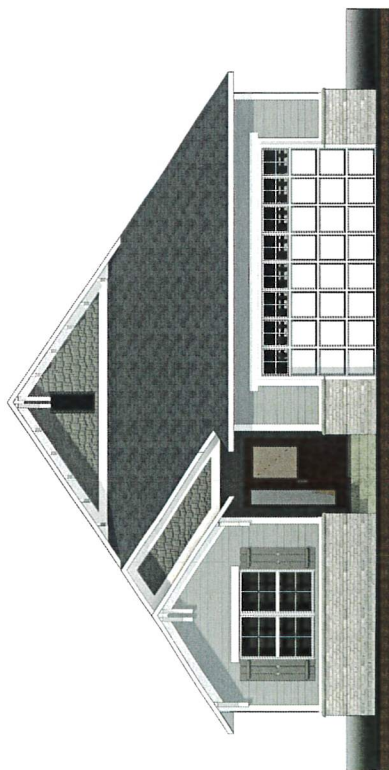
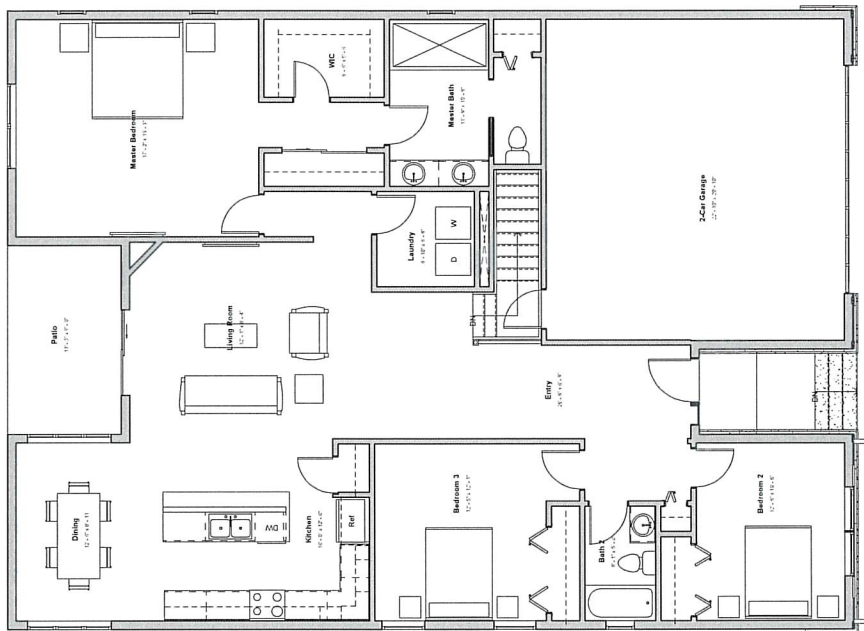
No.	Description	Date

13. The MSF dehydrating and the MSF
14. The plants and procedures described in
15. The MSF dehydrating and the MSF

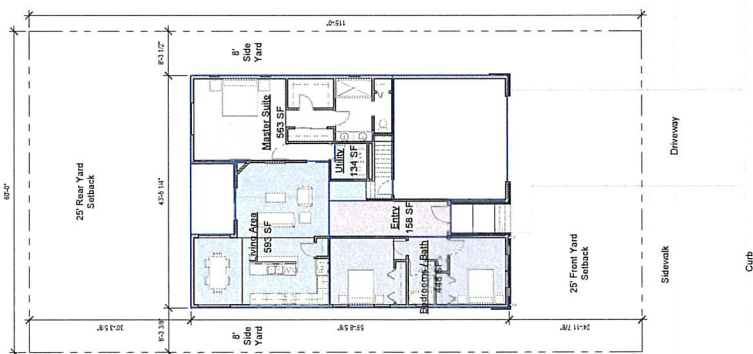
Munira Bedrel, MEd

MI Construction Management, Inc.
111 Corkscrew Road
Naples, FL 33926
239/435-6888

LA DESIGN ASSOCIATES, LLC



Front Elevation
1/4" = 1'-0"

Main Level
3/32" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
Name	Area
Bedrooms / Bath	448 SF
Entry	158 SF
Living Area	593 SF
Master Suite	563 SF
UNITS	134 SF
TOTAL AREA:	1,895 SF



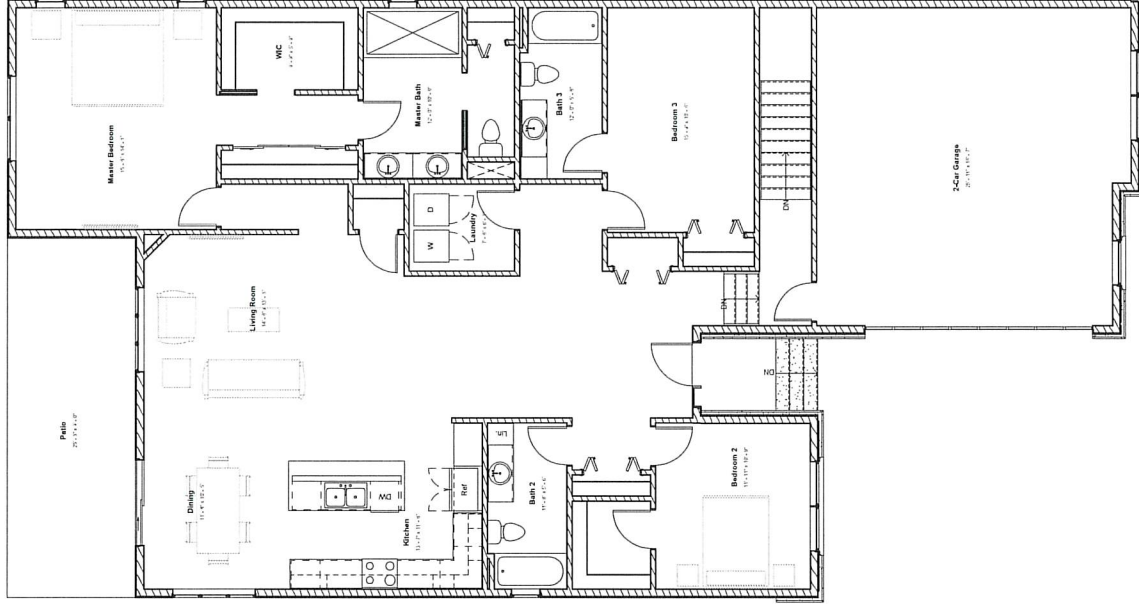
Front Elevation
1/4" = 1'-0"



AREA SCHEDULE (GROSS BUILDING)	
Room	Area
Master Suite	236 SF
Bedroom Suite 2	236 SF
Bedroom Suite 1	236 SF
Living Area	612 SF
Dining Area	106 SF
Kitchen	106 SF
Master Suite	236 SF
TOTAL AREA	
2,000 SF	

Curb

Area Plan
3/32" = 1'-0"



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Los Angeles, CA 90024
Tel: (310) 351-1000
Fax: (310) 351-1001
www.ladesign.com



Project Manager
LA Construction Management, Inc.
9000 Wilshire Blvd.
Suite 1000
Beverly Hills, CA 90212
(310) 274-1000

No.	Description	Date

1. This set of plans was prepared by the architect for the purpose of obtaining a building permit. It is not to be used for any other purpose without the written consent of the architect.

DATE: 01/10/2013

Highpoint Pleasant Prairie
Side Ranch Model
R-6 Lot
3 Bedroom
Version 1

Preliminary Plan & Elevation

Scale	As Indicated
Project Number	001
Drawn by	JMB
Check by	
Date	01/10/2013
Revised	

SHEET NUMBER
Prelim-3.1

Preliminary Floor Plan
1/4" = 1'-0"

No.	Description	Date

THE NEW YORK UNIVERSITY LIBRARY
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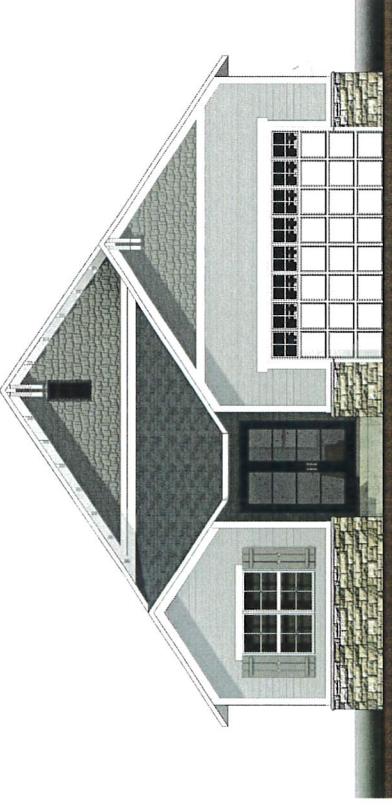
Matthew Bechtel, NCARB

Highpoint Pleasant Prairie
R-6 Lot
Two Bedroom Ranch Model
Front Garage
Version 1

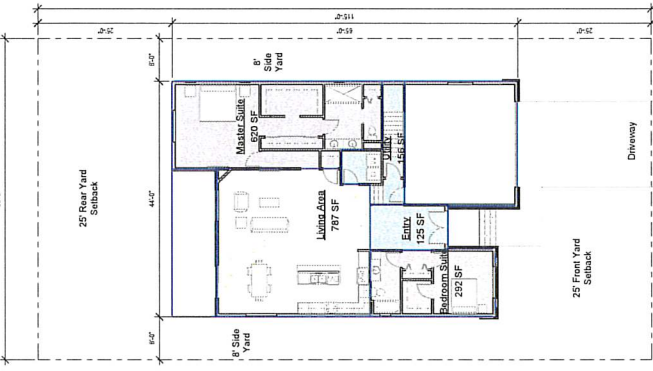
Preliminary
Plan &
Elevation

Scale	As Indicated
Project Number	Drawn By JTB
Date	Checked By 07/31/2023
SHEET NUMBER	

Prelim-1.1

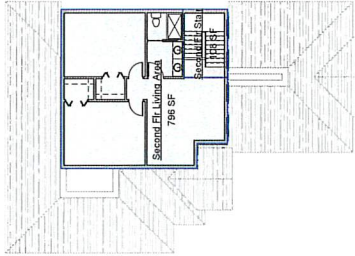


Front Elevation
1/4" = 1'-0"

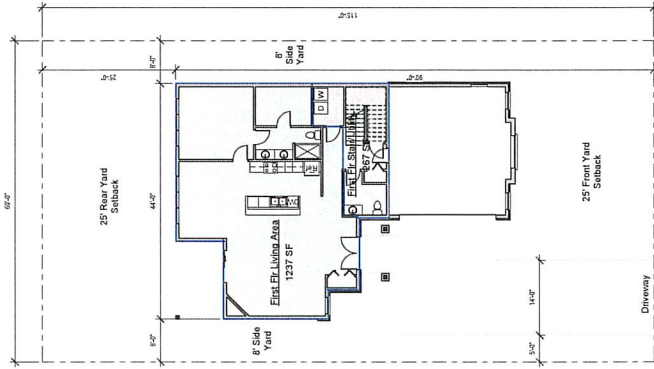


Area Plan
3/32" = 1'-0"

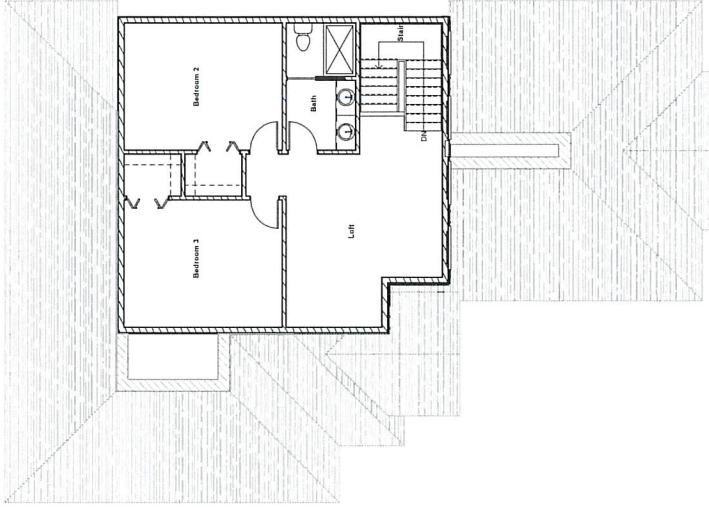
AREA SCHEDULE (GROSS BUILDING)		
Level	Name	Area
Man Level	Bedroom Suite	292 S
Man Level	Entry	125 S
Man Level	Living Area	781 S
Man Level	Master Suite	629 S
Man Level	Utility	156 S
TOTAL AREA		1,960 S



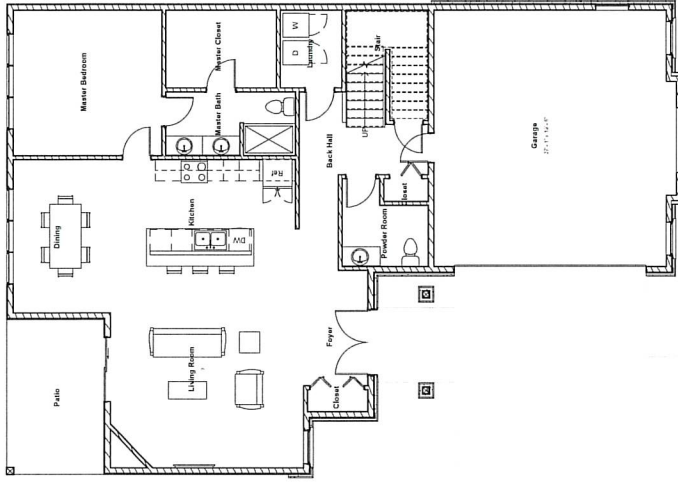
Second Floor
3,332' ± 1'-0"



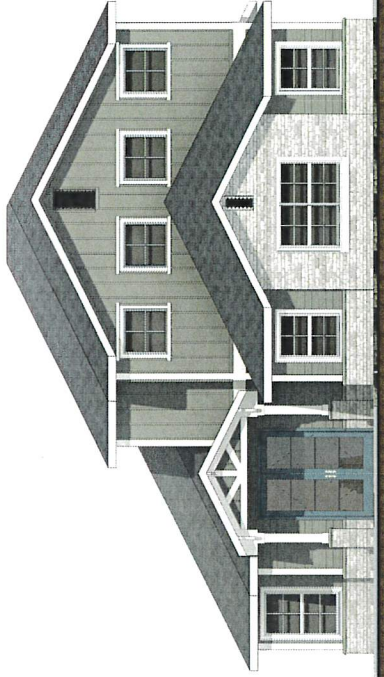
Main Level
3,332' ± 1'-0"



Second Floor
3,118' ± 1'-0"



First Floor Plan
3,118' ± 1'-0"



Front Elevation
1/4" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)			
Level	Name	Area	
Main Level	Front Porch Area	133.33 SF	
Main Level	Front Entry Area	297.33 SF	
Main Level	Second Floor Living Area	1,453.33 SF	
Second Floor	Second Floor Living Area	1,453.33 SF	
Second Floor	Second Floor Bed	1,086.67 SF	
Second Floor	Second Floor Bath	904.00 SF	
TOTAL AREA		2,447.33 SF	

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Denver, CO 80231
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Fax: (303) 733-1112
www.laconstructionmanagement.com

No.	Description	Date

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Denver, CO 80231
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www.ladesignassociates.com

Highpoint Pleasant Prairie
R-6 Lot
Two-Story, 3 Bedroom Model
Side Garage
Version 2

Preliminary
Two-Story
R-6
Prelim-7.2

Task	Assigned
Project Number	001
Date	07/11/2023
Drawn By	DL
Checked By	DL
Scale	1/4" = 1'-0"

Main Level
3,332' ± 1'-0"

Prelim-7.1

B-6

Highpoint Pleasant Prairie
R-6 Lot
Two-Story, 3 Bedroom Model
Side Garage
Version 1

Matthew Richard McCabe

LULU DESIGN ASSOCIATES, LLC

601 S. W. 19TH AVENUE, SUITE 200
MIAMI, FL 33135
TEL: 781-333-3333
WWW.LULUDSIGN.COM

LLI Construction Management, Inc.
1000 N.W. 107th Avenue, Suite 302
Fort Lauderdale, FL 33309
(954) 465-0444



AREA SCHEDULE (GROSS BUILDING)			
Level	Name	Area	
Main Level	First Flr Living Area	1,236 SF	
Main Level	First Flr Stairability	297 SF	
Main Level		1,503 SF	
Second Floor	Second Flr Living Area	796 SF	
Second Floor	Second Flr Stair	106 SF	
Second Floor		904 SF	
TOTAL AREA		2,407 SF	