

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JANUARY 14, 2013**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the December 10, 2012 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #13-01** to adopt the STH 50 Access Management Vision as a component of the Village's Comprehensive Plan and to create Section 390-6 G of the Village Municipal Code to specifically list this Plan as a component of the Village's Comprehensive Plan.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend Section 420-76 DD of the Village Zoning Ordinance related to wall sign requirements.
 - C. Consider the request of Paul Schmitter, agent on behalf of CenterPoint WisPark Land Company, LLC owner of the vacant property north of 109th Street between 80th and 88th Avenues for **Preliminary Site and Operational Plans** for mass grading for the proposed 471,403 square foot industrial building to be known as LakeView XIV.
 - D. Consider the request of Paul Schmitter, agent on behalf of CenterPoint WisPark Land Company, LLC owner of the vacant property north of 109th Street between 80th and 88th Avenues for approval of a **Certified Survey Map**.
 - E. Consider the request of Florin Stanescu of Meijer Distribution, Inc., applicant for of the property located at 7400 95th Street for **Preliminary Site and Operational Plans** for mass grading and early footings and foundations for the construction of a 253,677 square foot distribution building for Meijer Distribution, Inc.
 - F. Consider the request of Florin Stanescu of Meijer Distribution, Inc., applicant for approval of a **Certified Survey Map** for the property located at 7400 95th Street.
 - G. Consider the request of Louis Rosen, owner, for the **Transfer of Land** for approximately 9 acres of land generally located south of 104th Street and west of 120th Avenue (West Frontage Road) into Pleasant Prairie from the Village of Bristol (f/k/a Town of Bristol) pursuant to the 1997 Settlement and Cooperation Agreement and Supplemental First Amendment between Pleasant Prairie and Bristol.

- H. Consider **Plan Commission Resolution #13-02** to initiate zoning map amendments related to land within the Chiwaukee Prairie/Carol Beach Land Use Plan area that have been acquired by a public or non-profit agency for open space and/or preservation.

7. Adjourn.

It is possible that members and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above.

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39th Avenue, Pleasant Prairie, WI (262) 694-1400.

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
December 10, 2012**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on December 10, 2012. Those in attendance were Donald Hackbarth; Wayne Koessler; Jim Bandura; John Braig; and Larry Zarletti. Thomas Terwall, Michael Serpe, Andrea Rode (Alternate #2) and Judy Juliana (Alternate #1) were excused. Also in attendance were Mike Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE NOVEMBER 12 AND NOVEMBER 19, 2012 PLAN COMMISSION MEETINGS.**

Larry Zarletti:

Mr. Chairman, I'd move approval.

John Braig:

Second.

Don Hackbarth:

**MOVED BY LARRY ZARLETTI AND A SECOND BY JOHN BRAIG. APPROVAL.
ALL IN FAVOR SAY AYE.**

Voices:

Aye.

Don Hackbarth:

All opposed?

- 4. CORRESPONDENCE.**

Jean Werbie-Harris:

I have none this evening.

- 5. CITIZEN COMMENTS.**

Don Hackbarth:

This is the time where citizens can come up and make a comment. Anything that's on the agenda just wait and hold off until that agenda item comes on. But if there's something that you want to address that's not on the agenda now is your time to speak. So citizens' comments? Citizens' comments? No comments, we'll close the citizens' comment portion.

6. NEW BUSINESS.

A. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Pastor Patricia Woods-Clark of Strait Way Ministries, Inc. to use the building located at 9220 26th Avenue (f/k/a Unity Church) for church service and related activities.

Jean Werbie-Harris:

Members of the Plan Commission and the audience, this is a public hearing, and as part of the public hearing comments and as part of the public record tonight the staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described in the information presented to you.

Findings of Fact

1. The petitioner is requesting to use the building located at 9220 26th Avenue, formerly known as Unity Church, for church services and related activities. Exhibit 1 contains a copy of the application and the related materials. The property is known as Lot 86 of the Brookside Gardens Subdivision located in a part of U.S. Public Land Survey Section 13, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 91-4-122-134-0670.
2. Unity of Kenosha Inc. is the current owner of a property. Strait Way Ministries, Inc. intends to purchase the property upon approval of the Conditional Use Permit.
3. The property is zoned I-1, Institutional District, and a church and related activities is allowed with the approval of a Conditional Use Permit in the I-1 District.
4. Conditional Use Permit #99-02 recorded as Conditional Use Permit 00-02 approved by the Village on November 8, 1999 had allowed for Unity Church to use the existing building as a church. And that's Exhibit 2.
5. Pursuant to the application, Strait Way Ministries, Inc. proposes to use the facility as a church to promote religious, charitable and educational purposes. Worship Services will be conducted on Sundays with other church related activities during the week. The current schedule includes:

10:00 a. m. Adult Believers Education Class on Sundays

10:00 a.m. Kids Sunday Camp/Nursery

12:00 noon Sunday Worship Service

7:30 p.m. Tuesday Night Bible Class

7:30 p.m. Thursday Night Intercessory Prayer

7:30 p.m. Friday Night Live Youth Service, and that's every 3rd Friday of the month

Saturdays will only be used for special services or events throughout the year as may be needed.

The vision of Strait Way Ministries, Inc. includes other outreach ministries and not limited to the following such as: Early Childhood Educational Christian Development Center, Food Pantry, Adult Enrichment Program, School-Aged After-School Programs, etc. These programs are under the guidelines of the ministry and compliance to State licensure and regulations. These outreach programs shall be implemented into the program as the church development and grows.

The existing floor plan of the facility will remain unchanged at this time. There are over 30 parking spaces on the site and one handicapped accessible parking space. As you can see on the slide, it's somewhat located in the middle of that residential area, but it's been an ongoing church, and prior to that it was a Salvation Army location.

Currently there are no employees hired by the ministry. The Pastors are voluntarily placed and operate as the sole agents for the ministry and rely on the volunteering of its members and a board to assist in the function of the church.

6. Garbage and recycling is currently picked up by the Village, and it would continue to do so.
7. Since the facility has a kitchen, the Village requires that the building be brought up to code. There was some discussion with the petitioner with respect to the sanitary sewer sampling manhole and if it would be needed for this particular facility. And maybe they can address this, but it sounds like they are not going to be cooking any meals there or providing any food services through like an overnight INNS program or some type of food program. So because of that, as long as they're not doing any of those types of services and it's just a kitchen which they would have an use for potluck opportunities for their members or others that come to their church, the sanitary sewer sampling manhole may not be needed. But what we will require is that they complete the industrial waste survey and respond to all the questions in that particular document to see what type of sanitary sewer discharge is going to be coming from the facility. And then that decision will be made by the Village Administrator.
8. Notices were sent to adjacent property owners via regular mail on November 15, 2012 and notices were published in the *Kenosha News* on November 26 and December 3, 2012 related to this Plan Commission public hearing.

9. The petitioner was emailed a copy of this memorandum on December 7, 2012.
10. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and the information presented this evening that the project as planned will not violate the intent and purpose of the Village ordinance, and it meets all the minimum standards for the granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve the site and operational plan application without finding in the decision that the application, coupled with satisfaction of any conditions for approval, will comply with all applicable Village ordinance requirements and all other federal, State or local requirements related to this site and this facility.

With that I'd like to continue the public hearing.

Don Hackbarth:

This is a public hearing if anybody would like to get up and speak to the issue. Anybody?

Jean Werbie-Harris:

We'd like to hear from the petitioner.

Don Hackbarth:

A representative from the church? And please give us your name and address, too.

Patricia Woods-Clark:

Good evening to everyone. My name is Patricia Woods-Clark, and I'm one of the Pastors of Strait Way Ministries along with my husband. And we have been in the State of Wisconsin now 15 years. I'm sorry, my address, I apologize, 7417 22nd Avenue, that's Kenosha, Wisconsin 53143. Our previous location was 1100 55th Street, and we had been there for several years. But we were looking for a home, a place that we can actually call our home. And what we did was, the first thing we did we prayed about it which is what we do as Pastors, we definitely pray. Yes, we prayed about it, and we just asked God to open the door for us.

Like I said we are a small congregation, but we are 501(3)(c) status here in the State of Wisconsin. And we just needed a facility where we could actually grow and be a strength to the community and continue to serve like we have been doing in the Kenosha area. So we were asking for this place as our home to call our home that we can grow.

My secular job is also working as an early childhood educator. I work for Kenosha County Job Center, and I've been also there 10 years since I've been here. So I work with families of the community as well as in Pleasant Prairie area as well as Kenosha. Families that are definitely coming into the area from different even locations. And being able to work with the families this is something that I've always wanted to do. This is my dream. This is my dream here, and my vision is to pour back into the community everything that we have. I really believe that children are the seeds, and we are here to fertilize those seeds and to be a strength to them. And not only

strength to the children but also strength to their parents. And this is something that we wanted to bring into this facility.

As you can see we begin to list some of the activities that would take place in our facility which is the different classes. I am a mandated reporter at [inaudible] child abuse and neglect. I've had several training in that. As well as I operate and sit on the Board for Supporting Families Together Association out of Madison, Wisconsin. So I'm here to pour back into the community and to mainly show the love of Christ, give everybody a hope. That's what I want. It's to let people know, hey, you can make it, you can make it. I don't care what kind of obstacles that you hit or you reach in life, you reach down with everything you've got and you push forward. So that's why we're here and we're requesting for the Board for this facility and this permit that we may operate and that we may teach, have vacation Bible school and just pour back into the community as God gives us strength.

Don Hackbarth:

Pastor, what's the size of your congregation?

Patricia Woods-Clark:

Right now we have what you call active members and non-active members. When we say active members we're right at about 25 children and about 22 adults right now. So we're looking to just grow. That's what we want to do.

Don Hackbarth:

Okay. Anybody else? You want to stick around? We might have questions for you as well. Anybody have further questions?

Wayne Koessl:

Are you aware of the 24 conditions placed on this by the staff?

Patricia Woods-Clark:

Yes, sir. We're looking over it and looking through the different things that was required or recommended by the staff. But we also notice that these were also some of the same conditions that were required at the Unity Church since 1999 that was required for them to have in place. So we're actually coming into these conditions that we're taking over. And we are aware of it. But the only thing we ask is for more time being a small congregation.

Don Hackbarth:

If there are no further questions from the community we'll open it up to Commissioners. Please give us your name and address.

Bert Habel:

I'm Bert Habel. First of all, is this speaker on? I couldn't hear what the lady said. But I live right there, the border from the church is my backyard, okay? So I'm interested, and I want to say first of all I really appreciate when they've come in there they've cleaned up the place very much. I do appreciate it. And so I don't have any objections at all. The only question I got is there going to be a permit thing to have a truck and a bus parked there? I don't object to it, but it's just kind of my wife thinks it's a little, you know. But it's not a major thing. But I do want to mention that I appreciate that they've cleaned up and so far did a very nice job.

Don Hackbarth:

Any other comments?

Wayne Koessl:

You want her to address the bus thing?

Don Hackbarth:

Yes, maybe she should. Is the bus for your outreach ministry or you picking people up?

Patricia Woods-Clark:

Yes, sir. We use the bus to pick up people that are coming to our services. That's what we do.

Don Hackbarth:

Okay, any further comments? Please come to the speaker. Give us your name and address.

Alexander Clark:

The bus is not used on a weekly basis. I'm Pastor Clark. I'm her husband, Pastor Alexander Clark. I just want to clarify that the bus is not used on an every day or weekly basis. So it sits there a lot because we use it for travel. We go to other churches and things of that nature where we take the children or our staff, because do from time to time go to other churches maybe like in Chicago and St. Louis. So it sits there a lot. And the truck we use for like moving stuff, so we need the truck to move all of our facilities and stuff around. So the truck and the bus is basically stationary most of the time. So I just wanted to clarify. And we do have a couple of vans that are not in the parking lot, but we keep it at our house, and a couple of our Board members it stays at their house. But there may be time to time when those vans might in the parking lot as well. I just wanted to clarify that.

Jean Werbie-Harris:

Can I ask where they're being parked? Are they in the back part of the parking lot or up by the house?

Patricia Woods-Clark:

The back part.

Jean Werbie-Harris:

Okay, so you agree to park them in the back. I'm not sure if that's a shed or whatever that is, but maybe in that back corner as opposed to up adjacent to the home.

Alexander Clark:

Well, it is in the back part as far as we can get it.

Don Hackbarth:

Can you point it out on the picture? Can you go up there and just point where you park them.

Alexander Clark:

[Inaudible].

Patricia Woods-Clark:

It's in the back area.

[Inaudible]

Don Hackbarth:

Okay, as long as he's satisfied.

Alexander Clark:

[Inaudible] in the back here [inaudible], and our truck is parked right next to it.

Jean Werbie-Harris:

And what type of truck is it?

Patricia Woods-Clark:

It's like a moving truck, like a U-Haul truck, like a moving truck you move furniture and things in.

Don Hackbarth:

A box van?

Patricia Woods-Clark:

It's a box, yes, sir.

Jean Werbie-Harris:

Is there advertising on the truck or not?

Patricia Woods-Clark:

No.

Alexander Clark:

There is advertising because we purchased it as a used, and we're going to change the --

Don Hackbarth:

Please speak to the microphone.

Alexander Clark:

There is advertising from where we purchased the vehicle from. I think it's Holiday Rental which is not even in Wisconsin. So our plan is to put Strait Way Ministries on the vehicle. We haven't done it as of yet.

Patricia Woods-Clark:

I just have a statement I want to say now. I know one of the stipulations that we recommended by the Board was the grass that was in the cracks on the parking lot. There was some grass that was in the cracks which was one of the recommendation that that be taken up and the cracks be filled in and then be resurfaced. We ask for more time to do that at least when the weather was a little more fair since we're getting ready to go into the winter months.

Don Hackbarth:

I think that's acceptable.

Patricia Woods-Clark:

Some more time for that. Also, it was another recommendation from the fire department which asked for CPR, infant, toddler and adult and first aid, all that makes sure [inaudible]. Well, I am certified in that. But it also asks for a defibrillator. Is that really required we being so close to the fire department in the area. I do know CPR. Is that recommended? Is that a code here? I'm not sure.

Jean Werbie-Harris:

It's typically required for any type of facility like this.

Don Hackbarth:

I'm a Pastor as well. I've been here for 35 years, okay, and we have one in our building as well.

Patricia Woods-Clark:

You do, okay. I just wanted to make sure that was required. Okay, thank you.

Don Hackbarth:

Any further comments from citizens? Any further comments? Did you want to speak? Okay.

Leo Schuch:

Leo Schuch, 1328 30th Court in Kenosha here. I just want to thank you for working with us on the sewer application as far as the industrial part of it so that we can hopefully not have to install that. We really appreciate you working with us on that. Thank you.

Don Hackbarth:

Thank you. any further comments? Anything else? If not, I'll close it to the public and we'll open it up to the Commissioners.

Wayne Koessl:

Mr. Chairman, if the Commissioners don't have any questions I'd move that we approve the consideration of a conditions use permit including site and operational plan subject to the conditions outlined by staff.

Larry Zarletti:

Staff.

Don Hackbarth:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY LARRY ZARLETTI TO APPROVE THE CONDITIONAL USE PERMIT.

Jean Werbie-Harris:

Pastor Hackbarth, I have just a quick question. This is on 26th Avenue, it's a pretty narrow rural Village road. One of the conditions I think really needs to also be is that all of their parishioners or those that come to their ministry or their congregation they need to be parked in their parking lot as opposed to parked up and down 26th Avenue. Is the parking lot going to be able to accommodate everyone?

Patricia Woods-Clark:

Yes.

Jean Werbie-Harris:

I don't think it's noted as no parking, but it could create a problem if there starts to be parking on both sides of the street, especially in the residential neighborhood.

Don Hackbarth:

Especially emergency vehicles have to get through there.

Jean Werbie-Harris:

So if the parking lot is not striped, one of the things they'll need to do also then is stripe it to make sure that they can get all their people into the parking lot as opposed to on the street. I mean I understand large activities at the holidays and things like that where you might have a lot more people, but on a regular basis I think we need to make sure everyone's parked in the parking lot.

Don Hackbarth:

We've got a motion on the table. All in favor say aye.

Voices:

Aye.

Don Hackbarth:

Opposed? So moved.

B. Consider Plan Commission Resolution #12-15 to initiate a zoning text amendment related to wall signs.

Jean Werbie-Harris:

Members of the Plan Commission, this is Resolution 12-15 to initiate a zoning text amendment. The Plan Commission may initiate a petition for an amendment to the zoning ordinance which may include rezoning of property, change in zoning district boundaries or changes in the text of the ordinance. The Village staff is proposed to re-evaluate and to amend some of the requirements as it pertains to wall signage requirements in the Village zoning ordinance.

The Plan Commission by the adoption of this resolution would only be initiating and petitioning for the re-evaluation of the amendment of the wall signage provisions. The proposed changes in the zoning text are through this resolution being referred to the Village staff for further study and recommendation. The Plan Commission is not by this resolution making any determination regarding the merits of any proposed changes at this time. But rather is only initiating the process

by which the proposed changes would be brought back before the Plan Commission for public hearing. The staff recommends approval of Resolution 12-15.

Don Hackbarth:

This is not a public hearing so I'll open it to Plan Commission members.

Larry Zarletti:

Mr. Chairman, if there are no questions on that I would move Resolution 12-15 to initiate a zoning text amendment.

Don Hackbarth:

Do I have a second?

John Braig:

Second.

Don Hackbarth:

MOVED BY LARRY ZARLETTI AND A SECOND BY JOHN BRAIG. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Don Hackbarth:

Opposed? So moved.

7. ADJOURN.

John Braig:

So moved.

Wayne Koessl:

Second.

Don Hackbarth:

All in favor?

Voices:

Aye.

Don Hackbarth:

So moved.

Meeting Adjourned: 6:22 p.m.

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #13-01** to adopt the STH 50 Access Management Plan as a component of the Village's Comprehensive Plan and to create Section 390-6 G of the Village Municipal Code to specifically list this Plan as a component of the Village's Comprehensive Plan.

Recommendation:

Village staff recommends that the Plan Commission approve **Plan Commission Resolution #13-01** as presented in the January 14, 2013 Village Staff Report.

**VILLAGE OF PLEASANT PRAIRIE
PLAN COMMISSION RESOLUTION # 13-01
ADOPTING THE WISCONSIN HIGHWAY 50 ACCESS MANAGEMENT VISION
I-94 to 43rd AVENUE, KENOSHA COUNTY, JANUARY 2012
AS A COMPONENT OF THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, 2035
COMPREHENSIVE PLAN**

WHEREAS, the Wisconsin Highway 50 Access Management Vision I-94 to 43rd Avenue, Kenosha County, January 2012 (hereinafter referred to as the "Access Management Vision") is an updated and expanded transportation access management plan to the *1987 Highway Access and Development Plan for Highway 50 between I-94 and 60th Avenue*, which needed to be prepared due to the changes in adjacent land uses and increases in traffic volumes in the State Trunk Highway (STH) 50 corridor; and

WHEREAS, the Access Management Vision's preparation was a result of a collaborative effort between Kenosha County, Village of Pleasant Prairie, City of Kenosha and the Wisconsin Department of Transportation (WI DOT); and

WHEREAS, the purpose of the Access Management Vision is to provide WI DOT and the local units of government with the guidance for a unified, long-range access management vision of the STH 50 corridor; and

WHEREAS, the Access Management Vision's intent is to be used as a comprehensive and collaborative tool for evaluation of future access requests and intersection signal installations as development and redevelopment occurs adjacent to STH 50; and

WHEREAS, the Access Management Vision also provides a guide to local officials to determine the optimum location for developments of differing land use, scale and traffic generation; and

WHEREAS, the Access Management Vision includes strategies and recommendations for managing existing public and private driveway access, managing new access due to new or changing land uses, managing traffic safety and efficiency as traffic growth occurs, planning supportive adjacent local road networks and improving coordination and cooperation between WI DOT and local units of government; and

WHEREAS, the Access Management Vision has been reviewed and agreed to by the WI DOT, the local units of government, and in particular the Village; and

WHEREAS, the Access Management Vision is intended to be a component of the Village Comprehensive Plan and the Comprehensive Plan shall be consistent with other Village adopted plans and amendments to such plans; and

WHEREAS, on December 12, 2012 the required 30-day notice was published in the Kenosha News related to the January 14, 2013 public hearing held by the Village Plan Commission for the Access Management Vision.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby approves the *Wisconsin Highway 50 Access Management Vision 1-94 to 43rd Avenue, Kenosha County, January 2012 (Exhibit 1)* as a component to the Village's Comprehensive Plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board of Trustees enact an Ordinance adopting said Access Management Vision as a Plan Component of the *Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan*.

Adopted this 14th day of January, 2013.

VILLAGE OF PLEASANT PRAIRIE

Thomas W. Terwall
Plan Commission Chairman

ATTEST:

Donald Hackbarth
Secretary

Date Posted: _____

Wisconsin Highway 50 Access Management Vision

I-94 to 43rd Avenue

Kenosha County

January 2012



VILLAGE OF
PLEASANT PRAIRIE



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WIS 50 Access Management Vision

**I-94 to 43rd Avenue
Kenosha County**

1.0 Introduction

In 1987, officials from the then Town of Pleasant Prairie, the City and County of Kenosha, and the Wisconsin Department of Transportation (WisDOT) jointly developed the “Highway Access and Development Plan” for WIS 50 between I-94 and 60th Avenue.

The purpose of the WIS 50 Access Management Vision is to provide the Wisconsin Department of Transportation (WisDOT) and local units of government a shared, long-range access management vision of the corridor. The Vision will be used as a comprehensive and collaborative tool to evaluate future access requests as development and redevelopment occurs adjacent to WIS 50. The Vision will also provide a guide for local officials to determine the optimum location for developments of differing type, scale and traffic generation.

Transportation systems must balance the needs of preserving mobility and providing access to local land uses. Access management techniques have been used increasingly across the nation and Wisconsin by both state and local units of government in an effort to preserve and prolong safe and efficient traffic operations on the highway system.

WisDOT initiated an update to the 1987 access plan because of the WIS 50 transportation improvement effort and increased interest in changing land use along the corridor. Anticipated pressures for future development and higher projected traffic volumes for WIS 50 drive the need for this project.

The Vision’s development was a result of a collaborative effort, developed with the participation of the local communities and Kenosha County. The overall goal of the Vision is to provide recommendations that will address long-term access and traffic needs along the corridor. It is anticipated that continued, long-term implementation of the Vision would meet the demands of future traffic and sustain an economically attractive area long into the future.

This report serves to update the access plan that was completed in 1987 for this corridor. The update will address changes in the corridor since 1987 relating to

land use, growth trends and future traffic volumes. The main changes in the corridor since the 1987 plan are as follows:

- Higher than anticipated levels of development in the western part of the corridor
- Changes in anticipated land use
- Higher than anticipated traffic volumes
- Update changes to highway since 1987 that includes new and proposed signal locations, median openings and access locations
- Update of access management techniques
- Expanded corridor limits from 60th Street to 43rd Avenue

The update to the access was done concurrently with the WIS 50 corridor expansion study, which resulted in an Environmental Assessment, functional plans and Design Study Report (DSR).

This update has been renamed to be the Wisconsin Highway 50 Access Management Vision. This report and attached maps represent the Vision in its entirety.

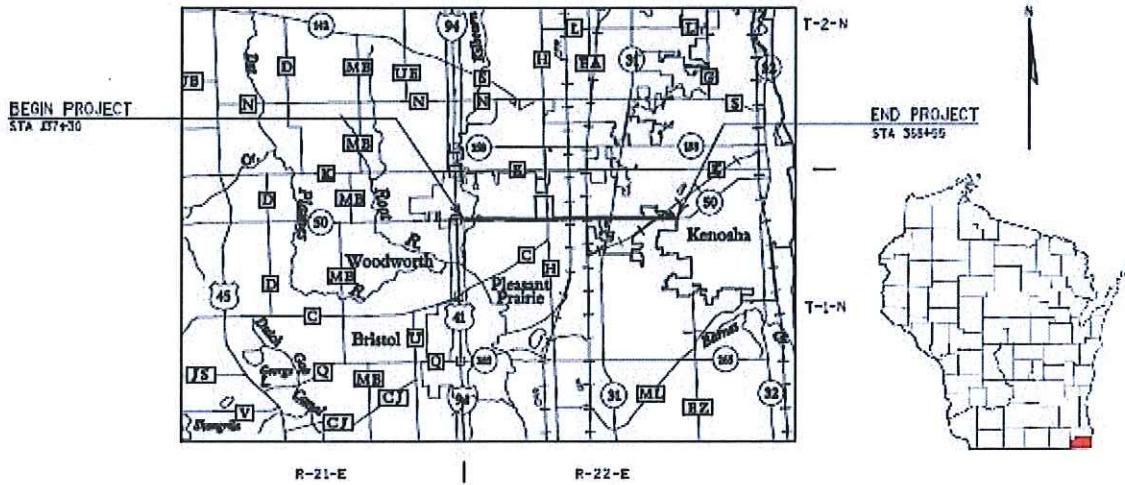
1.1 Project Overview

Project Limits

The vision limits are from I-94 to 43rd Avenue in Kenosha County, a distance of approximately five (5) miles.

The Vision's influence area extends ½ mile north and south of the proposed new alignment of WIS 50 for a total corridor width of approximately one mile. Existing properties, driveways, local roads, known developments and long-range land use plans have been considered in the development of this Vision.

Figure 1 - Vision Location



Current Jurisdiction

WIS 50 is under WisDOT jurisdiction. The project corridor lies within the City of Kenosha and the Village of Pleasant Prairie.

Existing Land Use

Much of the corridor is urbanized. Land use along the corridor consists mostly of residential and business development. A brief summary of land use development since 1987 is provided in the following paragraphs.

Kilbourn Road Ditch to 104th Avenue

On the north side of WIS 50, the Riverwood residential complex, the Aurora Health Care complex and the First Assembly of God Church/school have been constructed.

104th Avenue to 88th Avenue

The Cornerstone Parkway Offices and Condominiums and the Whitecaps subdivision residential development are located on the north side of WIS 50. On the south side of WIS 50, VK Development has constructed Prairie Ridge, a large scale, mixed land use development. The 400-acre site bounded by WIS 50, 88th Avenue, CTH C and 104th Avenue represents the largest single development in the corridor. The site is projected to generate an additional 15,000 vehicles per day on WIS 50. The TIA prepared as part of VK Development's plans recommended installation of a new traffic signal at 94th Avenue which is now installed.

88th Avenue to the railroad overpass (approximately STA 248+00)

This area has developed primarily with commercial uses as was anticipated in the 1987 plan.

Railroad overpass (approximately STA 248+00) to WIS 31

The expansion of commercial development (Southport Plaza) has occurred as planned.

WIS 31 to 60th Avenue

The majority of the land use has been developed as commercial as anticipated. Plans for select new developments have been identified.

60th Avenue to 43rd Avenue

The existing land use in this area is mainly small to mid-size commercial development with two exceptions being a Pick 'n Save grocery store on the north side of WIS 50 and Palmen Motors to the south. Between 45th Avenue and 43rd Avenue, abutting lands are residential with single family homes to the north and a mobile home park to the south.

Access Approval Process

New access or changes in type of access on WIS 50 are considered by WisDOT on a case-by-case basis and follow a permitting process. Under the permitting process, construction of new driveways and/or a change in the status of driveways along WIS 50 requires WisDOT approval. At this time, approvals are made on per request (per parcel) basis.

1.2 Project Stakeholders

The Department of Transportation began the WIS 50 Access Management Vision effort in collaboration with Kenosha County and local municipalities.

Kenosha County

Andy Buehler	Division of Planning Operations Director
Gary Sipsma	Division of Highways Director

City of Kenosha

Rich Schroeder	Assistant City Planner
Michael Lemens	Director/City Engineer
Jeff Labahn	City Development Director

Village of Pleasant Prairie

Jean Werbie-Harris	Community Development Director
Michael Spence	Village Engineer
Michael Pollocoff	Village Administrator

WisDOT

Robert Elkin	Project Supervisor
Vida Shaffer	Project Manager

The vision development process consisted of comprehensive data collection, local official involvement and the application of access management principles. The project stakeholders concluded their work on the Vision with the culmination of this document released January 2012.

1.3 Project Input Process

Public involvement has been an important part of the study process. Several meetings with local residents and business owners were scheduled throughout the course of the study to obtain comments and input. The primary comment periods were encouraged at the public informational meetings which were held on the following dates:

PIM #1 – September 23, 1998

PIM #2 – February 25, 1999

PIM #3 – June 30, 2005

PIM #4 – August 29, 2006

2.0 Purpose and Need

The WIS 50 Access Management Vision was undertaken to develop a collaborative long-range vision for the corridor. It provides for a safe and efficient transportation system and balances the increasing access needs with the future mobility of WIS 50. Specifically, the Vision will address the following issues:

- Corridor growth and development pressures
- Increasing traffic, safety, and operational issues
- Improved intergovernmental cooperation
- Common long-range corridor vision

To address the needs, the Access Management Vision's purpose includes strategies and recommendations to:

- Manage existing access.
- Manage new access due to new or redeveloped land use changes.
- Manage traffic safely and efficiently as growth occurs.
- Plan a supportive local road network.
- Improve coordination between WisDOT and local units of government.

As the Southeast region's official metropolitan planning organization, SEWRPC prepares an advisory plan to guide transportation planning decisions. This plan, completed in 2006, and updated in 2010, makes the following recommendation for WIS 50 in Kenosha County:

-
- Widening and/or other improvement to provide significant additional capacity for (or expansion of) WIS 50 from four to six lanes for the entire limits of the corridor.

2.1 Corridor Growth and Development Pressures

Several new developments that occurred since 1987 have been identified in the “Existing Land Use” discussion in Section 1.1 of this report.

Future Land Use (see Appendix 5.1 for future land use maps)

Kilbourn Road Ditch to 104th Avenue

On the south side of WIS 50, the existing residential parcels abutting the highway are anticipated to redevelop into a mixed use development in combination with the currently large, vacant tract of land immediately south of the existing row of residential properties. Conceptual plans have been developed for the area, but no firm development commitments have been identified to date.

104th Avenue to 88th Avenue

Numerous currently vacant lots of the VK Development are expected to develop into commercial uses, including a large tract of land in the southeast quadrant of 94th Avenue and WIS 50.

88th Avenue to the railroad overpass (approximately STA 248+00)

Existing wetlands south of STH 50 limit the potential for expansion in this area. There is limited potential for redevelopment of remaining land which is currently predominantly commercial.

Railroad overpass (approximately STA 248+00) to WIS 31

The existing residential area south of WIS 50 is expected to convert to commercial use. This is consistent with the 1987 plan which called for the land use conversion once Southport Plaza experienced further growth.

WIS 31 to 60th Avenue

Larger land tracts south of 76th Street and east of WIS 31 are expected to accommodate large-scale commercial/industrial development.

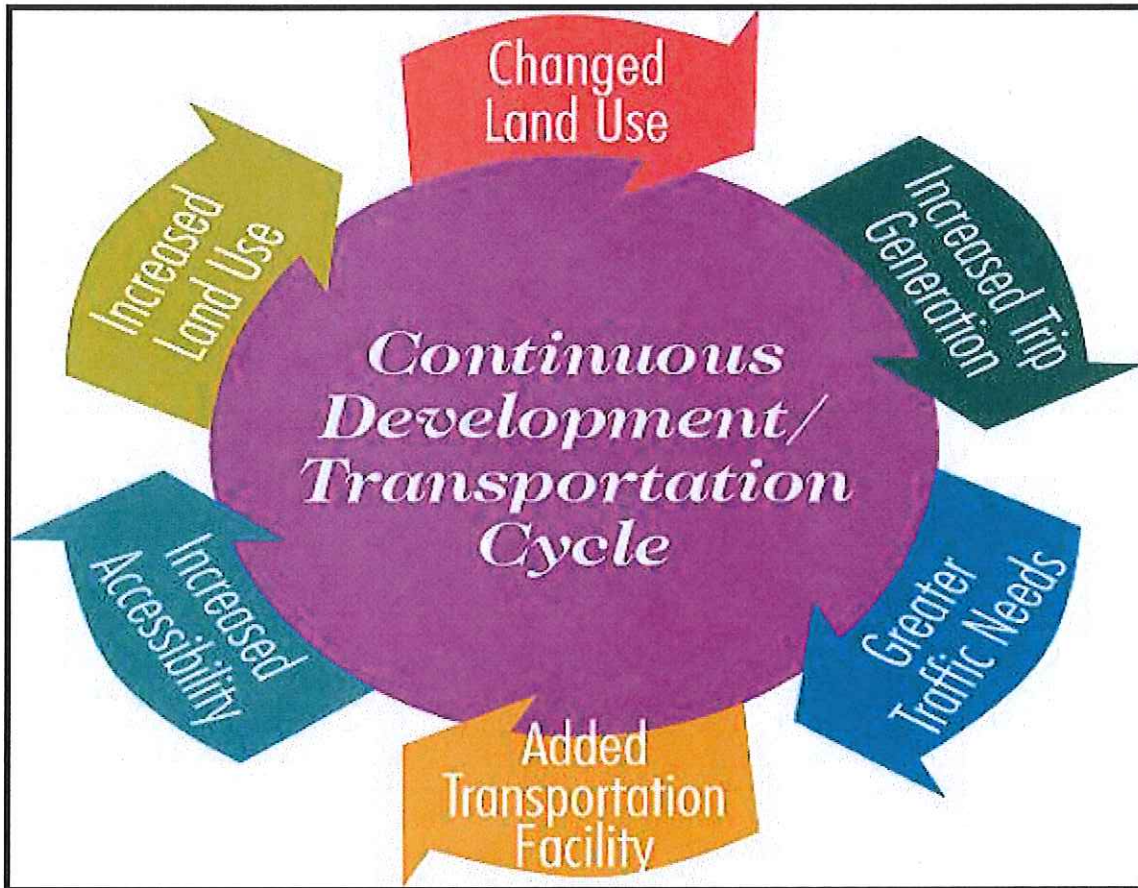
60th Avenue to 43rd Avenue

Adjacent land is currently developed as small to mid-size commercial. There is limited potential for redevelopment. From 45th Avenue to 43rd Avenue, it is anticipated to remain the same land use as today.

These future developments will compete with existing land uses for the same transportation facilities and demand access, safety and mobility for their users. Some types of facilities, more specifically residential and large employment centers, generate significant peak hour traffic and can influence neighboring land

uses and transportation characteristics. The site selections of these types of facilities require careful consideration of the future traffic signal placement and traffic progression along WIS 50. Figure 2 shows the continuous cause and effect relationship between land use and transportation.

Figure 2 - Land Use & Transportation Relationship



2.2 Increasing Traffic, Safety, and Operational Issues

Increasing Traffic

2008 traffic volumes on WIS 50 range from 24,800 Average Annual Daily Traffic (AADT) to 32,600 AADT.

Forecasted average volumes are anticipated to increase to between 9,300 and 13,450 AADT by 2039 under present trends in development. This represents an anticipated average increase of over 39 percent over the next 30 years. Projected traffic growth percentages for specific corridor segments are shown in Table 1.

Table 1 - Traffic Volumes

Location	2008 AADT	2039 AADT	% Growth
I-94 - 120th Ave	28300	39100	38%
120th Ave - 104th Ave	26400	36600	39%
104th Ave - 94th Ave	24800	36300	46%
94th Ave - STH 31	31700	45150	42%
STH 31 - 60th Ave	32600	45100	38%
60th Ave - 45th Ave	29300	38600	32%
45th Ave - 43rd Ave	27000	37900	40%

Safety

Crash Rate

Tables 2 and 3 summarize the crash data by dividing the mainline into 7 segments. Crash data is displayed for both 2005 (Table 2) and 2008 (Table 3). The crash rates were computed for the years 2005 and 2008 because these years correspond to the same years that actual mainline traffic volumes were counted. Crash rates were then compared to the statewide average crash rate for “large urban divided highways.” Several of the segment crash rates exceeded the statewide average crash rates for similar urban corridors.

Table 2 – 2005 Crash Data

Segment	Length (miles)	2005 Crash Total	2005 AADT	Segment Crash Rate	% Above Statewide Urban Crash Rate Average of 326
I-94 - 120th Ave	0.12	40	29400	3106	853%
120th Ave - 104th Ave	0.82	11	27500	134	Below
104th Ave - CTH H	1.00	21	27100	212	Below
CTH H - STH 31	1.37	68	31300	434	33%
STH 31 - 60th Ave	0.36	23	33000	530	63%
60th Ave - 51st Ave	0.61	49	29700	741	127%
51st Ave - 43rd Ave	0.43	9	24250	236	Below

Table 3 – 2008 Crash Data

Segment	Length (miles)	2008 Crash Total	2008 AADT	Segment Crash Rate	% Above Statewide Urban Crash Rate Average of 326
I-94 - 120th Ave	0.12	21	28300	1694	420%
120th Ave - 104th Ave	0.82	20	26400	253	Below
104th Ave - CTH H	1.00	25	24800	276	Below
CTH H - STH 31	1.37	55	31700	347	6%
STH 31 - 60th Ave	0.36	20	32600	467	43%
60th Ave - 51st Ave	0.61	31	29300	475	46%
51st Ave - 43rd Ave	0.43	6	27100	141	Below

Access Points

Each access point creates potential conflicts between through traffic and traffic using that access. Each conflict is a potential crash. There is a relationship between the number of crashes and the number of access points according to a study conducted by the Federal Highway Administration (see Figure 3). According to the study, as the number of access locations increase along a highway, the rates of crashes also increase. Further, poorly located access either too close to intersections or inadequately spaced from other access points contributes to more crashes.

Figure 3 - Relationship between Access Points and Crash Rates

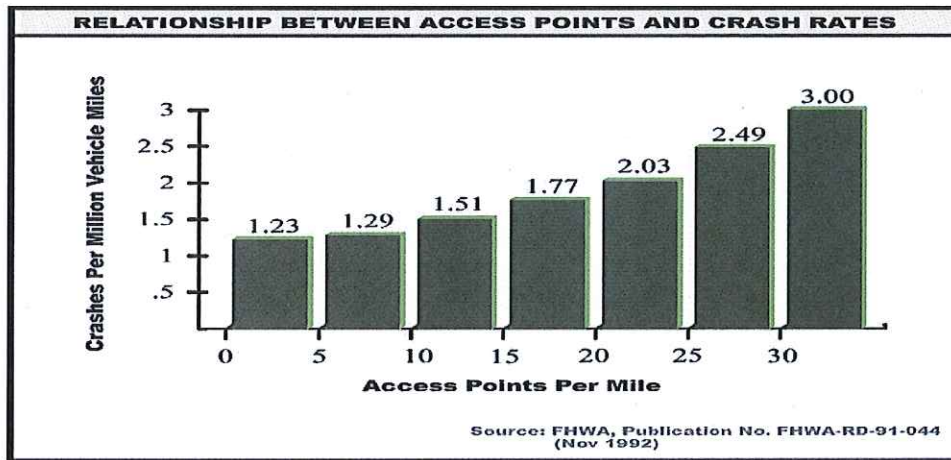


Figure 4 shows the introduction of 11 conflict points for every driveway introduced on a 4-lane roadway.

Figure 4 - Four Lane Roadway with One Driveway (11 conflict points)

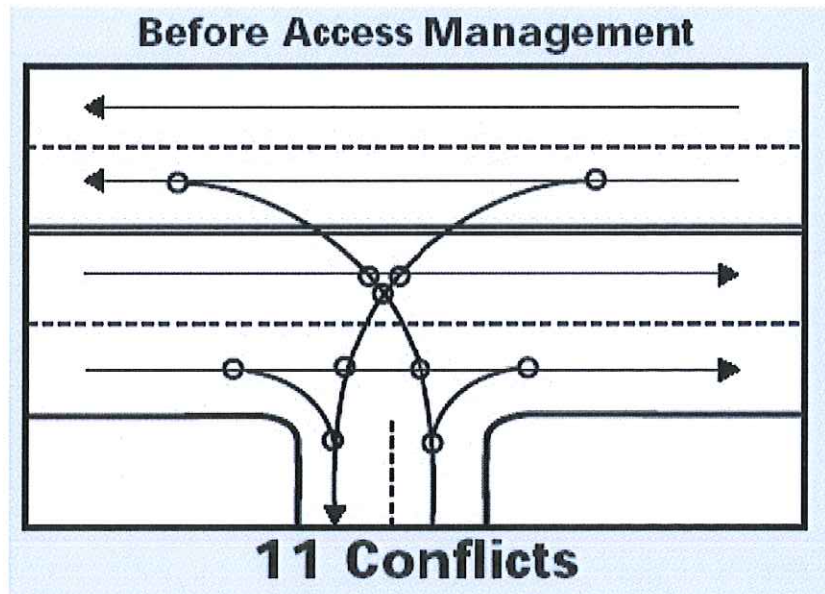
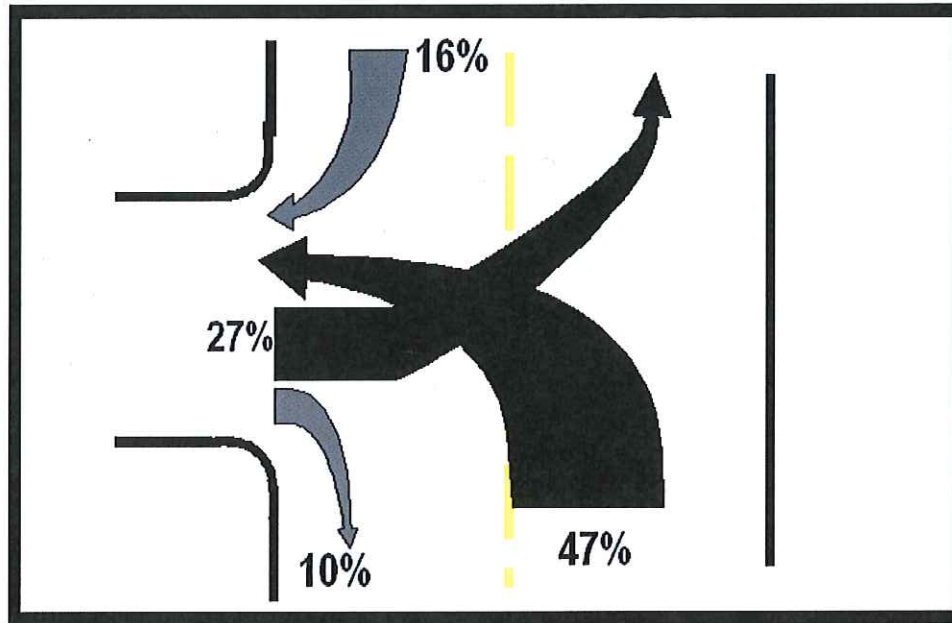


Figure 5 shows the percentage of driveway crashes per type of movement. Nearly half of all crashes occur when drivers attempt a left turn into the driveway if the mainline facility is undivided or has inadequate left turn storage. Over a quarter of the crashes occur maneuvering the left turn out of the driveway.

Figure 5 - Percent of Driveway Crashes by Movement



Eliminating the left-out maneuver from driveways requiring a right-out only and U-turn maneuver at the next available median opening has shown a 27% reduction in injury fatalities.

Operational Issues

As traffic volumes increase without proper improvements to the highway, congestion (user delay) and safety issues (number of crashes) increase. As congestion increases, driver frustration and perception that the facility is “difficult to drive” also increases. Drivers will change their “destination” to seek more convenient, faster or safer routes to obtain the same services. In addition to longer commute times, higher fuel consumption and pollutant emissions result from congested roadways.

Congestion also affects the efficiency of most commercial businesses. Delay and inconvenience to customers and deliveries affect the direct profits and success of most businesses.

If traffic congestion on the transportation network is not managed properly, the economic vitality of the area will decline and not be attractive to new developments. Some existing businesses may choose to economically disinvest in the corridor and seek higher quality transportation facilities and communities.

2.3 Improved Intergovernmental Coordination

Successful implementation of this Access Management Vision is dependent upon intergovernmental commitment to the “common vision” and coordination.

By permit authority, WisDOT will have the ability to remove, relocate or adjust any access or median opening if deemed unsafe to the transportation facility.

The local communities have permit authority to review and approve planned land use, re-developments and new developments. By permit authority, local communities will also have the ability to require cross-access easements and shared driveways conditions.

Both, local communities who control land use and WisDOT who is responsible for WIS 50 need to work together to establish and maintain a safe, efficient and economically viable corridor long into the future.

The key to success is to review the vision in combination as each development request or access request is received and come to a mutual intergovernmental agreement for any vision changes.

2.4 Common Long-range Corridor Vision

A function of the access management vision is to provide a “common vision” for this corridor. Since two communities lie within the corridor, having a common vision with the Department will insure a consistent application of access management principles that will provide regional mobility.

Regional mobility is important to the businesses adjacent to WIS 50 because their customers, deliveries and employees will be arriving from an array of regional origins, not any one particular community. A poorly planned congested area will impact upstream and downstream communities similar to a clog in a pipe.

Further, expectations and requirements of a developer should be consistent within a regional area, therefore making it important to the success of the vision that community decisions compliment the decisions made by other communities within the prevue of the “common vision.”

3.0 Access Management Techniques and Strategies

It is anticipated that elements of the vision would be implemented in an incremental approach over time as land uses and access needs change or when improvements are made to WIS 50.

Coordinated implementation of the techniques and strategies is the key component to the overall success of the vision. For some recommendations, such

as providing alternate routes for circulation, or allowing temporary access to side roads may fall under multiple local jurisdictions.

There are four primary areas of focus for the strategies included within the vision:

- Location of existing and future signalized intersections for traffic progression
- Location of un-signalized intersections (future median opening locations)
- Private access to WIS 50
- Local Network for circulation

3.1 Signalized Intersections and Traffic Progression

The demand for additional traffic signals usually increases as traffic volumes increase. In order to preserve mobility, maintain traffic progression, and meet intersection control needs, the optimum spacing of traffic signals should be spaced one-half mile apart. This spacing may be adjusted due to speed during the detailed design stage and will allow future signals to be interconnected so travel through the system will occur with fewer stops and delay. Progression is difficult to obtain with greater distances and operate undesirably for closely spaced intersections. Table 4 shows general guidelines for intersection spacing.

Table 4 - General Access Criteria

STH50 Access Management Plan				
General Access Criteria For Retrofit Situations				
Intersecting Facility Type	Signal	Median Condition		
		Full Access	Restricted Access	Closed Access
Single Use Private Driveway	No	No	No	Allowable
Shared Private Driveway/Cross-Access	No	No	Allowable	Allowable
Private Road	No	No	Allowable	Allowable
Public Street - Cul-de-Sac (no circulation)	No	No	Allowable	Allowable
Public Street - Local	No	Allowable	Allowable	Allowable
Public Street - Collector	Allowable	Allowable	Allowable	No
Public Street - Arterial	Allowable	Allowable	No	No
	1/2 Mile	1/4 Mile	1/8 Mile	None
Generalized Spacing Criteria				

*Minimum distance from the functional area of a median opening is 200 ft.

*Minimum distance from the functional area of an intersection is 500 ft.

3.2 Un-Signalized Intersections (median opening locations)

The optimum location for un-signalized intersections is one-quarter mile (when half-mile is used for signal spacing). This spacing allows for the proper development of the intersection influence area that includes the storage bays for each turning movement.

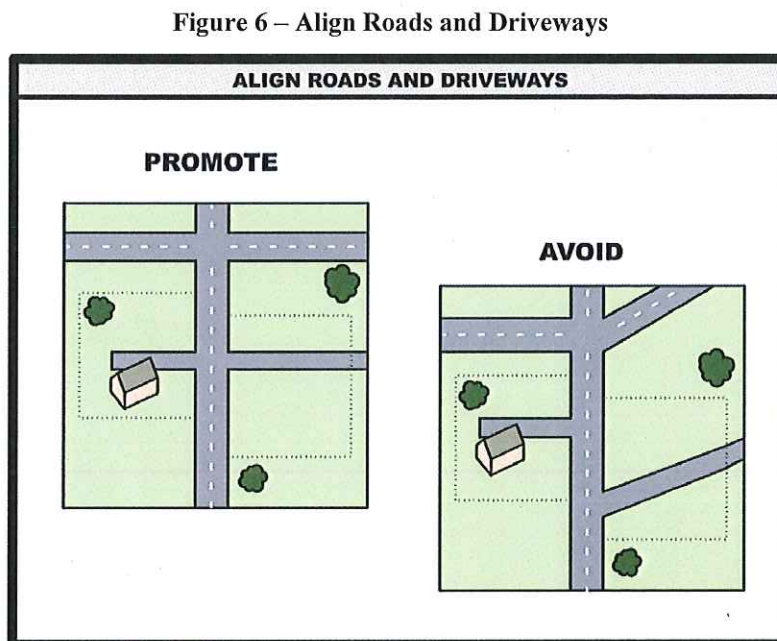
A four-leg intersection is desirable over offset T-type intersections because all movements onto local roads can be accommodated at one location more efficiently than at two closely spaced locations. As traffic increases, the offset T-type intersections experience a higher risk of crashes as the number of vehicles entering the intersection increases and close spacing restricts the proper length of turning storage bays. For this reason, as traffic increases on WIS 50 the only option available may be to limit one of the intersections to right-in/right-out movements if operational or safety problems arise.

Another consideration for intersection spacing is when the facility is expanded to a divided 4-lane facility. Proper intersection spacing will ensure proper median opening spacing and safe U-turn opportunities.

Strategies to address intersections with public streets include:

- Realign offset T-type intersections if possible.
- Relocate existing local road connections to optimum spacing guidelines where possible.
- Locate new local road connections at optimum spacing guidelines
- Require cross access easements for all properties between intersection locations

Figure 6 shows desired intersection and driveway alignment.



3.3 Private Access

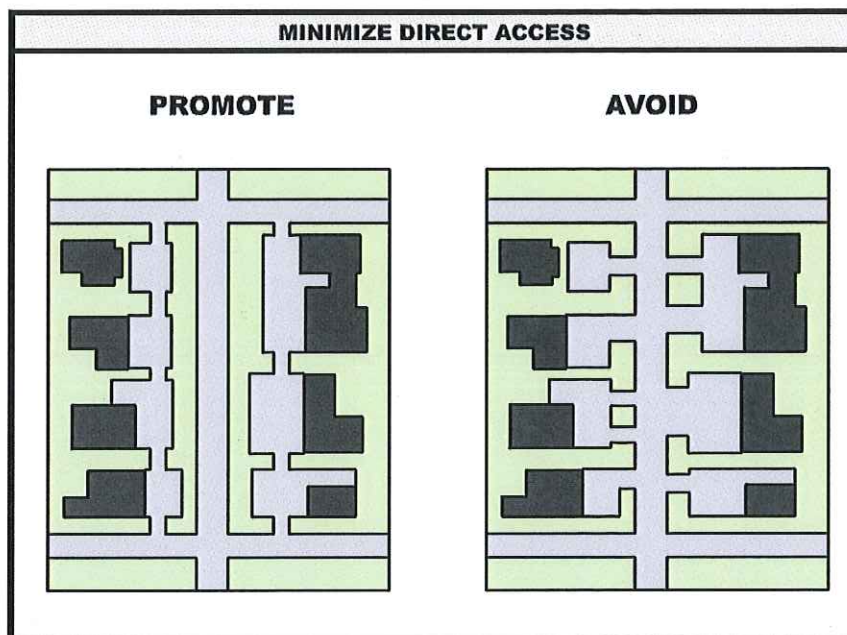
Direct access to WIS 50 should be minimized for the following reasons:

- Narrow lot sizes result in closely spaced driveways; large lot sizes often request multiple driveways.
- Median openings may not be allowed at driveways when facility is expanded.
- Left turn maneuvers into and out of driveways account for 75% of all crashes at a driveway.

Strategies to address numerous access points along WIS 50 include:

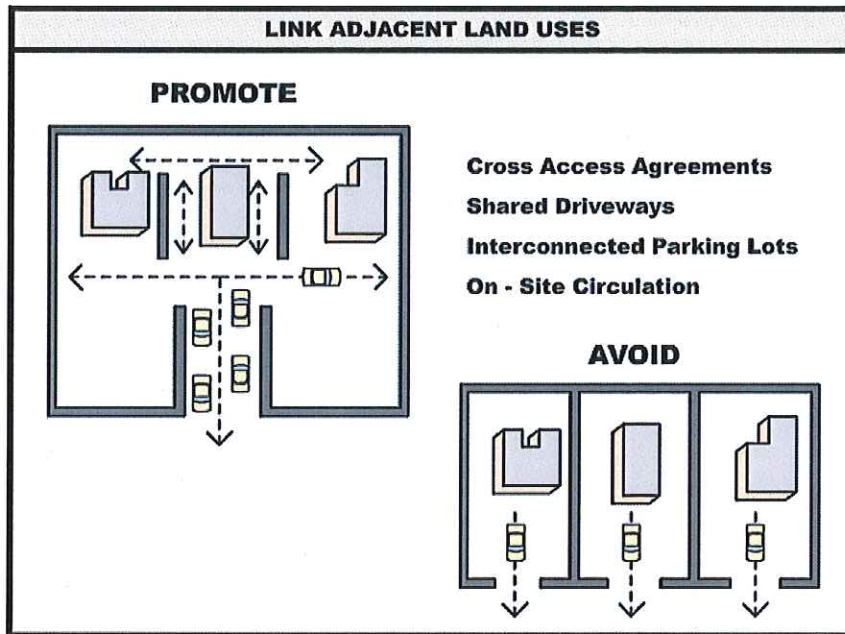
- Remove excess driveways for lots with multiple access points.
- Relocate driveways to increase spacing or to lower function roadways.
- Consolidate driveways for combined lots.
- Promote shared driveways between lots to consolidate large access points.
- Require cross access easements to enable multiple properties to use the same driveway.

Figure 7 - Minimize Direct Access



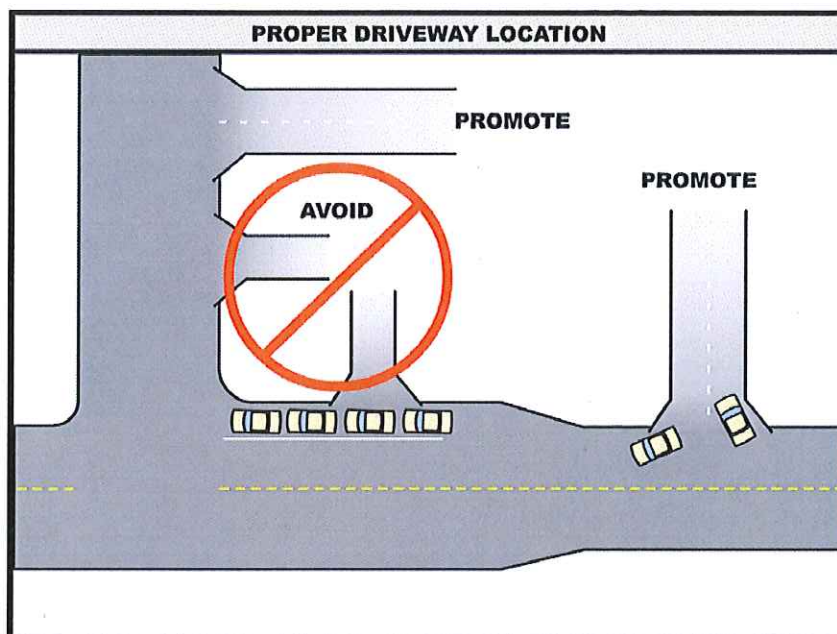
As shown in Figure 7, driveways could be relocated and/or promoted in future developments for placement on local roads. Access to the state highway would be limited to intersections with public streets. The reduction in the number of direct access points allows more efficient use of roadway and promotes greater separation of intersections.

Figure 8 - Link Adjacent Land Uses



In the case of shared-access or cross-access agreements, multiple parcels share a common access point. Access to each property is achieved through an interconnected parking lot system or other method of on-site circulation (see Figure 8). This solution reduces direct access driveways if the creation of new local roads is not possible. The movement of circulation off of the state highway and onto adjacent properties is achieved through local zoning and subdivision ordinances.

Figure 9 - Proper Driveway Location



Driveways located close to an intersection can pose safety and operational issues for the intersection (see Figure 9). These driveways should be relocated further from the intersection where possible to eliminate conflicts between vehicles entering the intersection and those using the driveway. These driveways can pose safety hazards from vehicles making left turns into the driveways too close to the intersection. In addition, it may be difficult for drivers to determine if a vehicle is entering the intersection to execute a turn, or if the vehicle is entering the driveway. For vehicles wishing to exit from a driveway that is too close to the intersection, they often must track several movements within the intersection to determine a safe opportunity to make a left-turn out of the driveway.

The state’s Access Management Plan (SAMP), categorizes the state trunk highways into five access tiers (1, 2A, 2B, 3, and 4). The SAMP provides guidelines of future access management goals for each state trunk highway.

The five access types are defined as ranging from a high degree of access control or a tier 1 (state trunk highways that maximize Interstate or statewide mobility goals, such as I-94) to state trunk highways with a balance between mobility and access on tier 4 routes (for example, WIS 32 from WIS 100 to the City of Milwaukee). Guidelines for access types are outlined on Table 5.

Table 5 - SAMP Tier Guidelines

Goal for Access and Traffic Movement	Type of New Access Allowed
Tier 1 - maximizes Interstate/Statewide traffic movement	<ul style="list-style-type: none"> • Interchanges • Locked/gated driveways for emergency vehicles • On an interim basis – isolated field entrances
Tier 2A - maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections, with some interchanges possible at higher volume routes • Locked/gated driveways for emergency vehicles • On an interim basis – isolated entrances
Tier 2B – maximizes Interregional traffic movement	<ul style="list-style-type: none"> • At-grade public road intersections • Lower volume residential, commercial, and field
Tier 3 - maximizes Regional/Intra-urban traffic Movement	<ul style="list-style-type: none"> • At-grade public road intersections • Higher volume residential, commercial, and field
Tier 4 - Balances traffic movement and property Access	<ul style="list-style-type: none"> • All types, provided they meet safety standards

The current SAMP shows the existing WIS 50 from I-94 to WIS 31 as a Tier 2A and from WIS 31 to 43rd Avenue as a Tier 4.

Tier 2A has specific guidelines which include:

Existing Access:

-
- Access primarily by at-grade public intersections, with some interchanges possible at higher volume roads.
 - Existing widely spaced, extremely low volume (generally < 50 AADT) private, residential/field access or emergency service may be allowed, if no reasonable alternative or opportunity to obtain such exists, and a long-term plan is in place for removing existing access as opportunities arise.

New Access:

- Access primarily by at-grade public road intersections, with some interchanges possible at higher volume roads.
- No at-grade intersections within one mile of interchange entrance ramps.

Tier 4 has specific guidelines which include:

Existing and New Access:

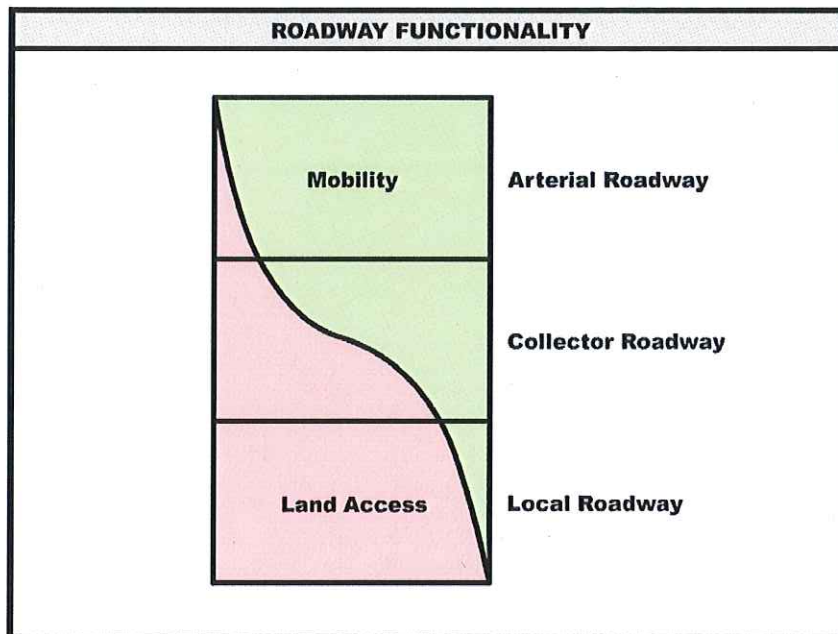
- Public and private access roads spaced for safe operation, and meeting departmental/operational standards for safety.

3.4 Local Circulation

The transportation system is designed to accommodate the existing land use. As investments are made to change the land use, investments need to be made to expand the transportation infrastructure to support the new land use.

A local transportation system should be developed that is balanced according to the desired function of the roadway. There are three primary functions that roadways perform including providing mobility, providing access, or acting as a transition between roadways that provide access and those that provide mobility (see Figure 10).

Figure 10 - Roadway Functionality



Roadways that provide the function of mobility are classified as arterial roadways. These roadways have minimal direct access and operate at higher speeds for mobility (45 mph or greater).

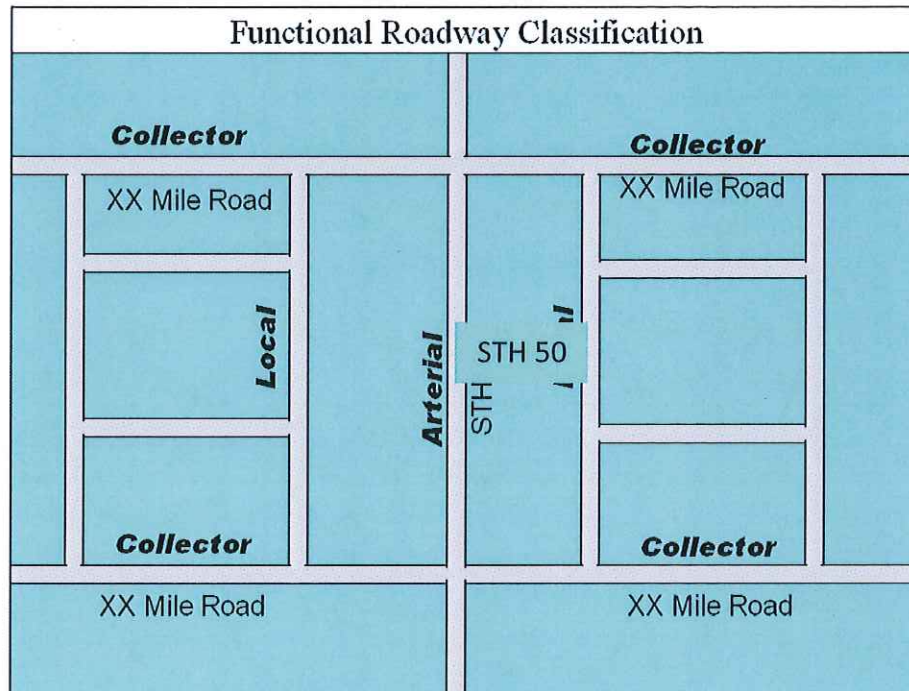
Roadways that provide the transitional function between land accessibility and mobility are classified as collector roadways. These roadways allow more access than arterials and operate at lower speeds than arterials (35 to 40 mph).

Roadways that provide the access function are classified as local roadways. These roadways allow access to adjacent properties and operate at low speeds (25 to 30 mph).

The most desired transportation network needs to satisfy both functions and thereby needs to have all three types of roadways for system that will operate efficiently and safety long into the future.

If all three types of roadways are not in a network, then the roadways do not operate as intended and degraded operations prevail. Examples of degraded facilities are plenty and if possible are costly to remedy. In most cases, the length of congested periods increase annually and safety and inconvenience issues expand.

Figure 11 - Functional Roadway Classification



As Figure 11 shows, WIS 50 should operate as an arterial roadway allowing minimal access and traffic operation at high speeds of 45 to 55 mph. Therefore, the consideration where possible to plan and develop a local road network will satisfy future land use changes and will compliment the collector and arterial system already in place in the corridor.

The local road system also provides alternative routes for greater accessibility to land use in the region. The recommendations pertaining to local circulation recognize that this issue lies outside of WisDOT jurisdiction and falls under local community jurisdiction.

The local circulation routes presented in this vision fall under one of two strategies:

- Local circulation routes shown on the vision are conceptual recommendations rather than location specific. For example, local circulation that provides parallel connectivity for short trips should be provided if possible. However, the exact method (cross-access agreement or new public road) and the exact location of those routes need to be determined by the respective local unit of government.
- Connections of proposed local circulation routes with WIS 50 and/or the existing local street system are location specific. These connections are shown in their recommended locations on the vision.

The benefits of providing a local transportation system include:

- Providing an alternative to WIS 50 for local trips will enable WIS 50 to function as an arterial roadway. Competition for highway capacity will reduce the ability of the roadway to provide efficient regional transportation.
- Providing opportunities to relocate existing driveways to lower function roadways as land develops or converts to a higher use (see Figure 12).
- Providing multiple choices for vehicles, bikes, and pedestrians to get from one destination to another. Implementation of an interconnected local transportation system enhances the ability of emergency responders to access crashes during peak traffic periods (see Figure 13, Transportation System).

Figure 12 - Access Management

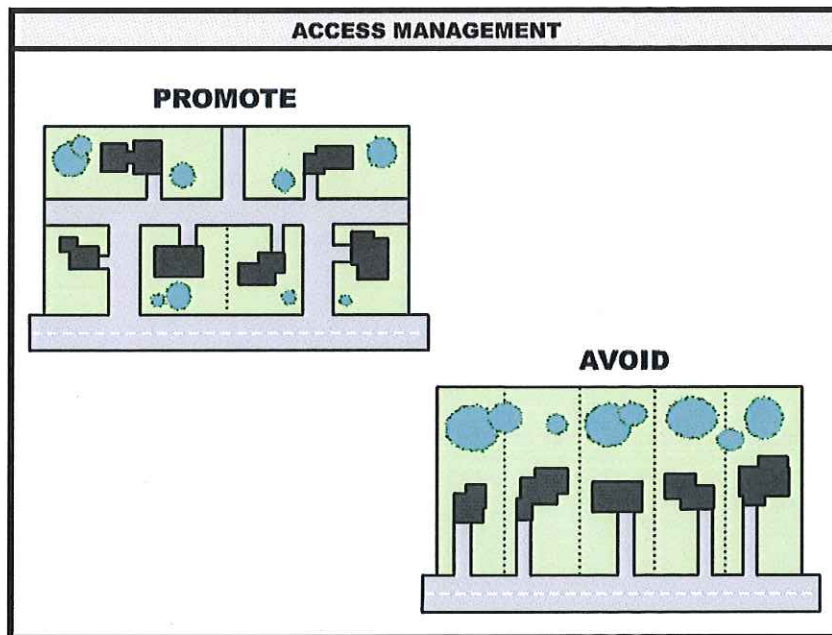
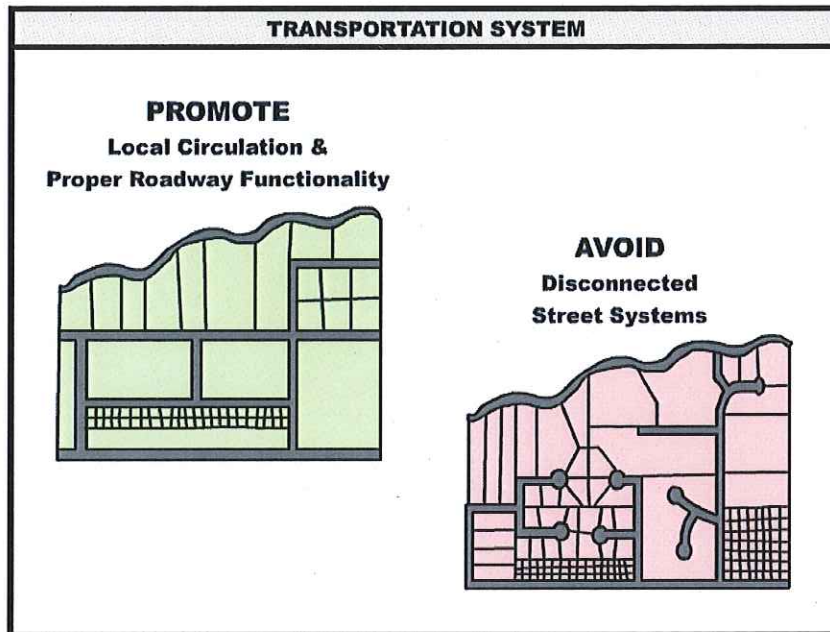


Figure 13 - Transportation System



In summary, minimizing the number of curb cuts, consolidating driveways, constructing landscaped medians (where appropriate), and coordinating internal site circulation and parking among several businesses results in a visually pleasing and more functional corridor. Using these techniques will protect the investment of existing businesses, the public investment in the roadway and can help attract new investment into the area.

4.0 Memorandum of Understanding

The signing of the “Memorandum of Understanding” acknowledges the participation of all communities in the development of the plan and signifies a “good faith partnership” to work together as future land use, access and transportation decisions need to be made along WIS 50.



Memorandum of Understanding

RE: WIS 50 Access Management Vision (I-94 to 43rd Avenue)

January 2012

The purpose of the WIS 50 Access Management Vision is to provide WisDOT and the local units of government a unified, long-range access management vision of the corridor. The Vision’s intent is to be used as a comprehensive and collaborative tool for evaluation of future access requests as development and redevelopment occurs adjacent to WIS 50. The Vision will also provide a guide to local officials to determine the optimum location for developments of differing type, scale and traffic generation.

The Access Management Vision includes strategies and recommendations to:

- Managing existing access
- Managing new access due to new or changing land use
- Managing traffic safety and efficiently as traffic growth occurs
- Planning a supportive local road network
- Improving coordination and cooperation between WisDOT and local units of government

The Vision’s development was a result of a collaborative effort with the local communities listed below:

Kenosha County Village of Pleasant Prairie City of Kenosha

By signing this document, your community is agreeing to partner with WisDOT and the other local units of government to implement this Vision whenever possible as future opportunities arise.

Name

Title

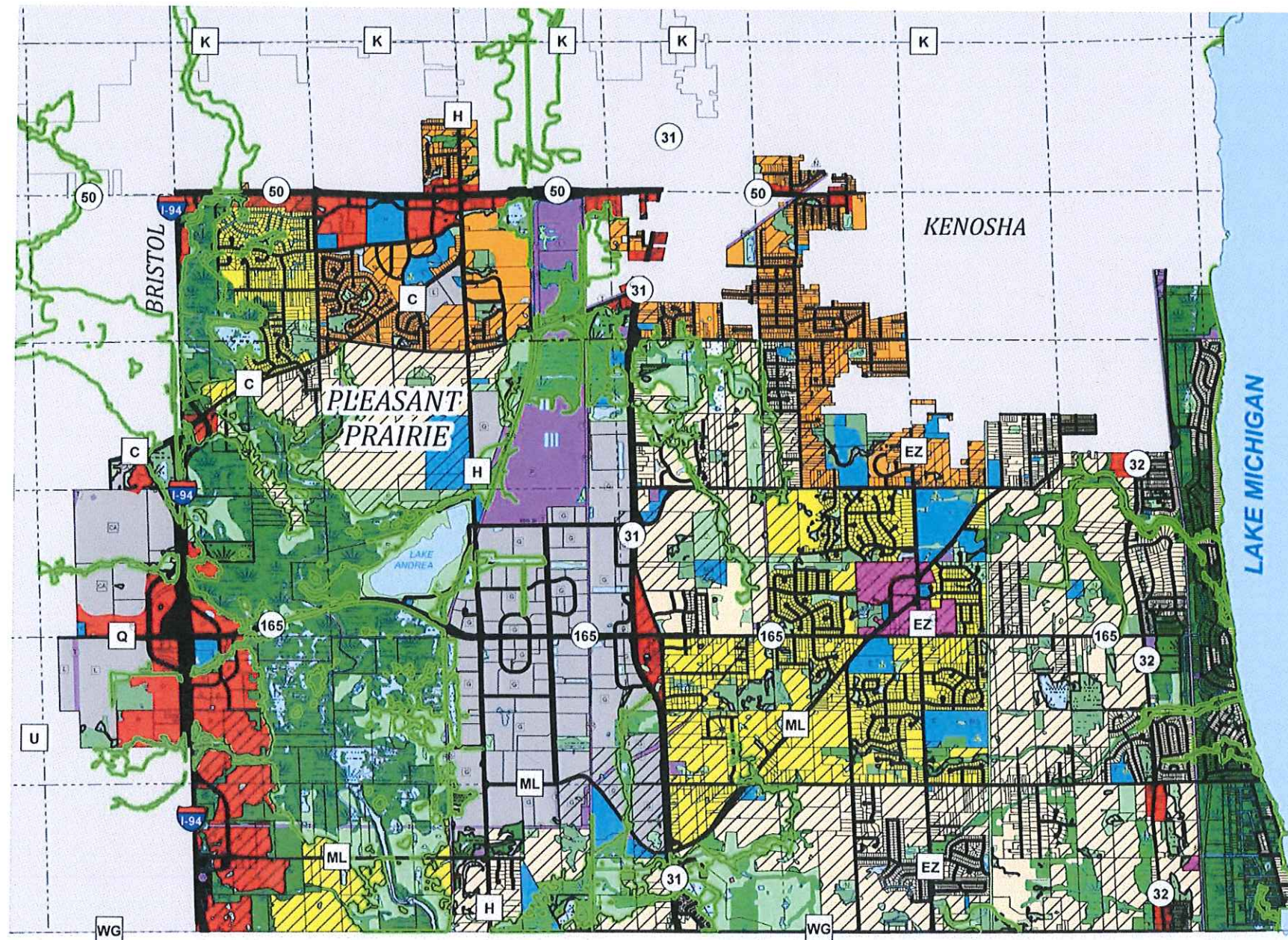
Date

5.0 Appendices

5.1 2035 Land Use Plan Maps

5.2 Access Management Project Maps

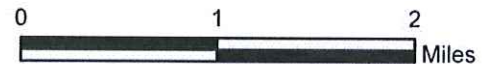
MAP 9.9 VILLAGE OF PLEASANT PRAIRIE 2035 LAND USE PLAN



- RESIDENTIAL LANDS**
 - LOW DENSITY RESIDENTIAL (19,000 Square Feet Or More Per Dwelling Unit)
 - LOW-MEDIUM DENSITY RESIDENTIAL (12,000 To 18,999 Square Feet Per Dwelling Unit)
 - UPPER-MEDIUM DENSITY RESIDENTIAL (6,200 To 11,999 Square Feet Per Dwelling Unit)
 - HIGH DENSITY RESIDENTIAL (Less Than 6,200 Square Feet Per Dwelling Unit)
- MIXED USE LANDS**
 - VG Village Green Center
 - CT Chiwaukee Transit Center
- COMMERCIAL LANDS**
 - N Neighborhood Retail and Service Centers
 - C Community Retail and Service Centers
 - F Freeway-Oriented Service Centers
 - O Freeway Office Centers
 - R Freeway-Oriented Regional Retail Centers
 - BA-1 PDD-1 Business Area 1 Sub-District
 - BA-2 PDD-1 Business Area 2 Sub-District
 - BA-3 PDD-1 Business Area 3 Sub-District
- OTHER TRANSPORTATION, COMMUNICATIONS AND UTILITIES**
 - P Pleasant Prairie Power Plant
 - L Active Landfill
 - RR Railroads
 - W Weigh Station
 - T Overhead High Tension Wires
- GOVERNMENTAL AND INSTITUTIONAL LANDS**
 - M Municipal Administrative Offices
 - F Fire Station
 - P Police Station
 - H Hospital
 - E Public Elementary School
 - MS Public Middle School
 - S Public Senior High School
- PARK, RECREATION AND OTHER OPEN SPACE LANDS**
 - R Regional Park
 - C Community Park
 - N Neighborhood Park
- INDUSTRIAL LANDS**
 - L Limited Industrial
 - G General Industrial
 - CA PDD-1 Core Area Sub-District
- Agricultural Lands
- ENVIRONMENTALLY SIGNIFICANT AREAS**
 - Primary Environmental Corridors
 - Secondary Environmental Corridors
 - Isolated Natural Resource Areas
 - Surface Water
 - Field Verified Wetlands
 - Interpolated Wetlands (2005 WIDNR Final Inventory Maps)
 - 100 - Year Floodplain
- RIGHTS-OF-WAY**
 - Existing Rights-Of-Way (September 2009)
 - Dedicated but not Constructed Right-Of-Ways (September 2009)
 - Urban Reserves (Overlay)
- LINEAR FEATURES**
 - Property Lines

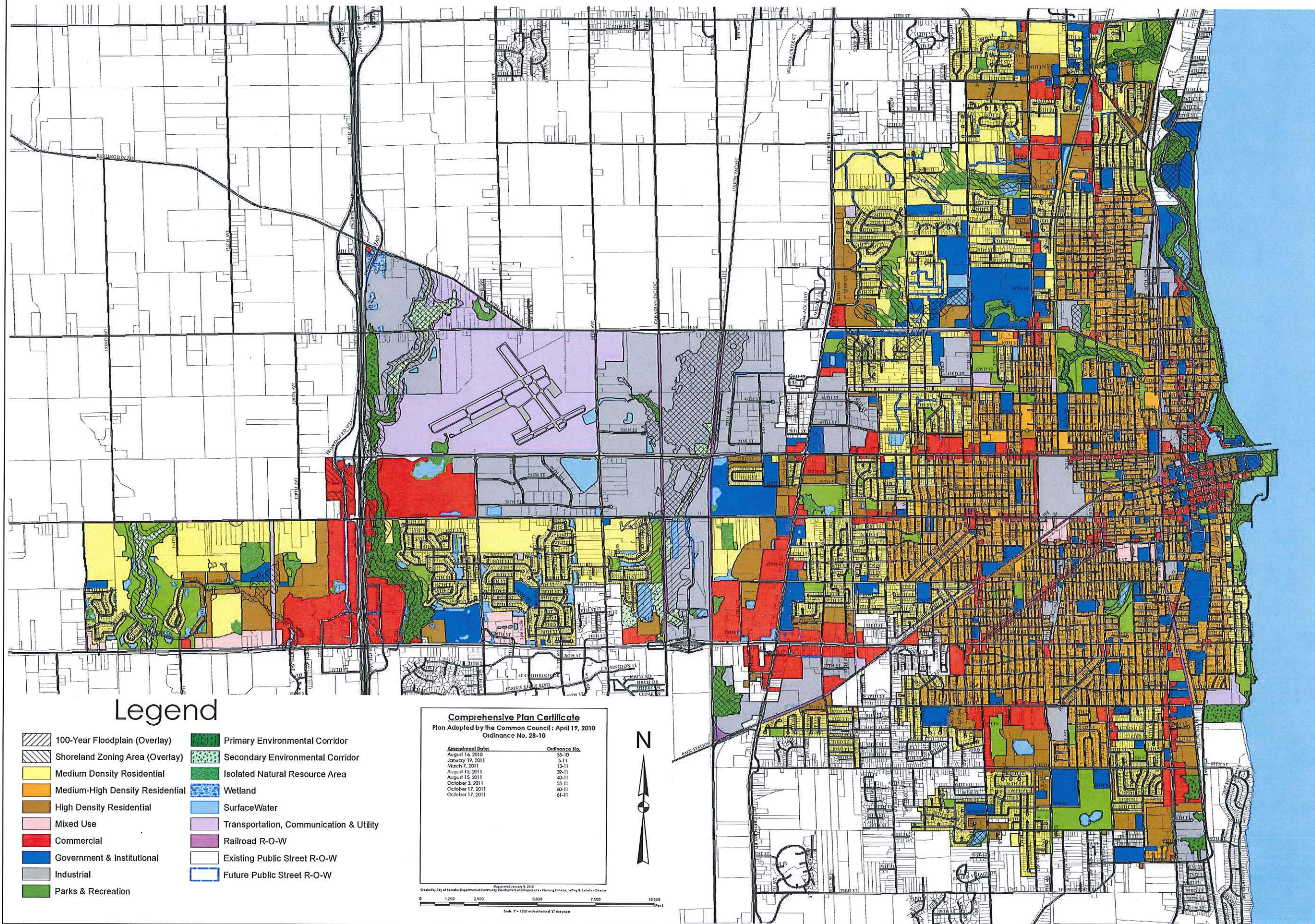
Note: See Appendix 10-3 for Amendments to this Map

Source: Village of Pleasant Prairie



Map IX-6

Adopted Land Use Plan for the City of Kenosha Planning Area: 2035



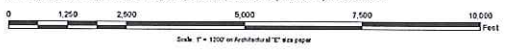
Legend

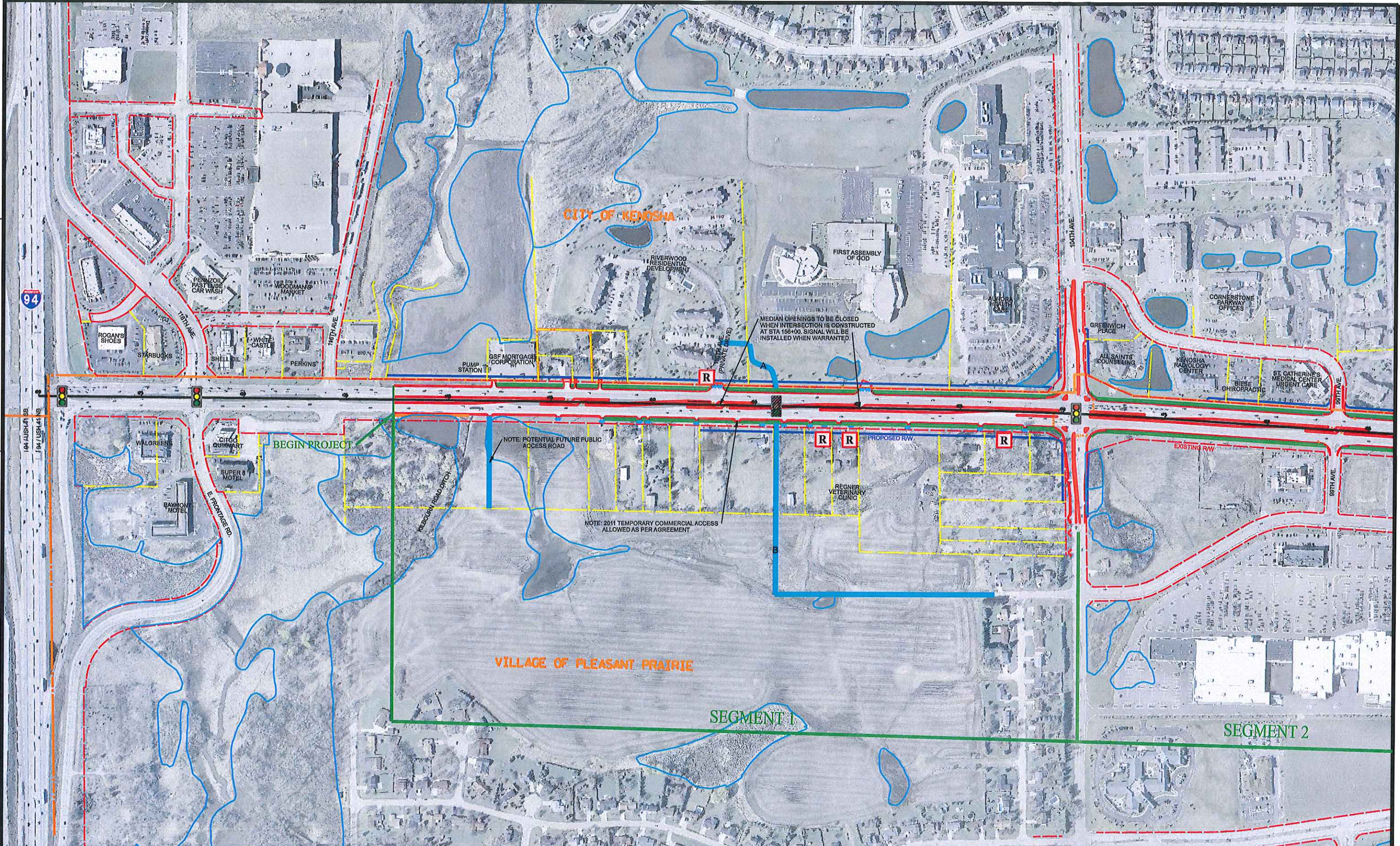
- | | | | |
|--|---------------------------------|--|---|
| | 100-Year Floodplain (Overlay) | | Primary Environmental Corridor |
| | Shoreland Zoning Area (Overlay) | | Secondary Environmental Corridor |
| | Medium Density Residential | | Isolated Natural Resource Area |
| | Medium-High Density Residential | | Wetland |
| | High Density Residential | | Surface Water |
| | Mixed Use | | Transportation, Communication & Utility |
| | Commercial | | Railroad R-O-W |
| | Government & Institutional | | Existing Public Street R-O-W |
| | Industrial | | Future Public Street R-O-W |
| | Parks & Recreation | | |

Comprehensive Plan Certificate
Plan Adopted by the Common Council: April 19, 2010
Ordinance No. 28-10

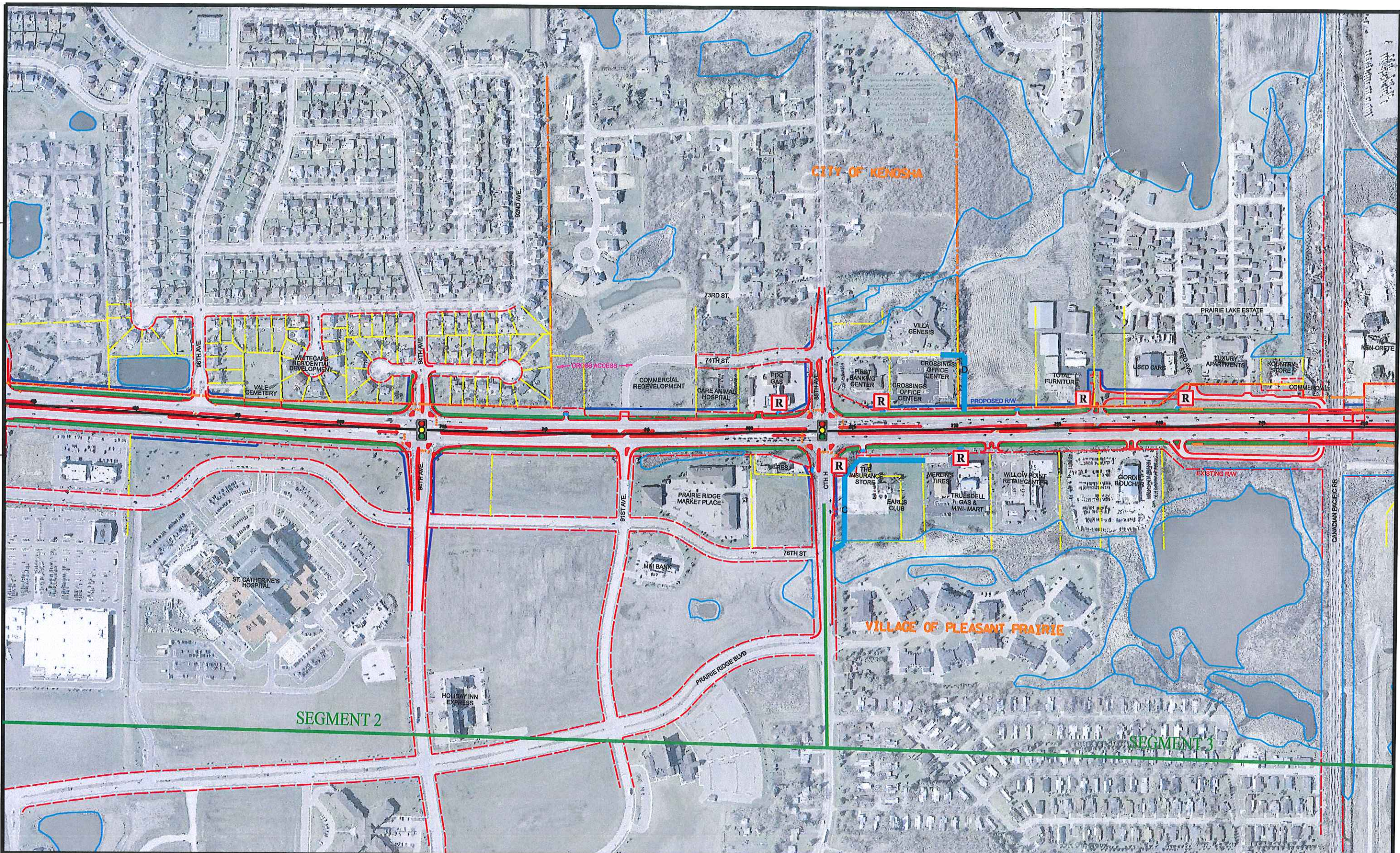
Amendment Date	Ordinance No.
August 16, 2010	55-10
January 19, 2011	5-11
March 7, 2011	13-11
August 15, 2011	39-11
August 15, 2011	40-11
October 3, 2011	55-11
October 17, 2011	60-11
October 17, 2011	61-11

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Map printed January 8, 2012
Scale: 1" = 1000' or Architectural "C" size paper





<p>PROPOSED IMPROVEMENTS:</p> <ul style="list-style-type: none"> — PROPOSED ISLAND/MEDIAN - - - PROPOSED JUGHANDLE R DRIVEWAY REMOVED UNDER STH 50 RECONSTRUCTION 	<p>POTENTIAL FUTURE IMPROVEMENTS:</p> <ul style="list-style-type: none"> S EXISTING SIGNAL S POTENTIAL FUTURE SIGNAL (WHEN SIGNAL WARRANTS ARE MET) 	<p>POTENTIAL FUTURE IMPROVEMENTS:</p> <ul style="list-style-type: none"> — POTENTIAL LOCAL ACCESS ROAD (PUBLIC OR PRIVATE) — FUTURE DRIVEWAY CLOSURE (WHEN REDEVELOPMENT OR LAND USE CHANGES) 	<p align="center">STH 50 ACCESS MANAGEMENT VISION</p> <p>STH 50 (75TH STREET) CORRIDOR STUDY KENOSHA COUNTY I-94 TO 43RD AVENUE PROJECT NO: 3230-03-00</p>
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PROPOSED IMPROVEMENTS:

- ▬ PROPOSED ISLAND/MEDIAN
- ▬ PROPOSED JUGHANDLE
- R DRIVEWAY REMOVED UNDER STH 50 RECONSTRUCTION
- ⬮ EXISTING SIGNAL
- ⬮ POTENTIAL FUTURE SIGNAL (WHEN SIGNAL WARRANTS ARE MET)

POTENTIAL FUTURE IMPROVEMENTS:

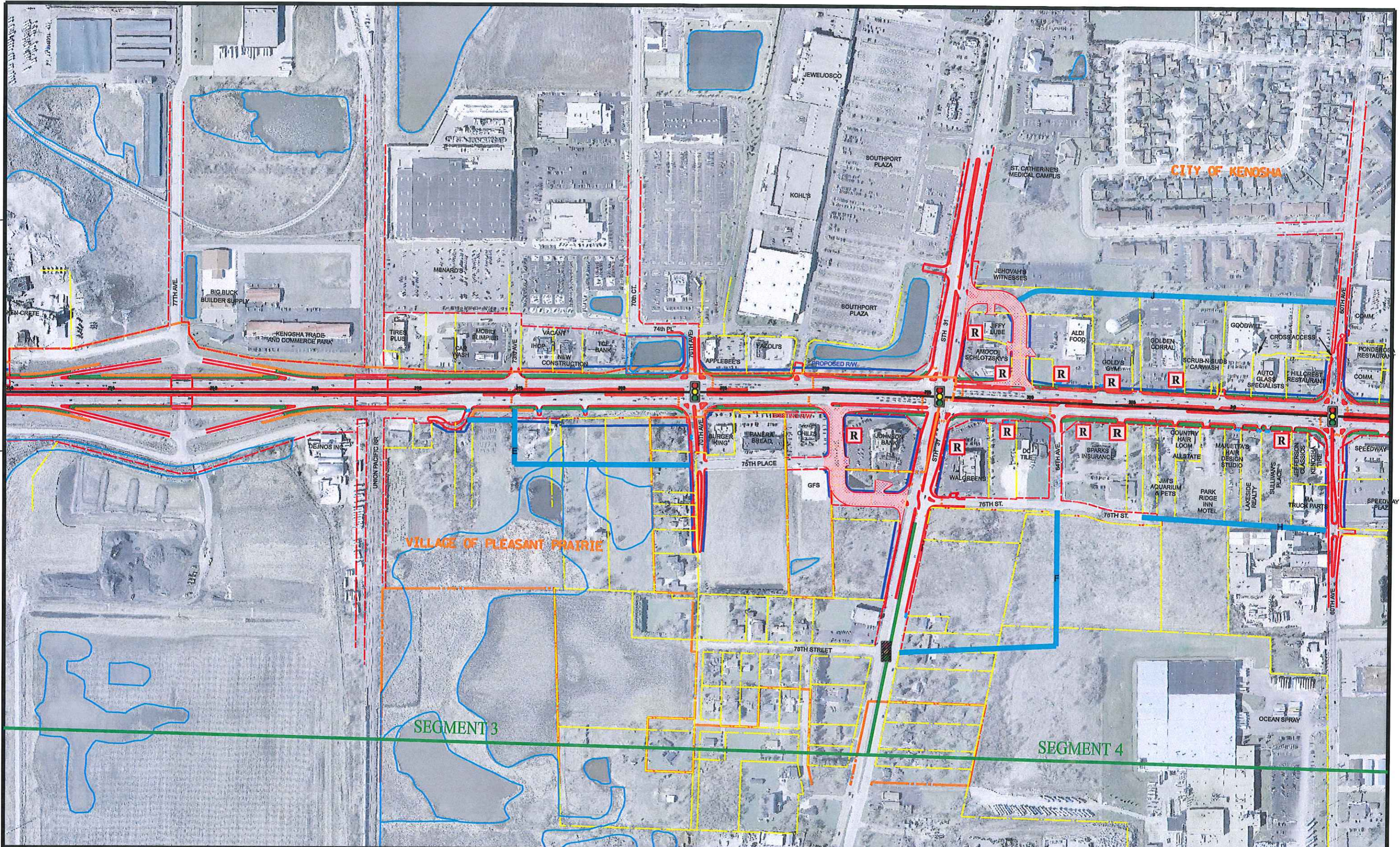
- ▬ POTENTIAL LOCAL ACCESS ROAD (PUBLIC OR PRIVATE)
- XX FUTURE DRIVEWAY CLOSURE (WHEN REDEVELOPMENT OR LAND USE CHANGES)

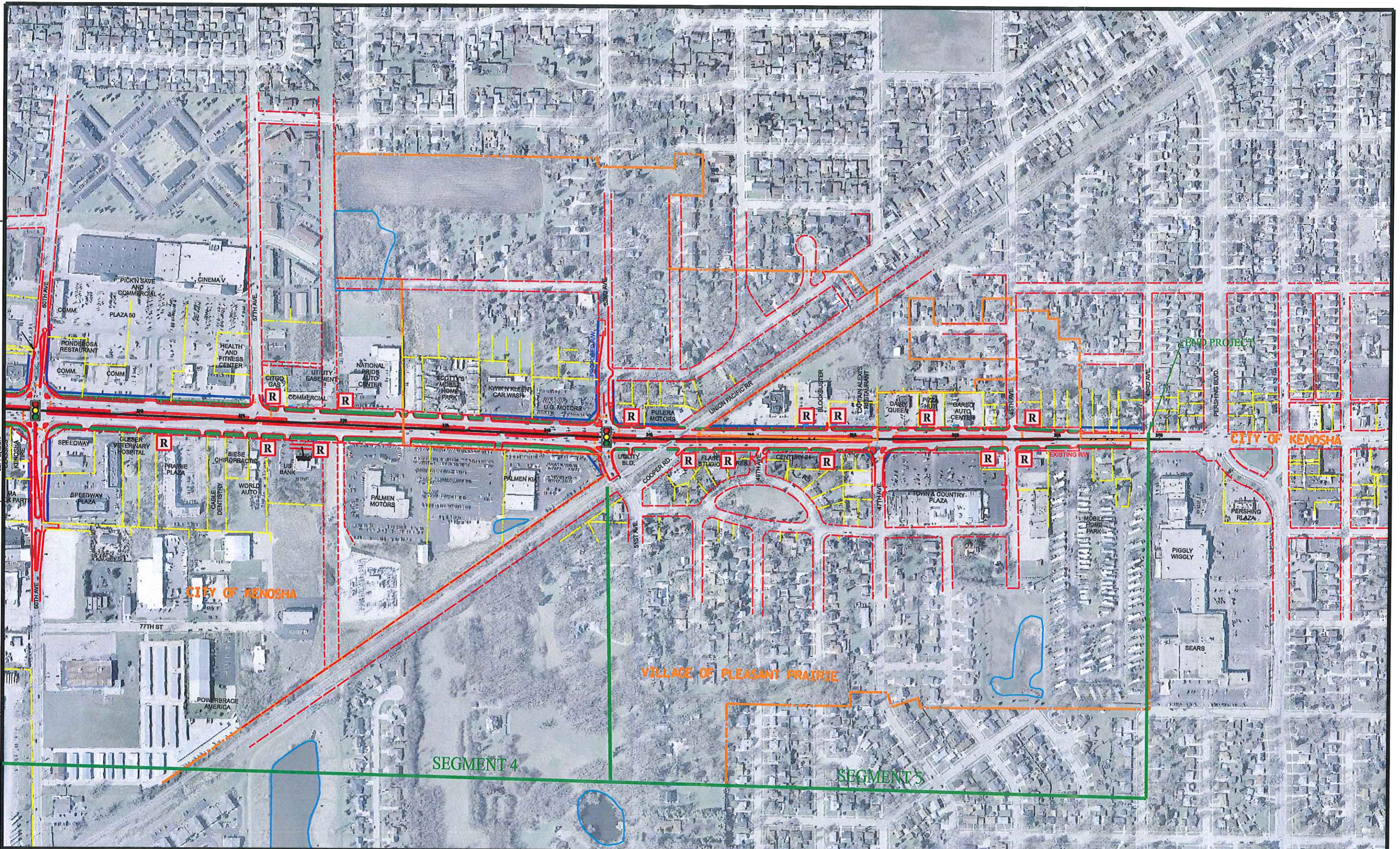
STH 50 ACCESS MANAGEMENT VISION

STH 50 (75TH STREET) CORRIDOR STUDY
I-94 TO 43RD AVENUE

KENOSHA COUNTY
PROJECT NO: 3230-03-00







- PROPOSED IMPROVEMENTS:**
- PROPOSED ISLAND/MEDIAN
 - PROPOSED JUGHANDLE
 - R DRIVEWAY REMOVED UNDER STH 50 RECONSTRUCTION
 - EXISTING SIGNAL
 - POTENTIAL FUTURE SIGNAL (WHEN SIGNAL WARRANTS ARE MET)
- POTENTIAL FUTURE IMPROVEMENTS:**
- POTENTIAL LOCAL ACCESS ROAD (PUBLIC OR PRIVATE)
 - X FUTURE DRIVEWAY CLOSURE (WHEN REDEVELOPMENT OR LAND USE CHANGES)

- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend Section 420-76 DD of the Village Zoning Ordinance related to wall sign requirements.

Recommendation:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Ordinance Amendment** as presented in the January 14, 2013 Village Staff Report.

VILLAGE STAFF REPORT OF JANUARY 14, 2013

CONSIDERATION OF A ZONING TEXT AMENDMENT to amend Section 420-76 DD of the Village Zoning Ordinance related to wall sign requirements.

On December 10, 2012 the Village Plan Commission adopted Resolution #12-15 to initiate amendments to the Village Zoning Ordinance related to wall sign requirements. The proposed sign changes reflect sign requirements in many of the PUD's for commercial developments within the Village. The following amendments (bolded and highlighted in yellow) are proposed to section 420-76-DD:

DD. Wall sign.

- (1) Permitted in any business, manufacturing, institutional, park and recreational or agricultural district. **Refer to the Section 420-78 K related to the aggregate permitted background commercial advertising sign area to determine the total area allowed.**
- (2) Shall be **securely** mounted on the exterior wall of a building and shall not extend more than 12 inches from the building's wall surface.
- (3) Shall not actually or appear to extend above or beyond any wall edge.
- (4) **Shall not be placed upon or cover any architectural feature and shall be setback a minimum of six inches from the edge of the fascia, architectural feature or exterior building wall.**
- (5) **Shall not extend past an individual tenant's internal leasable storefront space (within a multi-tenant building) unless specifically approval by the Village Zoning Administrator due to undue hardship or unique building configuration.**
- (6) **Only channel-type or pin-mounted letters shall be allowed; however, a symbol or company logo may be allowed if approved by the Village Zoning Administrator.**
- (7) **Box/cabinet signs may be allowed if approved by the Village Zoning Administrator.**
- (8) **No sign raceways are allowed and no visible electrical "crossovers" are allowed.**
- (9) A changeable copy sign, electronic changing message sign or electronic scrolling sign is permitted.
- (10) May be illuminated. **If illuminated, the sign may be internally, externally, or halo-type illumination. The following types of signs/sign illumination shall not be permitted unless approved by the Village Zoning Administrator on a case-by-case basis including, but are not limited to: 1) external neon outlining illumination or 2) background painting of the building façade.**
- (11) **All exterior building walls/facades where former signage was placed shall be patched and/or repaired as a condition of any new Wall Sign permit approval. All exterior building walls/facades shall be maintained in state of good repair at all times.**
- (12) The sign installer shall provide written verification to the Village Zoning Administrator upon installation of the sign that said sign complies with the sign permit.

Village staff recommends approval of the zoning text amendment as presented.

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME
HOWEVER SEPARATE ACTION IS REQUIRED.**

- C. Consider the request of Paul Schmitter, agent on behalf of CenterPoint WisPark Land Company, LLC owner of the vacant property north of 109th Street between 80th and 88th Avenues for **Preliminary Site and Operational Plans** for mass grading for the proposed 471,403 square foot industrial building to be known as LakeView XIV.

Recommendation: Village staff recommends that the Plan Commission approve the **Preliminary Site and Operational Plans** for the proposed 471,403 square foot speculative industrial building subject to the comments and conditions of the Village Staff Report of January 14, 2013.

- D. Consider the request of Paul Schmitter, agent on behalf of CenterPoint WisPark Land Company, LLC owner of the vacant property north of 109th Street between 80th and 88th Avenues for approval of a **Certified Survey Map**.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of January 14, 2013.

VILLAGE STAFF REPORT OF JANUARY 14, 2013

Consider the request of Paul Schmitter, agent on behalf of CenterPoint WisPark Land Company, LLC owner of the vacant property north of 109th Street between 80th and 88th Avenues for **Preliminary Site and Operational Plans** for mass grading for the proposed 471,403 square foot industrial building to be known as LakeView XIV.

Consider the request of Paul Schmitter, agent on behalf of CenterPoint WisPark Land Company, LLC owner of the vacant property north of 109th Street between 80th and 88th Avenues for approval of a **Certified Survey Map**.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

The petitioner is proposing to develop the vacant land generally located south of 107th Street, north of 109th Street between 80th and 88th Avenues in LakeView Corporate Park with the construction of a 471,403 square foot speculative industrial building to be referred to as LakeView XIV.

The petitioner is proposing approval of Preliminary Site and Operational Plans so that mass grading may commence prior to Final Site and Operational Plans being approved. The petitioner may also request a building permit to begin footings and foundations. It is likely that when Final Site and Operational Plans are submitted a tenant may be announced for the building. As information, any tenant that proposes to use/occupy 50% or more of this speculative building will also require Site and Operation Plan approval from the Plan Commission. In addition, depending on the use proposed, the tenants may require a Conditional Use Permit along with Site and Operational Plan approval from the Plan Commission.

The property is zoned M-2, General Manufacturing District and there are no wetlands, shoreland areas or 100-year floodplain on the property. The M-2 District requires that the building meet the following minimum setback requirements:

- Street setback: a minimum of 40 feet from non-arterial streets (107th and 109th Street).
- Side setback: 45 feet minimum.

The location of the parking lots, maneuvering lanes and the fire access lanes, including the curb and gutter shall not be located within any easements on the property without express written approval of any easement holder (a copy of which shall be provided to the Village) and shall be setback a minimum 20 feet to property lines as required by the Village Zoning Ordinance.

The 471,403 square foot building is proposed to be approximately 38 feet high. The building will be painted precast concrete with an office area adjacent to 109th street.

Site Access and Parking:

The facility is being designed for incoming materials to be delivered through three (3) access points on 107th Street. On the north side of the building there is adequate queuing and stacking areas on site for semi-truck deliveries and there are 10 truck parking spaces. The two (2) western proposed driveways would align with existing driveways on the north side of 107th Street. The eastern most driveway meets the minimum separation distance between existing driveways and is placed appropriately on the curve for adequate site lines.

The materials that are delivered or to be loaded for distribution take place inside the building and the trucks will exit the building to the south through one of the three proposed driveways on 109th Street. On the south side of the building the center two (2) proposed driveways align with existing driveways on the south side of 109th Street and the easternmost and westernmost driveways meet the minimum separation distance between existing driveways.

Employees will enter and leave the site through a separate entrance on 109th Street to an area adjacent to the proposed 10,489 sq. ft. office area wherein 116 parking spaces (including five (5) handicapped accessible parking spaces) are provided. In addition, there is a 30 foot wide fire lane access around the entire facility for emergency vehicles. Future truck parking (37 spaces) is shown on the south side of the building in the event that additional semi-truck parking is required. At the time this parking is proposed, detailed plans will need to be submitted for review and approval to ensure compliance with the then current requirements.

All parking areas, maneuvering lanes and fire lanes including the truck court, shall be improved with concrete vertical curb and gutter.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for the office use is one (1) space for 250 square feet plus the required number of handicapped accessible parking spaces pursuant to the State Code. The minimum on-site parking spaces for a warehouse/distribution center is one (1) space for every two (2) employees during any 12-hour period and the required number of handicapped accessible parking spaces pursuant to the State Code. It is anticipated that there will be 61 full time employees working two (2) shifts at the facility. At the time the proposed use is known, adequate on-site parking shall be verified.

Pursuant to Section 420-47 D. of the Village Zoning Ordinance, the maximum, width of a driveway in a manufacturing district shall not exceed 35 feet at the property line. The Zoning Administrator, however, may allow an increase in width to provide for safer and adequate traffic movements. Several of the sites seven (7) driveways exceed 35 feet in width at the property line and are acceptable and have been approved by the Zoning Administrator. Driveways vary in width from approximately 40 feet to 80 feet.

Landscaping and Open Space: The M-2 District requires that at minimum, 25% of the site be open space. Verification is required to ensure that this minimum is being met. The site adjacent to 107th and 109th Street are proposed to be screened with a combination of berms and landscaping. Street trees will be required to be installed in the right-of-way adjacent to 107th Street. The existing street trees within 109th Street shall be protected with orange construction fencing extending to the perimeter of the tree canopies during construction. If any existing newly or planted street trees are damaged or die within one year of the final street tree inspection due to construction activities they will need to be replaced. Additional landscaping (trees spaced approximately 75-100 feet apart) shall be added between the fire lanes and the side property lines and all electric transformers and generators shall be sufficiently screened.

CERTIFIED SURVEY MAP: The CSM is being prepared to identify existing easements on the 26 acre property. At this time no additional easements are required. The CSM shall be finalized, executed and recorded at the Kenosha County Register of Deeds Office prior to issuance of any permits.

RECOMMENDATIONS:

Village staff recommends conditional approval of the Certified Survey Map subject to the following conditions:

1. The following restrictive Covenant shall be added to the CSM:

“RESTRICTIVE COVENANT

1. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of planting, maintaining and replacing the **Street Trees** located within the 107th and 109th Street rights-of-way area shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the rights-of-way, which might damage the street trees or might interfere with the Village’s rights to maintain the public street improvements, unless approved by Kenosha County and the Village. This covenant shall run with the land, shall be binding upon the Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such 107th or 109th Street tree related maintenance activities, the Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.”

2. Any outstanding taxes, special assessments or invoices shall be paid prior to recording the CSM.
3. The CSM shall be finalized, executed and recorded at the Kenosha County Register of Deeds Office and confirmation of recording submitted to the Village prior to issuance of any permits.

Village staff recommends conditional approval of the Preliminary Site and Operational Plans for the proposed LakeView XIV speculative building subject to the above comments and the following conditions.

1. This approval is valid for six (6) months (until July 14, 2013). Prior to the expiration of the approval the Final Site and Operational Plans shall be submitted.
2. The plans have been reviewed for conformance with the Village Ordinances and generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date.
3. **The following changes shall be made to the Preliminary Site and Operational Plans. Three (3) revised plans along with notations explaining how each of the items below have been addressed shall be submitted for final staff review and approval prior to issuance of the erosion control permit for mass grading or an early footings and foundations permit:**

- a. The Title sheet shall be labeled "Preliminary Site and Operational Plans".
- b. The Title sheet shall include the total site area, the area and % of open space the area and % of impervious areas to ensure that the a minimum of 25% of the site remains in open space. In addition, include the total number of parking spaces (including handicapped accessible spaces) and the total number of truck parking for the development.
- c. Place the following note on the cover sheet "Prior to construction, a pre-construction conference must be held at the Village offices. The pre-construction conference shall be scheduled and moderated by the designing engineer of record".
- d. The existing street trees within 109th Street shall be protected with orange construction fencing extending to the perimeter of the tree canopies during construction. If any existing newly or planted street trees are damaged or die within one year of the final street tree inspection due to construction activities they will need to be replaced.
- e. Label the storm sewer manhole diameter for MH-50 and INL-11. *Place a note on the plans.*
- f. Label the width of the driveways at the property line on plan sheet C-3.0.
- g. Label the existing storm sewer manhole diameter for the connection on 109th and verify that the diameter is adequate for the proposed connection.
- h. Provide a legend for the pavement type(s) for each shading type. (Sheet C-3.0)
- i. The sanitary sampling manhole detail shall be changed to reflect the Village's standard detail. Sampling manholes shall comply with the following:
 - i. Sampling manhole shall meet the standards of a typical minimum 48-inch diameter sanitary manhole, with eccentric cone as specified in Chapter 405 of the municipal code with a primary flow measuring device installed.
 - ii. Frame and grate shall be Neenah R-1580 with Type "B" non-rocking frame and cover. Manhole casting shall have a chimney seal.
 - iii. Primary flow measuring device shall be a palmer-bowlus flume with integral approach section. Flume size shall be based upon lateral pipe size and shall be installed per manufactures specifications and tolerances.
 - iv. No horizontal alignment changes shall be allowed at the sampling manhole.
 - v. The sampling manhole shall be located to allow easy access for utility crews.
- j. Utility trenches within the existing 107th Street and 109th Street pavement limits and up to 5-feet outside the pavement limits shall be backfilled with slurry. Appropriate note(s) shall be inserted into the plans. Curb and gutter removal(s) shall be to the nearest joint.
- k. Revise the sanitary sewer utility note for manhole frames / lids. Sanitary frames and lids shall be Neenah R-1580 with Type "B" self-sealing lids, non-rocking.

- l. Insert the Village's standard sanitary manhole detail into the plans for the proposed sanitary manhole at the 107th Street right-of-way.
 - m. Place a note that fire hydrants shall be red in color with silver nozzle caps and operating nut.
 - n. 10-gauge tracer wire shall be installed along the entire length of all private water mains, hydrant leads, fire department connection leads and laterals. The tracer wire shall be extended to the surface at the building wall and all other system limits and enclosed in riser box with "water" on the cover.
 - o. Approval from the Fire Department is required for the proposed hydrant locations and fire loop design. **See Condition #2, bullet point #5 of the Fire & Rescue Department memorandum dated December 13, 2012 as attached that indicates the fire hydrant spacing does not meet Village requirements.**
 - p. Compliance with condition #22 of the Fire & Rescue Department memorandum dated December 13, 2012 as **attached** related to the pumper pad shall be addressed on the revised Preliminary Site and Operational Plans.
 - q. Written approval shall be provided from the easement holder(s) for proposed grading, utility, and / or other work within easement limits.
 - r. Plan Sheet A100.1 (Site Plan):
 - i. Dimension the hard-surface parking lot setback along 109th Street (minimum 20 feet setback is required).
 - ii. Dimension the building setbacks to nearest property lines [for each of the building sides (north, south, east and west), label the building setbacks as one dimension for each].
 - iii. Note the location of the required handicapped parking space signage for each handicapped parking space. Provide a detail of the required handicapped parking space signage.
 - iv. Re-label the "Ground Sign" as "Primary Monument Sign" and dimension the sign setbacks from the 109th Street right-of-way line.
 - v. Dimension the centerline distance between all drives on 109th Street.
 - s. JSD drawings (Plan Sheets C-1.0 – C-3.0) and Kenosha Grounds Care drawings (Plan Sheet L1.0) indicate a building size of 470,414 S.F., while the Cornerstone Architects drawing (Plan Sheet A100.1) indicates a building size of 471,403 S.F. While the difference in building size between the drawings is minimal, all plan sheets shall indicate the same square footage.
4. Upon approval of the revised Preliminary Site and Operational Plans the following shall be submitted for review and issuance of the erosion control permit for mass grading
- a. An electronic pdf of the Preliminary Site and Operational Plans.
 - b. An Erosion Control Permit Application and plans with a copy of the Wisconsin Department of Natural Resources N.O.I. [Note: The required \$2,000 street sweeping cash deposit shall be deposited with the Village. The street sweeping cash deposit is refundable, less 6% for administrative processing upon issuance of a Certificate of Compliance for the entire project, if the amount is not drawn upon by the Village in maintaining the adjacent roadways free from dirt, mud

clumps and mud tracking during the construction process. Silt fence shall be installed and inspected prior to any work starting.]

- c. A Village Work in the right-of-way permit application and plan.
 - d. Written approval of the Preliminary Site and Operational Plans from LakeView Corporation Commercial Association.
5. **Prior to mass grading work commencing on the site, all required permits shall be issued by the Village, all required erosion control measures are in place on the site and a pre-construction conference shall be held at the Village Offices. The preconstruction conference shall be scheduled and moderated by the designing Engineer of record.**
6. If an early footing and foundation permit is being requested, then a commercial building permit application with a copy of the State authorization for footing and foundation with a copy of the plans shall be submitted to the Village.
7. **After the installation of the footing and foundations and prior to the setting the wall an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to verify that the building meets all of the required setbacks.**
8. **In addition, the above noted plan changes listed in condition #3 above, the following changes shall be incorporated into the Final Site and Operational Plans:**
- a. The Title sheet shall be labeled "Final Site and Operational Plans".
 - b. The written operational plan shall be updated to include the tenant if known.
 - c. Compliance with the **attached** memorandum from the Village Fire & Rescue Department dated December 13, 2012. Revise the plans as required. Upon submittal of the Final Site and Operational Plans another review will be completed by the Fire and Rescue Department.
 - d. The following changes shall be made to the Landscaping Plans:
 - i. No filling or planting shall be done within any Utility Easement without written approval from We Energies. *Note on the Plans.*
 - ii. Street trees shall be planted within the right-of-way of 107th Street as shown on the Landscaping Plans. Each street tree shall be at least 2 inches in diameter as measure a minimum of 6 feet above the ground when planted. The street trees shall be staked, placed in mulched beds and protected. A variety of street trees shall be placed a minimum of 50 feet apart, a minimum of 10 feet from a fire hydrant and street light and 15 feet from the back of curb of 107th Street. *Note on the Plans*
 - iii. The contractor who installs the street trees shall be preapproved by the Village and provide the Village with a Certificate of Insurance with the Village listed as an insured party. *Note on the Plans.*
 - iv. The street trees shall be installed prior to occupancy and shall be maintained by the adjacent property owner. *Note on the Plans*
 - v. The existing street trees within 109th Street shall be protected with orange construction fencing extending to the perimeter of the tree canopies during construction. If any existing newly or planted street

trees are damaged or die within one year of the final street tree inspection due to construction activities they will need to be replaced.
Note on the Plans.

- vi. Additional landscaping (trees spaced approximately 75-100 feet apart) shall be added between the fire lanes and the side property lines and all electric transformers and generators shall be sufficiently screened.
Revise the plans.
 - vii. All electric transformers and generators shall be sufficiently screened. Show location of transformers and proposed screening on the plans.
 - viii. The planting detail is too small. Increase the size so that it is readable.
 - ix. A planting detail of the landscaping around the base of the Primary Monument Sign shall be provided (a minimum of five (5) feet in all directions is required).
 - x. The location of the proposed irrigation system shall be shown on the landscape plan and the utility plan. An Indemnification Agreement will be required for an irrigation system within any Village easement or Village rights-of-way. In addition, a note shall be added to the landscaping plan that a permit is required to be issued by the Village for the installation of the irrigation system.
- e. The primary monument sign shall not be located within any Village Easement but may be allowed within a Utility Easement with written approval from We Energies. A permit is required to be issued prior to installation of the primary monument sign, on-site directional signs, temporary development signs, real estate marking signs and wall signs. All signs shall comply with all requirements of the Village Sign Ordinance.
9. For security reasons, the Village recommends surrounding the construction site with a temporary six (6) foot high chain link fence. A fence permit is required for the temporary fencing.
10. Compliance with the following comments from the Village Building Inspection Department:
- a. All building, plumbing, and HVAC plans will need to be designed to the IBC Codes, Wisconsin Plumbing Code and be State Approved prior to submitting (2 sets) for building permits from the Village.
 - b. As of September 1, 2000 Lighting plans are no longer reviewed at the state level. However, the Village will continue to review plans. The Lighting Worksheets L-1 through L-5 are required for municipal level review.
 - c. Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, SPS 316.46. The Village Fire & Rescue Department should be contacted for further information and requirements. Contact Fire & Rescue Chief McElmury at 262-694-8027.
 - d. If water main is to serve both domestic and fire protection combined, the plans will need Department of Commerce approval and Village Fire & Rescue Department approval prior to obtaining permits and commencing work.

- e. Complete erosion control measures, silt fence and gravel access drives must be installed per Wisconsin Construction Site Best Management Practice Handbook and be inspected within 24 hours of any land disturbing activity.
 - f. The Village requires that all commercial buildings provide a sampling manhole per Municipal Ordinance 285-18 C.
 - g. This parcel and building must comply with all requirements of Barrier-Free Design.
 - h. The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form SBD 9720, prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.
 - i. The electrical contractors (High and Low voltage) shall obtain a permit from the Village prior to beginning work.
 - j. All mechanical contractors shall obtain a permit from the Village prior to beginning work.
 - k. Building plans will need to show detail on fire stopping of all penetrations through fire rated walls and fire separation walls as required by emergency rule that took effect on January 28, 1998.
 - l. Sprinkler plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department.
 - m. Any and all fire alarm installations require plan review and permit from the Village Fire & Rescue Department.
11. **Upon approval of the Final Site and Operational Plans, and prior to the issuance of the required building permits the following shall be submitted:**
- a. An electronic pdf of the Final Site and Operational Plans.
 - b. The Commercial Building Permit applications and required State approved plans.
 - c. Written approval of the Final Site and Operational Plans from LakeView Corporation Commercial Association including a copy of any variances.
12. **General Comments**
- a. Municipal connection fees shall be paid prior to the connections to the sanitary sewer system.
 - b. Impact fees shall be paid prior to issuance of the building permit. (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
 - c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
 - d. There shall be no construction parking permitted on 107th and 109th Streets. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
 - e. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in Village rights-of-way and all construction related signage shall be approved

and permitted by the Village.

- f. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/dismantled/unlicensed vehicles that are parked overnight will be issued citations.
- g. The owner shall comply with all provisions of the Site & Operational Plan approvals, including compliance with the Village Performance Standards.
- h. All mechanicals shall be screened from public view as approved by the Village Zoning Administrator.
- i. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
- j. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
- k. There shall be no outside banners, strings of pennants, flags, inflatable devices or streamers affixed or attached to the building(s), light poles, ground or landscaping, etc.
- l. There shall be no long-term semi-truck/trailer or box truck parking permitted on the site that is not used in the daily operations of the facility.
- m. There shall be no outdoor storage or display of materials, goods or equipment on this site, unless as approved by the Village.
- n. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: raw materials, business supplies, pallets, crates, etc., is prohibited.
- o. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
- p. Prior to occupancy each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.
- q. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- r. Prior to written occupancy all required landscaping or screening shall be installed and written verification and/or certification shall be provided to the Village by the landscape designer that the landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to

reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

- s. Prior to written occupancy of the building and associated site improvements three (3) copies of an as-built plan stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces meet the minimum setbacks and that all pavement markings were marked per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans. In addition, written certification from the landscaping and signage companies that the landscaping and signage was installed pursuant to the approved Site and Operational Plans shall be submitted.
- t. Prior to written occupancy an as-built record drawing of graphical data of all private sewer, water, and storm sewer facilities and underground irrigation system installed shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.



Office of the Village
Fire & Rescue Chief
Doug McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire & Rescue Department
CC: Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Site and Operational Plan for Lakeview XIV
DATE: December 13, 2012

This is a review of the Site and Operational Plan for the proposed building currently known as Lakeview XIV. The facility is an industrial building, with a proposed square footage of 471,403 S.F. The building is located on between 107th Street and 109th Street.

The Facility is classified under Wisconsin Administrative Code, and the International Building Code, specifically: Storage Group S-1 (Moderate Hazard); Business Group B; Construction Class Type 2B, unprotected with automatic fire sprinkler system.

The Fire & Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. The concerns of the Fire & Rescue Department are as follows:

1. **Distribution of Comments:** *the person who obtains the building permit to all Contractors and Subcontractors affected by this document shall distribute Copies of these comments. This document outlines critical times and deadlines. All recipients of this document need to become familiar with the contents.*
2. **Compliance:** A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.
3. In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State and or Village when applicable.

Upon review of the plans submitted, we have the following concerns:

- This is a review of the Final Site and Operational plan, however, it is understood, that typical and customary fire protection features have not been shown of the plans, dated: 11/30/12.
- AED. Because of the overall building size the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire & Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire Alarm Control Panel: The main FACP will be placed in the fire sprinkler riser/ fire pump room. Remote annunciator panel locations will need to be determined.
- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.
- Fire hydrants: **Does not** meet the Village Ordinance of a maximum distance of 350 feet apart on the southwest side of the building. Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged.
- Truck staging shall not decrease the width of the fire lanes.
- Rack storage: If it is the intent to use rack storage, that rack storage configuration must be reviewed by the fire protection contractor to assure adequate fire sprinkler protection. Rack storage shall not adversely affect the maximum exit distance requirements. This process needs to begin immediately to assure no interruption in the construction timeline and to assure the opening date will be met.
- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- The building shall be re-evaluated at such time a tenant(s) is secured.

4. **Fire and Rescue Department Review and Comments:**

A. Site and Operational Permits

- Site accessibility **Page A-100.1 dated 11/30/12**
- Fire Pump Location **Page C-2 dated 11/30/12**
- Pumper Pad **Page C-2 dated 11/30/12**
- Fire hydrant spacing **Page C-2 dated 11/30/12**

B. Conditional Use and Operational

- | | |
|--------------------------------|--------------------------------|
| 1. Standpipe outlet locations | Not shown at this time. |
| 2. Fire alarm pull stations | Not shown at this time. |
| 3. Emergency and Exit Lighting | Not shown at this time. |
| 4. Fire extinguishers | Not shown at this time. |
5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.
6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
7. **Hazardous Occupancies:** The Fire & Rescue Department will need more than the typical four week time period to review proposed Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
8. **The following information must be submitted with the sprinkler plans for review:**
Building height:
Number of stories/floors:
Mezzanines:
Clear space:
Elevators:
Hazard class:
Commodity:
Maximum storage height:
Square footage, office space:
Square footage, Manufacturing including maintenance and equipment:
Square footage, receiving space:
Square footage, shipping space:
Square footage, warehouse space:
Exterior storage:
Fire protection:

9. **The following Fees and Permits are generated directly from the Fire & Rescue Department.**

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

Bulk Water

- Water Usage
- Fire Protection Plans for Underground and Aboveground
- Fire Alarm System Plans
- Kitchen Hood Systems Plans
- Occupancy Permit & Re-Inspection fees

An invoice for permit fees will be issued upon achieving a satisfactory review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

10. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
11. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire & Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.
12. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
- a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. All exterior exit pathways as well as access to the Fire Pump Room shall have a hard surface, leading to a hard surface.
 - c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
13. **Sprinkler System:** The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers.

14. **Fire Pump:** At such time a Fire Pump becomes part of a fire sprinkler system, there shall be sufficient room to maneuver within the fire pump room. There shall be direct ingress/egress from the fire pump room directly to the exterior of the building; a paved surface shall lead to the fire pump room. There shall be Emergency Lighting installed within the Fire Pump Room. The pump test header location shall comply with 180.16.
- **Storage:** The Owner and Tenant both need to be aware of the restrictions that apply to the storage of pallets, cardboard, finished products, etc. Maximum height, width and aisle ways must be maintained and will be enforced. The same concerns apply to the storage of large quantities of combustibles (plastics, plastic wrap and cardboard) such as those used in packaging and storage.
- NOTE:** Dependent upon storage configurations and the possible use of in rack storage; in rack sprinkler protection may be required.
15. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.
16. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire & Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.
17. **Standpipes:** In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.
18. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access. **NOTE: Drawing dated 11/30/12 does not meet this requirement.**
19. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA-National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief's representative, the installing contractor and the fire sprinkler contractor at a minimum.

20. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety.
21. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.

NOTE: The Fire Protection Designer must meet with the Fire & Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.

22. **Pumper Pad:** Shown on page C-2 and dated 11/30/2012. There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant. The Fire Department connection shall be constructed along with an underground drain with access for inspection. The requirements needed to meet the requirements stated are in Village Ordinance 180-16.

NOTE: The Fire Department Connection riser shall include a single five (5) inch Storz fitting.

NOTE: The Fire Department Connection Detail found on page C-4 dated 11/30/2012 is not a current drawing of the FDC required by this department.

23. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
24. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance.
25. **Fire Alarm System:** **The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system.

- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
- c. **Smoke and Heat Detection:** Shall be installed as required.
- d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
- e. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire & Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- f. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- g. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.
 - 1) The central station shall be provided with this information regarding the geographical location of this alarm:

Village of Pleasant Prairie, County of Kenosha, State of Wisconsin

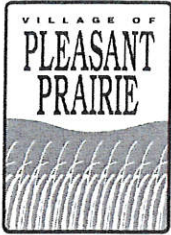
Fire: Pleasant Prairie Fire & Rescue
 Medical: Pleasant Prairie Fire & Rescue

Phone numbers:
Emergency: (262) 694-1402
 Non-emergency: (262) 694-7105
 Business: (262) 694-8027

- 26. **Knox Box:** Four (4) Knox Boxes shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
- 27. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Pump Room.

28. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire & Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
29. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. The Fire & Rescue Department will evaluate this lighting prior to occupancy during the evening hours after sunset. An Emergency light shall be placed within the fire pump room. Emergency and Exit lighting will be inspected after sunset to assure it is adequate and meets the Code.
30. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
 - b. Copy of contract with fire alarm central monitoring station.
 - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - d. Copies of the fire protection underground flushing documents.
 - e. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - f. Copies of the fire sprinkler operational test certificates.
 - g. Copies of the fire alarm test documents.
 - h. Copies of other test documents such as, hood/duct, smoke, etc...
 - i. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - j. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
 - k. Severe Weather Shelter: The architect shall provide for both the Owner and the Fire & Rescue Department the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED, in place at such time each tenant takes occupancy.
 - n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.
 - o. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.

31. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.



RECEIVED
DEC 3 2012

VILLAGE OF PLEASANT PRAIRIE
SITE AND OPERATIONAL PLAN Village of Pleasant Prairie
AND CONDITIONAL USE PERMIT ZONING APPLICATION

USE THIS FORM FOR:
Tenants/Use changes proposing to occupy 50% or more of an existing commercial/industrial building.

To construct a new or addition to principal or accessory structure.

Use requires a Conditional Use Permit.

FOR OFFICE USE ONLY	
Application Filed on	12/3 2012
Preliminary Determination of Completeness on:	12/3 2012
Revised Plans Submitted:	20
<input type="checkbox"/> Public Hearing Required: Hearing Date:	_____, 20__
Published on: _____ and _____, 20__	Notices sent on: _____, 20__
Approved by <input type="checkbox"/> Plan Commission on _____, 20__	
<input type="checkbox"/> Zoning Administrator on _____, 20__	
Denied by <input type="checkbox"/> Plan Commission on _____, 20__	
<input type="checkbox"/> Zoning Administrator on _____, 20__	

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: LAKEVIEW XIV

SITE ADDRESS: 109TH STREET

BRIEF PROJECT DESCRIPTION: NEW 471,403 SQ.FT. DISTRIBUTION FACILITY BETWEEN 107TH & 109TH STREETS IN THE LAKEVIEW CORPORATE PARK

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 61

PROPOSED NUMBER OF PART-TIME EMPLOYEES: LESS THAN 5

SITE SIZE: 1,132,669 sq. ft. 26 acres

PROPOSED BUILDING SIZE: 471,403 sq.ft. HEIGHT: _____ ft.

PROPOSED ADDITION SIZE: N/A sq.ft. HEIGHT: _____ ft.

LEGAL DESCRIPTION: ATTACHED

TAX PARCEL NUMBER(S): 92-4-122-282-0108

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: M-2

- Is a zoning map amendment proposed with this project? Yes No
 - If yes, proposed Zoning Classification(s): _____
- Is a zoning text amendment proposed with this project? Yes No
 - If yes, provide a copy of the proposed text amendment with this application

3. If property is zoned M-1 or M-2, indicate the Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associated square footage for each classification:

- Factory Group F-1 (Moderate-hazard) _____ sq ft
- Factory Group F-2 (Low-hazard) _____ sq ft
- Storage Group S-1 (Moderate-hazard) 460,914 sq ft
- Storage Group S-2 (Low-hazard) _____ sq ft
- Business Group B 10,489 sq ft
- High-Hazard Group H* _____ sq ft
- Other _____ sq ft
- Other _____ sq ft

**If Use and Occupancy Classification is High-Hazard Group H please provide a detailed written narrative that explains the specific use, quantity of storage and handling of the high hazard materials along with appropriate MSSD sheets with this application.*

PUBLIC SERVICES:

1. Is the property serviced by Public Sanitary Sewer? YES NO
 - If no, the closest public sewer is located at _____
2. Is the property serviced by Public Water? YES NO
 - If no, the closest public water is located at _____
3. Maximum number of gallons/minute of water expected to be used per day is: _____

THIS APPLICATION IS FOR A: (check one)

- Preliminary Site and Operational Plan:** An applicant may apply for preliminary site and operational plan approval in connection with an erosion control permit application for early mass grading, or in connection with an early foundation permit, or for other good cause shown
- New Site and Operational Plan**
- Amendment to an existing Site and Operational Plan**
 - Date of initial site and operational plan approval: _____
 - Date of each approved amendment: _____

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

Are there any existing buildings on the site? YES NO

- If yes, provide an attachment that explains the current uses on the property and current uses in each building and if the use(s) is proposed to continue; and the gross floor area and height of each building.
- If no, what is the current use of the property? VACANT - PREVIOUSLY MASS GRADED

SECTION 3: PHOTOGRAPHS

Standard-sized photographs (not Polaroid) showing all aspects of the site (e.g. locations of proposed improvements, bodies of navigable water, wetlands, wooded areas, etc.) and of the exterior of structures or other site improvements, together with a statement regarding each photograph, which includes the date the photograph was taken, the location from which it was taken, the direction in which the camera was pointed, and a description of what is shown in the photograph. With respect to all existing signs, the applicant shall file photographs of all existing signs and shall specify in the written statement accompanying each such photograph and show the dimensions of such sign. Digital images are acceptable.

SECTION 4: CONDITIONAL USE

1. **Does the proposed project require a Conditional Use Permit?** YES NO
 - **If no** then skip to Section 5.
 - **If yes**, then continue with this Section.
2. **Are you amending an existing Conditional Use Permit?** YES NO
 - **If yes**, provide a copy of the Conditional Use Grant Document you are proposing to amend.
 - **If no**, continue with this Section.
3. If you answered **YES** to either question 1 or 2 above then this application shall include information as to how the proposed project will not impair an adequate supply of light and air to adjacent properties; increase danger of fire; cause traffic congestion or traffic circulation problems; create storm water flooding or drainage; create obnoxious odors, problems or otherwise endanger the public health, safety or welfare; will not hinder, harm or distract the provision of public services; and that the proposed project is not inherently inconsistent with either the district in which it is located or adjoining districts or neighborhoods as required pursuant to the Village Zoning Ordinance.

SECTION 5: NON-CONFORMING USE

1. **Is any use on the site a nonconforming use?** YES NO
 - **If no**, then skip to Section 7.
 - **If yes**, then continue with this section.
2. If you answered **YES** to question 1 above, prima facie proof of each element of legal nonconforming use status shall be submitted to the Village with this application (i.e. that the nonconforming use was legal in its inception, that the use was active and actual and not merely casual, occasional, incidental or accessory when it became nonconforming, that the use has been continuous with no gap of 12 or more consecutive months since it became nonconforming, that no building or structure housing the nonconforming use has been structurally repaired or altered to the extent of fifty (50) percent or more of its assessed value since the use became nonconforming, and that the use has not been changed in nature or physically extended or expanded since becoming nonconforming).

SECTION 6: PERFORMANCE STANDARDS

Pursuant to the Village Zoning Ordinance, any application for a permit under this ordinance or any use subject to the regulations and standards set forth in the Village Zoning Ordinance shall be accompanied by a sworn statement by the owner of the subject property that said property and use will be operated in accordance with the performance standards set forth in Section 420-38 of the Village Ordinance. Continued compliance with the regulations and standards is required. Violations of such standards shall be remedied as required by the Village Zoning Ordinance.

No land or building in any district shall be operated in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration, smoke, dust, dirt or other form of air pollution; water pollution; electrical, radioactive or other disturbances; glare; or other substance, condition or element (referred to herein as "dangerous or objectionable elements") in such amount as to adversely affect the surrounding area or premises; provided that any use permitted by this ordinance may be undertaken and maintained if it conforms to the regulations of this subsection limiting dangerous and objectionable elements at the specified point or points of the determination of their existence.

The Village may require additional information be submitted to ensure that the Village Performance Standards are being met.

SECTION 7: PLAN COMPONENTS

The application shall include a list of all documents, materials or information that are attached to and a part of the application form. Submit eight (8) full-sized and one (1) set reduced to 11" x 17" of all plans and other attachments shall be included as part of this application, except if a component has been waived or deferred in writing by the Village Zoning Administrator. **For specific details related to each of the required information and plans see the attachment entitled "Plan Components and Related Standards" in Section 420-57 of the Village Zoning Ordinance.**

- Application—Applicant, Site, Use, Project and Plan Information
- Application fee
- Operational plan
- Title sheet
- Survey
- Site plan
- Grading and drainage plan
- Building and fire protection plans
- Lighting plan
- Landscape and open space plan
- Signage plan
- Industrial/commercial waste survey
- Performance standards compliance
- Additional requirements, as determined by the Village Zoning Administrator, other appropriate Village staff members, or the Village Plan Commission, as appropriate.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan as described below, unless such information is waived or deferred pursuant to the Zoning Ordinance.

SECTION 8: SIGNATURES

I,(We), hereby certify that all the above statements and all attachments submitted herewith are true and correct to the best of my knowledge. In addition I, (we) understand the requirements and procedures for Site and Operational Plan/Conditional Use Permit approval.

PROPERTY OWNER:

APPLICANT:

Name: CENTERPOINT WIS PARK LAND CO LLC

Name: PAUL SCHMITTER

(Please Print)
Signature: Paul Schmitter

(Please Print)
Signature: Paul Schmitter

Address: 1808 SWIFT DRIVE

Address: 6750 W. WASHINGTON ST.

OAK BROOK IL 60523
(City) (State) (Zip)

WESTALLIS WI 53214
(City) (State) (Zip)

Phone: 630-586-8000

Phone: 414.256.3408

Fax: 630-586-8010

Fax: 414.256.3438

E-mail: PSCHMITTER@CENTERPOINT.COM

E-mail: PSCHMITTER@CENTERPOINT.COM

Date: 12.3.12

Date: 12.3.12

Is the applicant the owner of the property? YES NO

If no, then either proof of the applicant's legal interest in the subject real property (e.g. accepted offer to purchase, lease, etc., which may be appropriately redacted to preserve confidential information) or written authorization signed by the owner for the applicant to act as the owner's agent in connection with the application shall be included with the application.

DEVELOPER (if Applicable)

USER OR OCCUPANT OF SITE:

Name: PAUL SCHMITTER

Name: _____

(Please Print)
Signature: Paul Schmitter

(Please Print)
Signature: _____

Address: 6750 W. WASHINGTON ST.

Address: _____

WESTALLIS WI 53214
(City) (State) (Zip)

(City) (State) (Zip)

Phone: 414.256.3408

Phone: _____

Fax: 414.256.3438

Fax: _____

E-mail: PSCHMITTER@CENTERPOINT.COM

E-mail: _____

Date: 12.3.12

Date: _____

Village of Pleasant Prairie, WI

Commencing at the southwest corner of the Northwest 1/4 of said Section 28; thence North $02^{\circ}32'36''$ West along the west line of said Northwest 1/4 section, 555.44 feet to the westerly extension of the north line of 109th Street; thence North $89^{\circ}44'29''$ East along said extension line and then along said north line, 603.36 feet to the southeast corner of Lot 100 of Certified Survey Map No. 2373 and the point of beginning;

Thence North $00^{\circ}15'31''$ West along the easterly line of said Lot 100, 861.68 feet; thence North $51^{\circ}37'18''$ East along said easterly line, 189.90 feet to the southerly line of 107th Street and a point on a curve; thence southeasterly 428.95 feet along said southerly line and along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South $64^{\circ}31'27''$ East, 414.22 feet to a point of tangency; thence North $89^{\circ}19'48''$ East along said southerly line, 170.00 feet to a point of curve; thence northeasterly 599.50 feet along said southerly line and along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears North $52^{\circ}47'20''$ East, 559.68 feet to the southwest corner of Parcel 91 of Certified Survey Map No. 2193; thence North $89^{\circ}19'48''$ East along the south line of said Parcel 91, 121.67 feet to the northwest corner of Parcel 86 of Certified Survey Map No. 2161; thence South $00^{\circ}40'12''$ East along the west line of said Certified Survey Map No. 2161, 1137.63 feet to the southwest corner of Parcel 87 of said Certified Survey Map No. 2161 and the north line of said 109th Street; thence South $89^{\circ}44'29''$ West along said north line, 1269.61 feet to the point of beginning.

Containing in all 1,132,669 square feet (26.0025 acres) of lands, more or less.



CenterPoint Properties®

LOGISTICS * INDUSTRIAL
INVESTMENT | DEVELOPMENT | MANAGEMENT

R E C E I V E D
DEC 3 2012

December 3, 2012

Village of Pleasant Prairie

Village of Pleasant Prairie
Attn: Ms. Jean Werbie-Harris
9915 39th Avenue
Pleasant Prairie, WI 53158

Re: Operational Plan for the proposed facility in the LakeView Corporate Park.

Dear Ms. Werbie-Harris:

The following items are responses required for your operational plan as part of our plan commission submittal.

(a) Detailed narrative;

The operation can be described as a distribution center for stainless steel and aluminum materials. The facility will handle the following:

- Receiving of materials
- Storing and inventory of materials
- Consolidation of materials for shipping
- Shipping outbound materials to wholesale suppliers

The facility will also contain offices for support and sales staff.

There are no retail sales from this facility.

(b) Detailed description of the project;

The facility will be the Midwest distribution facility for the tenant. The site provides excellent circulation for the trucks. The intent of the site layout is for the incoming material to be delivered via 107th street. The outbound material is loaded on flatbed trucks inside the building. The trucks exit the building and depart the facility via 109th street. The building will be painted precast concrete with an office area adjacent to 109th street. Building treatment and landscaping will be similar to other developments in the LakeView Park.

(c) Gross floor area

The facility is proposed at 471,403 square feet. 10,489 sq. feet is office.

(d) Anticipated hours of operation, hours open to public and hours of deliveries/shipments

6 A.M. – 1 A.M.

- (e) Anticipated startup and total number of full & part time employees**
61 full time
- (f) Anticipated number of shifts & employees per shift**
2 shifts. 1st shift 48 employees, 2nd shift 13 employees
- (g) Maximum number of employees per on site at any time**
Approximately 85.
- (h) Number of students, participants or persons to be gathered in assembly**
Not applicable
- (i) Number of parking spaces required and method of calculation**
1 space per 250 square feet of office and 1 space per 2 employees in a 12 hour period for the warehouse. $10,489 \text{ sq. ft.} / 250 = 42 \text{ spaces}$. Approximately 30 warehouse = 15 spaces or 57 required.
- (j) Number of parking spaces provided**
116 car parking stalls are provided
- (k) Anticipated number of automobile trips**
Employees coming and going to work and occasionally to and from lunch. $61 \times 4 = 244$. A number of people carpool and not everyone goes to lunch offsite. Most warehouse workers stay in.
- (l) Anticipated daily average and maximum number of trucks to and from the site**
50 trucks
- (m) Types of materials to be stored on site**
Stainless steel products in bars, tubing, pipe, flatroll & fitting, aluminum flatroll product.
- (n) Type of equipment or machinery to be used on site**
A band saw for cutting large diameter bars, material handling equipment (cranes, forklifts, order pickers and sideloaders)
- (o) Type of solid or liquid waste which will require removal from the site**
Routine waste from operational/employee trash.
- (p) Method of handling waste**
Dumpster removal
- (q) Method of providing site and building security**
We will have Sonitrol or like service set up alarm systems and cameras to monitor the facility.
- (r) Method used to maintain building and site**

All outside maintenance will be handled by the facility owner (CenterPoint). All interior maintenance will be provided by the tenant

(s) Description of adverse impacts to neighboring properties and measures to mitigate impact

At this time, no impact is anticipated.

(t) List of all local, county, state and federal permits for the project

Site and operational plan review. CSM approval. All required State and local plan review and building permits.

Please feel free to contact me at (414) 256-3408 with any questions.

Thank you,



Paul Schmitter
Senior Project Manager
CenterPoint Properties

LAKEVIEW XIV

109TH STREET

LAKEVIEW CORPORATE PARK

PLEASANT PRAIRIE, WISCONSIN

DEVELOPER

CENTERPOINT PROPERTIES
6750 WEST WASHINGTON STREET,
WEST ALLIS, WISCONSIN 53214
PHONE: 414-256-3408

GENERAL CONTRACTOR

FCL BUILDERS
1150 SPRING LAKE DRIVE
ITASCA, ILLINOIS 60143
630-773-0050

CIVIL ENGINEER

JSD PROFESSIONAL SERVICES
MILWAUKEE REGIONAL OFFICE
N22 W22931 NANCYS COURT, SUITE 3
WAUKESHA, WISCONSIN 53186
PHONE: 262-513-0666

LANDSCAPE ARCHITECT

KENOSHA GROUND CARE
8300 88TH AVENUE
PLEASANT PRAIRIE, WISCONSIN 53158
PHONE: 630-553-7560

ARCHITECT

CORNERSTONE ARCHITECTS, LTD.
DESIGN FIRM REGISTRATION #184-003165
1152 SPRING LAKE DR.
ITASCA, ILLINOIS 60143
PHONE: 630-773-8363
FAX: 630-773-8365

STRUCTURAL ENGINEER

GRIVAS-KRAUS ASSOCIATES, LTD.
723 WEST ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL 60005
PHONE: 847-364-9110

MECHANICAL ENGINEER

XX
XX
XX
XX

ELECTRICAL ENGINEER

NESKO DESIGN BUILD ELECTRIC
3111 SOUTH 26TH AVENUE
BROADVIEW, ILLINOIS 60155
708-681-6116

PLUMBING

XX
XX
XX
XX

FIRE PROTECTION

XX
XX
XX
XX

INDEX OF APPLICABLE CODES

- 2009 INTERNATIONAL BUILDING CODE
W/ LOCAL AMENDMENTS
- 2009 INTERNATIONAL MECHANICAL CODE
W/ LOCAL AMENDMENTS
- (NEC) NATIONAL ELECTRIC CODE
W/ LOCAL AMENDMENTS
- 2009 INTERNATIONAL FIRE CODE
W/ LOCAL AMENDMENTS
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
W/ LOCAL AMENDMENTS
- 2003 EDITION OF ANSI A117.1 ACCESSIBILITY CODE

ZONING INFORMATION

- CURRENT ZONING:
M-2 (GENERAL MANUFACTURING DISTRICT)
- PERMITTED USE:
MANUFACTURING, WAREHOUSING,
WHOLESALE & BUSINESS USE
- OFF-STREET PARKING
OFFICE USE: 1 PER 250 SQ.FT.
WAREHOUSE USE: 1 PER 2 EMPLOYEES IN 12HR PERIOD.

CODE INFORMATION

CODE SUMMARY/SCOPE OF WORK
NEW FULLY SPRINKLERED 471,403 SQ.FT (S-1) MODERATE HAZARD
BUILDING OF TYPE IIB CONSTRUCTION HOUSING 458,724 SQ.FT OF
WAREHOUSE, 2,190 SQ.FT UTILITY & TRUCKER AREA AND 10,489
SQ.FT OF OFFICE (B). THE BUILDING WILL BE BUILT USING THE
NONSEPARATED MIXED USE DESIGN OPTION IN COORDINATION WITH
CONSTRUCTION CLASS IIB.

INTERNATIONAL BUILDING CODE / 2009

- USE GROUP PER CHAPTER 3
A. BUSINESS: B
- CONSTRUCTION CLASS PER CHAPTER 6
A. TYPE 2B-NON-COMBUSTIBLE

USE	TENANT FLOOR AREA	TYPE OF CONSTRUCTION	TOTAL AREA
WAREHOUSE (S-1)	460,914 SQ.FT.	IIB	460,914 SQ.FT.
OFFICE (B)	10,489 SQ.FT.	IIB	10,489 SQ.FT.
TOTAL			471,403 SQ.FT.

- BUILDING LIMITS PER CHAPTER 5
PER SECTION 507 THIS BUILDING QUALIFIES AS UNLIMITED AREA
BUILDING HEIGHT = 1-STORY
- FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER CHAPTER 6
(IN HOURS) TYPE II - B CONSTRUCTION

- EXTERIOR BEARING WALLS = 0
- INTERIOR BEARING WALLS, COLUMNS, GIRDERS, FRAMING = 0
- FLOOR CONSTRUCTION = 0
- ROOF CONSTRUCTION = 0

- BUILDINGS REQUIREMENTS PER CHAPTER 9(903.0)
A. SPRINKLER SYSTEMS 903.2.9 - REQUIRED
B. STANDPIPES 905.1 - REQUIRED
C. FIRE EXTINGUISHERS 906.0 - REQUIRED
D. FIRE ALARM SYSTEM 907.2 - REQUIRED
E. AUTOMATIC SMOKE DETECTION 907.2.15 - REQUIRED
F. SMOKE AND HEAT VENTS 910.2.1 - REQUIRED

EGRESS REQUIREMENTS:

- 1004.1.1 - OCCUPANT LOAD
S-1: (460,914 SQ.FT./500) = 922
B: (10,489 SQ.FT./100) = 105
TOTAL OCCUPANTS = 1027
- 1005.1 - UNIT OF EXIT WIDTH = 2" PER PERSON
1027 PEOPLE @ .2" PER UNIT OF EXIT WIDTH = 205.4" REOD.
32 EXITS @ 36" = 1152" PROVIDED.
- 1014.3 - COMMON PATH OF EGRESS TRAVEL:
(B) (S) = 100' FULLY SPRINKLERED
- 1016.1 - MAXIMUM TRAVEL DISTANCE: S-1 = 250' FULLY SPRINKLERED
MAXIMUM TRAVEL DISTANCE: B = 300' FULLY SPRINKLERED
- 1018.4 - DEAD END CORRIDORS: (B) (S) = 50' FULLY SPRINKLERED

FLAME SPREAD PER CHAPTER 8(802):

TABLE (803.9) WALL & CEILING FINISHES (SPRINKLERED BLDG.)

OCCUPANCY	EXIT PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES
STORAGE (S-1)	-	-	-
OFFICE (B)	c	c	c

CLASS A = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450
CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450



PROJECT LOCATION
SITE LOCATION MAP



SCOPE OF WORK

-- 11-30-2012
PROGRESS SET

DRAWING INDEX

CIVIL

- C-1.0 GRADING & EROSION CONTROL PLAN
- C-2.0 UTILITY PLAN
- A100.2 SITE DETAILS (TO BE PROVIDED)
- C-3.0 PAVEMENT ID PLAN
- C-4.0 NOTES AND DETAILS
- C-4.1 NOTES AND DETAILS
- CS-1 EXISTING CONDITION SURVEY

LANDSCAPE

- L-1 LANDSCAPE/IRRIGATION

ARCHITECTURAL

CVR SITE LOCATION, BUILDING & CODE DATA

- A100.1 SITE PLAN & DETAILS
- A100.2 SITE DETAILS (TO BE PROVIDED)
- A101 PARTIAL FLOOR PLAN
- A102 PARTIAL FLOOR PLAN
- A103 PARTIAL FLOOR PLAN
- A104 PARTIAL ENLARGED FLOOR PLANS
- A105 ROOF PLAN
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A203 ENLARGED EXTERIOR ELEVATIONS
- A204 OVERALL COMPOSITE EXTERIOR ELEVATIONS
- A301 WALL SECTIONS
- A302 WALL SECTIONS (TO BE PROVIDED)
- A401 ROOF DETAILS (TO BE PROVIDED)
- CRANE CRANE COORDINATION PLAN

STRUCTURAL

- S1.0 - GENERAL NOTES
- S1.1 - GENERAL NOTES
- S2.1 - PARTIAL FOUNDATION PLAN
- S2.2 - PARTIAL FOUNDATION PLAN
- S2.3 - PARTIAL FOUNDATION PLAN
- S3.1 - FOUNDATION DETAILS
- S3.2 - FOUNDATION DETAILS
- S4.1 - PARTIAL ROOF FRAMING PLAN
- S4.2 - PARTIAL ROOF FRAMING PLAN
- S4.3 - PARTIAL ROOF FRAMING PLAN
- S4.4 - PARTIAL CRANE FRAMING PLAN
- S4.5 - PARTIAL CRANE FRAMING PLAN
- S4.6 - PARTIAL CRANE FRAMING PLAN
- S5.1 - FRAMING DETAILS
- S5.2 - FRAMING DETAILS
- S5.3 - FRAMING DETAILS
- S5.4 - JOIST LOADING DIAGRAMS

MECHANICAL

(TO BE PROVIDED)

ELECTRICAL

- E100 SITE LIGHTING PLAN
- E101 SITE LIGHTING PHOTOMETRIC
- E102 LIGHTING FIXTURE CUT SHEET

(TO BE PROVIDED)

FIRE PROTECTION

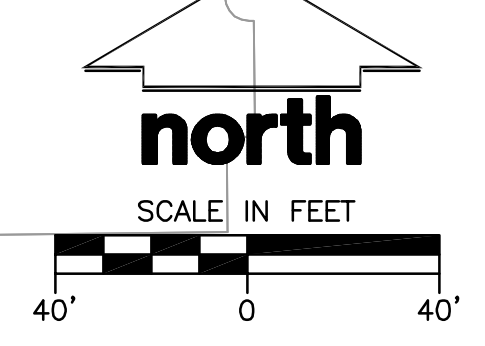
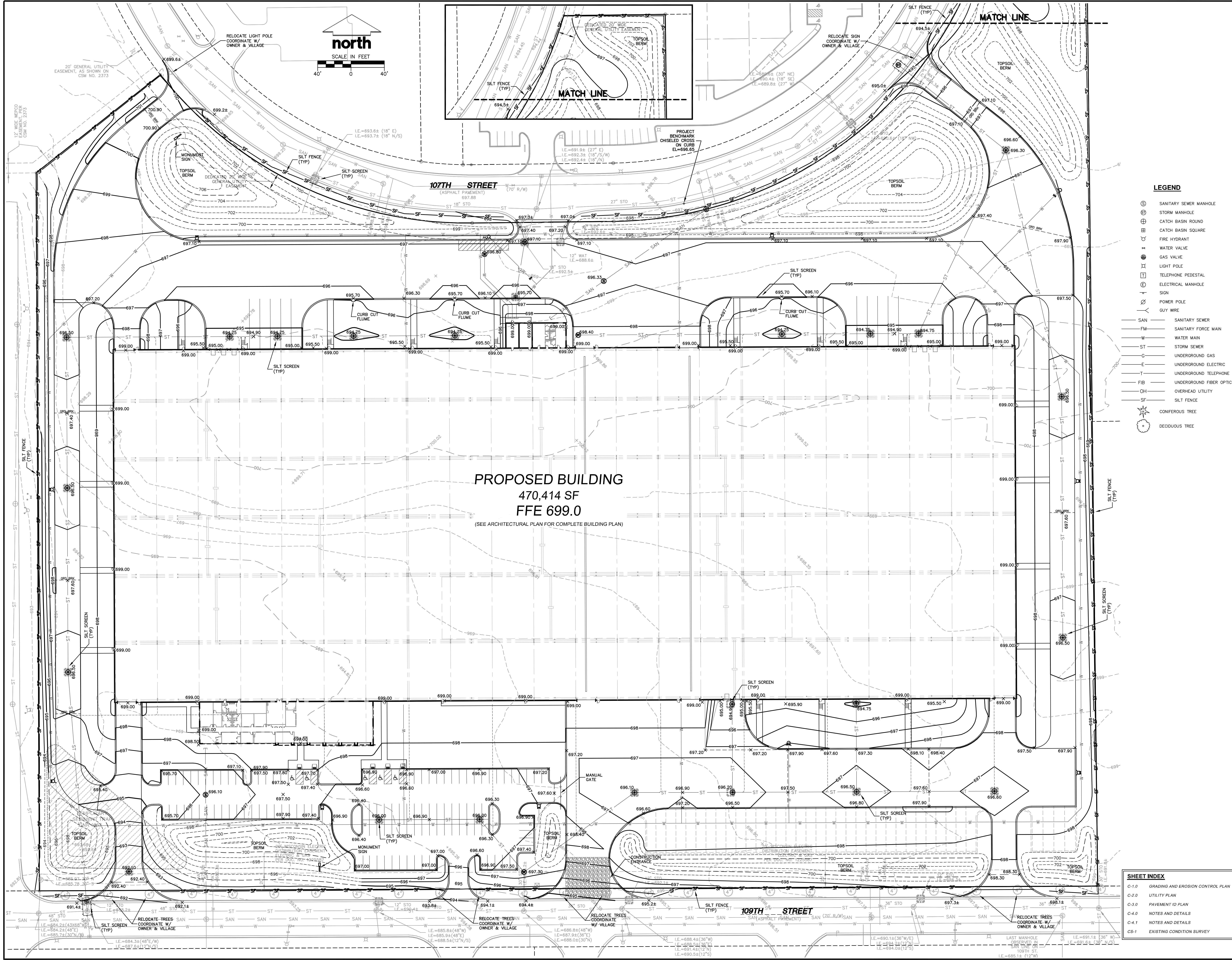
(TO BE PROVIDED)

GENERAL NOTES

- "CORNERSTONE" OR "ARCHITECT" AS USED IN THESE DRAWINGS REFERS TO:
CORNERSTONE ARCHITECTS LTD.
1152 SPRING LAKE DRIVE
ITASCA, ILLINOIS 60143
(630) 773-8363
- THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF DRAWINGS PREPARED BY CORNERSTONE ARCHITECTS, LTD. AND SPECIFICATIONS PREPARED BY THE GENERAL CONTRACTOR.
- ALL WORK SHALL COMPLY WITH THE APPLICABLE BUILDING CODE, THE ELECTRICAL CODE, AND THE NATIONAL BOARD OF FIRE UNDERWRITERS CODE, THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, AND ALL MINORAL AMENDMENTS.
- PLANS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE INTENDED TO INCLUDE OR IMPLY ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. ANY ITEM OR WORK MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN IN THE DRAWINGS, OR SHOWN IN THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE PROVIDED BY THE CONTRACTOR AS IF INCLUDED IN BOTH.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CO-ORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
- ALL WORK SHALL CONFORM TO ALL INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS AND THE BUILDING OWNER'S REQUIREMENTS FOR QUALITY OF MATERIALS AND WORKMANSHIP, AS WELL AS ALL REQUIREMENTS IN THESE DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR AND COMPLY WITH THE BUILDING OWNER'S STANDARD DETAILS OF CONSTRUCTION. ANY CONFLICTING REQUIREMENTS OF THE SOURCES LISTED ABOVE SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL BASE BUILDING "CONTRACT DOCUMENTS" "SHOP DRAWINGS", "AS BUILT DRAWINGS", AND ANY OTHER INFORMATION OF THE BASE BUILDING IN ORDER TO COORDINATE ALL TENANT WORK WITH THE BASE BUILDING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, BONDS, AND FEES. ALL NECESSARY PERMITS, LICENSES, TESTS, CERTIFICATES, ETC. SHALL BE PAID FOR BY THE CONTRACTOR AND REIMBURSED BY THE LANDLORD.
- NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE GC. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE ARCHITECT WITH ALL SAMPLES AND COMPARATIVE PRODUCT DATA REQUIRED TO EVALUATE PROPOSED SUBSTITUTIONS, IN A TIMELY MANNER SO AS NOT TO PRECLUDE PROCUREMENT OF THE PRODUCT ORIGINALLY SPECIFIED OR ANY PROPOSED SUBSTITUTE.
- THE GENERAL CONTRACTOR SHALL PROTECT EXISTING CONDITIONS OR WORK BY OTHER CONTRACTORS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ALL EXISTING CONDITIONS OR WORK BY OTHERS INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
- ALL WORK NOTED "BY OTHERS" OR "N/C" (NOT IN CONTRACT) IS TO BE THE RESPONSIBILITY OF THE OWNER AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COOPERATE WITH THE OWNER AND THE OWNER'S OUTSIDE CONTRACTORS AS REQUIRED. AT THE COMPLETION OF THE JOB, PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF MARKED UP TRANSPARENTS AND TWO SETS OF PRINTS WITH ALL BUILT CONDITIONS NOTED AND TWO BOUND COPIES OF APPLICABLE WARRANTIES, OPERATIONS MANUALS AND/OR MAINTENANCE INSTRUCTIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE REMOVAL AND LEGAL DISPOSAL OF MATERIALS AND RUBBISH WITH THE BUILDING MANAGEMENT.
- THE GENERAL CONTRACTOR SHALL PROTECT AND SECURE THE PROJECT SITE AS REQUIRED, IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.
- CONTRACTOR SHALL TAKE MEASURES TO PREVENT ARBORIC PATTERNS IN ADJACENT SPACES NOT COVERED UNDER THE WORK OF THIS CONTRACT.
- ALL DOORS LEADING TO EMERGENCY EXITS SHALL REQUIRE "NO SPECIAL KNOWLEDGE OR KEYS FOR OPERATION".
- ALL WORK SHALL BE OF FIRST CLASS WORKMANSHIP AND GUARANTEED BY THE CONTRACTOR AGAINST DEFECTS AND POOR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING AND ELECTRICAL CONNECTIONS. PROVIDE ADEQUATE CONCEALED CEILING AND BRACING FOR ALL MILLWORK HUNG FROM CEILING AND/OR PARTITIONS; FIRE TREATED WOOD OR SHEET METAL IS ACCEPTABLE. ALL WOODWORK, BLOCKING, GROUNDS, ETC. SHALL BE FIRE TREATED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE FABRICATING ANY MATERIAL AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROVIDE "CHALK LINE" PARTITION LAYOUT FOR THE ARCHITECT'S OBSERVATION BEFORE INSTALLATION OF PARTITION FRAMING.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH SUB-CONTRACTORS THE STORAGE OF BUILDING MATERIALS ON THE SITE TO AVOID OVERLOADING THE EXISTING FLOOR OR ROOF. PATCH AND REPAIR ALL FIREPROOFING, IF ANY, DAMAGED OR REMOVED BY TENANT CONSTRUCTION.
- ALL OPENINGS IN WALLS, DECKS AND SLABS, INCLUDING THOSE FOR DUCTS, CONDUIT, PIPING, ETC. (EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE-RESISTIVE SHAFT CONSTRUCTION) MUST BE SLEEZED OR OTHERWISE SEALED AT THEIR PERIMETER WITH APPROVED METHODS TO MAINTAIN THE FIRE-RATING CONTINUITY OF THE CONSTRUCTION.
- WALL AND/OR CEILING ASSEMBLIES THAT ARE IDENTIFIED WITH A FIRE RESISTIVE RATING SHALL BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS AND THE REQUIREMENTS OF ALL APPLICABLE CURRENT CODES AND GOVERNING BODIES.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MOLECULAR BREAKDOWN. DO NOT SCALE DRAWINGS UNLESS NOTED OTHERWISE. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. ALL LOCATIONS ARE FINAL PER ARCHITECT'S DRAWINGS.
- JUNCTURES OF NEW AND EXISTING OR OTHER WORK SHALL BE REPAIRED AND PATCHED TO MATCH ADJACENT EXISTING SURFACES. EXISTING WALLS REQUIRING MODIFICATION OF ANY KIND SHALL BE REFINISHED TO THE NEAREST OUTSIDE OR INSIDE CORNER. PROVIDE 1" MOVEMENT AT THE TOPS OF ALL PARTITIONS THAT GO TO THE UNDERSIDE OF DECK OR STRUCTURE. DO NOT FASTEN STUDS OR DRYWALL TO TOP RUNNER UNLESS SPECIFICALLY REQUIRED PER A RATED ASSEMBLY'S DESIGN.
- CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS AND EQUIPMENT CUTS PRIOR TO SUBMITTAL TO ARCHITECT. CONTRACTOR SHALL SUBMIT ALL APPROVED SHOP DRAWINGS AND EQUIPMENT CUTS TO CORNERSTONE ARCHITECTS LTD. FOR REVIEW PRIOR TO FABRICATION.
- ALL MATERIAL USED FOR INTERIOR WALL AND CEILING FINISH AND INTERIOR TRIM SHALL BE "CLASS A" WITH A FLAME SPREAD RATING LESS THAN 25, SMOKE DEVELOPED LESS THAN 500 (ASTM-E 84).
- ALL MATERIAL USED FOR FLOORING SHALL BE "CLASS 1" WITH A CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER OR HIGHER (ASTM-E 648).
- DEVIATION FROM THE DESIGN OF TESTED RATED ASSEMBLY'S SHALL NOT BE ALLOWED.

PROGRESS SET

PROJECT #11204
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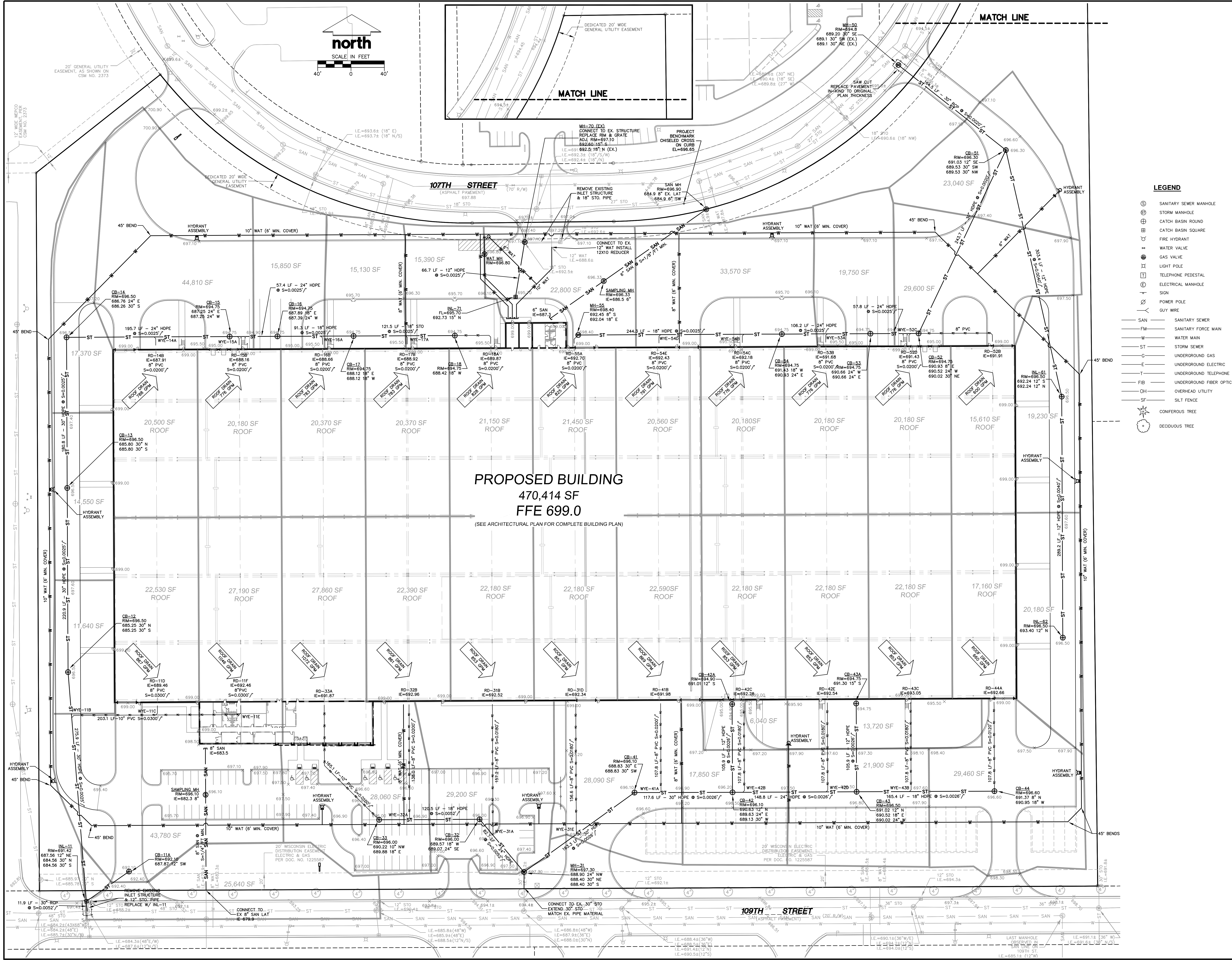


LEGEND

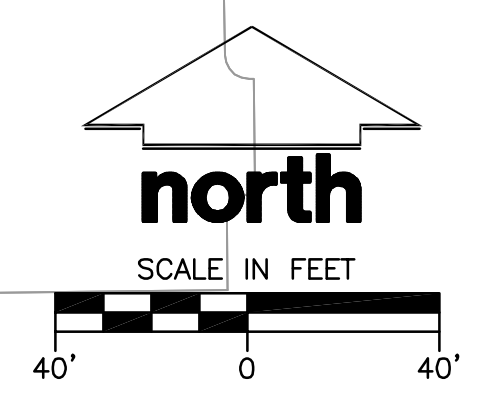
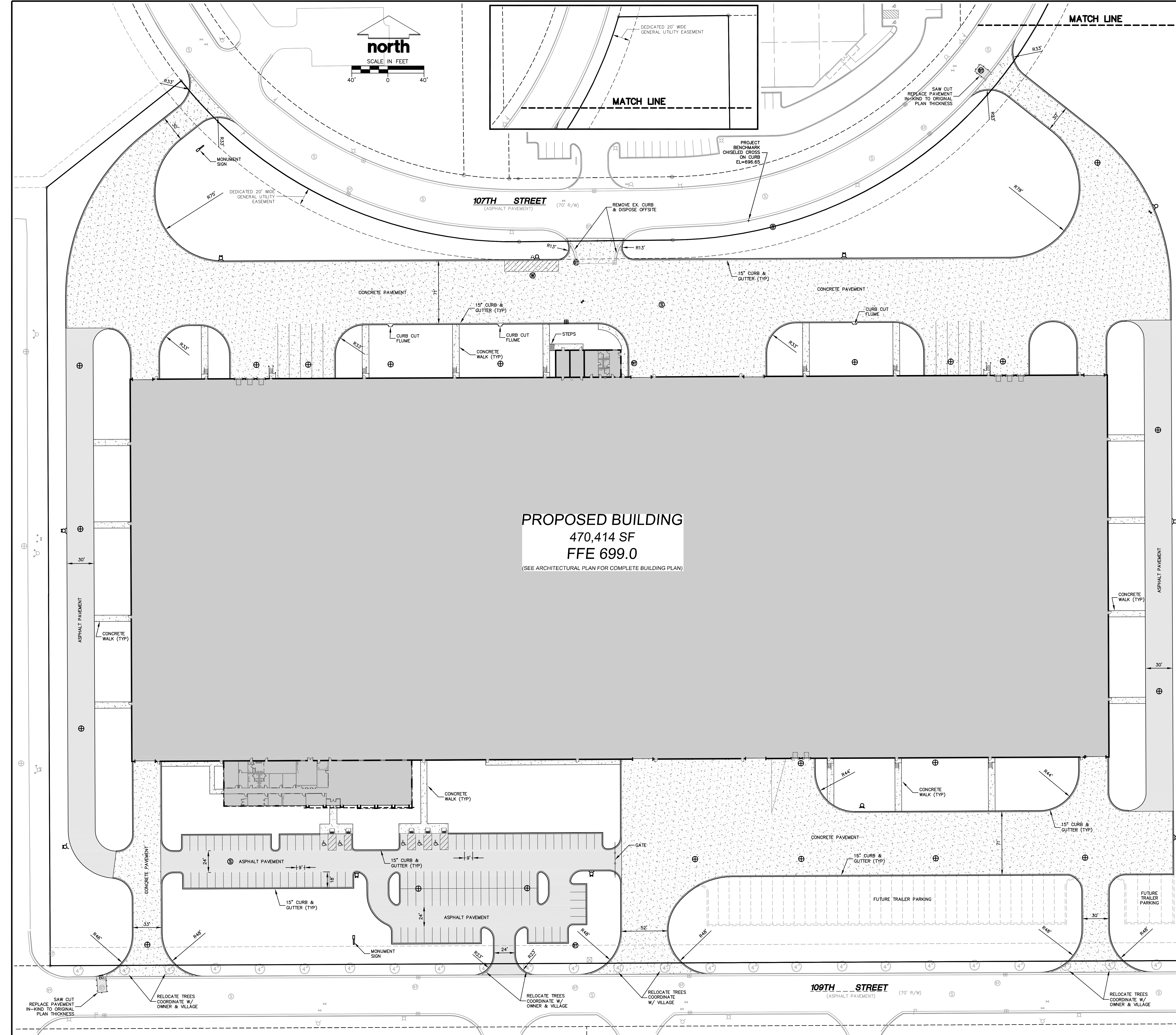
⊙	SANITARY SEWER MANHOLE
⊕	STORM MANHOLE
⊞	CATCH BASIN ROUND
⊞	CATCH BASIN SQUARE
⊞	FIRE HYDRANT
⊞	WATER VALVE
⊞	GAS VALVE
⊞	LIGHT POLE
⊞	TELEPHONE PEDESTAL
⊞	ELECTRICAL MANHOLE
⊞	SIGN
⊞	POWER POLE
⊞	GUY WIRE
— SAN	SANITARY SEWER
— FM	SANITARY FORCE MAIN
— W	WATER MAIN
— ST	STORM SEWER
— G	UNDERGROUND GAS
— E	UNDERGROUND ELECTRIC
— T	UNDERGROUND TELEPHONE
— FIB	UNDERGROUND FIBER OPTICS
— OH	OVERHEAD UTILITY
— SF	SILT FENCE
⊙	CONIFEROUS TREE
⊙	DECIDUOUS TREE

SHEET INDEX

C-1.0	GRADING AND EROSION CONTROL PLAN
C-2.0	UTILITY PLAN
C-3.0	PAVEMENT ID PLAN
C-4.0	NOTES AND DETAILS
C-4.1	NOTES AND DETAILS
CS-1	EXISTING CONDITION SURVEY



- LEGEND**
- ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM MANHOLE
 - ⊕ CATCH BASIN ROUND
 - ⊕ CATCH BASIN SQUARE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ LIGHT POLE
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 - ⊕ SIGN
 - ⊕ POWER POLE
 - ⊕ GUY WIRE
 - SAN SANITARY SEWER
 - FM SANITARY FORCE MAIN
 - W WATER MAIN
 - ST STORM SEWER
 - G UNDERGROUND GAS
 - E UNDERGROUND ELECTRIC
 - T UNDERGROUND TELEPHONE
 - FIB UNDERGROUND FIBER OPTICS
 - OH OVERHEAD UTILITY
 - SF SILT FENCE
 - ⊕ CONIFEROUS TREE
 - ⊕ DECIDUOUS TREE



PROPOSED BUILDING
 470,414 SF
 FFE 699.0
 (SEE ARCHITECTURAL PLAN FOR COMPLETE BUILDING PLAN)

NOTE
 REFER TO GEOTECH ENGINEER OF RECORD AND GEOTECH REPORT PREPARED BY TESTING SERVICES CORPORATION (630.653.3920) FOR PAVEMENT THICKNESS RECOMMENDATION.

PAVEMENT STRUCTURE (PRELIMINARY)
 LIGHT DUTY PAVEMENT (AUTO PARKING AREAS)
 8" CRUSHED AGGREGATE BASE COURSE
 (1-1/2" DENSE GRADED LIMESTONE)
 3" ASPHALTIC CONC. (2 LIFTS)
 LOWER LAYER (E-1 MIX; 19.0 mm NOMINAL SIZE)
 UPPER LAYER (E-1 MIX; 9.5 mm NOMINAL SIZE)
 HEAVY DUTY PAVEMENT (TRUCK AREAS)
 12" CRUSHED AGGREGATE BASE COURSE
 (1-1/2" DENSE GRADED LIMESTONE)
 5" ASPHALTIC CONC. (2 LIFTS)
 LOWER LAYER (E-3 TYPE; 19.0 mm NOMINAL SIZE)
 UPPER LAYER (E-3 TYPE; 12.5 mm NOMINAL SIZE)

CONCRETE DOCKS
 6" CRUSHED AGGREGATE BASE COURSE
 (1-1/2" DENSE GRADED LIMESTONE)
 8" CONCRETE (CONSULT OWNER FOR REINFORCEMENT, IF ANY, AND MIX DESIGN)

CONCRETE SIDEWALK
 6" CRUSHED AGGREGATE BASE COURSE
 4" CONCRETE

LEGEND

⊕	SANITARY SEWER MANHOLE
⊕	STORM MANHOLE
⊕	CATCH BASIN ROUND
⊕	CATCH BASIN SQUARE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS VALVE
⊕	LIGHT POLE
⊕	TELEPHONE PEDESTAL
⊕	ELECTRICAL MANHOLE
⊕	SIGN
⊕	POWER POLE
⊕	GUY WIRE
—	SAN — SANITARY SEWER
—	FM — SANITARY FORCE MAIN
—	W — WATER MAIN
—	ST — STORM SEWER
—	G — UNDERGROUND GAS
—	E — UNDERGROUND ELECTRIC
—	T — UNDERGROUND TELEPHONE
—	FIB — UNDERGROUND FIBER OPTICS
—	OH — OVERHEAD UTILITY
—	SF — SILT FENCE
⊕	CONIFEROUS TREE
⊕	DECIDUOUS TREE

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
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- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE

MILWAUKEE REGIONAL OFFICE
 N22 W22501 HANCOCKS COURT SUITE 3
 WALKESHA, WISCONSIN 53186
 262.513.0666 PHONE | 262.513.1232 FAX

MADISON | MILWAUKEE
 KENOSHA | APPLETON

www.jsdinc.com

SERVICES PROVIDED TO:
 CenterPoint Properties

PROJECT:
 LAKEVIEW XIV
 109TH STREET
 LAKEVIEW CORPORATE PARK

PROJECT LOCATION:
 VILLAGE OF PLEASANT PRAIRIE
 KENOSHA COUNTY, WI

JSD PROJECT NO.: 12C5143

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN BY: RHW/JS 11-30-12
 DRAWN BY: RHW/JS 11-30-12
 CHECKED BY: RHW/JS 11-30-12

PLAN MODIFICATIONS:

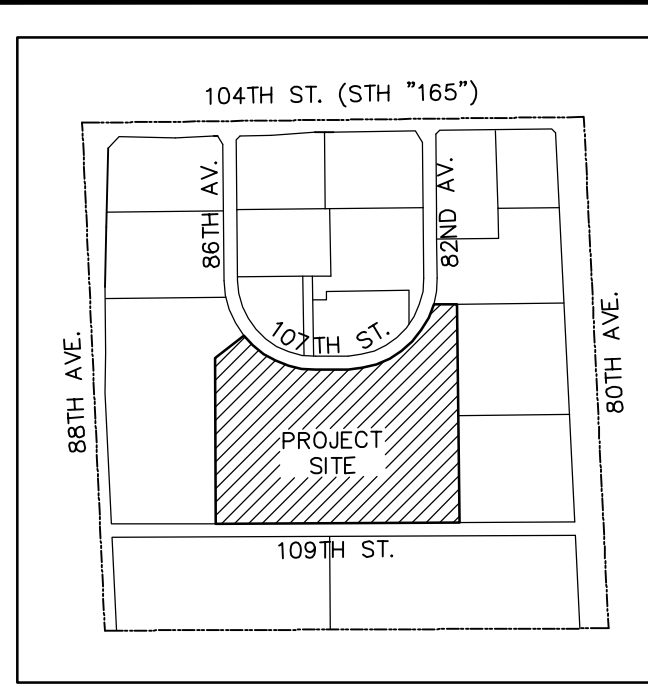
NO.	DESCRIPTION	DATE

DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PAVEMENT ID PLAN

SHEET NUMBER:
C-3.0

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LOCATION MAP
SCALE: 1"=100'
NW 1/4 SEC. 28-1-22

GENERAL NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLAIN COORDINATE SYSTEM, SOUTH ZONE, THE WEST LINE OF NW 1/4 SEC. 28-1-22 WAS USED AS NORTH. 02°32'36" WEST.
- PROJECT CONVERSION FACTOR: GRID/1.0000045 = GROUND
- VERTICAL DATUM: NGVD 1929 DATUM.
- SURVEY PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON OCTOBER, 2012.
- LEGAL DESCRIPTION BASED ON PROPOSED CERTIFIED SURVEY MAP TO BE RECORDED.

PROPERTY DESCRIPTION:

LOT 1 OF CERTIFIED SURVEY MAP NO. _____ BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 22 EAST, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

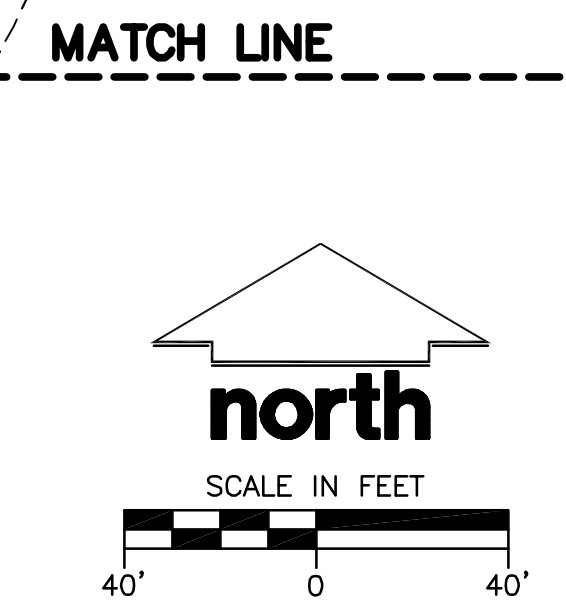
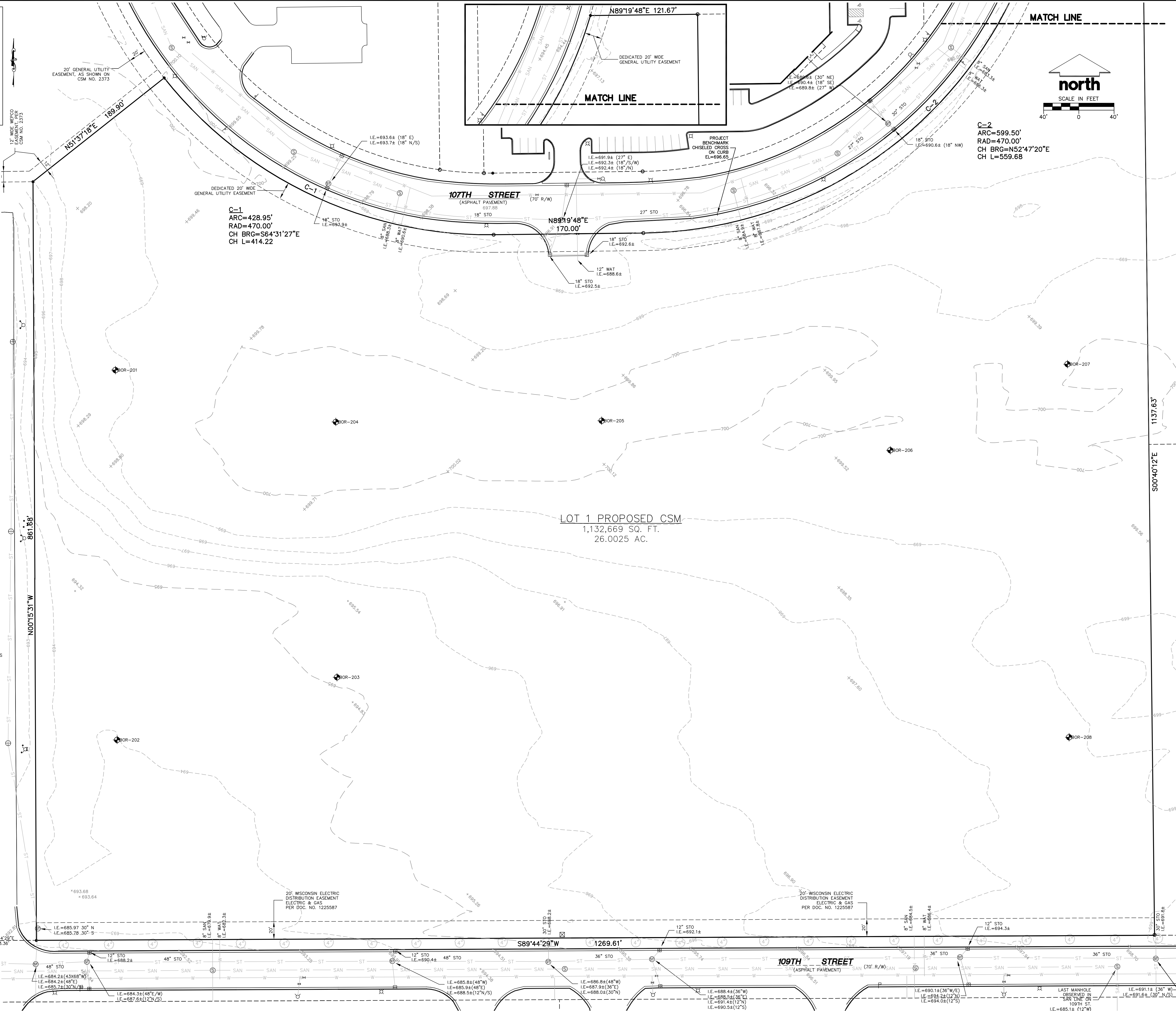
SURVEYOR'S CERTIFICATE:

I, RIZAL W. ISKANDARSJACH, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECTION AND THE MAP HEREON IS A DIRECT REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED.

DATE _____
RIZAL W. ISKANDARSJACH, R.L.S.
REGISTERED LAND SURVEYOR, S-2738

LEGEND

- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊕ CATCH BASIN ROUND
- ⊕ CATCH BASIN SQUARE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRICAL MANHOLE
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ GUY WIRE
- SAN SANITARY SEWER
- FM SANITARY FORCE MAIN
- W WATER MAIN
- ST STORM SEWER
- G UNDERGROUND GAS
- E UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- FIB UNDERGROUND FIBER OPTICS
- OH OVERHEAD UTILITY
- SF SILT FENCE
- ☀ CONIFEROUS TREE
- DECIDUOUS TREE



C-2
ARC=599.50'
RAD=470.00'
CH BRG=N52°47'20"E
CH L=559.68

C-1
ARC=428.95'
RAD=470.00'
CH BRG=S64°31'27"E
CH L=414.22

LOT 1 PROPOSED CSM
1,132,669 SQ. FT.
26.0025 AC.

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PROJECT:
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SEAL/SIGNATURE:

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SURVEYED BY: GJS/RSP/AMR OCT 12
DRAWN BY: RWM 11-30-12
CHECKED BY: RWW 11-30-12

PLAN MODIFICATIONS:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
EXISTING
CONDITION MAP
SURVEY

SHEET NUMBER:
CS-1

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GENERAL NOTES:



(A) SOUTH ELEVATION
 SCALE: 1/32" = 1'-0"



(B) EAST ELEVATION
 SCALE: 1/32" = 1'-0"



(C) WEST ELEVATION
 SCALE: 1/32" = 1'-0"



(D) NORTH ELEVATION
 SCALE: 1/32" = 1'-0"



(E) PARTIAL ENLARGED SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



(F) PARTIAL ENLARGED WEST ELEVATION
 SCALE: 1/8" = 1'-0"



(G) PARTIAL ENLARGED EAST ELEVATION
 SCALE: 1/8" = 1'-0"



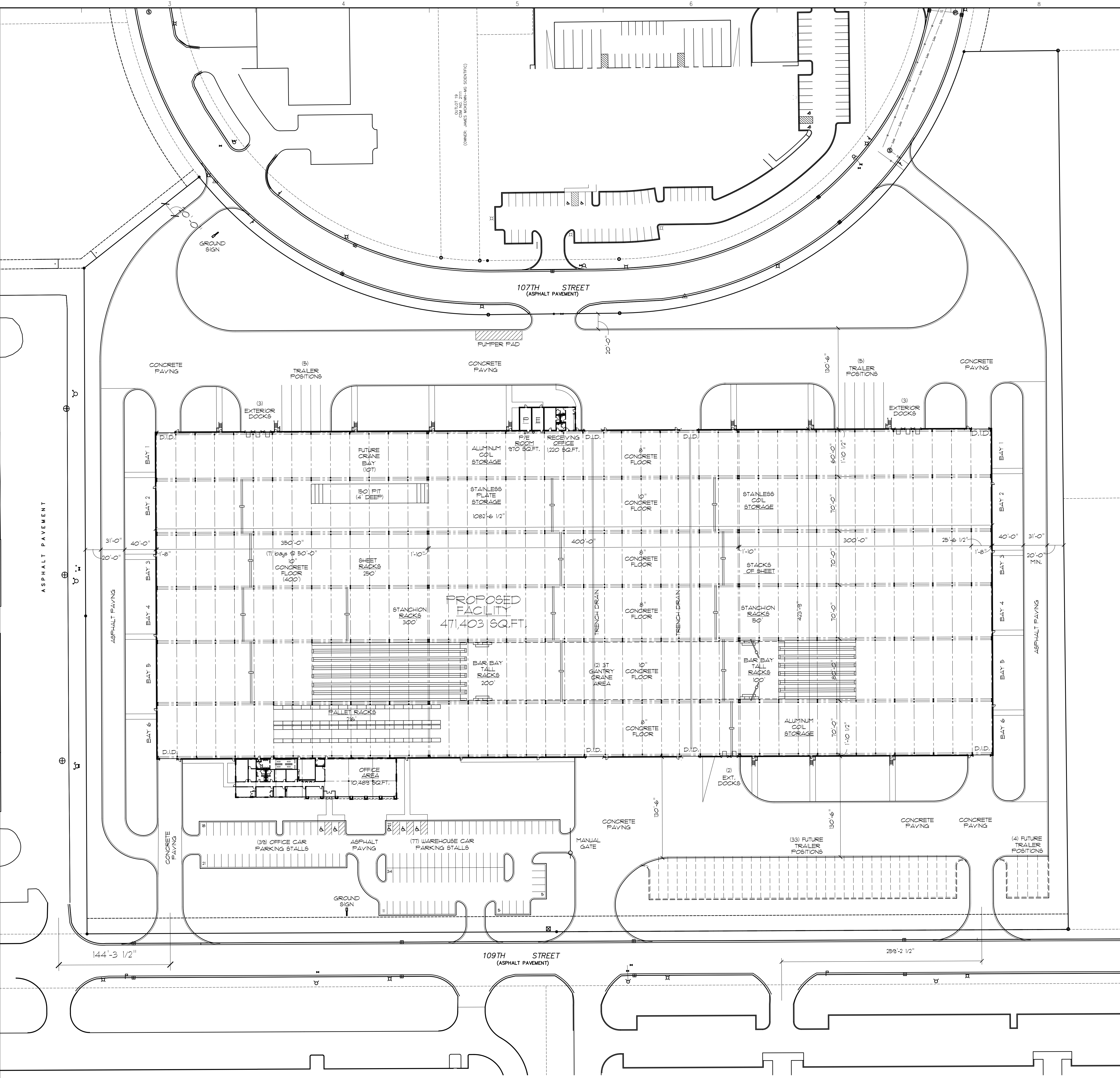
no.	date	revision	description
11-30-2012		PROGRESS SET	
11-30-2012			

LAKEVIEW XIV
 109TH STREET
 LAKEVIEW CORPORATE PARK
 PLEASANT PRAIRIE, WISCONSIN
 OVERALL
 COMPOSITE
 EXTERIOR
 ELEVATIONS

job no.	sheet no.
11204	A204

SITE/BUILDING DATA:	
SITE DATA	
TOTAL SITE AREA:	1,132,669 SQ.FT.
F.A.R.	.05
BUILDING DATA	
BUILDING AREA (GROSS)	471,403 SQ.FT.
CLEAR HEIGHT:	32 FEET
TRAILER POSITIONS:	10 POSITIONS
FUTURE TRAILER POSITIONS:	37 POSITIONS
DRIVE IN DOORS:	8 POSITIONS
CAR PARKING:	116 CARS

GENERAL NOTES:
 The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of a walking surface shall not be steeper than 1:48.

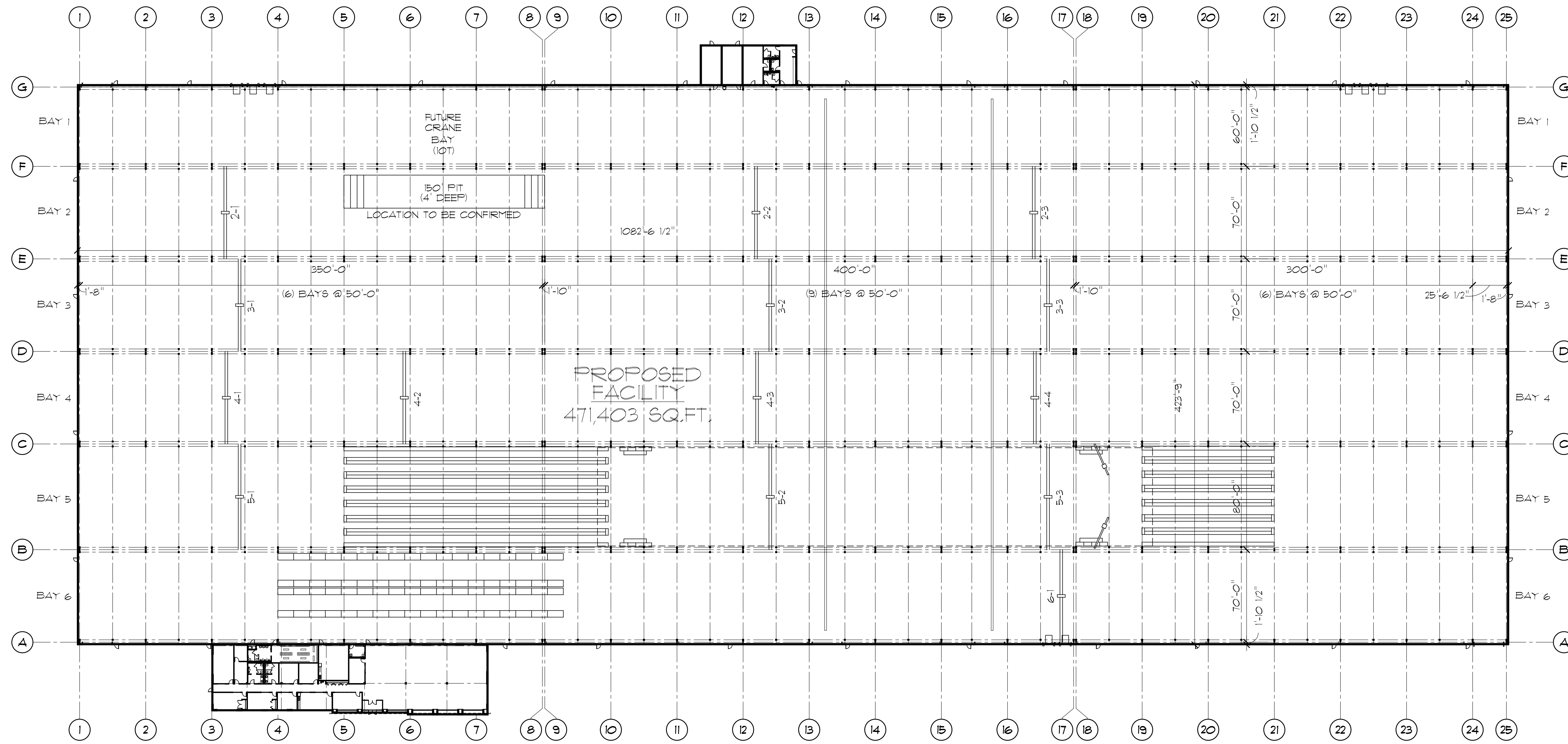


no.	date	revision	description
--	11-30-2012	PROGRESS SET	
	11-16-2012		

LAKEVIEW XIV
109TH STREET
 LAKEVIEW CORPORATE PARK
 PLEASANT PRAIRIE, WISCONSIN

SITE PLAN

job no.	sheet no.
11204	A100.1



DI CRANE PLAN
SCALE: 1" = 40'-0"
PLAN NORTH

CRANE SCHEDULE

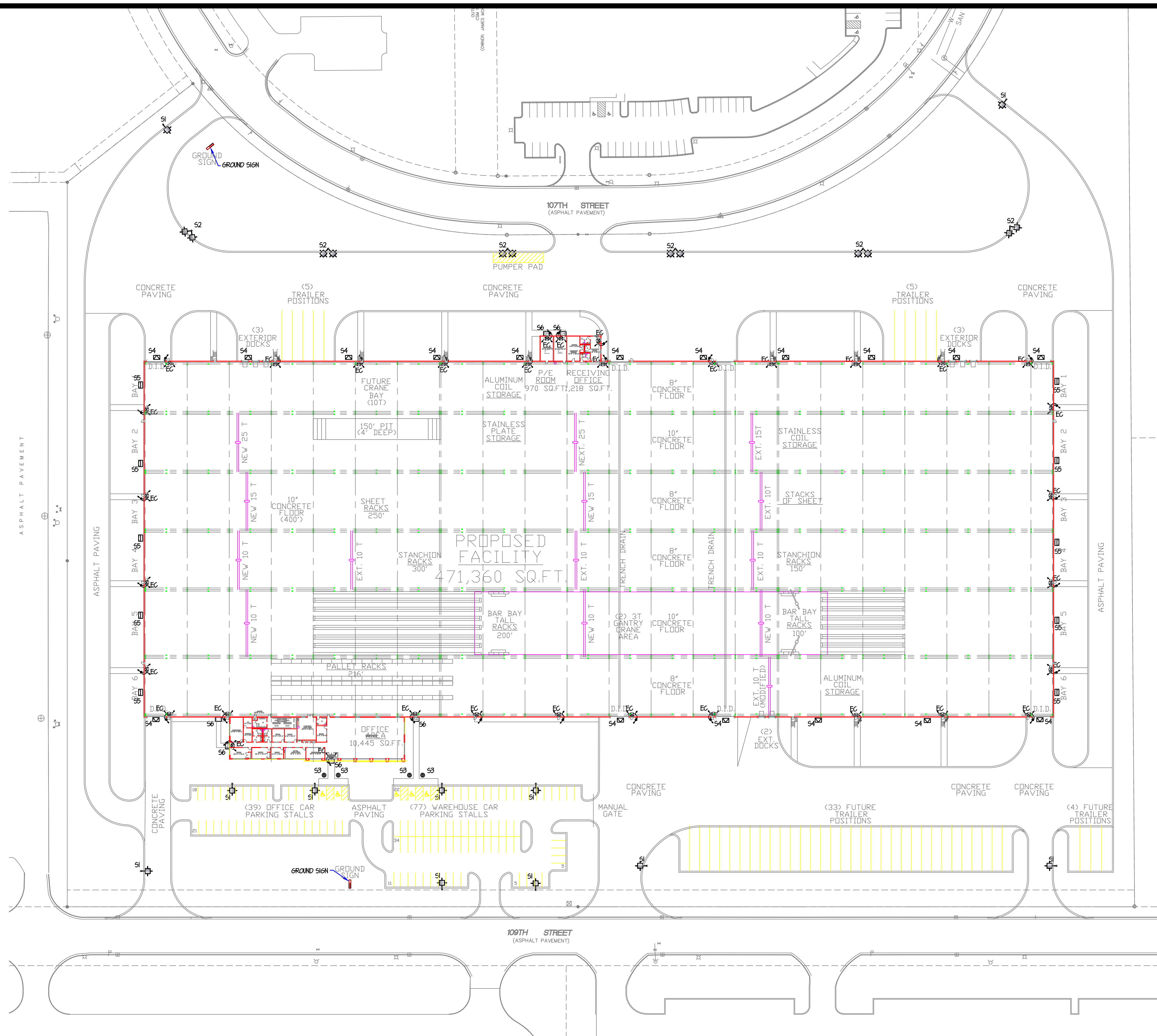
BAY	CRANE #		CAPACITY	ELEVATIONS			FULL LOAD AMPS	NUMBER OF HOISTS	SHEET LIFTER	COIL GRAB	BAY WIDTH	HOIST DATA			
	NEW	OLD		FLOOR TO RAIL	FLOOR TO / CRANE (INCLUDES 3" FOR OSHA)							FLOOR TO HOOK	CAPACITY	NEW/EXISTING	SERIAL#
					ACTUAL	T & M REQ'T.									
2	2-1		15T	27'-1"	31'-9"	32'-0"	27'-3"	50	2	Y	Y	70FT	15T ON EACH	EXISTING	CD36096BB
	2-2		25T	27'-1"	31'-9"	32'-0"	25'-3"	50	1	Y	Y	70FT	25T	NEW	
	2-3		25T	27'-1"	31'-9"	32'-0"	25'-3"	50	1	Y	Y	70FT	25T	NEW	
3	3-1		15T	27'-1"	31'-9"	32'-0"	27'-3"	50	2	Y	-	70FT	7.5T ON EACH	NEW	
	3-2	3-5	15T	27'-1"	31'-9"	32'-0"	27'-3"	50	2	Y	-	70FT	7.5T ON EACH	EXISTING	CD35549BB
	3-3	3-4	10T	27'-1"	31'-9"	32'-0"	27'-6"	45	2	Y	-	70FT	5T ON EACH	EXISTING	CD35548BB
4	4-1		10T	27'-1"	31'-9"	32'-0"	27'-6"	45	2	-	-	70FT	5T ON EACH	NEW	
	4-2	1-1	10T	27'-1"	31'-9"	32'-0"	27'-6"	45	2	-	-	70FT	5T ON EACH	EXISTING	CD35545BB
	4-3	2-2	10T	27'-1"	31'-9"	32'-0"	27'-6"	45	2	-	-	70FT	5T ON EACH	EXISTING	CD35546BB
5	4-4	2-3	10T	27'-1"	31'-9"	32'-0"	27'-6"	45	2	-	-	70FT	5T ON EACH	EXISTING	CD35547BB
	5-1		10T	27'-1"	31'-9"	32'-0"	27'-6"	50	2	-	-	80FT	5T ON EACH	NEW	
	5-2		10T	27'-1"	31'-9"	32'-0"	27'-6"	50	2	-	-	80FT	5T ON EACH	NEW	
6	5-3		10T	27'-1"	31'-9"	32'-0"	27'-6"	50	2	-	-	80FT	5T ON EACH	NEW	
	5-4		6T	16'-0"	19'-0"	19'-0"	27'-6"	35	2	-	-	80FT	3T ON EACH	NEW	
6	6-1	4-1	10T	27'-1"	31'-9"	32'-0"	27'-6"	45	1	Y	Y	70FT	10T ON 1	MODIFY	CD35544BB



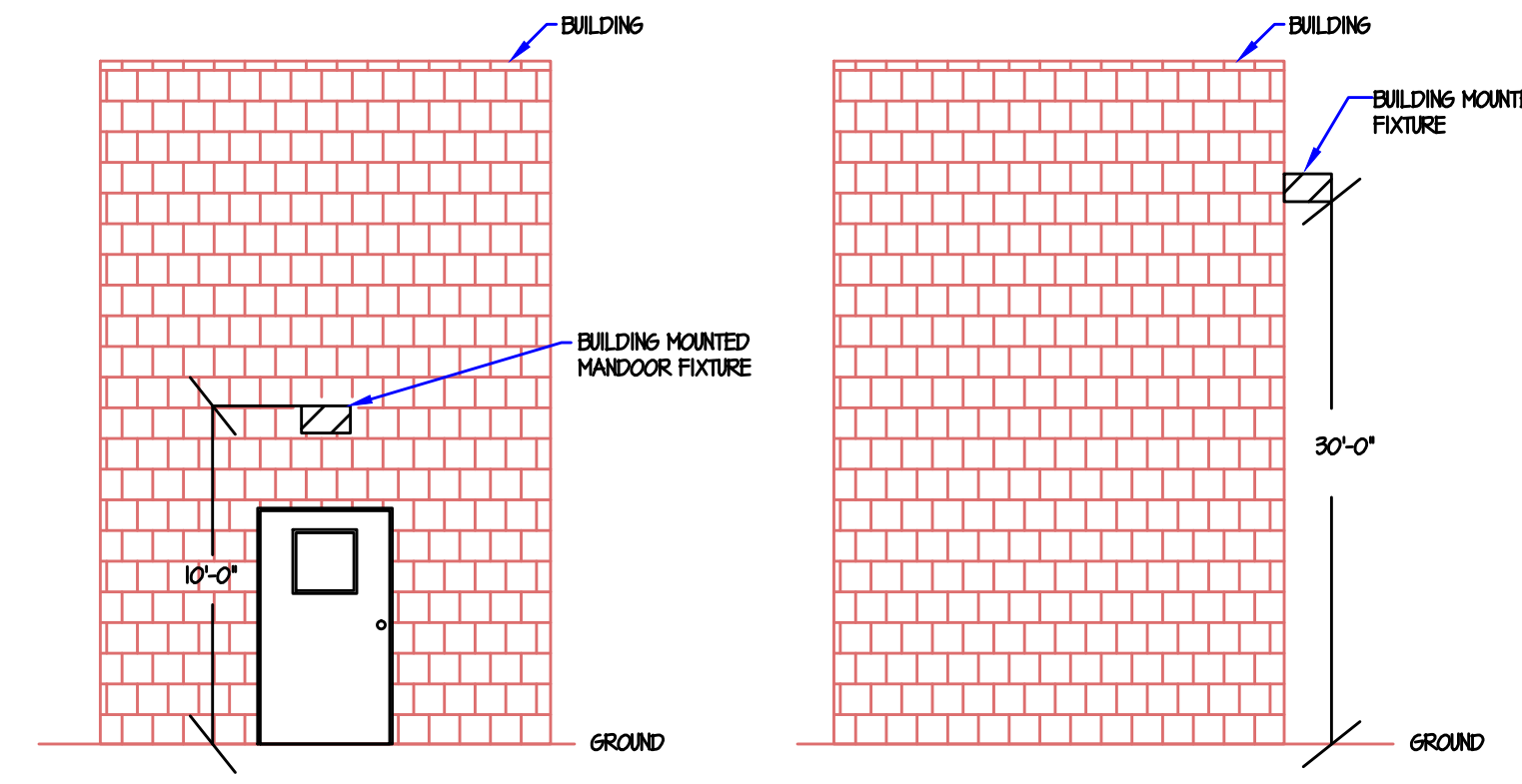
--	11-30-2012	PROGRESS SET
no.	date	revision description
date	:11-16-2012	
drawn	:JLO	
checked	:MJB	

LAKEVIEW XIV
109TH STREET
LAKEVIEW CORPORATE PARK
PLEASANT PRAIRIE, WISCONSIN

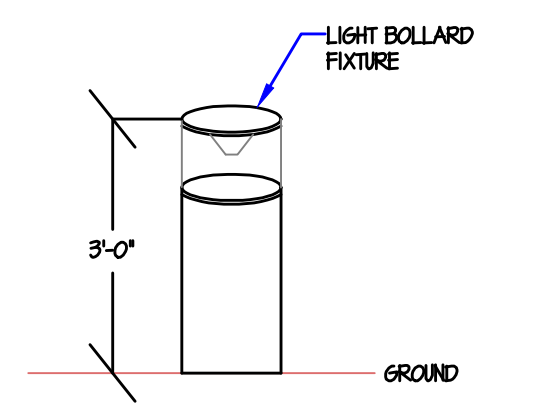
CRANE COORDINATION PLAN



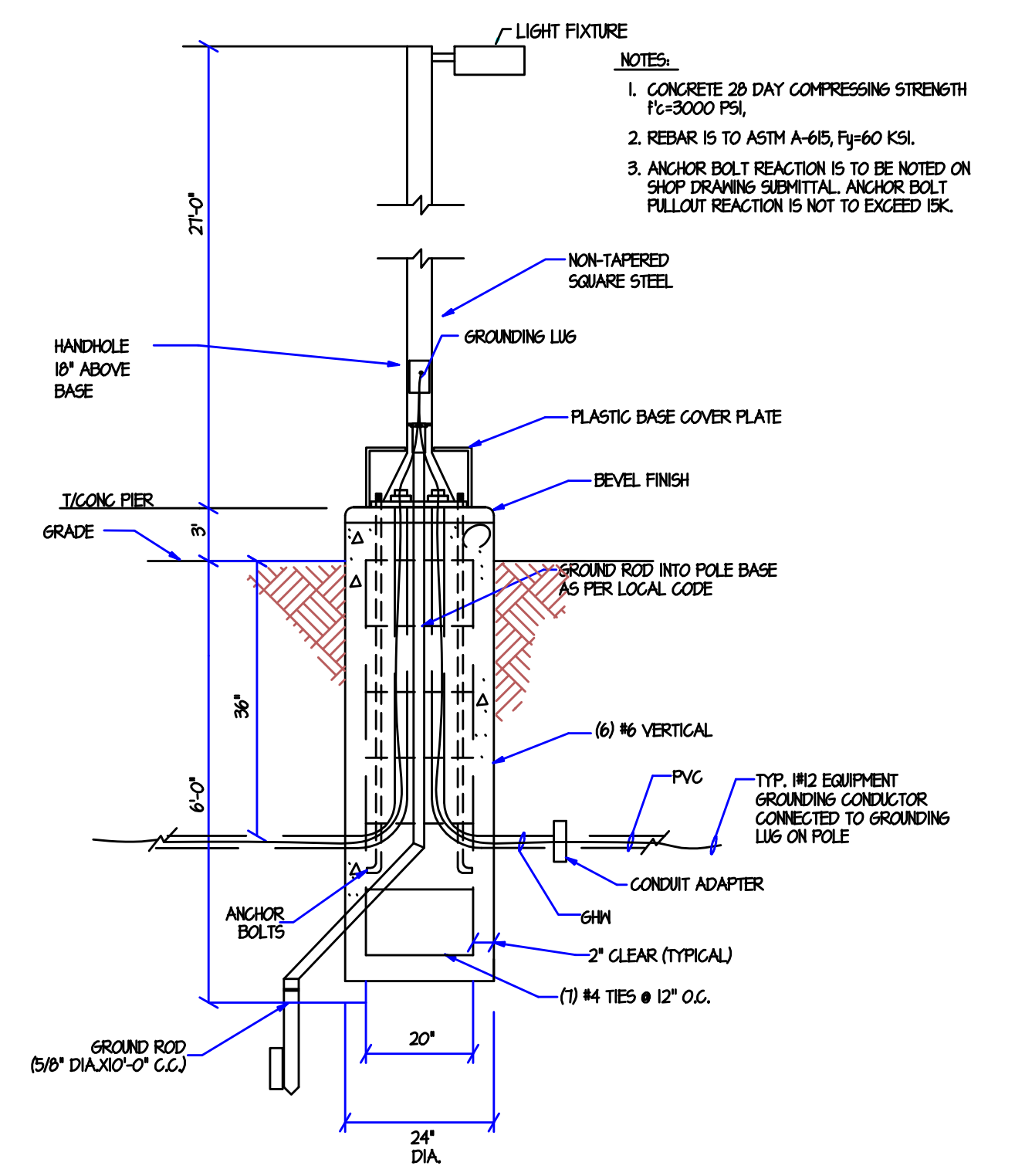
SITE LIGHTING PLAN
SCALE: 1"=60'-0"



TYPE: S6 EXTERIOR MANDOOK FIXTURE DETAIL
TYPE: S4,S5 EXTERIOR FIXTURE BUILDING MOUNTED DETAIL



TYPE: S3 EXTERIOR BOLLARD FIXTURE DETAIL



TYPE: S1,S2 EXTERIOR FIXTURE POLE DETAIL

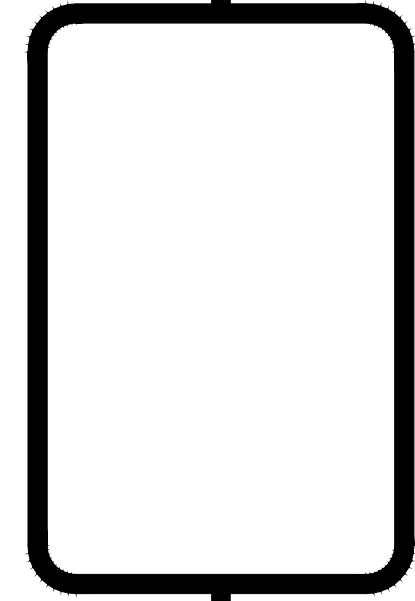
FIXTURE SCHEDULE		
#	SYMBOLS	DESCRIPTION
S1	(1) 400M MH POLE MOUNTED FIXTURE	(1) 400M MH POLE MOUNTED FIXTURE
S2	(2) 400M MH 90° DEGREE POLE MOUNTED FIXTURE	(2) 400M MH 90° DEGREE POLE MOUNTED FIXTURE
S3	36" ROUND LIGHT BOLLARD	36" ROUND LIGHT BOLLARD
S4	1000M MH BUILDING MOUNTED FORWARD THROU FIXTURE	1000M MH BUILDING MOUNTED FORWARD THROU FIXTURE
S5	400M MH BUILDING MOUNTED FORWARD THROU FIXTURE	400M MH BUILDING MOUNTED FORWARD THROU FIXTURE
S6	175M MH MANDOOK FIXTURE	175M MH MANDOOK FIXTURE
EC	EMERGENCY EXIT COMBO WITH EXTERIOR REMOTE HEAD	EMERGENCY EXIT COMBO WITH EXTERIOR REMOTE HEAD



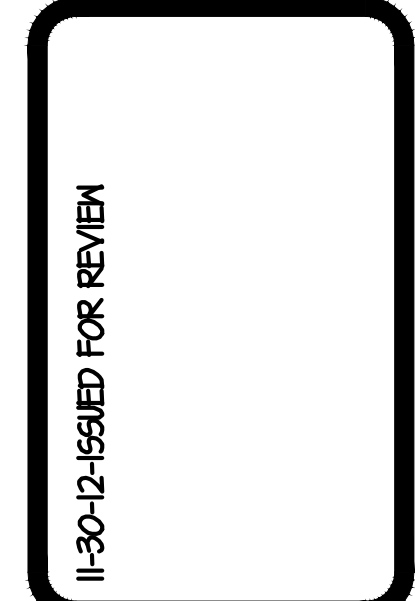
ELECTRICAL CONTRACTOR



GENERAL CONTRACTOR



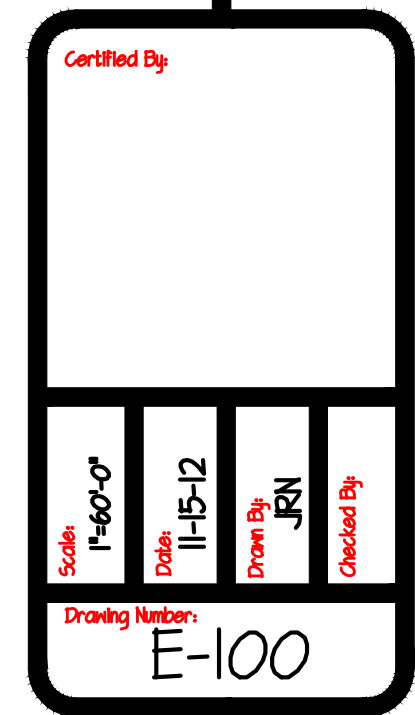
CLIENT

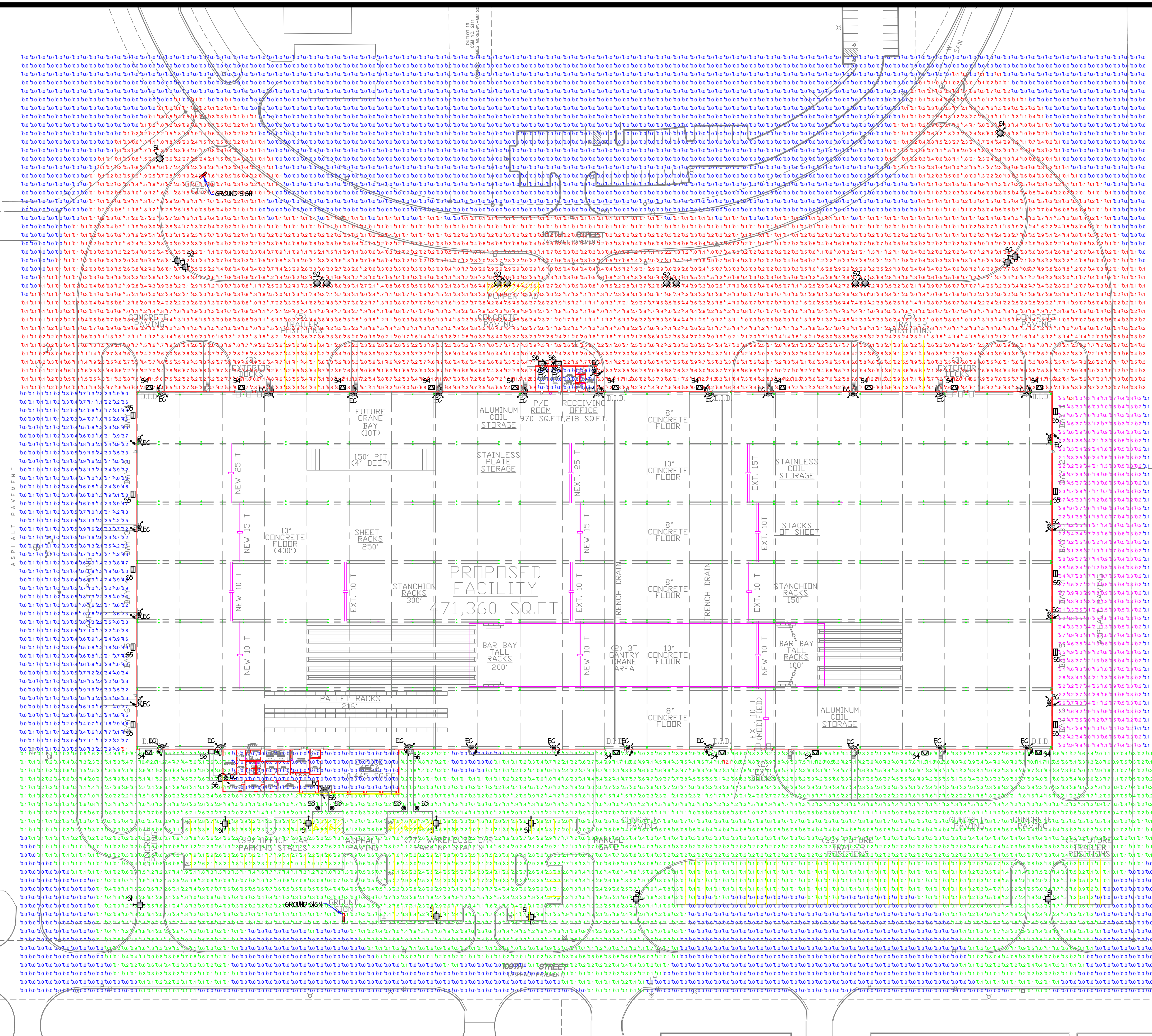


REVISIONS



PROJECT NAME





SITE PHOTOMETRIC PLAN
SCALE: 1"=60'-0"

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	S1	11	AVV4*640*	MEDIUM AERODOME TYPE IV AREA LUMINAIRE WITH CLEAR FLAT GLASS LENS	ONE VENTURE 400 WATT MH LAMP	AVV4040.IES	44000	0.65	450
⊗	S2	6	AVV4*640*	MEDIUM AERODOME TYPE IV AREA LUMINAIRE WITH CLEAR FLAT GLASS LENS	ONE VENTURE 400 WATT MH LAMP	AVV4040.IES	44000	0.65	900
●	S3	4	HC410	CLEAR ROUND BOLLARD	100 WATT MH	HC410.ies	8500	0.75	130
⊞	S4	17	VPR499SBL	22" VERT. PARKING/ROADWAY W/BACKLT. SHIELD	1000W MH	VPR499SBL.ies	110000	0.72	1100
⊞	S5	10	VPR694	22" VERTICAL PARKING/ROADWAY, TYPE IV	400W PSMH	VPR694.ies	44000	0.72	485
□	S6	6	MGWP0417	175W MH MINI GLASS REFRACTOR WALL PACK	175W MH CLEAR ED-17 TILTED 10-DEGREES FROM VERTICAL BASE-UP POSITION.	MGWP417.IES	14000	0.72	175

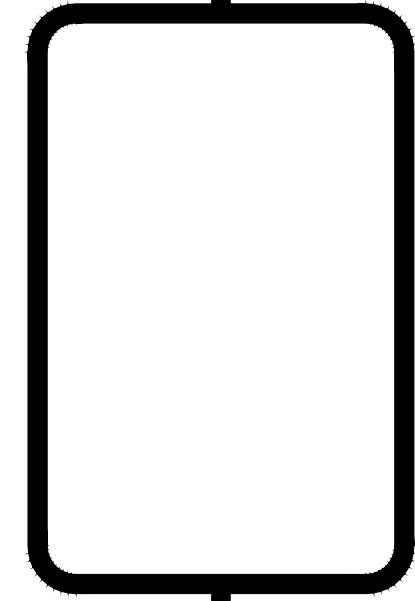
STATISTICS		
Description	Symbol	Avg
SOUTH	+	1.2 fc
WEST	+	1.2 fc
EAST	+	1.6 fc
NORTH	+	1.4 fc



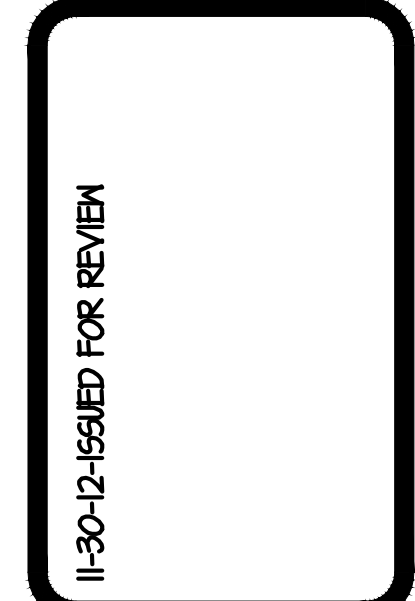
ELECTRICAL CONTRACTOR



GENERAL CONTRACTOR



CLIENT



REVISIONS



PROJECT NAME

Certified By

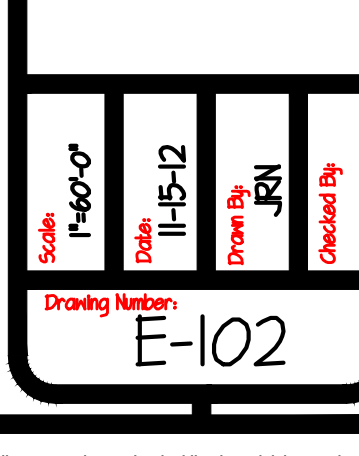
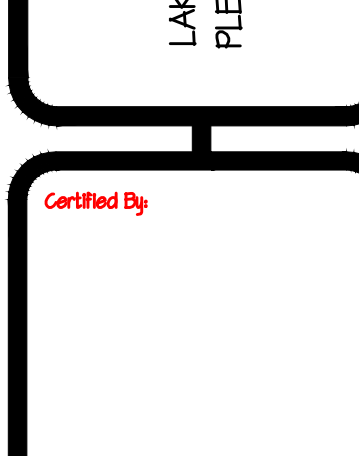
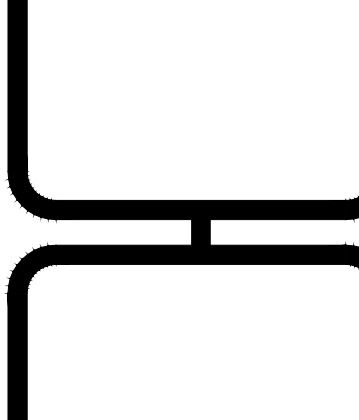
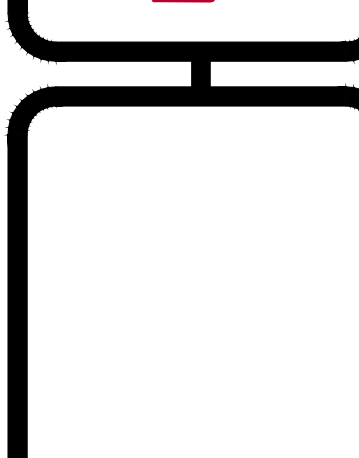
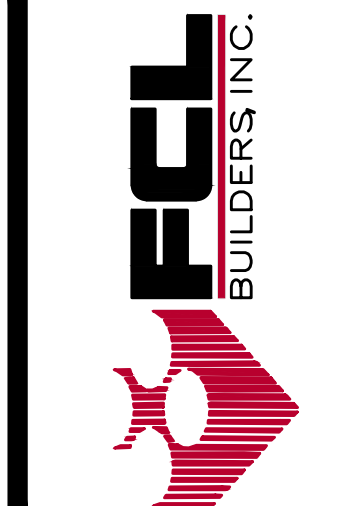
Scale: 1"=60'-0"

Date: 11-15-12

Drawn By: JRN

Checked By:

Drawing Number: E-101



TYPES: 51,52

TYPE: 53

TYPES: 54,55

TYPES: 56

SIDE-ARM MOUNT AERODOME™ FORWARD THROW (TYPE IV)

AVV40-20 SERIES

Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
1	150W PSMH	AVV40R15-(A)(B)
2	250W PSMH	AVV40R25-(A)(B)
3	350W PSMH	AVV40R35-(A)(B)
4	400W PSMH	AVV40R40-(A)(B)
HIGH PRESSURE SODIUM		
5	150W HPS	AVV40H15-(A)(B)
6	250W HPS	AVV40H25-(A)(B)
7	400W HPS	AVV40H40-(A)(B)

Specify (A) Voltage, (B) Options (A) Mounting/Rotatable Optics
 † Reduced envelope lamp, E28 for 200 - 400W PSMH

(b) OPTIONS (factory-installed)

- F Fusing
- FIP Button Photocell
- SP External Photocell (for 480V)

Specify (A) Single Voltage - See Voltage Suffix Key

GENERAL DESCRIPTION
 Parking lot and roadway full cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Electrical components are heat-sinked and contained in mounting arm assembly (direct mount configuration). Lens assembly consists of tool-less quick release frame constructed of rigid aluminum and high-impact, clear-tempered glass lens. High-temperature silicone gasket seals lens from water and insects.

ELECTRICAL
 Fixture includes clear, mogul-base lamp. 320 - 400W PSMH utilize the E28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kV rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:
 277V Reactor
 150 - 400W PSMH
 HV - High Reactance
 150W PSMH
 CWA - Constant Wattage Autotransformer
 250 - 400W PSMH; 150 - 400W HPS

FINISH
 Exclusive Colorfast DeltaGuard™ finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENTS
 US 4,689,729; D531,882; Canada 108888; Other Patents Pending

ACCESSORIES: (field-installation)

- AWP-3 Round Pole Adapter (fits 4" - 6" dia. pole)
- SBL-AY22C External Full-Cutoff Shield
- SBL-AY22E External Backlight Shield

Labels
 ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

Labels
 US 4,689,729; D531,882; Canada 108888; Other Patents Pending

ACCESSORIES: (field-installation)

- AWP-3 Round Pole Adapter (fits 4" - 6" dia. pole)
- SBL-AY22C External Full-Cutoff Shield
- SBL-AY22E External Backlight Shield

Labels
 ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

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 9201 Washington Avenue • Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309
 www.ruudlighting.com Printed in USA

CLEAR LENS - FLAT TOP ROUND BOLLARD

HC SERIES

Notes

SPEC #	WATTAGE	CATALOG #
METAL HALIDE		
1	50W MH	HC405-(A)(B)
2	70W MH	HC410-(A)(B)
3	100W MH	HC410-(A)(B)
HIGH PRESSURE SODIUM		
4	50W HPS	HC305-(A)(B)
5	70W HPS	HC307-(A)(B)
6	100W HPS	HC310-(A)(B)
FLUORESCENT		
7	26/32/42W FL	HC242-(A)(B)

Specify (A) Voltage & (B) Options

GENERAL DESCRIPTION
 Extruded aluminum housing supplied internally with a formed and channelled 16 gauge steel frame supports the electrical components and main reflector. Housing fastens to a die-cast aluminum base with four 1/4" x 20 Phillips flat head screws. Base is secured to concrete footing using provided masonite template and three 3/8" x 16 x 6" (152 mm) galvanized steel anchor bolts with leveling nuts and washers. Suggested poured base: 2" (51 mm) deep x 12" (305 mm) dia., depending on soil types and frost line in your area. A 3" (76 mm) dia. conduit opening is provided in the base for ease of wiring. Injection molded clear acrylic lens with specular collecting reflector attaches to the top of the housing with an overlapping die-cast aluminum retaining ring, held by two stainless-steel allen flat head fasteners. Two silicone lens seals prevent moisture from entering the lens, while a double lip silicone seal at the top of the reflector and sealed lampholder prevent insects, dirt and moisture from entering the optical chamber.

ELECTRICAL
 Fluorescent fixture includes a triple tube compact fluorescent lamp. HID fixtures include a clear, medium-base lamp and porcelain enclosed, 4kV-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit types:
 Electronic
 26/32/42W FL
 Reactor (120V only)
 35W HPS
 HV - High Reactance
 50 - 100W MH; 50 - 100W HPS

PATENT
 US PAT RE40,934

Labels
 ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

FINISH
 Exclusive Colorfast DeltaGuard™ finish features an E-coat epoxy primer with medium bronze acrylic powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ACCESSORIES

- HCL Louver
- TFS-1 Tamperproof Screwdriver

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 www.ruudlighting.com 07/15/10

6" EXTENDED POLE MOUNT 22" (559 mm) VERTICAL PARKING/ROADWAY LIGHT

VPR2-22 SERIES

Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
1	200W PSMH	VPR2620-(A)(B)
2	250W PSMH	VPR2625-(A)(B)
3	300W PSMH	VPR2630-(A)(B)
4	350W PSMH	VPR2635-(A)(B)
5	400W PSMH	VPR2640-(A)(B)
6	450W PSMH	VPR2645-(A)(B)
7	500W PSMH	VPR2650-(A)(B)
8	550W PSMH	VPR2655-(A)(B)
METAL HALIDE		
9	250W MH	VPR2492-(A)(B)
10	400W MH	VPR2494-(A)(B)
11	400W MH	VPR2499-(A)(B)
HIGH PRESSURE SODIUM		
12	250W HPS	VPR2592-(A)(B)
13	400W HPS	VPR2594-(A)(B)

Specify (A) Voltage & (B) Options

GENERAL DESCRIPTION
 70" main beam wide forward throw luminaire for 20" from vertical HID lamp, totally enclosed. Optics provide precise control with low radiance power. Housing is seamless die-cast aluminum. Gasketed, cast aluminum box supplied on top of 750, 875 and 1000W PSMH, 1000W MH, 250 and 400W HPS with spring-loaded center contact and lamp gaskets. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:
 Reactor (277V PSMH)
 200 - 450W PSMH
 CWA - Constant Wattage Autotransformer
 200 - 1000W PSMH; 250 - 1000W MH; 200 - 400W HPS

ELECTRICAL
 Fixture includes a clear, mogul-base lamp, 300 through 400W PSMH and 400W MH utilize the E28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kV-rated screw-shell-type lampholder with spring-loaded center contact and lamp gaskets. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:
 Reactor (277V PSMH)
 200 - 450W PSMH
 CWA - Constant Wattage Autotransformer
 200 - 1000W PSMH; 250 - 1000W MH; 200 - 400W HPS

FINISH
 Exclusive DeltaGuard™ finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

Labels
 ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations and enclosure classified IP54 per IEC 529 and IEC 598.

ACCESSORIES

- SBL-22 Backlight Shield

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 www.ruudlighting.com 12/13/05

DIRECT MOUNT 12" FULL CUTOFF WALL PACK

GWCO-12 SERIES

Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
1	120W PSMH	MGWC012-(A)(B)
2	150W PSMH	MGWC015-(A)(B)
METAL HALIDE		
3	50W MH	MGWC0405-(A)(B)
4	70W MH	MGWC0407-(A)(B)
5	100W MH	MGWC0410-(A)(B)
6	175W MH	MGWC0417-(A)(B)
HIGH PRESSURE SODIUM		
7	35W HPS	MGWC0503-(A)(B)
8	50W HPS	MGWC0505-(A)(B)
9	70W HPS	MGWC0507-(A)(B)
10	100W HPS	MGWC0510-(A)(B)
11	150W HPS	MGWC0515-(A)(B)

Specify (A) Voltage & (B) Options

GENERAL DESCRIPTION
 Full Cutoff Wall Pack fixture for HID lamp, totally enclosed. Housing is seamless copper-free die-cast aluminum. Lens assembly consists of a hinged, rigid die-cast copper-free aluminum frame and clear borosilicate glass lens held securely inside. Lens frame is easily removable and allows for easy attachment and serviceability using top pivoting hinge. Complete silicone gasketing around lens and gasketing at mounting provide a watertight seal. A precision specular aluminum reflector provides forward throw with wide distribution to ensure wide fixture spacings and maximum light levels. Fixture design provides excellent E3 Full Cutoff light distribution without glare. The optical chamber is sealed to reduce dirt and insect contamination. Furnished with e-coated, copper-free, lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang 1 boxes and for conduit entry from top, sides and rear. Designed and approved for easy through-wiring. All fixtures use vertical-lamp position.

ELECTRICAL
 Fixture includes clear, medium-base lamp. Pulse-rated porcelain enclosed, 4kV-rated screw-shell-type lampholder. Lamp ignitor included where required. Fixtures require a minimum 90°C temperature feed wire. All ballast assemblies are high-power factor and use the following circuit type:
 Reactor (277V PSMH)
 150W PSMH
 Reactor
 120V; 35 - 150W HPS
 HV - High Reactance
 50 - 100W MH; 50 - 150W HPS
 CWA - Constant Wattage Autotransformer
 125 & 150W PSMH; 175W MH

FINISH
 Exclusive Colorfast DeltaGuard™ finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENTS
 6,867,950 and Patents Pending

ACCESSORIES

- PC-1 Button Photocell (for fixtures set to 120V)
- PC-2 Button Photocell (for fixtures set to 208, 240, 277V)
- PC-4 Button Photocell (for fixtures set to 347V)

Labels
 ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

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 www.ruudlighting.com 09/03/06



Filed _____ 20__
 Fee Paid _____ 20__
 PC Meeting Date _____ 20__
 VB Meeting Date _____ 20__
 Approved _____ 20__
 Denied _____ 20__

**VILLAGE OF PLEASANT PRAIRIE
 CERTIFIED SURVEY MAP APPLICATION**

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be subdivided with a Certified Survey Map (CSM)

The property petitioned to be subdivided is located at: BETWEEN 107TH AND 109TH STREETS
 and is legally described as follows: SEE ATTACHED

Tax Parcel Number(s): 94 - 4 - 122 - 282 - 0108

- The property abuts or adjoins a State Trunk Highway Yes No
- The property abuts or adjoins a County Trunk Highway Yes No
- Municipal Sanitary Sewer is available to service said properties Yes No
- Municipal Water is available to service said properties Yes No

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine additional information that may be needed to consider the request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: PAUL SCHMITTER
 Signature: Paul Schmitter
 Address: 6750 W. WASHINGTON
WESTALLIS WI 53066
 (City) (State) (Zip)
 Phone: 414.256.3408
 Fax: 414.256.3438
 Date _____

OWNER'S AGENT:

Print Name: _____
 Signature: _____
 Address: _____

 (City) (State) (Zip)
 Phone: _____
 Fax: _____
 Date: _____

Village of Pleasant Prairie, WI

Commencing at the southwest corner of the Northwest 1/4 of said Section 28; thence North 02°32'36" West along the west line of said Northwest 1/4 section, 555.44 feet to the westerly extension of the north line of 109th Street; thence North 89°44'29" East along said extension line and then along said north line, 603.36 feet to the southeast corner of Lot 100 of Certified Survey Map No. 2373 and the point of beginning;

Thence North 00°15'31" West along the easterly line of said Lot 100, 861.68 feet; thence North 51°37'18" East along said easterly line, 189.90 feet to the southerly line of 107th Street and a point on a curve; thence southeasterly 428.95 feet along said southerly line and along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South 64°31'27" East, 414.22 feet to a point of tangency; thence North 89°19'48" East along said southerly line, 170.00 feet to a point of curve; thence northeasterly 599.50 feet along said southerly line and along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears North 52°47'20" East, 559.68 feet to the southwest corner of Parcel 91 of Certified Survey Map No. 2193; thence North 89°19'48" East along the south line of said Parcel 91, 121.67 feet to the northwest corner of Parcel 86 of Certified Survey Map No. 2161; thence South 00°40'12" East along the west line of said Certified Survey Map No. 2161, 1137.63 feet to the southwest corner of Parcel 87 of said Certified Survey Map No. 2161 and the north line of said 109th Street; thence South 89°44'29" West along said north line, 1269.61 feet to the point of beginning.

Containing in all 1,132,669 square feet (26.0025 acres) of lands, more or less.

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME
HOWEVER SEPARATE ACTION IS REQUIRED.**

- E. Consider the request of Florin Stanescu of Meijer Distribution, Inc., applicant for of the property located at 7400 95th Street for **Preliminary Site and Operational Plans** for mass grading and early footings and foundations for the construction of a 253,677 square foot distribution building for Meijer Distribution, Inc.

Recommendation: Village staff recommends that the Plan Commission approve the **Preliminary Site and Operational Plans** for the proposed 253,677 square foot distribution building for Meijer Distribution, Inc. subject to the comments and conditions of the Village Staff Report of January 14, 2013.

- F. Consider the request of Florin Stanescu of Meijer Distribution, Inc., applicant for approval of a **Certified Survey Map** for the property located at 7400 95th Street.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of January 14, 2013.

VILLAGE STAFF REPORT OF JANUARY 14, 2013

Consider the request of Florin Stanescu of Meijer Distribution, Inc., applicant for of the property located at 7400 95th Street for **Preliminary Site and Operational Plans** for mass grading and early footings and foundations for the construction of a 253,677 square foot distribution building for Meijer Distribution, Inc.

Consider the request of Florin Stanescu of Meijer Distribution, Inc., applicant for approval of a **Certified Survey Map** for the property located at 7400 95th Street.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

The petitioner has purchases the property previously occupied by SuperValu located at 7400 95th Street and use the site and the facilities for another wholesale grocery distribution center for Meijer Distribution, Inc. and construct a 253,677 square foot distribution center (High bay Automated Storage and Retrieval System (ASRS) building, welfare areas & associated docks).

The petitioner is proposing approval of Preliminary Site and Operational Plans so that mass grading and installation of footings and foundations may commence prior to Final Site and Operational Plans being approved.

The site was previously developed as a wholesale grocery distribution center, supporting retail grocery stores in the southern Wisconsin and northern Illinois area. Packaged dry groceries, frozen food, meat dairy and produce was shipped to the facility from suppliers throughout the country and temporarily stored in non-refrigerated and refrigerated warehouse buildings until such time as they are selected and loaded onto trucks and shipped to retail grocery stores. The site was originally planned to be developed in phases with various types of building and pavement additions. Operation of the facility by Meijer Distribution will not be significantly different other than increases in volume due to the proposed additions.

The following is a description of existing warehouse and accessory buildings on the property:

- One-story office space - 54,411 square feet;
- Dry grocery warehouse - 360,632 square feet;
- Refrigerated warehouse - 137,589 square feet;
- Tractor/trailer maintenance and service building (including truck wash bay) - 9,628 square feet;
- Guard house (at truck entrance) - 2,360 square feet;
- Energy center (includes ammonia refrigeration equipment) - 5,070 square feet; and
- Fueling station and above ground tank system (both canopy covered).

The property is zoned M-2, General Manufacturing District and there are no wetlands, shoreland areas or 100-year floodplain on the property.

The 253,677 square foot building addition is proposed to be constructed of the similar metal panels and the existing building and will be approximately 89 feet high (including a stairway penthouse area). Pursuant to Section 420-124 J of the Village Zoning Ordinance, as amended, the maximum building height in the M-2 District is 60 feet; however, the height of a principal building or part thereof may be increased to a maximum of 90 feet in height, provided that for every one foot above 60 feet, said principal structure shall be set back an additional 1.5 feet from all property lines.

Based on the 89 foot building height the building shall meet the following minimum setback requirements:

- Street setback: a minimum of 65 feet from arterial streets 95th Street and Green Bay Road) plus an addition 43.5 feet (16 feet x 1.5 feet) for a total of 108.5 feet.
- Side setback: 45 feet minimum plus an addition 43.5 feet (15 feet x 1.5 feet) for a total of 88.5 feet.

The location of the parking lots, maneuvering lanes and the fire access lanes, including the curb and gutter shall not be located within any easements on the property without express written approval of any easement holder and shall be setback a minimum 20 feet to property lines except for the property line adjacent to the rail road tracks (west) the setback may be decreased to zero pursuant to the Village Zoning Ordinance.

Hours of Operation: The facility will be in operation 24 hours per day/seven days per week, in varying degrees of activity. The office will operate daily in conjunction with the distribution business flow. The facility will not be open to the public.

Trucks making deliveries to retail stores will depart throughout the day, seven days a week. These loads will be arrayed over the daily 24 hour period, with peaks being from 10:00 p.m. to 3:00 a.m. These trucks will return throughout the 24 hour daily period, seven days a week.

Trucks will make deliveries to the site from outside suppliers beginning after midnight and arrayed throughout the 24 hour period. There will be two types of deliveries; "drop trailers" will primarily be drivers that are familiar with the facility who bring a load in, drop it in the trailer parking lot, pick up an empty trailer and depart; "live loads" will be drivers that mostly are not familiar with the facility and bring their loads in by appointment. Live loads will bring the load in, wait in the staging "bull pen" area for their appointment time, take their load directly to a designated dock door, wait for the load to be unloaded and leave with the empty trailer they brought. Roughly 20-25% of the inbound traffic will be live loads.

Anticipated Startup Date and Employee Count: The existing facility will be closed May 2013 to mid-2014. Operations are expected to re-start in summer to fall 2014. Full-time employees estimated at 486 including 3rd party labor and part-time employees estimated at 42 including 3rd party labor. Each area will operate with two planned 10-12 hour shifts 6 days per week with seasonal requirements to 7 days.

1 st shift (6AM – 5PM)	warehouse approximately 152 team members * shift maintenance/security approximately 16 team members* unloaders (lumpers) approximately 36 team members* 3 rd party/fleet maintenance approximately 17 team members **
1 st shift (8AM – 5PM)	office operations – Monday thru Saturday approximately 10 team members*
2 nd shift (6PM – 5AM)	warehouse approximately 102 team members* shift maintenance/security approximately 11 team members* unloaders (lumpers) approximately 24 team members* 3 rd party/fleet maintenance approximately 11 team members**
Truck Drivers/Switchers	approximately 125 team members rotating over the 24 hour period**

*site entry via 95th Street employee entrance

**site entry via Green Bay Road truck entrance

It is anticipated that the maximum number of employees on site at any time of day will be 316.

Site Access and Parking: The facility is being designed for incoming/outgoing trucks through the main truck access on STH 31 with office workers entering and leaving the site from the main entrance on 95th Street (south side of site).

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for the office use is one (1) space for 250 square feet plus the required number of handicapped accessible parking spaces pursuant to the State Code. The minimum on-site parking spaces for a warehouse/distribution center is one (1) space for every two (2) employees during any 12-hour period and the required number of handicapped accessible parking spaces pursuant to the State Code.

Number of Parking Spaces Required:

Warehouse/Office	Approximately total team member count of 204 maximum, 102 spaces required (1 space per 2 employees on 12 hour shift), 411 spaces provided (existing)
Truck Drivers/switchers	Approximately total team member count of 80 maximum, 40 spaces required and fleet maintenance (1 space per 2 employees on 12 hour shift), 117 spaces provided

Number of existing on-site parking spaces:

- Office employee parking (south side of site with access from 95th Street) 411 spaces (16 handicap);
- Truck driver parking - 75 spaces;
- Tractor parking - 60 spaces; and
- Trailer parking - 120 spaces.

The existing truck driver and tractor parking areas will be reconfigured to provide additional spaces and allow construction of the Bull Pen parking area. The proposed project will include the following on-site parking additions:

- Truck Driver Parking - 42 spaces;
- Tractor Parking - 40 spaces;
- Trailer Parking - 330 spaces;
- Bull Pen Parking (holding area for inbound deliveries outside the security fence) - 50 spaces; and
- Witron Parking (ASRS equipment maintenance personnel) - 61 spaces.

All parking areas, maneuvering lanes and fire lanes including the truck court, shall be improved with concrete vertical curb and gutter.

Anticipated Average and Maximum Daily Automobile Traffic Counts: Average daily automobile traffic is projected to be approximately 100 per day. Roughly 80 of these will enter through the truck entrance. Future estimated totals – Average daily automobile traffic is projected to be approximately 400 per day. Roughly 25% (100) of these will enter through the truck entrance.

Anticipated Average and Maximum Daily Truck Traffic Counts: Average daily truck traffic is projected to be approximately 90 per day and 110 on peak. Future estimated totals - Average daily truck traffic is projected to be approximately 160 per day and 218 on peak.

Description of Potential Adverse Impacts to Neighboring Properties and Proposed Mitigation Measures: An increase in truck traffic and its associated impact to traffic on Green Bay Road is believed to be the primary potential impact from the proposed expansion. Reconfiguration of the truck entrance will be completed to mitigate this concern. The existing inbound truck entrance is 2 lanes wide and queue length to the gate arms at the existing guard house gates is roughly 3 trucks per lane. It is proposed that the inbound truck entrance be widened to 3 lanes and existing gate arms be removed. Security fence and gates will be shifted 390' to the west. The north inbound lane will provide access to the truck driver and mechanic parking lot, as well as the Bull Pen. Shifting the gate will provide queue space for as many as 8 trucks in both the center and south inbound lanes. Witron employees will enter through the south inbound lane to access their parking lot. Two roughly 100 feet in length will be provided for outbound traffic, which will be released slowly due to exit security procedures (estimated maximum of roughly 2 trucks every 5 minutes).

Landscaping and Open Space: The M-2 District requires that at minimum of 25% of the site be open space. The site greatly exceeds this requirement. Currently 68.3% of the site is open space and with the proposed addition including addition parking and maneuvering lanes the site will have 44.5% open space. Upon completion of additional future paving the site will remain at 27.0% open space.

The existing storm water management basin will be maintained and retrofitted to control storm water quantity and improve storm water quality in accordance with current state and local standards.

Existing screening on the east side of the site is currently being provided by earthen berms with landscape trees. The existing screening will be maintained. The existing berm and landscaping will also attenuate noise block highlight glare from internal truck traffic.

Any new site lighting will be shielded to prevent off-site glare.

CERTIFIED SURVEY MAP: The CSM is being prepared to combine the three existing parcels and to identify existing easements on the property. In addition, a Stormwater Maintenance and Access Easement will be added over the on-site retention basin.

The CSM shall be finalized, executed and recorded at the Kenosha County Register of Deeds Office prior to issuance of any permits.

RECOMMENDATIONS:

Village staff recommends conditional approval of the Certified Survey Map subject to the following conditions:

1. A Stormwater Access and Maintenance Easement shall be placed over the existing storm water pond to allow Village access to the pond. The access & maintenance easement shall be depicted on the CSM and a legal description of the easement shall be incorporated in the CSM.
2. See additional changes to Sheets 1 and 5 of the CSM as ***attached***.
3. See ***attached*** Dedication and Easement Provision and Restrictive Covenants to be added to the CSM.
4. Any outstanding taxes, special assessments or invoices shall be paid prior to recording the CSM.
5. The CSM shall be finalized, executed and recorded at the Kenosha County Register of Deeds Office and confirmation of recording submitted to the Village prior to issuance of any permits.

Village staff recommends conditional approval of the Preliminary Site and Operational Plans subject to the above comments and the following conditions.

1. This approval is valid for six (6) months (until July 14, 2013). Prior to the expiration of this approval the Final Site and Operational Plans shall be submitted.
2. The plans have been reviewed for conformance with the Village Ordinances and generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date.
3. **The following changes shall be made to the Preliminary Site and Operational Plans. Three (3) revised plans along with notations explaining how each of the items below have been addressed shall be submitted for final staff review and approval prior to issuance of the erosion control permit for mass grading or an early footings and foundations permit:**

- a. The listing of plans sheets on a separate page directly behind the title sheet is also acceptable.
- b. The Title sheet shall include the total site area, the area and % of open space the area and % of impervious areas to ensure that the a minimum of 25% of the site remains in open space. In addition, include the total number of parking spaces (including handicapped accessible spaces) and the total number of truck parking for the development both existing and proposed with this phase of the project.

The title sheet indicates that the maximum height is 75 feet. Pursuant to Section 420-124 J of the Village Zoning Ordinance, as amended, the maximum building height in the M-2 District is 60 feet; however, the height of a principal building or part thereof may be increased to a maximum of 90 feet in height, provided that for every one foot above 60 feet, said principal structure shall be set back an additional 1.5 feet from all property lines. Correct the note on the title sheet.

- c. Place the following note on the Title Sheet "Prior to construction, a pre-construction conference must be held at the Village offices. The pre-construction conference shall be scheduled and moderated by the designing engineer of record".
- d. On Sheet C-001 correct the building setback requirements and verify the proposed building height. It appears from the plans that the building will be 89 feet high (which includes a stairway penthouse). Pursuant to Section 420-124 J of the Village Zoning Ordinance, as amended, the maximum building height in the M-2 District is 60 feet; however, the height of a principal building or part thereof may be increased to a maximum of 90 feet in height, provided that for every one foot above 60 feet, said principal structure shall be set back an additional 1.5 feet from all property lines.

Based on the 89 foot building height the building shall meet the following minimum setback requirements:

- Street setback: a minimum of 65 feet from arterial streets 95th Street and Green Bay Road) plus an addition 43.5 feet (16 feet x 1.5 feet) for a total of 108.5 feet.

- Side setback: 45 feet minimum plus an addition 43.5 feet (15 feet x 1.5 feet) for a total of 88.5 feet.
- e. Sheet C-001 shall be the follow the second plan sheet (after the title page and the lists of plans page), if not then the Parking Summary and Zoning Code Summary shall be included on the title page.
 - f. The preliminary plans appear to be based on topographic base mapping from Kenosha County GIS. Also, the plans indicate that existing utilities are based on surface evidence. Plans will need to be updated with actual field survey data. The plans shall also note the vertical datum and horizontal coordinate system used (i.e. NGVD 1929, Wisconsin State Plane Coordinate System, South Zone).
 - g. The revised plans shall contain a listing of project benchmarks.
 - h. The plans shall have an existing site condition map showing existing light poles, fences, and/or other structures or pavements that are being relocated or removed.
 - i. Plans currently do not show exact work limits with respect to existing / new pavement transitions, saw-cut limits, joint locations etc. Plans shall be updated to clearly show existing / new pavement limits, match and transition points.
 - j. Clearly label edge of pavement (EOP) on the grading plans.
 - k. Label the existing curb and curb type at the north entrance to STH 31.
 - l. There is a 16-inch public water main running parallel to STH 31 north of 93rd Street within an easement on the subject property. The site plan shall show and note the easement and the water main shall be shown on the plans.
 - m. Provide construction specifications in the plans or in a book form.
 - n. The following comments relate specifically to the Storm Water, Grading and Erosion Control Plans:
 - i. The analysis shows that the existing pond size is adequate for the proposed site improvements. The following comments pertain to the storm water report.
 - (1) Provide a model schematic corresponding to the model run.
 - (2) Note the offsite Lakeview Corporate Park detention storage area located north of the Meijer property in which the on-site pond discharges to. Reference the offsite pond on the drainage maps and narrative.
 - (3) Provide a map showing the 100-year overland flood route(s) on the property.
 - (4) Provide a maintenance plan covering all private on-site storm water management facilities.
 - ii. Top of wall and bottom of wall elevations shall be provided along the proposed 310-foot retaining wall located at the west property line (north portion of site). Also, clarify or show offsite drainage patterns west of the wall. The wall shall not block or impede offsite drainage.

- iii. Provide apron endwalls for all storm sewer outfalls or inlets. Also provide trash racks / grates for inlets / outfalls.
- iv. Provide geotextile fabric and rip-rap for storm sewer outfalls.
- v. The following comments pertain to the retention basin outlet structure detail. The detail shall be revised as needed.
 - (1) The apron elevation and 8-inch orifice are noted at the same elevation of 686.75, however, they are depicted at different elevations.
 - (2) The apron is noted as a 4' x 4' on the side view and 4' x 8' on the front view.
 - (3) The wing walls are noted as 4.5-feet high, however, the drawing depicts them as much shorter.
 - (4) Provide a top view of the structure.
 - (5) It appears that the structure is a 6' x 3' box. A safety grate must be provided on the top. Provide specifications on the plans.
 - (6) Check the structure placement in the pond and required grading to accommodate the structure and make revisions to the storm sewer plan sheet(s) and detail as needed. Show the pond ground grade in the side view of the detail.
- vi. Provide pavement grades at the building(s).
- vii. Note the proposed sidewalk elevation that runs alongside the pond. The slope off the sidewalk by the pond appears steep. Slopes above the normal water elevation shall be 4:1 or flatter or 3:1 with handrails.
- o. The following comments related to the Sanitary and Water Plans:
 - i. Provide additional information and detail(s) regarding the truck wash site. Is the future truck wash water being directly discharged into the sanitary? Is clear rainwater being prevented into entering the sanitary at this location?
 - ii. The two sampling manholes for this facility are located in a depression. The area immediately surrounding the manholes shall be brought up to grade.
 - iii. Existing sanitary sewer sampling manhole(s) shall be located and shown/identified on the plan. Additional sampling manhole(s) may be required based on further review of what is existing and additional information provided regarding the truck wash. The Public Works Department shall be consulted regarding the need for additional sampling manholes. Any new sampling manhole(s) shall meet Village design standards.
 - iv. Sanitary design information shall be provided (i.e. invert elevations, pipe slopes, manhole detail etc.). Sanitary manholes shall meet the Village standard manhole requirements of Chapter 405 of the Village Ordinance.
 - v. Approval from the Fire Department is required for the proposed hydrant locations and fire loop design. **See Condition #17 of the**

Fire & Rescue Department memorandum dated December 22, 2012 as *attached* that indicates the fire hydrant spacing does not meet Village requirements.

- vi. It is unclear where the water service is for the new building. The plans shall clearly show and label the service.
 - vii. Fire hydrant specifications and detail shall be included in the plans. The design engineer shall consult Chapter 405 of the Village Ordinances, including the typical details located as an attachment to the Ordinance.
 - viii. Tracer wire provisions need to be included in the plans. See Village ordinance Chapter 405 and SPS 382.
 - ix. The estimate maximum flow of 25 gpm seems low for the amount of estimated employees. The Public Works Department will size the meter per this estimate however they would like to have this number verified.
- p. On Sheets C-105 & C-106 (Site Layout Plans):
- i. Label the following: Green Bay Road (STH 31) on sheet C-106, sidewalk by the pond, Union Pacific Railroad, property line(s), existing fence (material and height).
 - ii. Dimension the island width and nose radii for the new curb and gutter at the north entrance on the site plans sheets
 - iii. Dimension the truck queuing length of the southern and middle inbound truck entrance lanes from the Green Bay Road property line to the new 34' Double Swing Security Gate.
 - iv. Depict on the plans how many conventional semi-trucks w/trailers can queue in each of the southern and middle inbound truck entrance lanes from the Green Bay Road to the 34' Double Swing Security Gate.
 - v. Dimension the actual building setbacks of the new Dry Goods Storage Addition to nearest property lines.
 - vi. Show the location of the existing monument sign located at the Green Bay Road truck entrance.
 - vii. Show the location of the existing monument sign located at the 95th Street employee parking lot entrance.
 - viii. Dimension the length and width of the extended guard house island.
 - ix. Dimension the length and width of new guard house covered walkway.
 - x. Show radii for all new curb and gutter associated with the north entrance.
- q. Remove the "Fergusson Drive" label from all applicable plan sheets. 95th Street is no longer referred to as "Fergusson Drive".
- r. On Sheet C-500, note that the chain-link fencing shall be vinyl-coated (black, or other color as approved by the Zoning Administrator). In addition remove the three (3) strings or barbwire above the fence.
- s. Indicate the total linear feet of chain-link fencing that will be installed on the site. Prior to the installation of the fence a permit is required, then prior to

- installation a fence staking is required and after completion a final inspection Is required.
- t. Written approval shall be provided from the easement holder(s) for proposed grading, utility, and / or other work within easement limits.
4. Upon approval of the revised Preliminary Site and Operational Plans the following shall be submitted for review and issuance of the erosion control permit for mass grading
- a. An electronic pdf of the Preliminary Site and Operational Plans.
- b. A commercial building permit application with a copy of the State authorization for footing and foundation with two (2) copies of the plans.
- c. An Erosion Control Permit Application and plans with a copy of the Wisconsin Department of Natural Resources N.O.I. [Note: The required \$2,000 street sweeping cash deposit shall be deposited with the Village. The street sweeping cash deposit is refundable, less 6% for administrative processing upon issuance of a Certificate of Compliance for the entire project, if the amount is not drawn upon by the Village in maintaining the adjacent roadways free from dirt, mud clumps and mud tracking during the construction process. Silt fence shall be installed and inspected prior to any work starting.]
- d. A Village Work in the right-of-way permit application and plan. (No work will be done in the state right-of-way.)
- e. Written approval of the Preliminary Site and Operational Plans from LakeView Corporation Commercial Association.
5. **Prior to mass grading work and early footings and foundations work commencing on the site, all required permits shall be issued by the Village, all required erosion control measures are in place on the site and a pre-construction conference shall be held at the Village Offices. The preconstruction conference shall be scheduled and moderated by the designing Engineer of record.**
6. **After the installation of the footings and foundations and prior to the setting the wall an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to verify that the building addition meets all of the required setbacks.**
7. **In addition, the above noted plan changes listed in condition #3 above, the following changes shall be incorporated into the Final Site and Operational Plans:**
- a. The Title sheet shall be labeled "Final Site and Operational Plans".
- b. The written operational plan shall be updated to briefly explain the meaning and function of the 22,262 sq. ft. "Welfare Area".
- c. Plan submittal shall include a photometric lighting plan.
- d. Plan submittal shall include a landscaping plan.
- e. Compliance with the **attached** memorandum from the Village Fire & Rescue Department dated December 22, 2012. Revise the plans as required. Upon submittal of the Final Site and Operational Plans another review will be completed by the Fire and Rescue Department.

- f. Street trees shall be planted within the right-of-way of 95th Street (required since July 2002). Each street tree shall be at least 2 inches in diameter as measure a minimum of 6 feet above the ground when planted. The street trees shall be staked, placed in mulched beds and protected. A variety of street trees shall be placed a minimum of 50 feet apart, a minimum of 10 feet from a fire hydrant and street light and 9 feet from the back of curb of 95th Street. Show on the Landscaping Plans.
 - g. The contractor who installs the street trees shall be preapproved by the Village and provide the Village with a Certificate of Insurance with the Village listed as an insured party. *Note on the Plans.*
 - h. The street trees shall be installed prior to occupancy and shall be maintained by the adjacent property owner. *Note on the Plans*
 - i. All electric transformers shall be sufficiently screened. Show location of transformers and proposed screening on the plans.
 - j. The location of the proposed irrigation system shall be shown on the landscape plan and the utility plan. An Indemnification Agreement will be required for an irrigation system within any Village easement or Village rights-of-way. In addition, a note shall be added to the landscaping plan that a permit is required to be issued by the Village for the installation of the irrigation system.
- 8. Permits are required for sign changes to the existing primary monument signs and any new on-site directional signs, temporary development signs, real estate marking signs and wall signs. All signs shall comply with all requirements of the Village Sign Ordinance.
 - 9. For security reasons, the Village recommends surrounding the construction site with a six (6) foot high temporary chain link fence. A fence permit is required for the temporary fencing.
 - 10. Permits are required for any new or relocated fencing on the property.
 - 11. Compliance with the following comments from the Village Building Inspection Department:
 - a. All building, plumbing, and HVAC plans will need to be designed to the IBC Codes, Wisconsin Plumbing Code and be State Approved prior to submitting (2 sets) for building permits from the Village.
 - b. As of September 1, 2000 Lighting plans are no longer reviewed at the state level. However, the Village will continue to review plans. The Lighting Worksheets L-1 through L-5 are required for municipal level review.
 - c. Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, SPS 316.46. The Village Fire & Rescue Department should be contacted for further information and requirements. Contact Fire & Rescue Chief McElmury at 262-694-8027.
 - d. If water main is to serve both domestic and fire protection combined, the plans will need Department of Commerce approval and Village Fire & Rescue Department approval prior to obtaining permits and commencing work.
 - e. Complete erosion control measures, silt fence and gravel access drives must be installed per Wisconsin Construction Site Best Management Practice

Handbook and be inspected within 24 hours of any land disturbing activity.

- f. The Village requires that all commercial buildings provide a sampling manhole per Municipal Ordinance 285-18 C. Existing sampling manhole to be reviewed for compliance.
- g. This parcel and building shall comply with all requirements of Barrier-Free Design.
- h. The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form SBD 9720, prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.
- i. The electrical contractors (High and Low voltage) shall obtain a permit from the Village prior to beginning work.
- j. All mechanical contractors shall obtain a permit from the Village prior to beginning work.
- k. Building plans will need to show detail on fire stopping of all penetrations though fire rated walls and fire separation walls as required by emergency rule that took effect on January 28, 1998.
- l. Sprinkler plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department.
- m. Any and all fire alarm installations require plan review and permit from the Village Fire & Rescue Department.

12. **Upon approval of the Final Site and Operational Plans, and prior to the issuance of the required building permits the following shall be submitted:**

- a. An electronic pdf of the Final Site and Operational Plans.
- b. The Commercial Building Permit applications and required State approved plans.
- c. Written approval of the Final Site and Operational Plans from LakeView Corporation Commercial Association including a copy of any variances.

13. **General Comments**

- a. Impact fees shall be paid prior to issuance of the building permit. (Based upon \$1.94 per \$1,000 of new valuation as determined by the Village Assessing Department). Further discussion is warranted.
- b. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
- c. There shall be no construction parking permitted on 95th Street or STH 31. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
- d. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in Village rights-of-way. All construction related signage shall be approved and permitted by the Village.

- e. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/dismantled/unlicensed vehicles that are parked overnight will be issued citations.
- f. The owner shall comply with all provisions of the Site & Operational Plan approvals, including compliance with the Village Performance Standards.
- g. All mechanicals shall be screened from public view as approved by the Village Zoning Administrator.
- h. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
- i. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
- j. There shall be no outside banners, strings of pennants, flags, inflatable devices or streamers affixed or attached to the building(s), light poles, ground or landscaping, etc.
- k. There shall be no long-term semi-truck/trailer or box truck parking permitted on the site that is not used in the daily operations of the facility.
- l. There shall be no outdoor storage or display of materials, goods or equipment on this site, unless as approved by the Village.
- m. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: raw materials, business supplies, pallets, crates, etc., is prohibited.
- n. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
- o. Prior to occupancy each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.
- p. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- q. Prior to written occupancy all required landscaping or screening shall be installed and written verification and/or certification shall be provided to the Village by the landscape designer that the landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

- r. Prior to written occupancy of the building and associated site improvements three (3) copies of an as-built plan stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces meet the minimum setbacks and that all pavement markings were marked per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans. In addition, written certification from the landscaping and signage companies that the landscaping and signage was installed pursuant to the approved Site and Operational Plans shall be submitted.
- s. Prior to written occupancy an as-built record drawing of graphical data of all private sewer, water, and storm sewer facilities and underground irrigation system installed shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.



Office of the Village
Fire & Rescue Chief
Doug McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire and Rescue Department
CC: Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Site and Operational Plan for Meijer Warehouse Addition
DATE: December, 22, 2012

This is a review of the Site and Operational Plan for the proposed addition of the Meijer Warehouse. The facility is Storage Group S-1 (Moderate Hazard) and Business Group B building, the proposed addition will be 253,677 S.F. The facility is located at 7400 95th Street

The Fire & Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. The concerns of the Fire & Rescue Department are as follows:

1. **Distribution of Comments:** *the person who obtains the building permit to all Contractors and Subcontractors affected by this document shall distribute Copies of these comments. This document outlines critical times and deadlines. All recipients of this document need to become familiar with the contents.*
2. **Compliance:** A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.
3. In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State and or Village when applicable.

Upon review of the plans submitted, we have the following concerns:

- This is a review of the Final Site and Operational plan, however, it is understood, that typical and customary fire protection features have not been shown of the plans, dated: 12/7/12.
- AED. Because of the overall building size the owner shall install two or more public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire & Rescue Department can provide the training necessary to perform CPR and to operate the AED. The AED's shall be placed in the welfare building and main building.
- Fire Alarm Control Panel: There is an existing main FACP located in the maintenance office. A remote annunciator panel will need to be installed in the fire pump room. The annunciator will need to have the same capability as the main FACP.

- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.
- Truck staging shall not decrease the width of the fire lanes.
- Rack storage: If it is the intent to use rack storage, that rack storage configuration must be reviewed by the fire protection contractor to assure adequate fire sprinkler protection. Rack storage shall not adversely affect the maximum exit distance requirements. This process needs to begin immediately to assure no interruption in the construction timeline and to assure the opening date will be met.
- There will need to be clearly defined and marked exit pathways which will need to include signs and floor markings approved by the owner along with the Fire and Rescue Department.
- Emergency lights will need to comply with the current standard throughout the addition.
- The Fire and Rescue Department will have access to the controls for the HVAC system. This will allow controlled smoke removal in a cold smoke environment.
- Instructions will be posted on the high bay crane picking cages. The instructions will include safety information and emergency shutdown procedures.
- Install emergency shutdown switches that can be used outside of the cage.
- Fire standpipe locations will need to be determined prior to plan submittal. Standpipes will be placed by all exterior doorways and also interior to meet the 150 foot requirement. The pre-construction meeting will need to be held to determine this.
- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.

4. Fire and Rescue Department Review and Comments:

A. Site and Operational Permits

- Site accessibility
- Fire Pump Location
- Pumper Pad
- Fire hydrant spacing

B. Conditional Use and Operational

- | | |
|--------------------------------|--------------------------------|
| 1. Standpipe outlet locations | Not shown at this time. |
| 2. Fire alarm pull stations | Not shown at this time. |
| 3. Emergency and Exit Lighting | Not shown at this time. |
| 4. Fire extinguishers | Not shown at this time. |

5. **Plan Review, Permits and Fees:** The plans for the fire protection underground (if needed), aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.

6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
7. **Hazardous Occupancies:** The Fire & Rescue Department will need more than the typical four week time period to review proposed Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
8. **The following information must be submitted with the sprinkler plans for review:**
 Building height:
 Number of stories/floors:
 Mezzanines:
 Clear space:
 Elevators:
 Hazard class:
 Commodity:
 Maximum storage height:
 Square footage, office space:
 Square footage, Manufacturing including maintenance and equipment:
 Square footage, receiving space:
 Square footage, shipping space:
 Square footage, warehouse space:
 Exterior storage:
 Fire protection:
9. **The following Fees and Permits are generated directly from the Fire & Rescue Department.**

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

Bulk Water

- Water Usage
- Fire Protection Plans for Underground and Aboveground
- Fire Alarm System Plans
- Kitchen Hood Systems Plans
- Special Fire Suppression Plans
- Occupancy Permit & Re-Inspection fees

An invoice for permit fees will be issued upon achieving a satisfactory review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

10. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
11. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire & Rescue Department and any other sub-contractor prior to the installation of any fire protection. The purpose of this meeting is to assure the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will

be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.

12. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
 - a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. All exterior exit pathways as well as access to the Fire Pump Room shall have a hard surface, leading to a hard surface.
 - c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
13. **Sprinkler System:** The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers.
 - **Storage:** The Owner and Tenant both need to be aware of the restrictions that apply to the storage of pallets, cardboard, finished products, etc. Maximum height, width and aisle ways must be maintained and will be enforced. The same concerns apply to the storage of large quantities of combustibles (plastics, plastic wrap and cardboard) such as those used in packaging and storage.

NOTE: Dependent upon storage configurations and the possible use of in rack storage; in rack sprinkler protection may be required.
14. **Water Service:** If it is determined that the building will require additional underground piping, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.
15. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire & Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.
16. **Standpipes:** In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16
17. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.

18. **Fire Hydrant Acceptance:** This project may include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
19. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety.
20. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a ‘clean water sample’ on this site.

NOTE: The Fire Protection Designer must meet with the Fire & Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.

21. **Pumper Pad:** Already exists. There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. The requirements needed to meet the requirements stated are in Village Ordinance 180-16.

NOTE: The Fire Department Connection riser shall include a single five (5) inch Storz fitting.

22. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
23. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance. This requirement will apply to the new addition.
24. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system.
 - a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
 - c. **Smoke and Heat Detection:** Shall be installed as required.
 - d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.

- e. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire & Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- f. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- g. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

- 1) The central station shall be provided with this information regarding the geographical location of this alarm:

Village of Pleasant Prairie, County of Kenosha, State of Wisconsin

Fire:	Pleasant Prairie Fire & Rescue
Medical:	Pleasant Prairie Fire & Rescue

Phone numbers:

Emergency:	(262) 694-1402
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

- 25. **Knox Box:** Knox Boxes shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan. The number and location of Knox Boxes will need to be determined at the pre-construction meeting.
- 26. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Pump Room.
- 27. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire & Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
- 28. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. The Fire & Rescue

Department will evaluate this lighting prior to occupancy during the evening hours after sunset. An Emergency light shall be placed within the fire pump room. Emergency and Exit lighting will be inspected after sunset to assure it is adequate and meets the Code.

29. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
 - b. Copy of contract with fire alarm central monitoring station.
 - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - d. Copies of the fire protection underground flushing documents.
 - e. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - f. Copies of the fire sprinkler operational test certificates.
 - g. Copies of the fire alarm test documents.
 - h. Copies of other test documents such as, hood/duct, smoke, etc...
 - i. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - j. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
 - k. Severe Weather Shelter: The architect shall provide for both the Owner and the Fire & Rescue Department the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED, in place at such time occupancy takes place.
 - n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.
 - o. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.
30. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.

CERTIFIED SURVEY MAP NO.

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SURVEYOR:
 KEITH A. KINDRED, RLS S-2082
 YAGGY COLBY ASSOCIATES
 501 MAPLE AVE
 DELAFIELD, WI 53018
 (262) 646-6855x133
 KEITHK@YAGGY.COM

SURVEY FOR:
 MEIJER DISTRIBUTION, INC.
 2929 WALKER AVENUE. NW
 GRAND RAPIDS, MI 49544

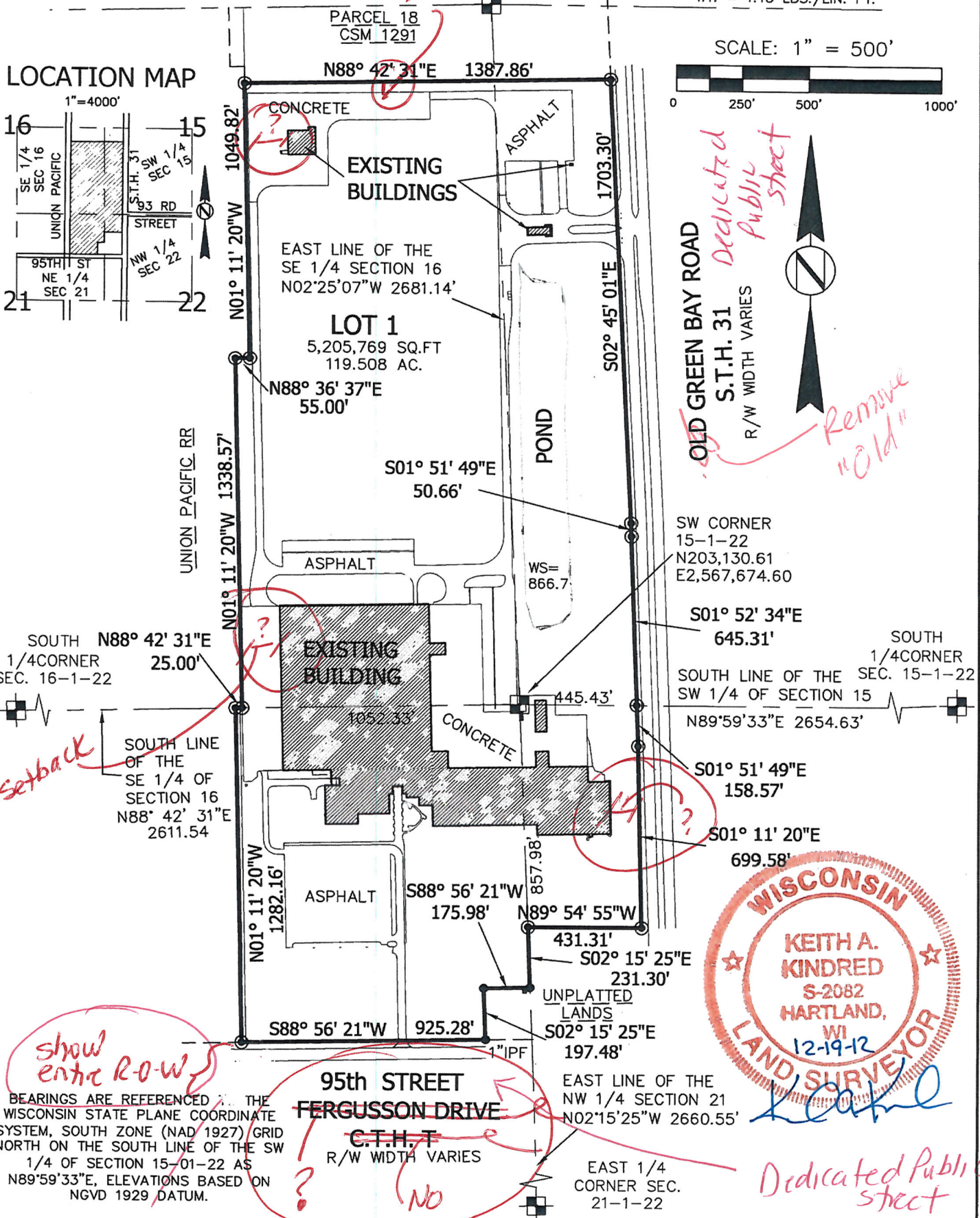
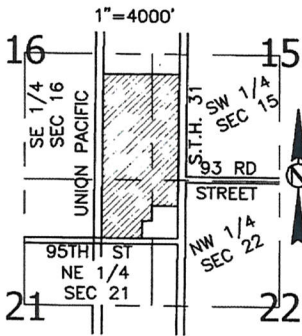
LEGEND

- - CONC. MON. W/ BRASS CAP FND.
- - 5/8" IRON ROD FOUND (UNLESS OTHERWISE STATED)
- ⊙ - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

SCALE: 1" = 500'



LOCATION MAP



setback

show entire R.O.W.

No

*OLD GREEN BAY ROAD
 S.T.H. 31
 R/W WIDTH VARIES
 Dedicated Public Street
 Remove "Old"*



Dedicated Public Street

CERTIFIED SURVEY MAP NO.

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

EASEMENT DETAL SHEET

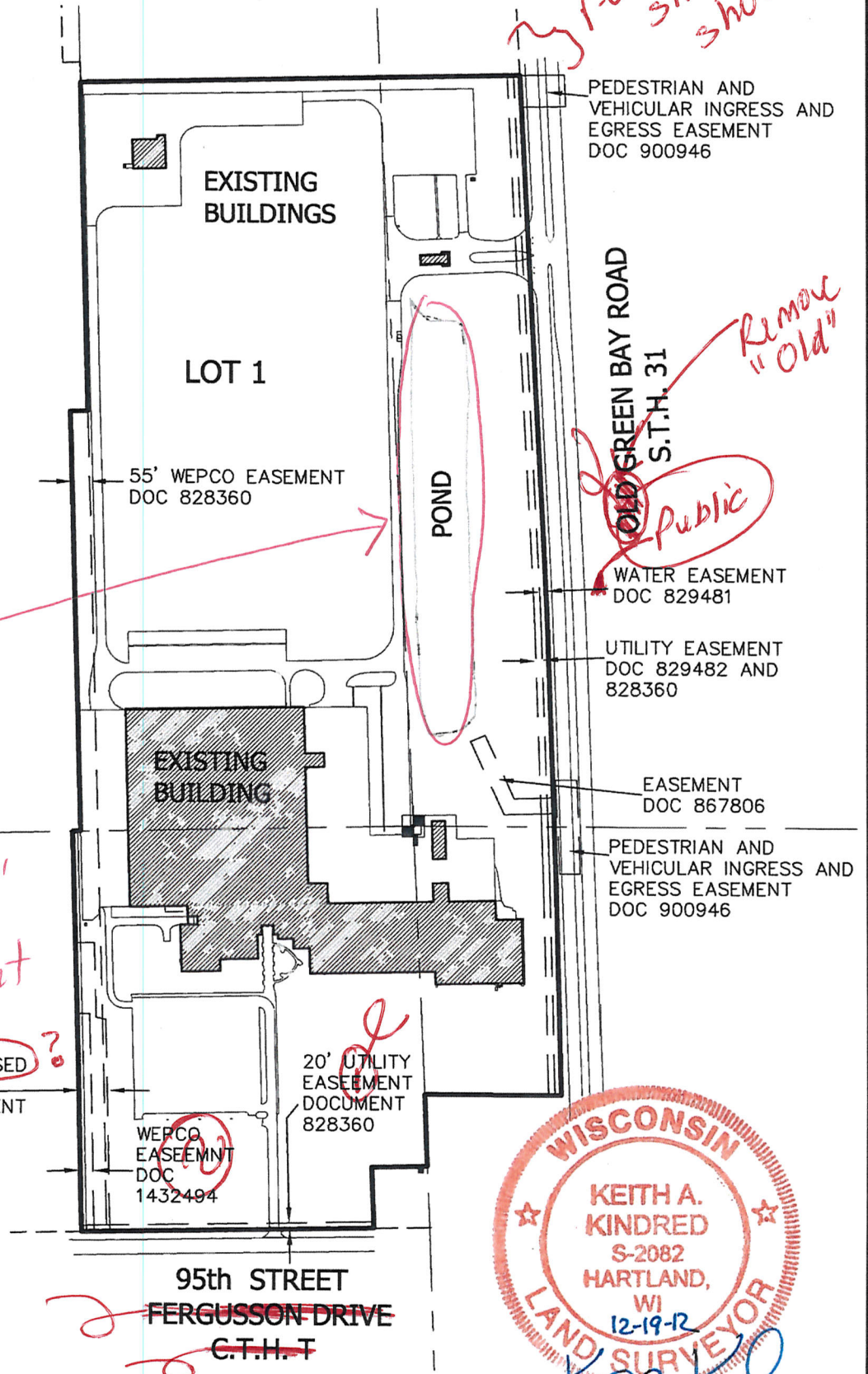
NOTE:

EASEMENTS BASED ON COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 20, 2012 AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY SPACECO INC.

full r-o-w width should be shown

Label as Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement

Remove "Old" Public



CERTIFIED SURVEY MAP NO.

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Registered Land Surveyor hereby certify;

That I have surveyed, combined and mapped all that being...

That I have made such ^{su}All of Parcel 10, CSM #1291 a part of Parcel 11, CSM #1291 and a part of Parcel 9, CSM #1292 and located in the NE 1/4 and SE 1/4 of the SE 1/4 of Section 16, the NW 1/4 and SW 1/4 of the SW 1/4 of Section 15, the NW 1/4 of the NW 1/4 of Section 22 and the NE 1/4 of the NE 1/4 of Section 21 all in Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin. More fully described as:

Commencing at the Southwest corner of Section 15; thence North 89°59'33" East along the South line of the SW 1/4 of said Section 15 a distance of 445.43 feet to the West right-of-way of S.T.H. 31 and point of beginning of the herein after described lands; thence South 01°51'49" East along said West right-of-way line 158.57 feet; thence South 01°11'20" East continuing along said West right-of-way line 699.58 feet; thence North 89°54'55" West, 431.31 feet; thence South 02°15'25" East, 231.30 feet; thence South 88°56'21" West, 175.98 feet; thence South 02°15'25" East, 197.48 feet to a point on the North right-of-way line of 95th street; thence South 88°56'21" West along said North right-of-way line 925.28 feet; thence North 01°11'20" West, 1,282.16 feet; thence North 88°42'31" East, 25.00 feet; thence North 01°11'20" West, 1,338.57 feet; thence North 88°36'37" East, 55.00 feet; thence North 01°11'20" West; 1,049.82 feet to the Northwest corner of Parcel 10, CSM 1291; thence North 88°42'31" East, 1,387.86 feet to the Northeast corner of said Parcel 10; thence South 02°45'01" East along the West right-of-way line of STH 31 a distance of 1,703.30 feet; thence South 01°51'49" East continuing along said West right-of-way 50.66 feet; thence South 01°52'34" East continuing along said West right-of-way line 645.31 feet to the point of beginning.

Said lands contain 5,205,769 sq. ft. ^{or} 119.508 acres.

That I have made such survey, land combination and Certified Survey Map by the direction of Meijer Distribution, Inc, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Pleasant Prairie in surveying, dividing and mapping the same.

Dated this 19th day of December, 2012.

Keith A. Kindred
Keith A. Kindred, RLS S-2082

*Chapter of the village
395 Land Division
and Development
control Ordinance*



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Meijer Distribution, Inc. a corporation duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, combined, mapped and dedicated as represented on this Certified Survey Map.

Meijer Distribution, Inc does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Village of Pleasant Prairie

IN WITNESS WHEREOF, said Meijer Distribution, Inc. has caused these presents to be signed by _____, its _____, at _____, and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

Print Name / Title

STATE OF MICHIGAN)

) ss.

COUNTY OF KENT)

The foregoing instrument was acknowledged before me this ___ day of _____, 201__, by _____, the _____, of Meijer Distribution, Inc., a Michigan corporation, for and on behalf of said corporation,

Notary Public, State of Michigan, County of _____

My Commission Expires: _____

acting in the County of Kent

Print Name:



CERTIFIED SURVEY MAP NO.

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

VILLAGE BOARD APPROVAL CERTIFICATE:

Meijer Distribution, Inc.

Resolved that the Certified Survey Map, in the Village of Pleasant Prairie, Ohio Cubco, Inc., owner, is hereby approved by the Village Board *not Trustees.*

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed: J.P.
John Steinbrink, Village President

I hereby certify that the foregoing is *the* true and correct copy of a ~~resolution~~ adopted by the Village Board of the Village of Pleasant Prairie.

Date: _____ Signed: *ATTEST!*
Jane Romanowski, Village Clerk

M.

PLAN COMMISSION APPROVAL CERTIFICATE:

Meijer Distribution, Inc.

APPROVED, that the Certified Survey Map, in the Village of Pleasant Prairie, Ohio Cubco, Inc., owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed: _____
Thomas W. Terwall, Chairperson *man*

I hereby certify that the foregoing is *the* true and correct copy of a *Plan Commission* resolution adopted by the Plan Commission of the Village of Pleasant Prairie.

Date: _____ Signed: _____
Donald Hackbarth, Plan Commission Secretary



**MEIJER DISTRIBUTION, INC.
DEDICATION AND EASEMENT PROVISIONS**

1. Perpetual nonexclusive easements coextensive with the areas shown as a **Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement** on this CSM are hereby dedicated, given, granted and conveyed by Meijer Distribution, Inc. (referred to as the "Owner") to the Village of Pleasant Prairie (referred to as the "Village") for the Owner's private storm water drainage system improvements, storm water retention basin storage and conveyance, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. This Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement shall be exclusive, except for the Owner's use, planting and irrigating, care and maintenance of the Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement area on Lot 1 as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflicts between the rights of the Village pursuant to the Dedicated Storm Water Management, Retention Basin, Access and Maintenance Easement and the rights of any other persons or entities with respect to the Dedicated Easement, the Village's rights under this Easement shall be deemed to be superior.

RESTRICTIVE COVENANTS

1. The Owner hereby covenants that Meijer Distribution, Inc. (the "Owner") shall have the obligation of maintaining the **Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement** area shown on this CSM in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to re-establish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. The Owner further covenants that there shall be no structures, fences, gates, signs, berming or altering of the grade of the land within the Easement area which blocks, diverts or re-routes the drainage flow or which might interfere with the storm water function and flow, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. This covenant shall run with the land, shall be binding upon the Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village.

To the extent that the Village performs any such storm water drainage or retention basin related maintenance activities on the private Owner's Property, the Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these easement dedications.

2. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of planting, maintaining and replacing the **Street Trees** located within the 95th Street right-of-way area shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-ways, which might damage the street trees or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such street tree related maintenance activities, the Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

Development Projects/Commercial LakeView Corporate Park Developments/Meijer/Dedication and Easement Provisions



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VILLAGE OF PLEASANT PRAIRIE *Village of Pleasant Prairie*
SITE AND OPERATIONAL PLAN
AND CONDITIONAL USE PERMIT ZONING APPLICATION

USE THIS FORM FOR:

Tenants/Use changes proposing to occupy 50% or more of an existing commercial/industrial building.

To construct a **new** or addition to principal or accessory structure.

Use requires a Conditional Use Permit.

FOR OFFICE USE ONLY

Application Filed on	<u>12/7</u>	20	<u>12</u>
Preliminary Determination of Completeness on:	<u>12/7</u>	20	<u>12</u>
Revised Plans Submitted:		20	
<input type="checkbox"/> Public Hearing Required: Hearing Date:			20
Published on:		and	, 20
Notices sent on:			, 20
Approved by <input type="checkbox"/> Plan Commission on			20
<input type="checkbox"/> Zoning Administrator on			20
Denied by <input type="checkbox"/> Plan Commission on			20
<input type="checkbox"/> Zoning Administrator on			20

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: Meijer Distribution, Inc.

SITE ADDRESS: 7400 95th Street, Pleasant Prairie, WI 53158

BRIEF PROJECT DESCRIPTION: Addition to an existing building with associated parking, loading and access roads.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 486

PROPOSED NUMBER OF PART-TIME EMPLOYEES: 42

SITE SIZE: 5,205,769 sq. ft. 119.508 acres

PROPOSED BUILDING SIZE: --- sq.ft. **HEIGHT:** --- ft.

PROPOSED ADDITION SIZE: 253,677 sq.ft. **HEIGHT:** varies, 89.5 max ft.

LEGAL DESCRIPTION: See Attachment

TAX PARCEL NUMBER(S) : 92-4-122-164-0101, 92-4-122-164-0105 and 92-4-122-211-001

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: M-2

1. Is a zoning map amendment proposed with this project? Yes No
 - If yes, proposed Zoning Classification(s): _____
2. Is a zoning text amendment proposed with this project? Yes No
 - If yes, provide a copy of the proposed text amendment with this application

3. If property is zoned M-1 or M-2, indicate the Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associated square footage for each classification:

- Factory Group F-1 (Moderate-hazard) _____ sq ft
- Factory Group F-2 (Low-hazard) _____ sq ft
- Storage Group S-1 (Moderate-hazard) 231,415 sq ft
- Storage Group S-2 (Low-hazard) _____ sq ft
- Business Group B 22,262 sq ft
- High-Hazard Group H* _____ sq ft
- Other _____ sq ft
- Other _____ sq ft

**If Use and Occupancy Classification is High-Hazard Group H please provide a detailed written narrative that explains the specific use, quantity of storage and handling of the high hazard materials along with appropriate MSSD sheets with this application.*

PUBLIC SERVICES:

1. Is the property serviced by Public Sanitary Sewer? YES NO
 - If no, the closest public sewer is located at _____
2. Is the property serviced by Public Water? YES NO
 - If no, the closest public water is located at _____
3. Maximum number of gallons/minute of water expected to be used per day is: 25 gpm

THIS APPLICATION IS FOR A: (check one)

- Preliminary Site and Operational Plan:** An applicant may apply for preliminary site and operational plan approval in connection with an erosion control permit application for early mass grading, or in connection with an early foundation permit, or for other good cause shown
- New Site and Operational Plan**
- Amendment to an existing Site and Operational Plan**
 - Date of initial site and operational plan approval: _____
 - Date of each approved amendment: _____

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

Are there any existing buildings on the site? YES NO

- If yes, provide an attachment that explains the current uses on the property and current uses in each building and if the use(s) is proposed to continue; and the gross floor area and height of each building.
- If no, what is the current use of the property? _____

SECTION 3: PHOTOGRAPHS

Standard-sized photographs (not Polaroid) showing all aspects of the site (e.g. locations of proposed improvements, bodies of navigable water, wetlands, wooded areas, etc.) and of the exterior of structures or other site improvements, together with a statement regarding each photograph, which includes the date the photograph was taken, the location from which it was taken, the direction in which the camera was pointed, and a description of what is shown in the photograph. With respect to all existing signs, the applicant shall file photographs of all existing signs and shall specify in the written statement accompanying each such photograph and show the dimensions of such sign. Digital images are acceptable.

SECTION 4: CONDITIONAL USE

1. **Does the proposed project require a Conditional Use Permit?** YES NO
 - **If no** then skip to Section 5.
 - **If yes**, then continue with this Section.
2. **Are you amending an existing Conditional Use Permit?** YES NO
 - **If yes**, provide a copy of the Conditional Use Grant Document you are proposing to amend.
 - **If no**, continue with this Section.
3. If you answered **YES** to either question 1 or 2 above then this application shall include information as to how the proposed project will not impair an adequate supply of light and air to adjacent properties; increase danger of fire; cause traffic congestion or traffic circulation problems; create storm water flooding or drainage; create obnoxious odors, problems or otherwise endanger the public health, safety or welfare; will not hinder, harm or distract the provision of public services; and that the proposed project is not inherently inconsistent with either the district in which it is located or adjoining districts or neighborhoods as required pursuant to the Village Zoning Ordinance.

SECTION 5: NON-CONFORMING USE

1. **Is any use on the site a nonconforming use?** YES NO
 - **If no**, then skip to Section 7.
 - **If yes**, then continue with this section.
2. If you answered **YES** to question 1 above, prima facie proof of each element of legal nonconforming use status shall be submitted to the Village with this application (i.e. that the nonconforming use was legal in its inception, that the use was active and actual and not merely casual, occasional, incidental or accessory when it became nonconforming, that the use has been continuous with no gap of 12 or more consecutive months since it became nonconforming, that no building or structure housing the nonconforming use has been structurally repaired or altered to the extent of fifty (50) percent or more of its assessed value since the use became nonconforming, and that the use has not been changed in nature or physically extended or expanded since becoming nonconforming).

SECTION 6: PERFORMANCE STANDARDS

Pursuant to the Village Zoning Ordinance, any application for a permit under this ordinance or any use subject to the regulations and standards set forth in the Village Zoning Ordinance shall be accompanied by a sworn statement by the owner of the subject property that said property and use will be operated in accordance with the performance standards set forth in Section 420-38 of the Village Ordinance. Continued compliance with the regulations and standards is required. Violations of such standards shall be remedied as required by the Village Zoning Ordinance.

No land or building in any district shall be operated in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration, smoke, dust, dirt or other form of air pollution; water pollution; electrical, radioactive or other disturbances; glare; or other substance, condition or element (referred to herein as "dangerous or objectionable elements") in such amount as to adversely affect the surrounding area or premises; provided that any use permitted by this ordinance may be undertaken and maintained if it conforms to the regulations of this subsection limiting dangerous and objectionable elements at the specified point or points of the determination of their existence.

The Village may require additional information be submitted to ensure that the Village Performance Standards are being met.

SECTION 7: PLAN COMPONENTS

The application shall include a list of all documents, materials or information that are attached to and a part of the application form. Submit eight (8) full-sized and one (1) set reduced to 11" x 17" of all plans and other attachments shall be included as part of this application, except if a component has been waived or deferred in writing by the Village Zoning Administrator. **For specific details related to each of the required information and plans see the attachment entitled "Plan Components and Related Standards" in Section 420-57 of the Village Zoning Ordinance.**

- Application—Applicant, Site, Use, Project and Plan Information
- Application fee
- Operational plan
- Title sheet
- Survey
- Site plan
- Grading and drainage plan
- Building and fire protection plans
- Lighting plan
- Landscape and open space plan
- Signage plan
- Industrial/commercial waste survey
- Performance standards compliance
- Additional requirements, as determined by the Village Zoning Administrator, other appropriate Village staff members, or the Village Plan Commission, as appropriate.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan as described below, unless such information is waived or deferred pursuant to the Zoning Ordinance.

SECTION 8: SIGNATURES

I,(We), hereby certify that all the above statements and all attachments submitted herewith are true and correct to the best of my knowledge. In addition I, (we) understand the requirements and procedures for Site and Operational Plan/Conditional Use Permit approval.

PROPERTY OWNER: Contact: Brent C. Tingey

APPLICANT: Contact Florin Stanescu

Name: Supervalu, Inc. and SuperValu Holding, Inc

Name: Meijer Distribution, Inc.

Signature: (Please Print) *Bradley R. Beckstrom*
 Signature: *Bradley R. Beckstrom*
 Signature: Bradley R. Beckstrom

Signature: (Please Print) *Florin Stanescu*
 Signature: *Florin Stanescu*
 Signature: Florin Stanescu

Address: 250 Parkcenter Boulevard

Address: 2929 Walker Avenue NW

Boise ID 83706
 (City) (State) (Zip)

Grand Rapids MI 49544
 (City) (State) (Zip)

Phone: 208-395-6550

Phone: 616-791-3632

Fax: 208-395-6575

Fax: 616-558-7302

E-mail: brent.c.tingey@supervalu.com

E-mail: Florin.Stanescu-Bellu@meijer.com

Date November 26, 2012

Date: 11/21/12

Is the applicant the owner of the property? YES NO

If no, then either proof of the applicant's legal interest in the subject real property (e.g. accepted offer to purchase, lease, etc., which may be appropriately redacted to preserve confidential information) or written authorization signed by the owner for the applicant to act as the owner's agent in connection with the application shall be included with the application.

DEVELOPER (if Applicable)

USER OR OCCUPANT OF SITE:

Name: Same as Applicant
 (Please Print)

Name: Same as Applicant
 (Please Print)

Signature: _____

Signature: _____

Address: _____

Address: _____

(City) (State) (Zip)

(City) (State) (Zip)

Phone: _____

Phone: _____

Fax: _____

Fax: _____

E-mail: _____

E-mail: _____

Date _____

Date: _____

Legal Description

SURVEYORS PROPERTY DESCRIPTION (PREPARED AT THE REQUEST OF CLIENT)

THAT PART OF PARCEL 9 OF CERTIFIED SURVEY MAP NO. 1292, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF KENOSHA COUNTY, WISCONSIN ON SEPTEMBER 21, 1989 IN VOLUME 1366 OF RECORDS, PAGES 505-508, AS DOCUMENT NO. 828360 AND BEING PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 15, THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, ALL IN TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AND ALL OF PARCEL 10 AND PART OF PARCEL 11 BOTH OF CERTIFIED SURVEY MAP NO. 1291, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF KENOSHA COUNTY, WISCONSIN ON SEPTEMBER 21, 1989, IN VOLUME 1366 OF RECORDS, PAGES 501-504, AS DOCUMENT NO. 828359, AND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, ALL IN TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ALL DESCRIBER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 10; THENCE NORTH 88 DEGREES 42 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 10 A DISTANCE OF 1387.86 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 02 DEGREES 45 MINUTES 01 SECONDS EAST ALONG THE EAST LINES OF SAID PARCELS 10 AND 11 A DISTANCE OF 1703.30 FEET TO THE NORTHERLY CORNER OF PROPERTY WHICH WAS ACQUIRED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 1430 OF RECORDS, PAGES 746-747, AS DOCUMENT NO. 860599; THENCE SOUTH 01 DEGREES 51 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID WISCONSIN DEPARTMENT OF TRANSPORTATION PROPERTY A DISTANCE OF 50.66 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 11 ALSO BEING THE NORTHWEST CORNER OF PROPERTY WHICH WAS ACQUIRED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, FOR ROAD PURPOSES IN QUIT CLAIM DEED RECORDED FEBRUARY 18, 1992, IN VOLUME 1488 OF RECORDS, PAGES 403-404, AS DOCUMENT NO. 886463; THENCE SOUTH 01 DEGREES 52 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF THE LAST DESCRIBED PROPERTY ACQUIRED BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION A DISTANCE OF 645.20 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 01 DEGREES 51 MINUTES 49 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 158.57 FEET TO A BEND POINT IN SAID WEST LINE; THENCE SOUTH 01 DEGREES 11 MINUTES 20 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 699.58 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 9; THENCE NORTH 89 DEGREES 54 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 431.31 FEET TO A CORNER OF SAID PARCEL 9; THENCE SOUTH 02 DEGREES 15 MINUTES 25 SECONDS EAST ALONG A EAST LINE OF SAID PARCEL 9 A DISTANCE OF 231.30 FEET TO A CORNER OF SAID PARCEL 9; THENCE SOUTH 88 DEGREES 56 MINUTES 21 SECONDS WEST ALONG A SOUTH LINE OF SAID PARCEL 9 A DISTANCE OF 175.98 FEET TO A CORNER OF SAID PARCEL 9; THENCE SOUTH 02 DEGREES 15 MINUTES 25 SECONDS EAST ALONG A EAST LINE OF SAID PARCEL 9 A DISTANCE OF 197.49 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9, ALSO BEING A POINT ON THE NORTH LINE OF 95TH STREET (FERGUSSON DRIVE) C.T.H. *T*; THENCE SOUTH 88 DEGREES 56 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF PARCEL 9 AND THE NORTH LINE OF SAID STREET A DISTANCE OF 925.28 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 9; THENCE NORTH 01 DEGREES 11 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 1282.16 FEET TO A CORNER OF SAID PARCEL 9 ALSO BEING THE NORTH LINE OF SAID SECTION 21; THENCE NORTH 88 DEGREES 42 MINUTES 31 SECONDS EAST ALONG THE LAST DESCRIBED LINE AND THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 25.00 FEET TO A CORNER OF SAID PARCEL 9; THENCE NORTH 01 DEGREES 11 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 1338.57 TO A CORNER OF SAID PARCEL 9; THENCE NORTH 88 DEGREES 36 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 9 A DISTANCE OF 55.00 FEET TO A CORNER OF SAID PARCEL 9; THENCE NORTH 01 DEGREES 11 MINUTES 20 SECONDS WEST ALONG THE WEST LINES OF SAID PARCELS 9 AND 10 A DISTANCE OF 1049.82 TO THE POINT OF BEGINNING, ALL BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.



Boise Store Support Center
250 E. Parkcenter Blvd.
P.O. Box 20
Boise, ID 83726

www.supervalu.com

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DEC 7 2012

Village of Pleasant Prairie

BRENT C. TINGEY
PH: (208) 395-6550
FX: (208) 395-6575
brent.c.tingey@supervalu.com

November 26, 2012

RE: Village of Pleasant Prairie
Site and Operational Plan and
Conditional Use Permit Zoning Application
Site Address: 7400 95th Street, Pleasant Prairie, WI 53158

In connection with the above-application, please be advised that the property owners, Supervalu, Inc, and Supervalu Holdings, Inc. (collectively, the "Owner"), have entered into an Agreement of Purchase and Sale dated October 10, 2012 (the "Agreement") with Meijer Distribution, Inc. ("Buyer") under which Owner has agreed to sell to Buyer the above-referenced property. As a result, Buyer is hereby authorized to act as Owner's agent in connection with the above-referenced application and in accordance with the terms of the Agreement.

Very truly yours,

SUPERVALU INC.
(on behalf of its affiliated companies)


Brent C. Tingey

ACME



Cub
FOODS

Farm Fresh
FRESH & DELICIOUS

Hornbacher's

Jewel-Osco

Say's

shaw's

Shop 'n Save

SHOPPERS

star



supervalu



**OPERATIONAL PLAN
MEIJER 871
PLEASANT PRAIRIE, WISCONSIN**

- A. Description of Operations - The site was previously developed as a wholesale grocery distribution center, supporting retail grocery stores in the southern Wisconsin and northern Illinois area. Packaged dry groceries, frozen food, meat dairy and produce is shipped to the facility from suppliers throughout the country and temporarily stored in non-refrigerated and refrigerated warehouse buildings until such time as they are selected and loaded onto trucks and shipped to retail grocery stores. The site was originally planned to be developed in phases with various types of building and pavement additions.
- B. Proposed Project Description - Operation of the facility will not be significantly changed other than increases in volume due to the proposed additions.
- C. Gross Floor Areas of Existing Buildings and Proposed Additions -

The following is a description of existing warehouse and accessory buildings:

1. One-story office space - 54,411 square feet;
2. Dry grocery warehouse – 360,632 square feet;
3. Refrigerated warehouse - 137,589 square feet;
4. Tractor/trailer maintenance and service building (including truck wash bay) - 9,628 square feet;
5. Guard House (at truck entrance) - 2,360 square feet;
6. Energy Center (includes ammonia refrigeration equipment) - 5,070 square feet;
7. Fueling station and above ground tank system (both canopy covered)

The proposed project Phase 1 will include building additions as described below:

- 1 High bay Automated Storage and Retrieval System (ASRS) building, welfare areas & associated docks – 253,677 square feet;

- D. Hours of Operation -

The facility will be in operation 24 hours per day/seven days per week, in varying degrees of activity.

Trucks making deliveries to retail stores will depart throughout the day, seven days a week. These loads will be arrayed over the daily 24 hour period, with peaks being from 10PM to 3AM. These trucks will return throughout the 24 hour daily period, seven days a week.

Trucks will make deliveries to the site from outside suppliers all 7 days weekly beginning after midnight and arrayed throughout the 24 hour period. There will be two types of deliveries; (a) “drop trailers” will primarily be drivers that are familiar with the facility who bring a load in, drop it in the trailer parking lot, pick up an empty trailer and depart; “live loads” will be drivers that mostly are not familiar with the facility and bring their loads in by appointment. Live loads will bring the load in, wait in the staging “bull pen” area for their appointment time, take their load directly to a designated dock door, wait for the load to be unloaded and leave with the empty trailer they brought in. Roughly 20-25% of the inbound traffic will be live loads.

The office will operate daily in conjunction with the distribution business flow. The facility will not be open to the public.

E. Anticipated Startup Date and Employee Count -

The existing facility will be closed May 2013 to Mid 2014. Operations are expected to re-start in Summer to Fall 2014.

Full Time Employees estimated, 486 including 3rd party labor.

Part Time Employees estimated, 42 including 3rd party labor.

F. Anticipated Number of Shifts and Employee Count per Shift ; each area will operate with two planned 10-12 hour shifts 6 days per week with seasonal requirements to 7 days.

1st shift (6AM – 5PM) warehouse approximately 152 team members *
shift maintenance/security approximately 16 team members*
unloaders (lumpers) approximately 36 team members*
3rd party/fleet maintenance approximately 17 team members **

1st shift (8AM – 5PM) Office operations – Monday thru Saturday approximately 10 team members*

2nd shift (6PM – 5AM) warehouse approximately 102 team members*
shift maintenance/security approximately 11 team members*
unloaders (lumpers) approximately 24 team members*
3rd party/fleet maintenance approximately 11 team members**

Truck Drivers/Switchers approximately 125 team members rotating over the 24 hour period**

*site entry via 95th Street employee entrance

**site entry via Green Bay Road truck entrance

G. Maximum Number of Employees on Site at Any Time of Day -

316

H. Assembly - Not Applicable

I. Number of Parking Spaces Required -

Warehouse/Office Approximate total team member count of 204 maximum, 102 spaces required
(1 space per 2 employees on 12 hour shift), 411 spaces provided (existing)

Truck Divers/switchers and fleet maintenance Approximate total team member count of 80 maximum, 40 spaces required
(1 space per 2 employees on 12 hour shift), 117 spaces provided

J. Number of Existing and Proposed Parking Spaces -

The following is a description of existing parking spaces:

1. Front office employee parking - 411 spaces (16 handicap);
2. Truck driver parking - 75 spaces;
3. Tractor parking - 60 spaces;
4. Trailer parking - 120 spaces.

The proposed project will include parking additions as described below:

1. Truck Driver Parking - 42 spaces;
2. Tractor Parking - 40 spaces;
3. Trailer Parking - 330 spaces;
4. Bull Pen Parking (holding area for inbound deliveries outside the security fence) - 50 spaces;
5. Witron Parking (ASRS equipment maintenance personnel) - 61 spaces.

It should be noted that the existing truck driver and tractor parking areas will be reconfigured to provide additional spaces and allow construction of the Bull Pen parking area.

K. Anticipated Average and Maximum Daily Automobile Traffic Counts -

Phase 1 -Average daily automobile traffic is projected to be approximately 100 per day. Roughly 80 of these will enter through the truck entrance.

Future estimated totals – Average daily automobile traffic is projected to be approximately 400 per day. Roughly 25% (100) of these will enter through the truck entrance.

L. Anticipated Average and Maximum Daily Truck Traffic Counts -

Phase 1 - Average daily truck traffic is projected to be approximately 90 per day and 110 on peak.

Future estimated totals - Average daily truck traffic is projected to be approximately 160 per day and 218 on peak.

M. Types of goods to be Stored On Site -

Consumer Product Goods for Retail Sales of packaged grocery, fresh, frozen and dry consumables.

N. Types of Equipment or Machinery to be Used On Site -

Yard trucks, lawn mowing equipment, snow removal equipment, material handling lift trucks.

O. Types of Solid or Liquid Waste Material that will Require Disposal -

Cardboard, pallets, petroleum products and parts from truck or facility maintenance, to include water discharge from a truck wash facility.

P. Method of Handling, Storing and Disposing of Solid or Liquid Waste Materials -

Approved containment vessels/containers for 3rd party contracting.

Q. Method of Providing Site Security (other than the Village Police Department) -

Perimeter chainlink fence, guard house at truck entrance & 24 x7 Loss Prevention site presence, CCTV, environmental and security alarm systems.

R. Exterior Maintenance Methods -

Mowing, litter removal, periodic sweeping of paved areas and exterior painting.

S. Description of Potential Adverse Impacts to Neighboring Properties and Proposed Mitigation Measures -

An increase in truck traffic and its associated impact to traffic on Green Bay Road is believed to be the primary potential impact from the proposed expansion. Reconfiguration of the truck entrance will be completed to mitigate this concern. The existing inbound truck entrance is 2 lanes wide and queue length to gate arms at the existing guard house gates is roughly 3 trucks per lane. It is proposed that the inbound truck entrance be widened to 3 lanes and existing gate arms be removed. Security fence and gates will be shifted 390' to the west. The north inbound lane will provide access to the truck driver and mechanic parking lot, as well as the Bull Pen. Shifting the gate will provide queue space for as many as 8 trucks in both the center and south inbound lanes. Witron employees will enter through the south inbound lane to access their parking lot. Two roughly 100 feet in length will be provided for outbound traffic, which will be released slowly due to exit security procedures (estimated maximum of roughly 2 trucks every 5 minutes).

Excellent screening on the east side of the site is currently being provided by earthen berms with landscape trees. The existing screening will be maintained. The existing berm and landscaping will also attenuate noise block highlight glare from internal truck traffic.

Any new site lighting will be shielded to prevent off-site glare.

The existing storm water management basin will be maintained and retrofitted to control storm water quantity and improve storm water quality in accordance with current state and local standards.

T. List of Required Permits -

Coverage under WI DNR General Permit for Construction Site Storm Water Runoff (WPDES # WI-S067831-4).

U. Applicant Contact Information -

Rick Hershberger, Director of Distribution
Meijer Inc.
2929 Walker Ave., NW
Grand Rapids, MI 49544
Rick.Hershberger@meijer.com
616-735-7426

Existing Building Summary

The site was previously developed as a wholesale grocery distribution center, supporting retail grocery stores in the southern Wisconsin and northern Illinois area. Packaged dry groceries, frozen food, meat, dairy and produce is shipped to the facility from suppliers throughout the country and temporarily stored in non-refrigerated and refrigerated warehouse buildings until such time as they are selected and loaded onto trucks and shipped to retail grocery stores. A summary of existing buildings and their uses is provided below. The attached diagram provides the location of each building area some of which are connected.

Building #	Current Use	Proposed Use	Gross Floor Area	Height*
1	Dry Grocery Warehouse	Dry Grocery Warehouse	354,952 sf	40'-9"
2	D G Warehouse Offices	D G Warehouse Offices	5,680 sf **	29'-6"
3	Warehouse Maintenance	Warehouse Maintenance	6,072 sf **	38'-6"
4	General Office	General Office	54,411 sf	17'-6"****
5	Refrigerated Warehouse	Refrigerated Warehouse	160,697 sf	38'-6"****
6	Ref. Warehouse Offices	Ref. Warehouse Offices	6,312 sf **	29'-6"
7	Energy Center	Energy Center	4,070 sf	29'-6"
8	Truck Maintenance	Truck Maintenance	9,628 sf	20'-10"
9	Guard House	Guard House	2,360 sf	20'-0"

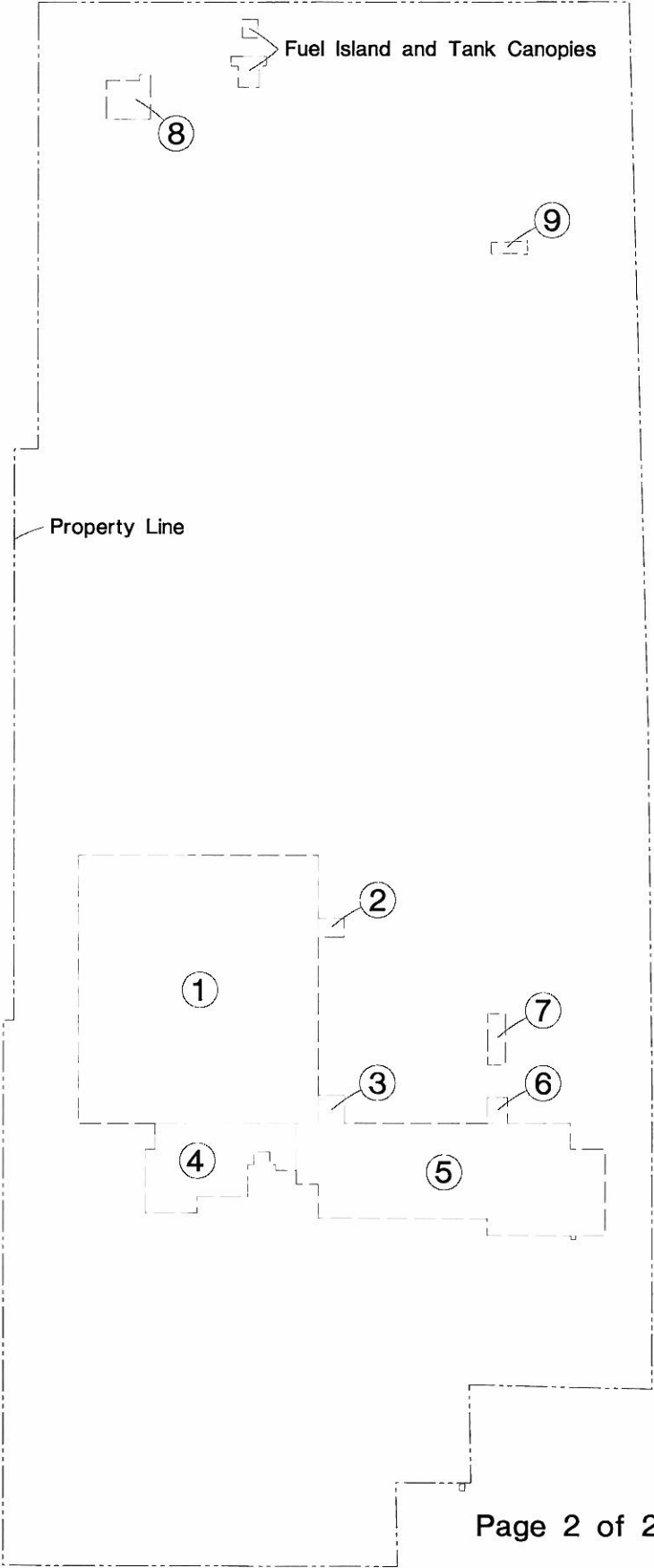
*Building height is to top of outside wall panel

**Two stories, area is for one level

***Rooftop unit screen heights are 22'-0"

****Penthouse heights are 48'-6"

Existing Building Summary



Site Photos



**View of existing building looking to the southwest.
Addition will attach to the existing building at the right/northwest corner. Pavement for dock maneuvering area and trailer parking will be added on both the east and west sides of the addition. Existing building wall material is painted pre-cast concrete.**

All photos taken from berm along eastern boundary of the site on 11/1/2012

Site Photos



**View of undeveloped portion of site looking to the west.
The north end of the addition will end roughly in line with the existing transmission tower in the background. Pavement for dock maneuvering area and trailer parking will be added on both the east and west sides of the addition.**

All photos taken from berm along eastern boundary of the site on 11/1/2012

Site Photos



View of undeveloped portion of site looking to the northwest. Existing truck maintenance facility (TMF), fueling island and abound ground fuel storage tanks can be seen in the background. Pavement for trailer parking will be added in this area. TMF building wall material is painted pre-cast concrete.

All photos taken from berm along eastern boundary of the site on 11/1/2012

Site Photos



View of existing truck entrance looking to the north.

Existing guard house can be seen in the background (left/west of flag). Pavement for inbound holding and employee parking will be added north of the existing guard house. Pavement for Witron employee will be added south of the existing guard house. Guard house building wall material is painted pre-cast concrete.

All photos taken from berm along eastern boundary of the site on 11/1/2012

Site Photos

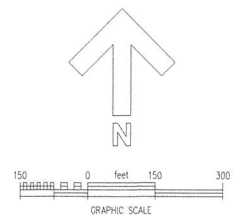
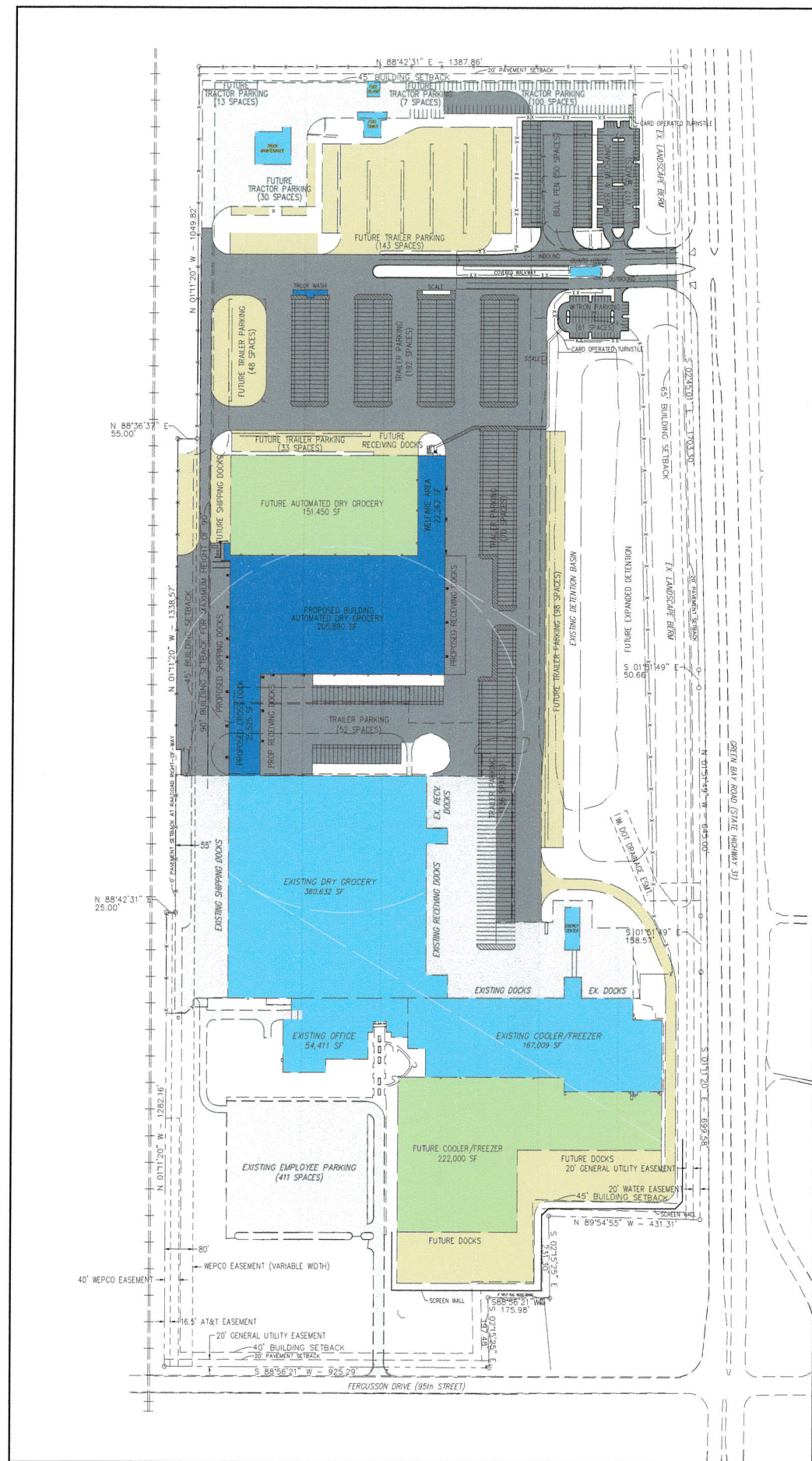


**Existing yard sign at employee entrance off 95th Street.
Size of sign will remain as is. Modifications will be made to indicate Meijer as owner/operator.**

Site Photos

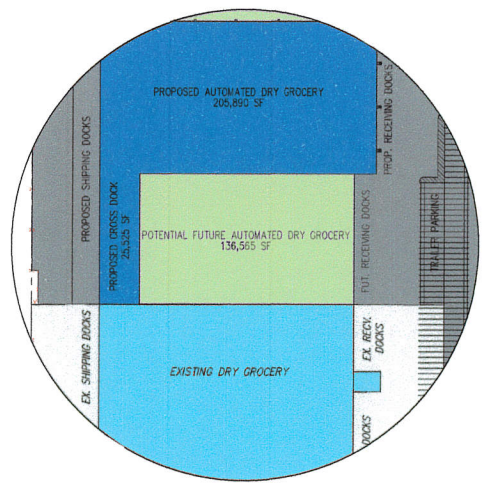


**Existing yard sign at truck entrance off Green Bay Road.
Size of sign will remain as is. Modifications will be made to indicate Meijer as owner/operator.**



DEVELOPMENT LEGEND

COLOR	DESCRIPTION
	EXISTING BUILDINGS
	PROPOSED BUILDING ADDITION
	FUTURE BUILDING
	EXISTING PAVEMENT
	PROPOSED NEW OR RECONSTRUCTED PAVEMENT
	FUTURE PAVEMENT



PARKING SUMMARY

PHASE	DESCRIPTION	SPACES
PHASE 1 (CURRENT SCOPE)	TEAM MEMBER & LUMPER	411 (16 HC)
	DRIVER & MECHANIC	117
	WITRON PARKING	61
	TRACTOR	100
PHASE 2 (FUTURE)	TRAILER (INSIDE FENCE)	450
	BULL PEN (OUTSIDE FENCE)	50

ZONING CODE SUMMARY

ZONING DISTRICT:
M-2, GENERAL MANUFACTURING

LOT SIZE: 119.51 ACRES

PROPOSED BUILDING HEIGHT:
90' MAX, 25' MIN
ONE STORY IN WAREHOUSE,
TWO STORIES IN WELFARE AREA

BUILDING SIZE:
EXISTING - 569,690 SQ FT
PROPOSED - 253,677 SQ FT
FUTURE - 373,450 SQ FT

OPEN SPACE (25% MINIMUM REQUIRED):
EXISTING - 68.3%
PROPOSED - 44.5%
FUTURE - 27.0%

BUILDING SETBACK:
60 FT FROM ARTERIAL STREETS
40 FT FROM NON-ARTERIAL STREETS
45 FT FROM SIDE AND REAR LOT LINES
90 FT FROM SIDE AND REAR LOT LINE
FOR BUILDING HEIGHT OF 90 FT

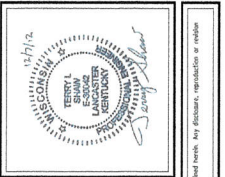
PARKING / PAVEMENT SETBACK:
20 FT FROM STREET RIGHT-OF-WAY
AND LOT LINES
0 FT FROM RAILROAD RIGHT-OF-WAY

PARKING SPACE REQUIREMENTS:
OFFICE
1 SPACE PER 250 SQ FT OF FLOOR AREA
WAREHOUSE / DISTRIBUTION
1 SPACE PER 2 EMPLOYEES DURING
ANY 12-HOUR PERIOD

DOC. REL. #	DATE	DESCRIPTION	DATE	DESCRIPTION
1	11/15/12	OWNER REVIEW		
2	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL		
3				
4				

10 Quality Street
Lexington, KY 40507-1409
Telephone: (859) 281-5000
Facsimile: (859) 252-5300
Lexington, KY • Bowling Green, KY
Birmingham, AL

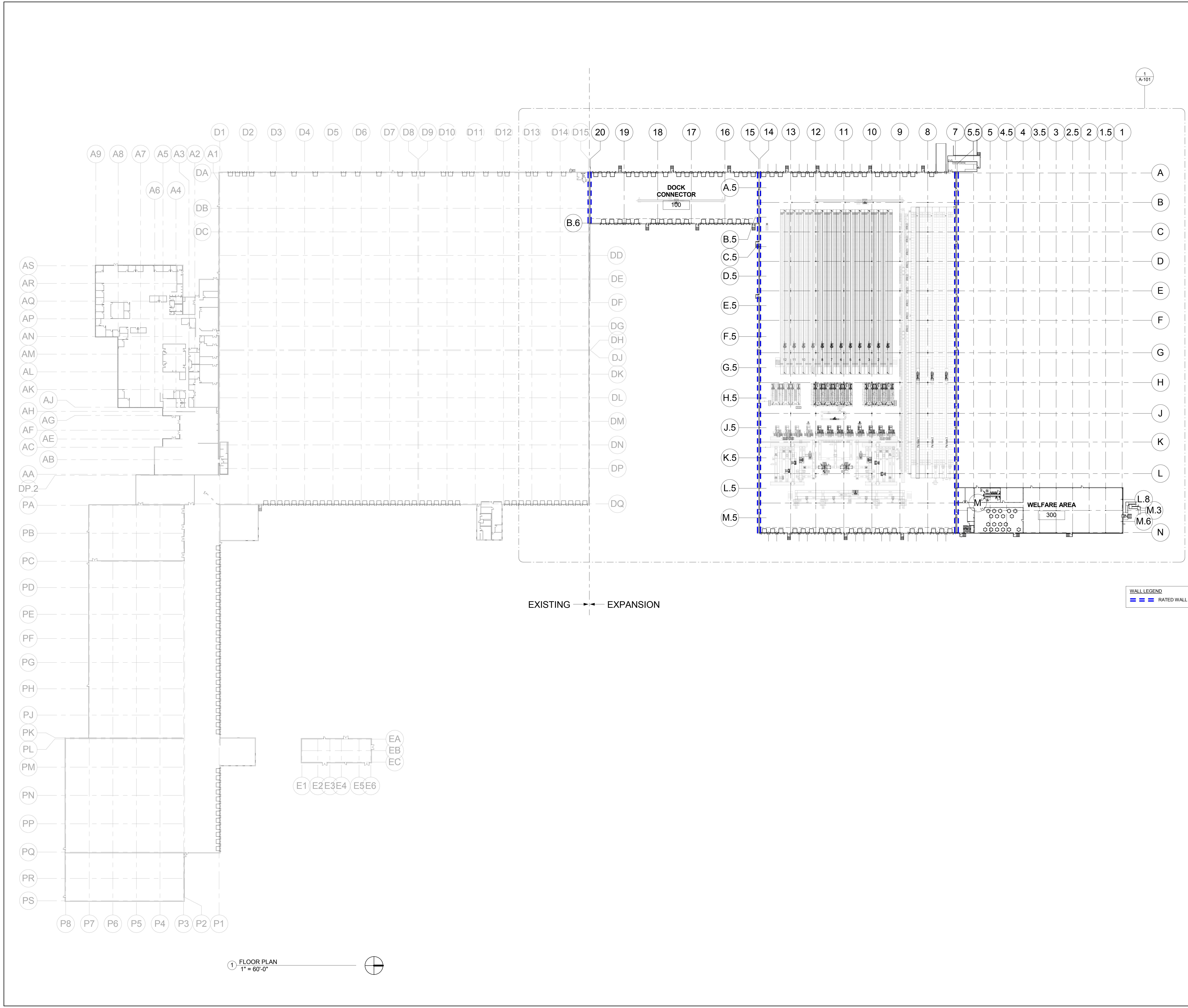
TERRY SHAW, P.E.
100 HUNTER DRIVE
LANCASTER, KY 40444
859-548-2251
COA NO. 3760-11



DRY GOODS STORAGE ADDITION
871 - **meijer**
Pleasant Prairie, WI

SITE DEVELOPMENT MASTER PLAN





WALL LEGEND
 - - - - - RATED WALL

1 FLOOR PLAN
 1" = 60'-0"

DOC. REL.#	DATE	DESCRIPTION	DOC. REL.#	DATE	DESCRIPTION


 10011/12 VILLAGE OF P. PRAIRIE MEETING
 11/14/12 OWNER REVIEW
 12/07/12 PRELIMINARY SITE & OPERATIONAL
 PLAN SUBMITTAL
 10 Quality Street
 Lexington, Kentucky 40507-1450
 Telephone: (859) 281-5000
 Facsimile: (859) 282-5300
 Bowling Green, KY
 Birmingham, AL


GNF Architects and Engineers, P.S.C.
 10 Quality Street
 Lexington, Kentucky 40507-1450
 Telephone: (859) 244-9809
 Facsimile: (859) 914-6801
 Bowling Green, KY

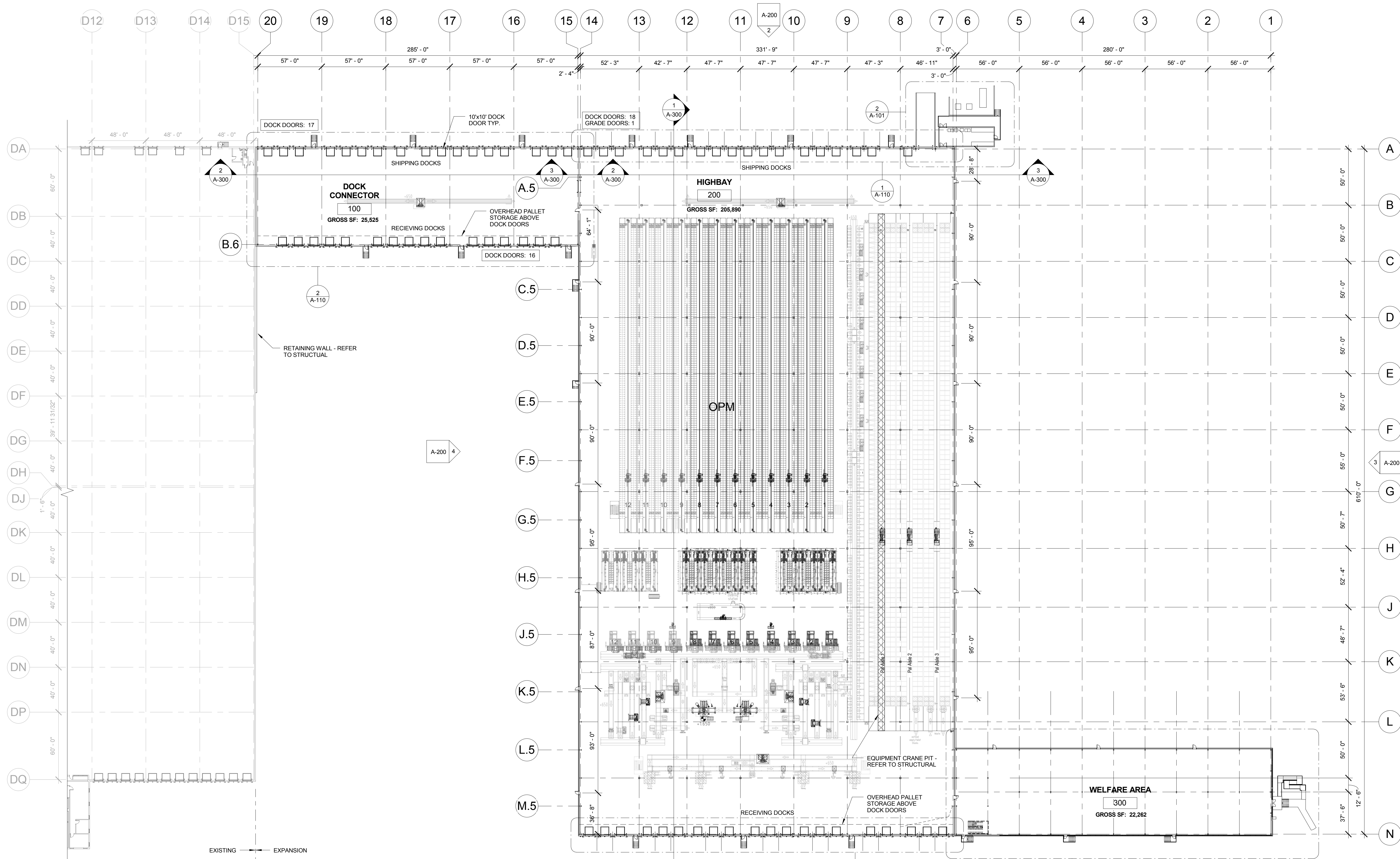
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DRY GOODS STORAGE ADDITION
871 - meijer
 Pleasant Prairie, WI
OVERALL FLOOR PLAN

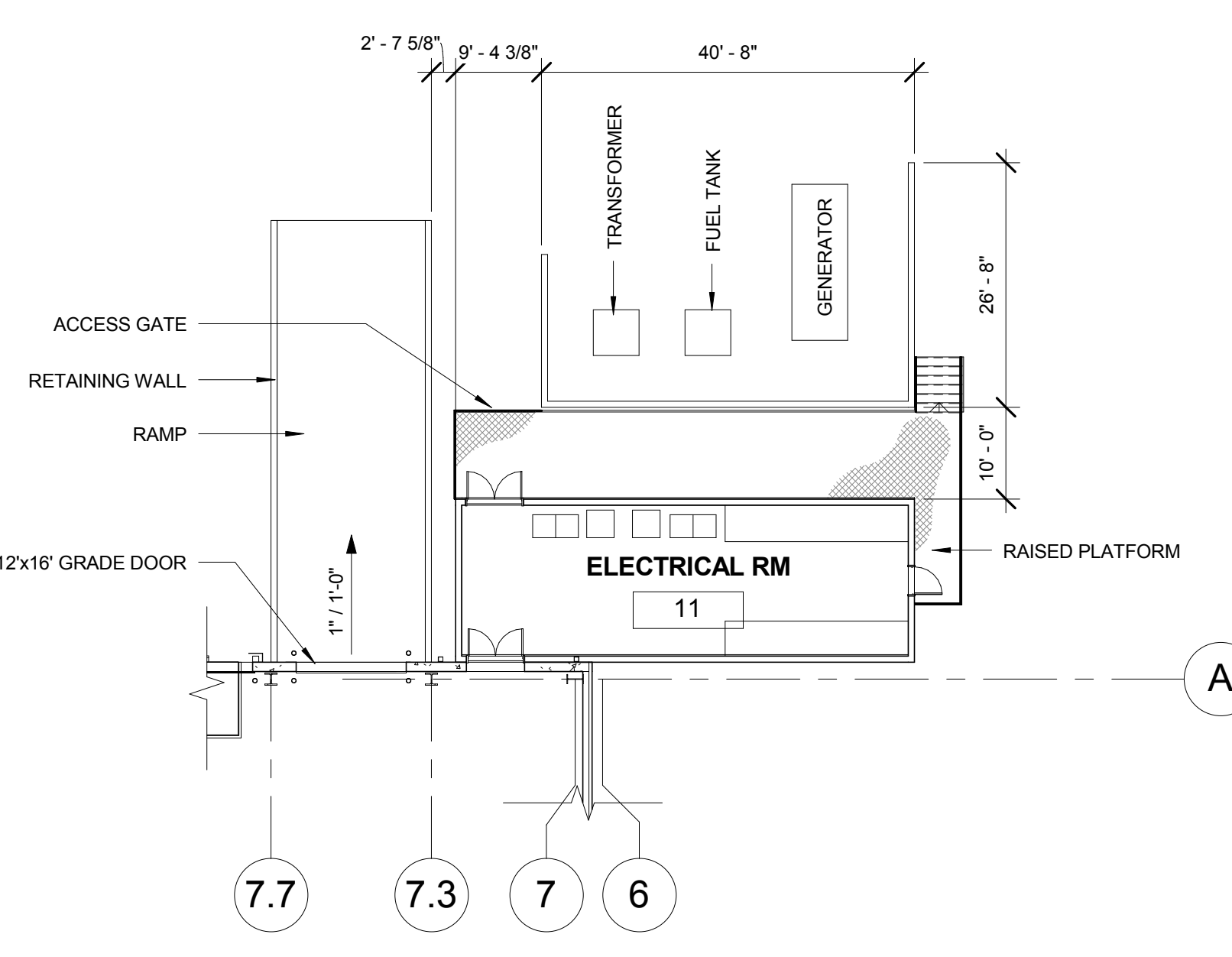
JOB NUMBER 213016	SHEET NUMBER A-100
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Notes: Unless otherwise noted, all work shall conform to the applicable building codes and standards in effect at the time of construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.



1 FLOOR PLAN
1" = 40'-0"



2 FIRST FLOOR ELECTRICAL
1/16" = 1'-0"

DOC. REL.#	DATE	DESCRIPTION	DOC. REL.#	DATE	DESCRIPTION
1	11/01/12	VILLAGE OF P. PRIME MEETING			
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

Gray
10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 281-5000
Facsimile: (859) 282-5300
Lexington, KY - Bowling Green, KY
Birmingham, AL

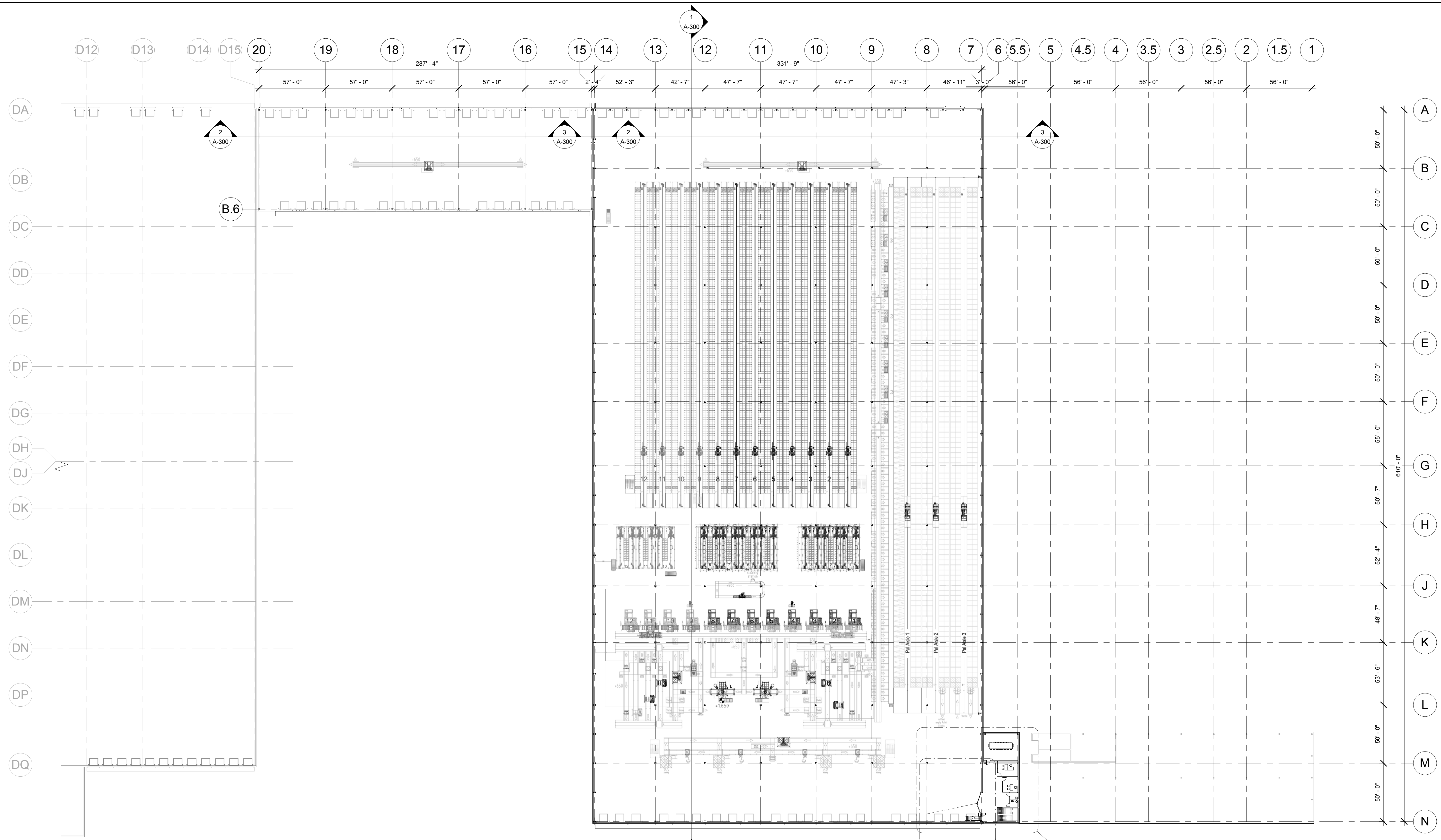
gnf
GNF Architects and Engineers, P.S.C.
10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 244-8809
Facsimile: (859) 514-0601
Lexington, KY



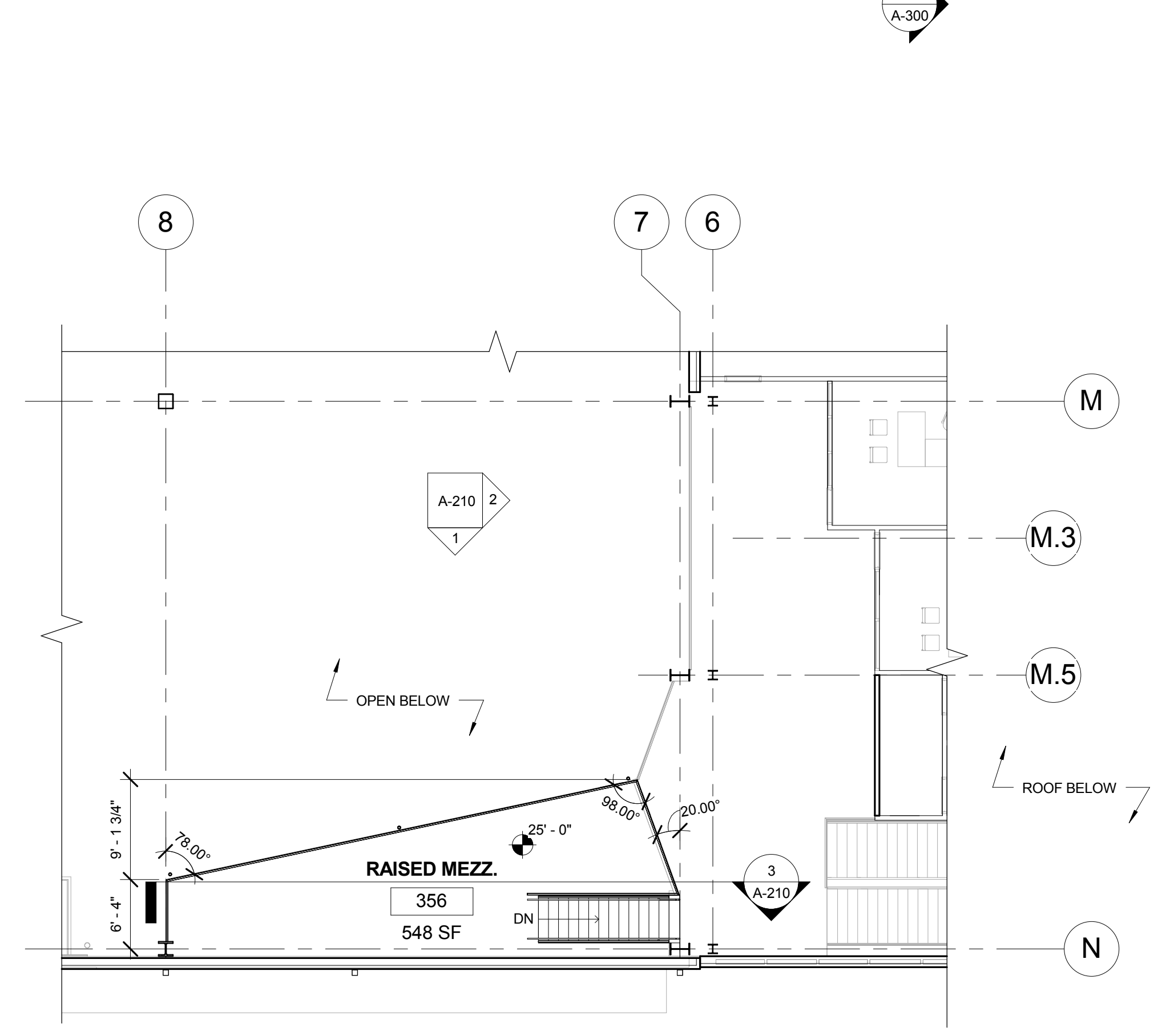
DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI

EXPANSION FLOOR PLAN

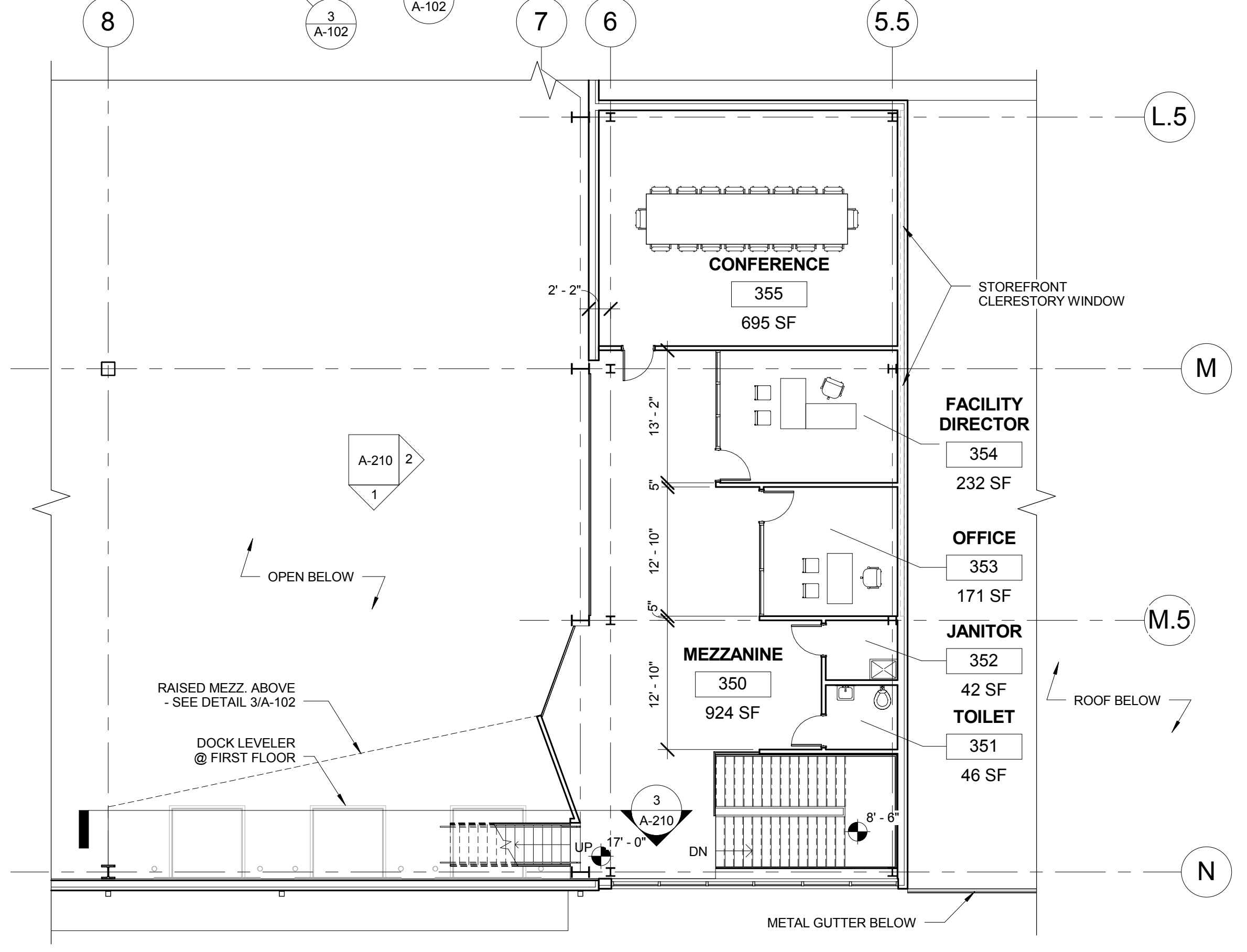
JOB NUMBER 213016	SHEET NUMBER A-101
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1 MEZZANINE
1" = 40'-0"



3 RAISED MEZZ.
1" = 10'-0"



2 ENLARGED MEZZANINE
1" = 10'-0"

DOC. REL.#	DATE	DESCRIPTION	DOC. REL.#	DATE	DESCRIPTION
1	11/01/12	VILLAGE OF P. PRAIRIE MEETING			
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

Gray
10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 281-5000
Facsimile: (859) 282-5300
Lexington, KY - Bowling Green, KY
Birmingham, AL

gnf
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Facsimile: (859) 514-0601
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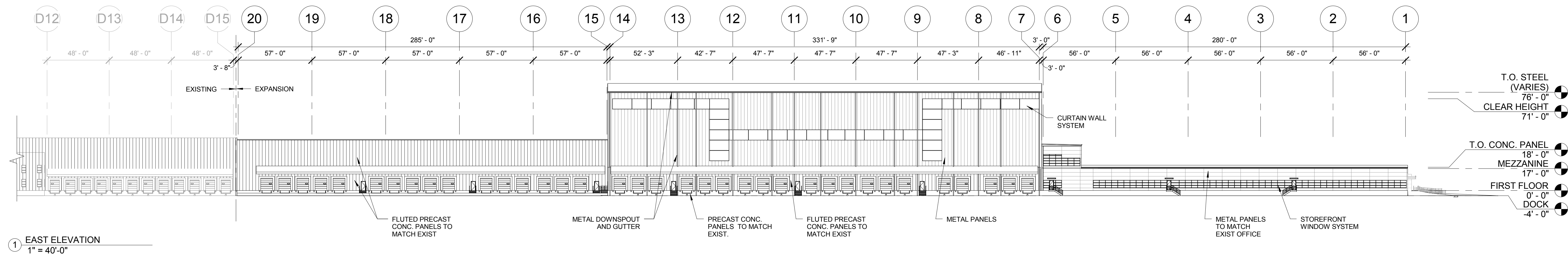
DRY GOODS STORAGE ADDITION

871 - meijer
Pleasant Prairie, WI

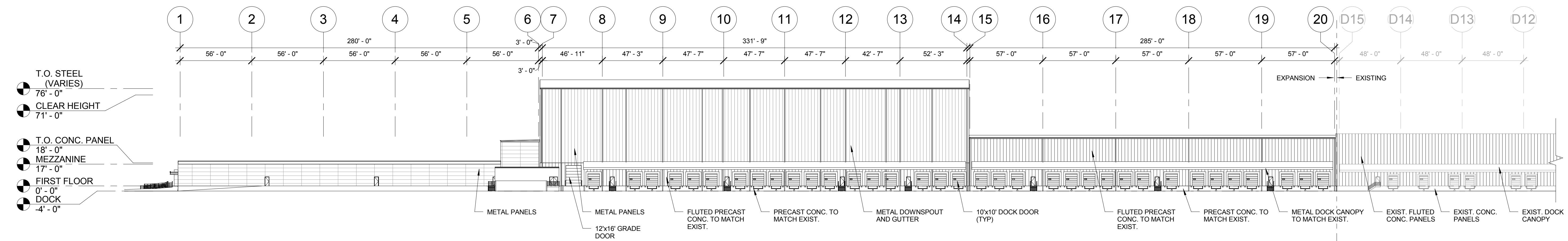
MEZZANINE FLOOR PLAN

JOB NUMBER
213016

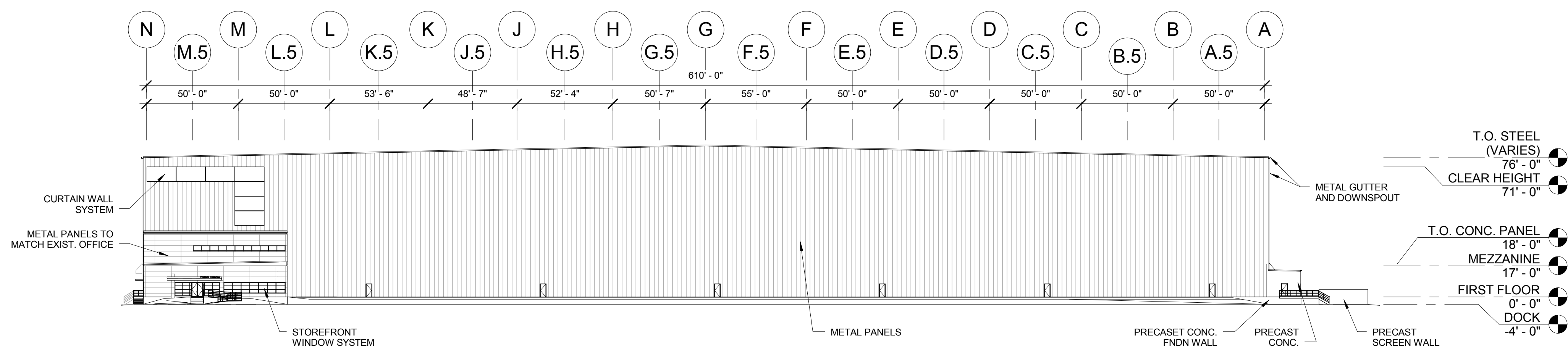
SHEET NUMBER
A-102



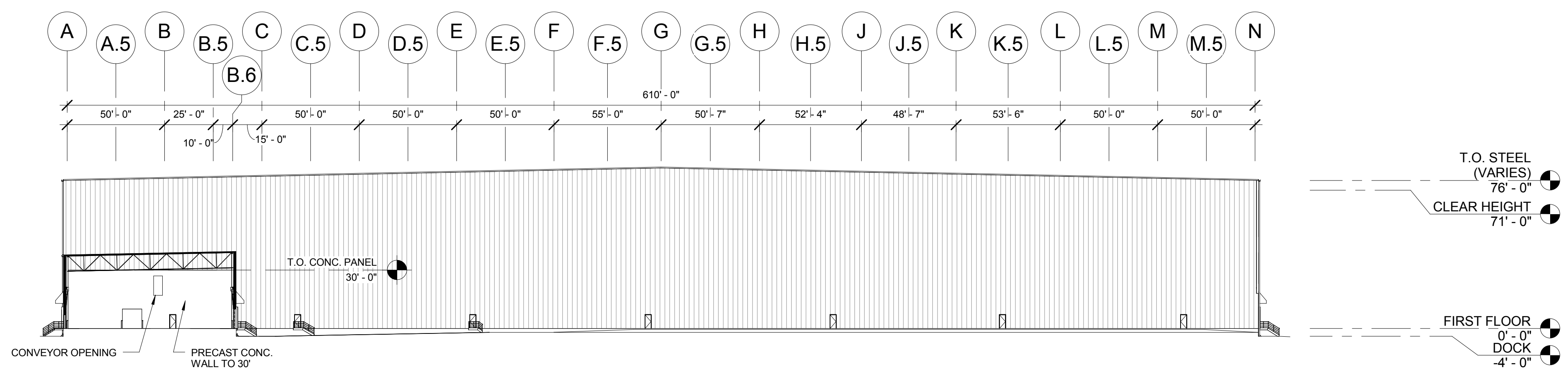
1 EAST ELEVATION
1" = 40'-0"



2 WEST ELEVATION
1" = 40'-0"



3 NORTH ELEVATION
1" = 40'-0"



4 SOUTH ELEVATION
1" = 40'-0"

DOC. REL.#	DATE	DESCRIPTION	DESCRIPTION
1	11/07/12	VILLAGE OF P. PRIME MEETING	
2	11/15/12	OWNER REVIEW	
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL	

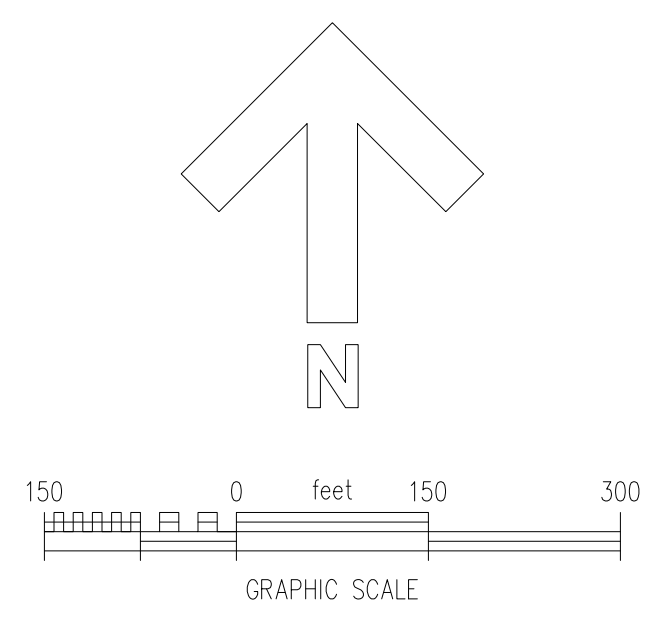
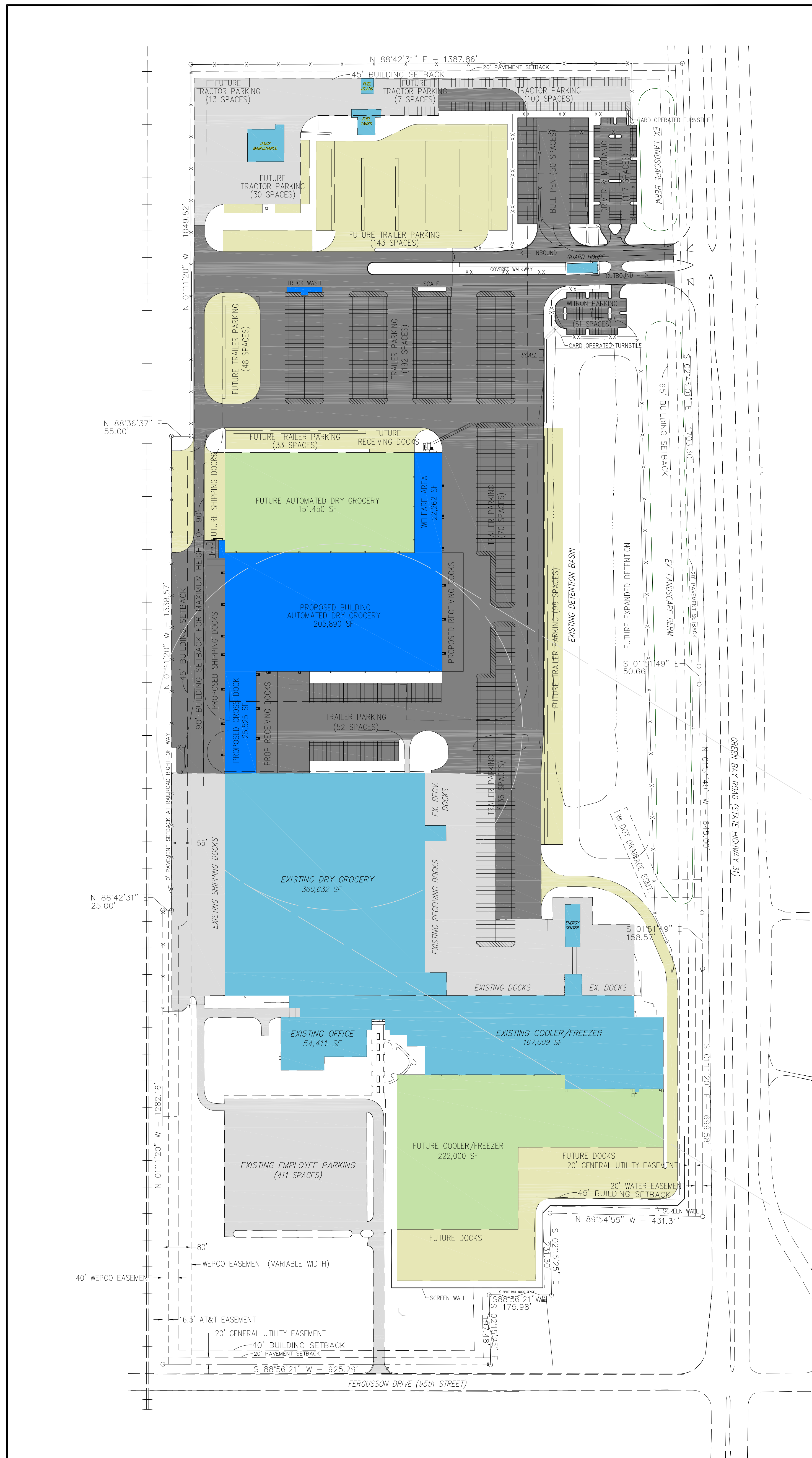
Gray
10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 281-5000
Facsimile: (859) 282-5300
Lexington, KY - Bowling Green, KY - Birmingham, AL

gnf
GNF Architects and Engineers, P.S.C.
10 Quality Street
Lexington, Kentucky 40507-1450
Telephone: (859) 244-8899
Facsimile: (859) 514-0601
Lexington, KY

DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI

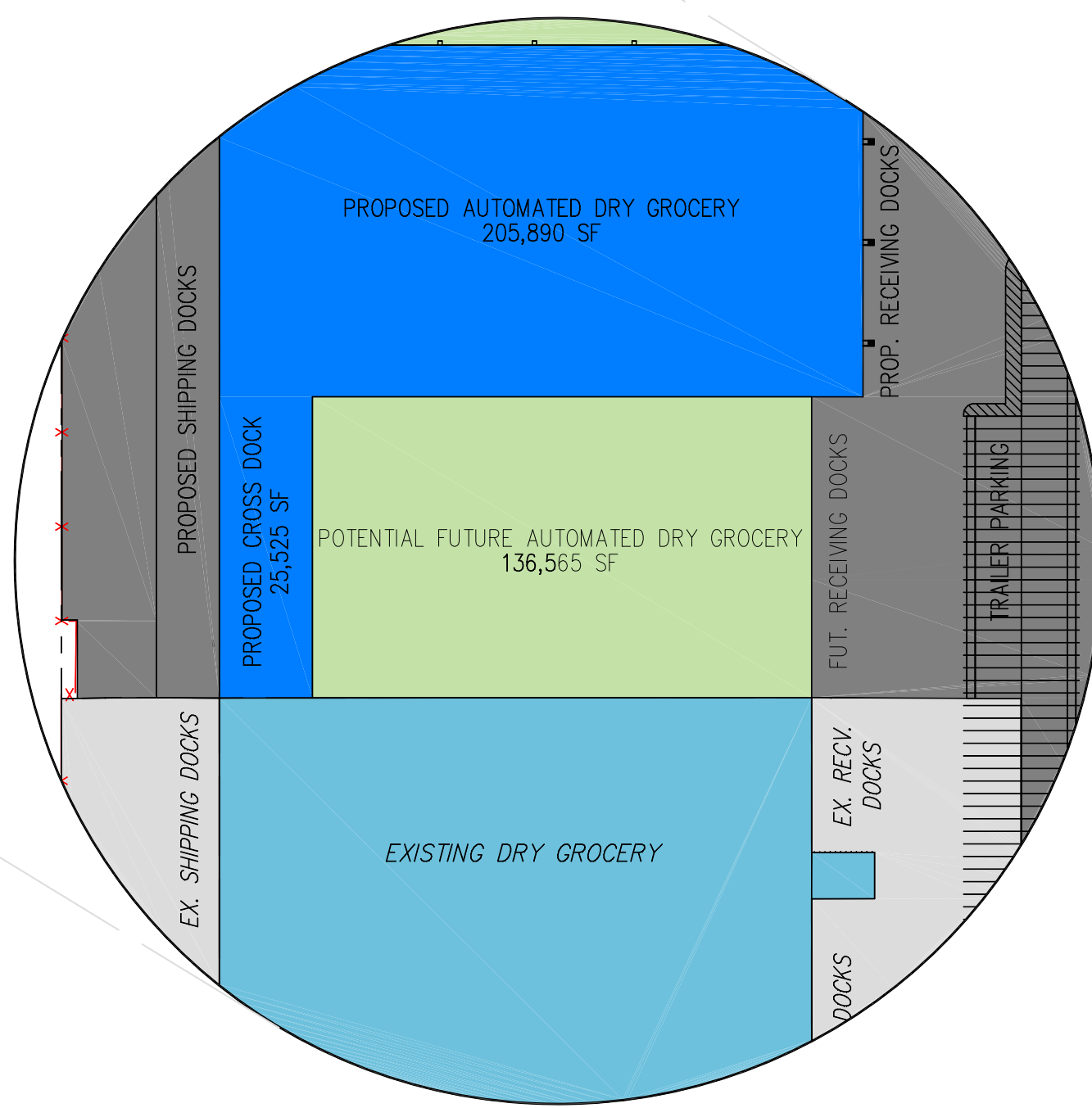
EXTERIOR ELEVATIONS

JOB NUMBER 213016	SHEET NUMBER A-200
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DEVELOPMENT LEGEND

COLOR	DESCRIPTION
	EXISTING BUILDINGS
	PROPOSED BUILDING ADDITION
	FUTURE BUILDING
	EXISTING PAVEMENT
	PROPOSED NEW OR RECONSTRUCTED PAVEMENT
	FUTURE PAVEMENT



PARKING SUMMARY

PHASE	DESCRIPTION	SPACES
PHASE 1 (CURRENT SCOPE)	TEAM MEMBER & LUMPER	411
	DRIVER & MECHANIC	117
	WITRON PARKING	61
	TRACTOR	100
	BULL PEN (OUTSIDE FENCE)	50
PHASE 2 (FUTURE)	TEAM MEMBER & LUMPER	411
	DRIVER & MECHANIC	117
	WITRON PARKING	61
	TRACTOR	150
	BULL PEN (OUTSIDE FENCE)	50

ZONING CODE SUMMARY

ZONING DISTRICT:
M-2, GENERAL MANUFACTURING

LOT SIZE: 119.51 ACRES

PROPOSED BUILDING HEIGHT:
90' MAX, 25' MIN
ONE STORY IN WAREHOUSE,
TWO STORIES IN WELFARE AREA

BUILDING SIZE:
EXISTING - 569,690 SQ FT
PROPOSED - 253,677 SQ FT
FUTURE - 373,450 SQ FT

OPEN SPACE (25% MINIMUM REQUIRED):
EXISTING - 68.3%
PROPOSED - 44.5%
FUTURE - 27.0%

BUILDING SETBACK:
60 FT FROM ARTERIAL STREETS
40 FT FROM NON-ARTERIAL STREETS
45 FT FROM SIDE AND REAR LOT LINES
90 FT FROM SIDE AND REAR LOT LINE
FOR BUILDING HEIGHT OF 90 FT

PARKING / PAVEMENT SETBACK:
20 FT FROM STREET RIGHT-OF-WAY
AND LOT LINES
0 FT FROM RAILROAD RIGHT-OF-WAY

PARKING SPACE REQUIREMENTS:
OFFICE
1 SPACE PER 250 SQ FT OF FLOOR AREA
WAREHOUSE / DISTRIBUTION
1 SPACE PER 2 EMPLOYEES DURING
ANY 12-HOUR PERIOD

DOC. REL. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

10 Quality Street
Lexington, Kentucky 40507-1450
Tel: (859) 252-5300
Fax: (859) 252-5300
Lexington, KY • Bowling Green, KY
Birmingham, AL

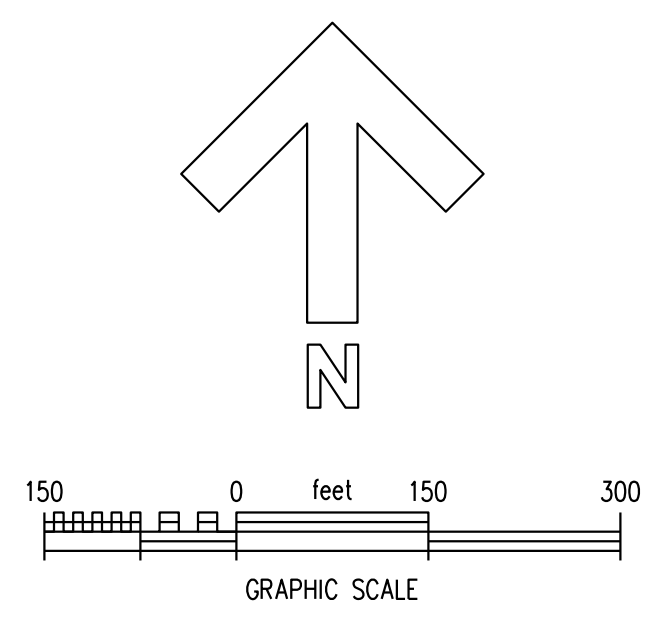
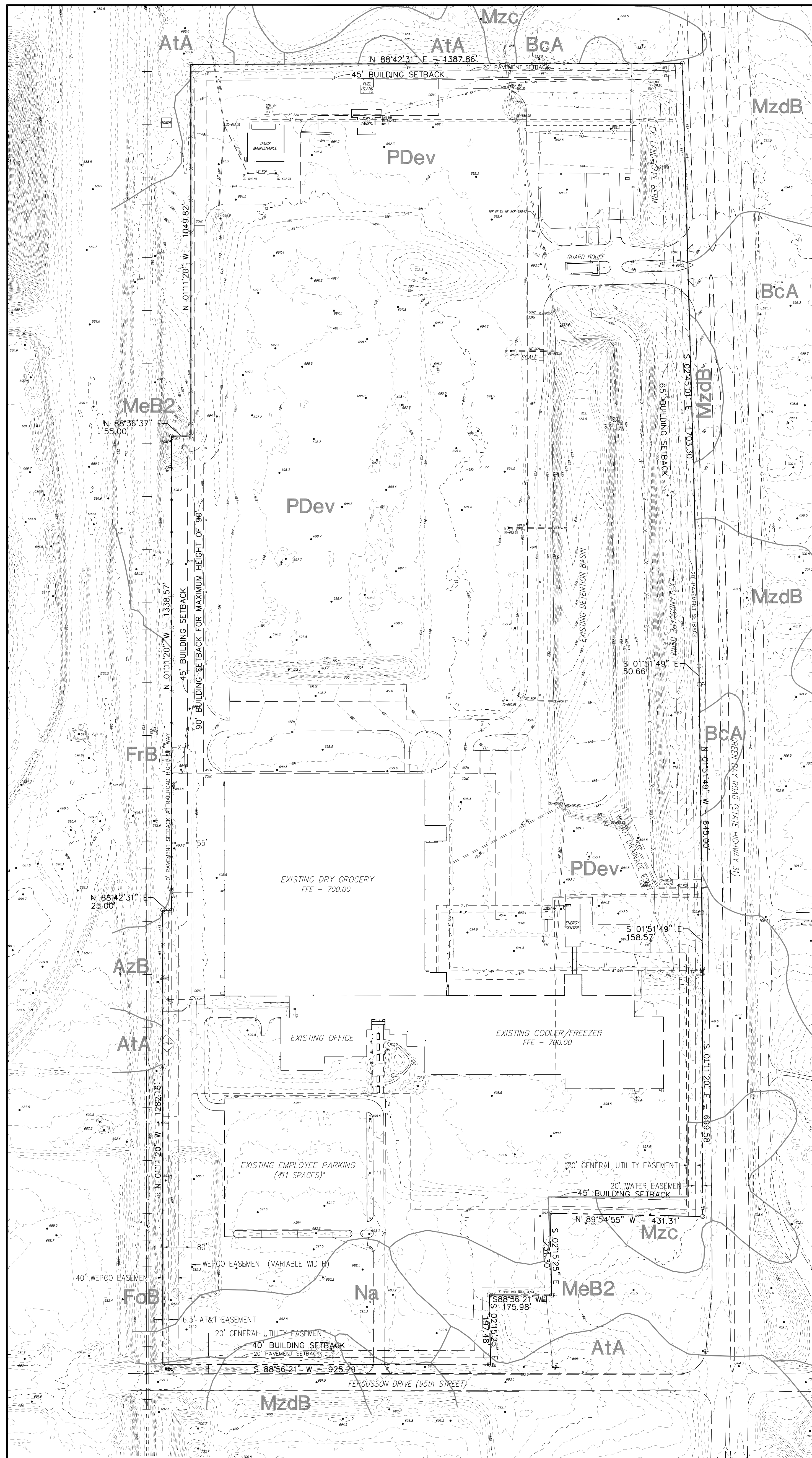
TERRY SHAW, P.E.
1100 HUNTER DRIVE
LANCASTER, KY 40444
859-548-2251
COA NO. 3760-11



DRY GOODS STORAGE ADDITION
871 - **meijer**
Pleasant Prairie, WI

SITE DEVELOPMENT MASTER PLAN

THIS PLAN SHOWS THE PROPOSED DEVELOPMENT OF THE SITE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.



GENERAL NOTES:

1. MAP PROVIDED FOR REFERENCE ONLY
2. EXISTING TOPOGRAPHY AND BOUNDARY IS BASED UPON INFORMATION PROVIDED BY SPACECO, INC., DATED 10/11/12. ANY DISCREPANCY BETWEEN INFORMATION ON THIS MAP AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF GRAY'S SITE MANAGER.
3. EXISTING CONTOURS ARE BASED UPON KENOSHA COUNTY GIS MAPPING, OBTAINED ON 9/7/12. ANY DISCREPANCY BETWEEN INFORMATION ON THIS MAP AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF GRAY'S SITE MANAGER.
4. THE PRESENCE AND LOCATION OF EXISTING UTILITIES SHOWN ON THIS MAP ARE BASED UPON SURFACE EVIDENCE AND INFORMATION PROVIDED BY SPACECO, INC. THE GRADING CONTRACTOR SHALL TAKE ALL POSSIBLE CARE NOT TO DISTURB ANY UTILITY WHETHER SHOWN ON THESE PLANS OR NOT. ANY DAMAGE TO ANY UTILITY RESULTING FROM GRADING OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANY AT NO ADDITIONAL COST TO THE DESIGN-BUILDER.

SITE LEGEND	
SYMBOLS	DESCRIPTION
---	EXISTING/PROPOSED PROPERTY LINE
---880---	EXISTING CONTOUR
x 979.5	EXISTING SPOT ELEVATION
---	EXISTING TREELINE
---	EXISTING DOMESTIC WATER
---	EXISTING SANITARY SEWER (GRAVITY)
---	EXISTING GAS MAIN
---	EXISTING FIRE PROTECTION
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING POWER/TELEPHONE POLE
○ PTP	EXISTING GUY WIRE
○ GW	EXISTING LIGHT POLE
⊠ LP	EXISTING FIRE HYDRANT
⊠ FH	EXISTING POST INDICATOR VALVE
⊠ PIV	EXISTING UNDERGROUND UTILITY MARKER
---	EXISTING FENCE

DOC. REL. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

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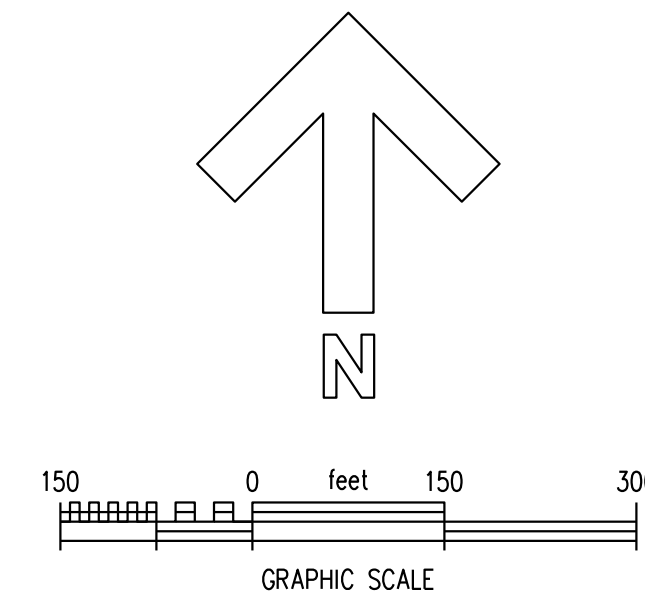
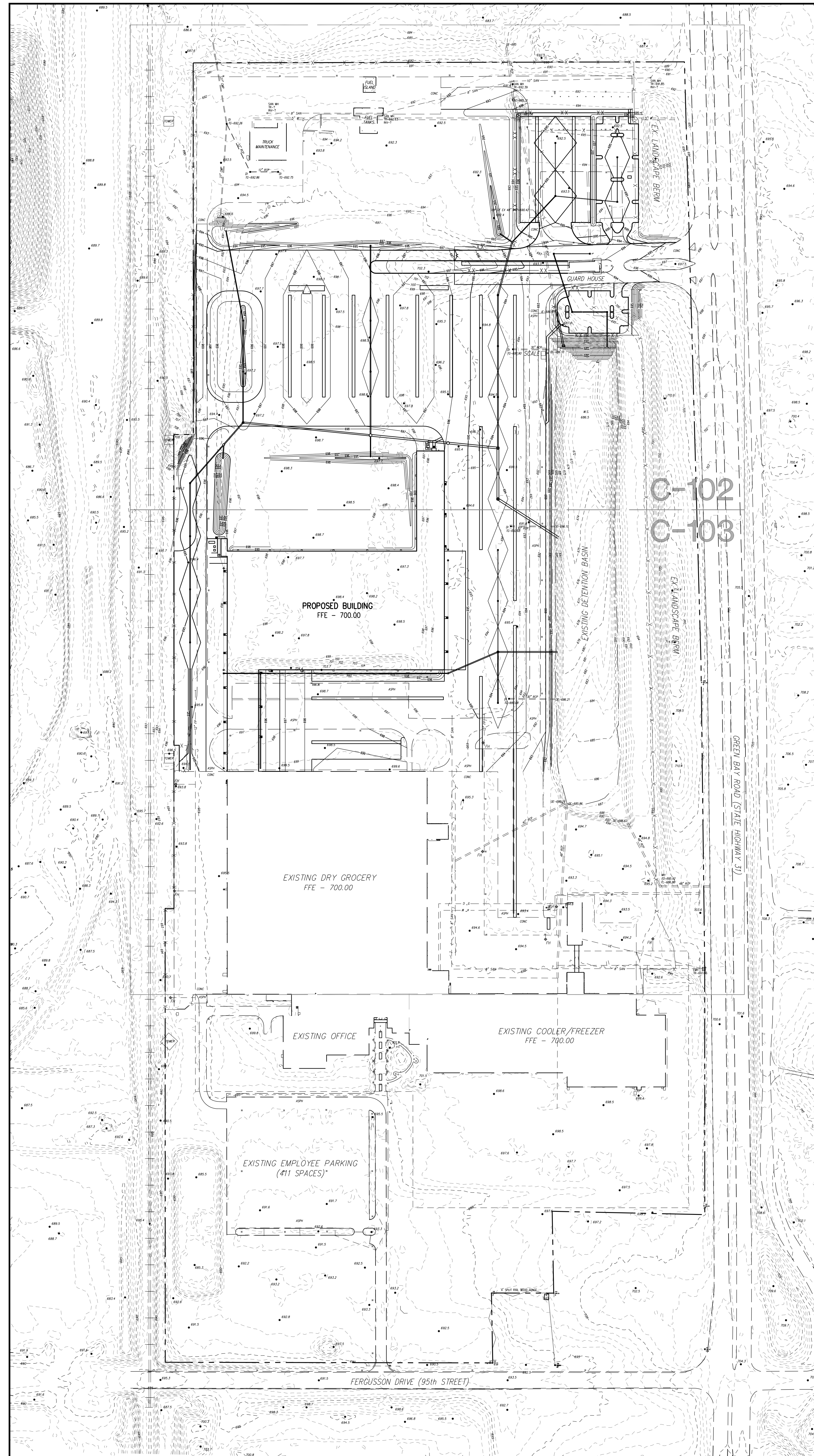
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SOIL TYPES			
DESCRIPTION	HSG	DESCRIPTION	HSG
AtA - Ashkum Silty Clay Loom 0 to 3 Percent Slopes	B/D	MeB2 - Markham Silt Loom 2 to 6 Percent Slopes, Eroded	C
AzA - Aztalan Loom 0 to 2 Percent Slopes	C	Mzc - Montgomery Silty Clay	D
AzB - Aztalan Loom 2 to 6 Percent Slopes	C	MzdB - Morley Silt Loom	C
BcA - Beecher Silt Loom 1 to 3 Percent Slopes	C	Na - Navan Silt Loom	D
FoB - Fox Loom 2 to 6 Percent Slopes	B	So - Sebawa Silt Loom Clayey Substratum	B/D
PDev - Previously Developed All on site soils are classified as sandy clay, silty clay or clay due to previous heavy grading and soil boring identification (unless noted otherwise)	B		D
FrB - Fox Loom Clayey Substratum, 2 to 6 Percent Slopes	B		

DRY GOODS STORAGE ADDITION
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Pleasant Prairie, WI

SITE BOUNDARY AND TOPOGRAPHIC MAP



NOTES

1. ALL CUT/FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS NOTED OTHERWISE.
2. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS NOTED AS TOC (TOP OF CURB).
3. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING CRUSHED STONE BASE AND SLAB THICKNESS WITHIN THE BUILDING.

ABBREVIATIONS

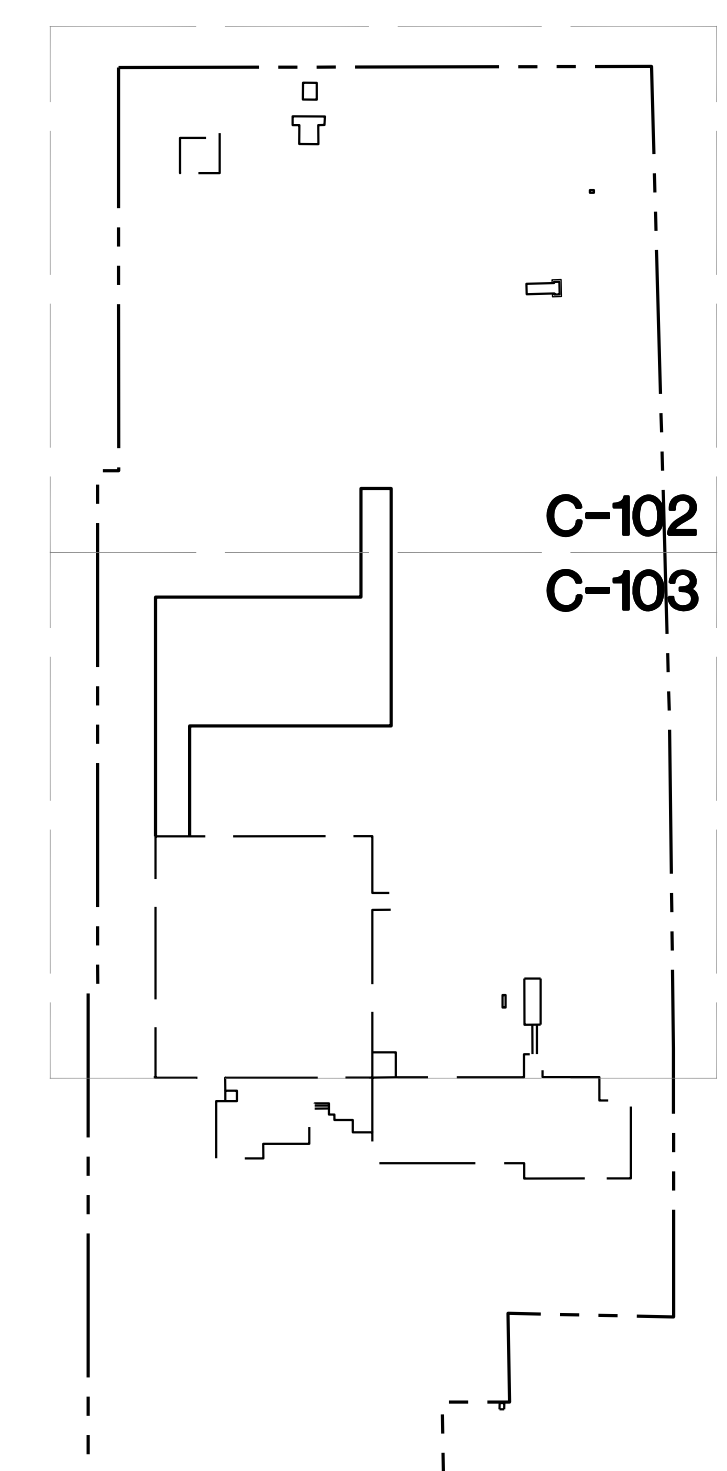
- ASPH - ASPHALT
- BH - BORE HOLE
- CI - CURB INLET
- CONC - CONCRETE
- DI - DROP INLET
- FL - FLOW LINE (INVERT/BOTTOM DRAINAGE STRUCTURE)
- IE - INLET ELEVATION (INVERT/BOTTOM OF PIPE INLET)
- HW - HEADWALL
- MH - MANHOLE
- MAX - MAXIMUM
- MIN - MINIMUM
- OE - OUTLET ELEVATION (INVERT/BOTTOM OF PIPE OUTLET)
- OS - DETENTION BASIN OUTLET STRUCTURE
- TOC - TOP OF CURB
- TOW - TOP OF WALL
- TYP - TYPICAL

SITE LEGEND	
SYMBOLS	DESCRIPTION
---	EXISTING/PROPOSED PROPERTY/RIGHT-OF-WAY LINE
□ DI/CI	PROPOSED DROP OR CURB - TYPE I
○ DI/CI	PROPOSED DROP OR CURB INLET - TYPE II
○ MH	PROPOSED MANHOLE
25 LF-12" STM	PROPOSED STORM PIPING
---	DOMESTIC WATER
---	FIRE PROTECTION
---	SANITARY SEWER (GRAVITY)
---	PRESSURE SEWER
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	GAS
○ PP	POWER POLE
○ GW	GUY WIRE
○ LP	LIGHT POLE
○ FH	FIRE HYDRANT
○ PIV	POST INDICATOR VALVE
○ GV	GATE VALVE
○ TP	TELEPHONE PEDESTAL
---	EXISTING FENCE
---	PROPOSED CHAINLINK FENCE
---	EXISTING TREE LINE
---	EXISTING STREAM LINE

DOC. REL. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
2	11/15/12	OWNER REVIEW			
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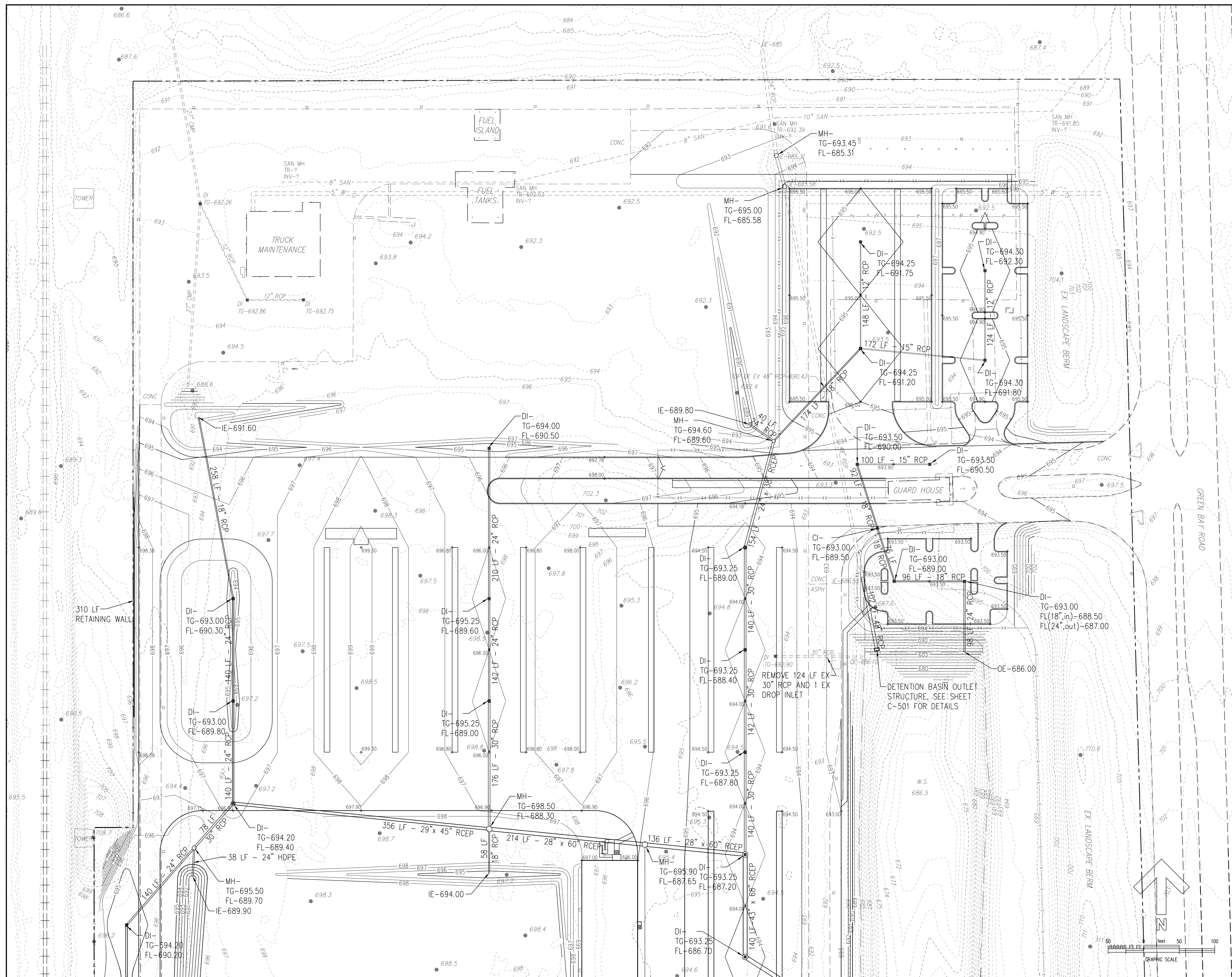
KEY PLAN

DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI

SITE GRADING AND DRAINAGE PLAN

JOB NUMBER 213016	SHEET NUMBER C-101
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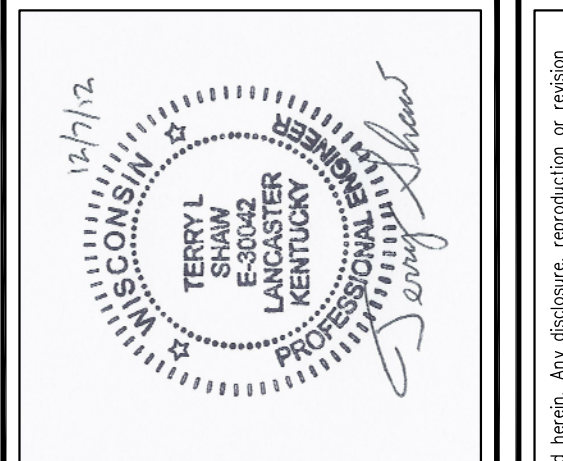


MATCH LINE SHEET C-103

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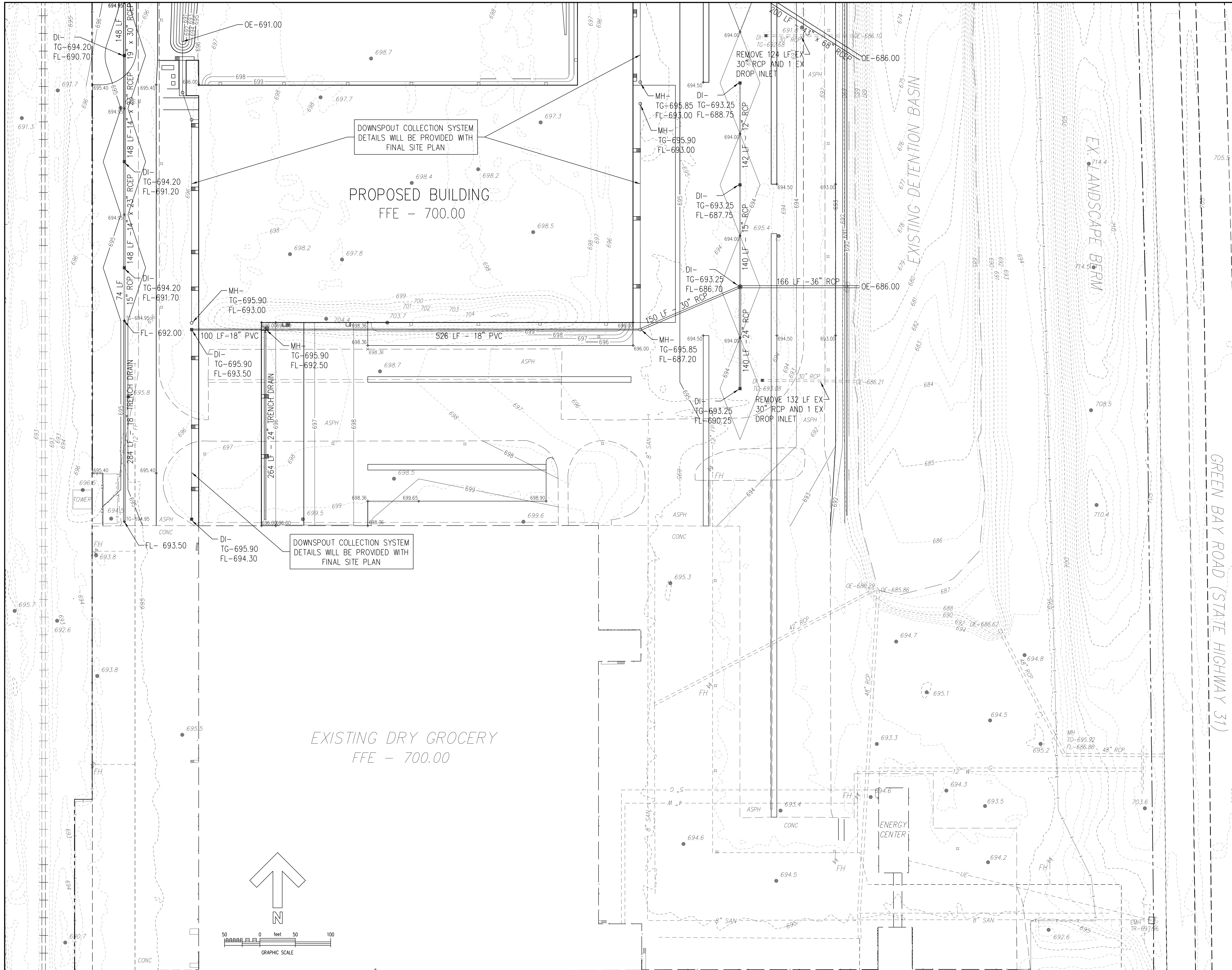
ENLARGED SITE GRADING AND DRAINAGE PLAN

JOB NUMBER 213016	SHEET NUMBER C-102
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MATCH LINE SHEET C-102

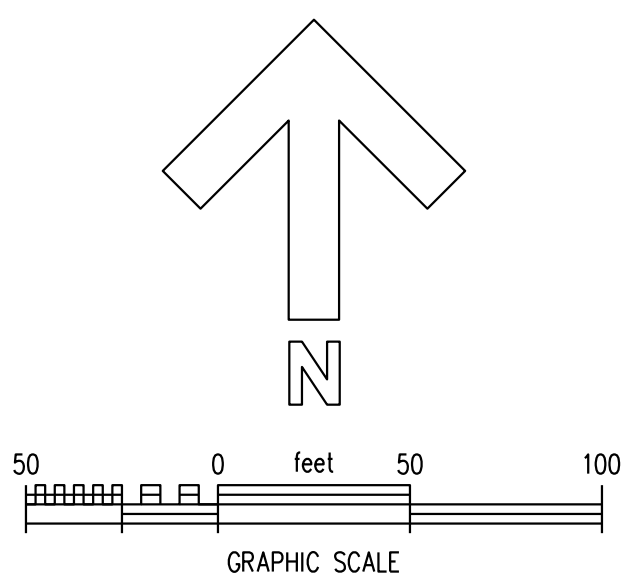


DOWNSPOUT COLLECTION SYSTEM
DETAILS WILL BE PROVIDED WITH
FINAL SITE PLAN

PROPOSED BUILDING
FFE - 700.00

DOWNSPOUT COLLECTION SYSTEM
DETAILS WILL BE PROVIDED WITH
FINAL SITE PLAN

EXISTING DRY GROCERY
FFE - 700.00

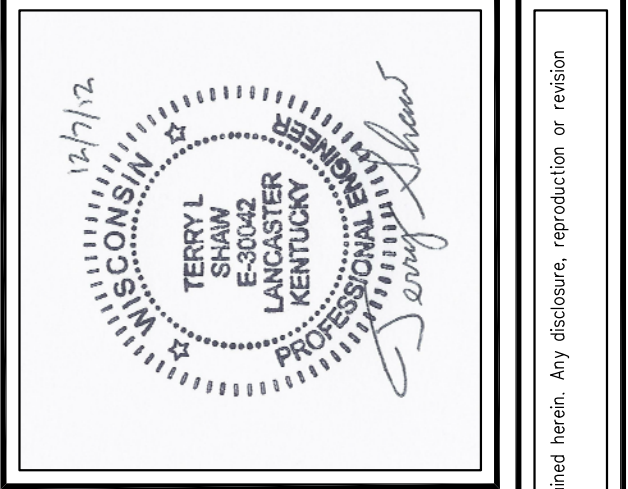


GREEN BAY ROAD (STATE HIGHWAY 31)

DOC. REL. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

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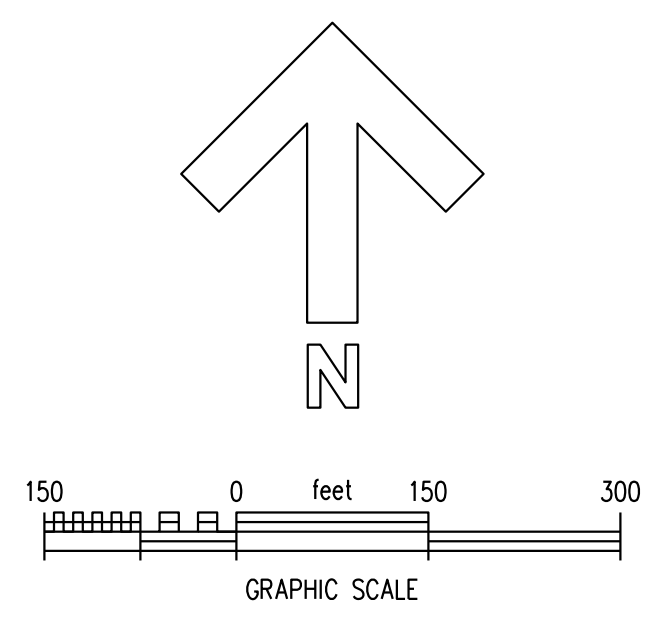
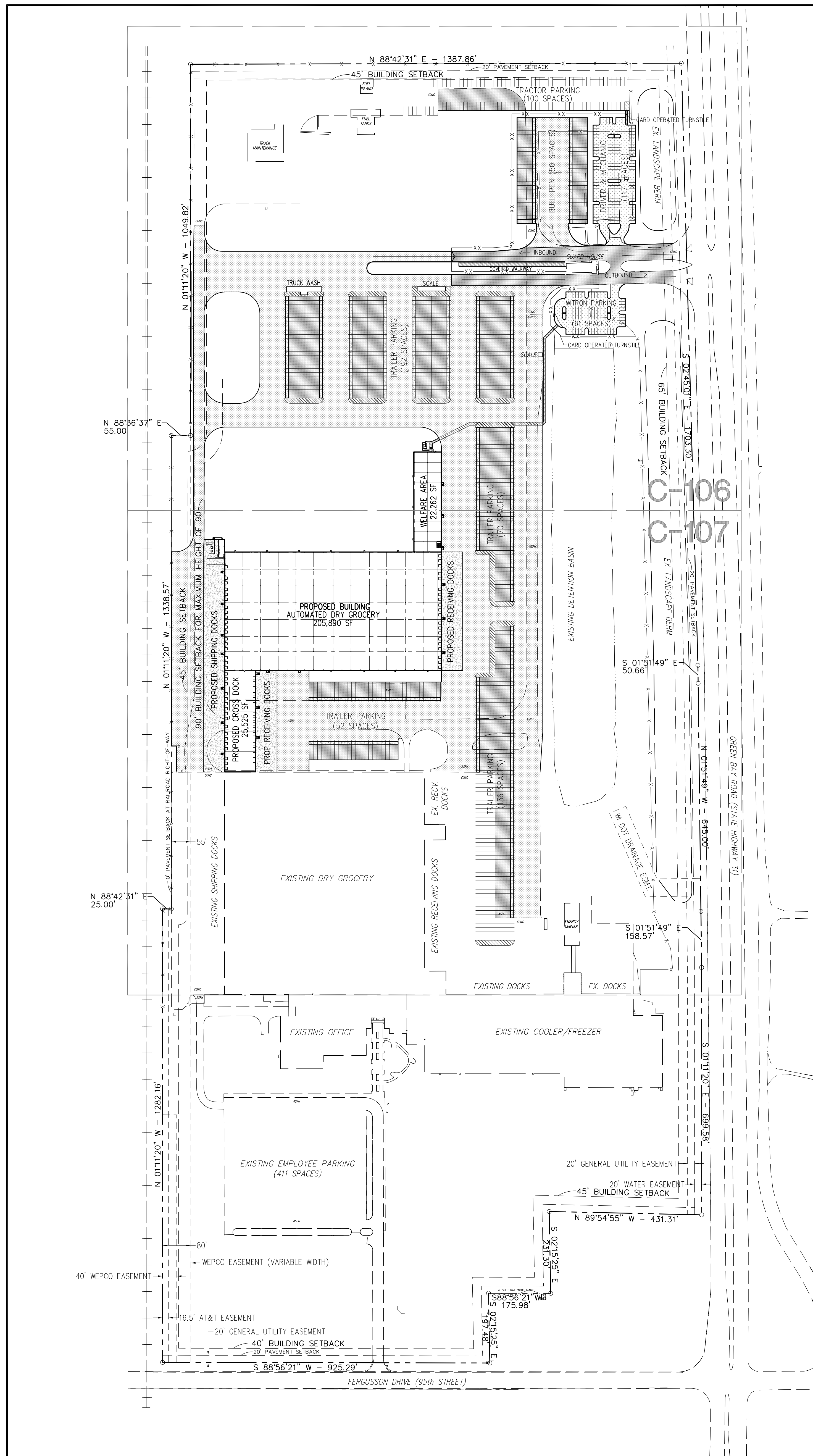
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DRY GOODS STORAGE ADDITION
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ENLARGED SITE GRADING AND DRAINAGE PLAN

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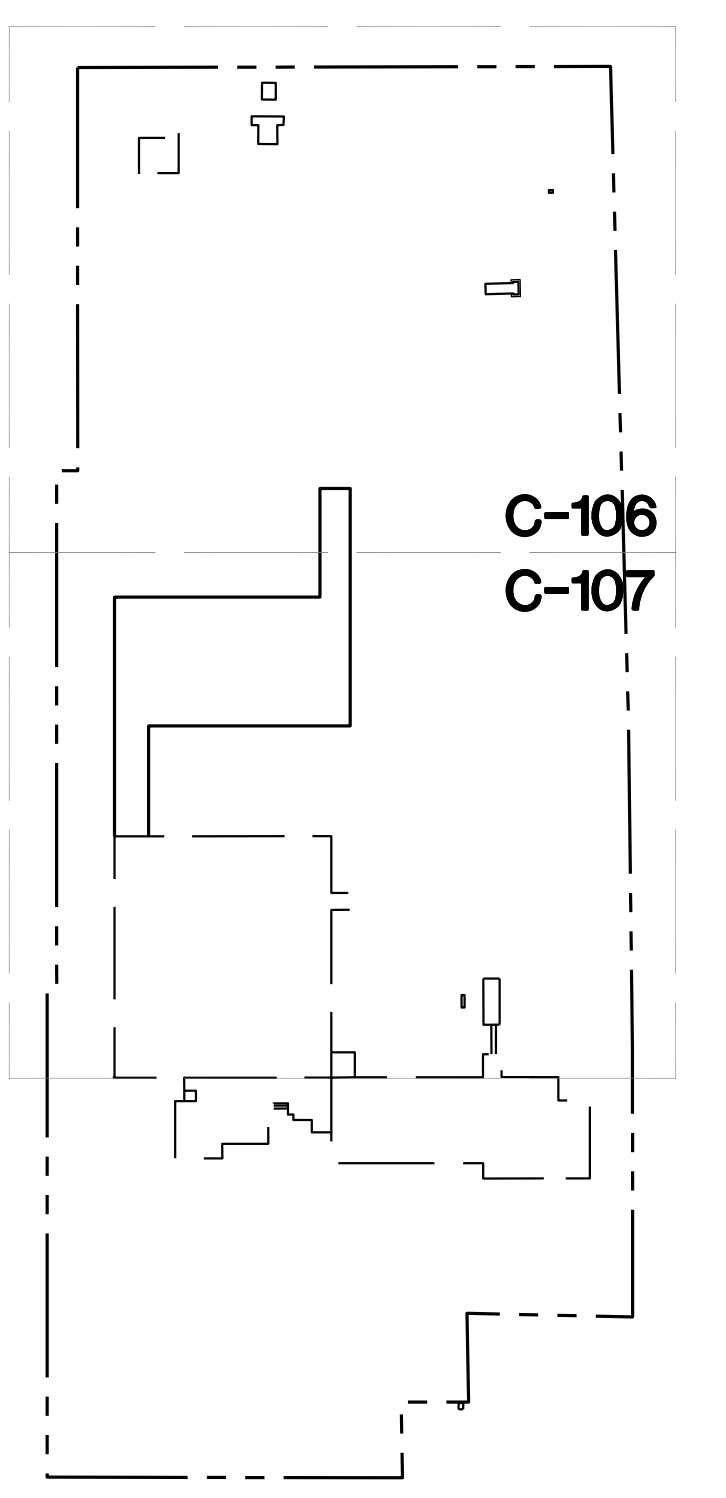
PAVEMENT LEGEND	
PATTERN	DESCRIPTION
[Pattern]	HEAVY DUTY ASPHALT- TYPE I
[Pattern]	HEAVY DUTY ASPHALT- TYPE II
[Pattern]	LIGHT DUTY ASPHALT
[Pattern]	8" NON-REINFORCED CONCRETE
[Pattern]	12" REINFORCED CONCRETE
[Pattern]	4" CONCRETE SIDEWALK

SITE LEGEND	
SYMBOLS	DESCRIPTION
[Symbol]	EXISTING/PROPOSED PROPERTY/RIGHT-OF-WAY LINE
[Symbol]	PROPOSED DROP OR CURB - TYPE I
[Symbol]	PROPOSED DROP OR CURB INLET - TYPE II
[Symbol]	PROPOSED MANHOLE
[Symbol]	PROPOSED STORM PIPING
[Symbol]	DOMESTIC WATER
[Symbol]	FIRE PROTECTION
[Symbol]	SANITARY SEWER (GRAVITY)
[Symbol]	PRESSURE SEWER
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	GAS
[Symbol]	POWER POLE
[Symbol]	GUY WIRE
[Symbol]	LIGHT POLE
[Symbol]	FIRE HYDRANT
[Symbol]	POST INDICATOR VALVE
[Symbol]	GATE VALVE
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED CHAINLINK FENCE
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING STREAM LINE

DOC. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

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859-548-2251
COA NO. 3760-11



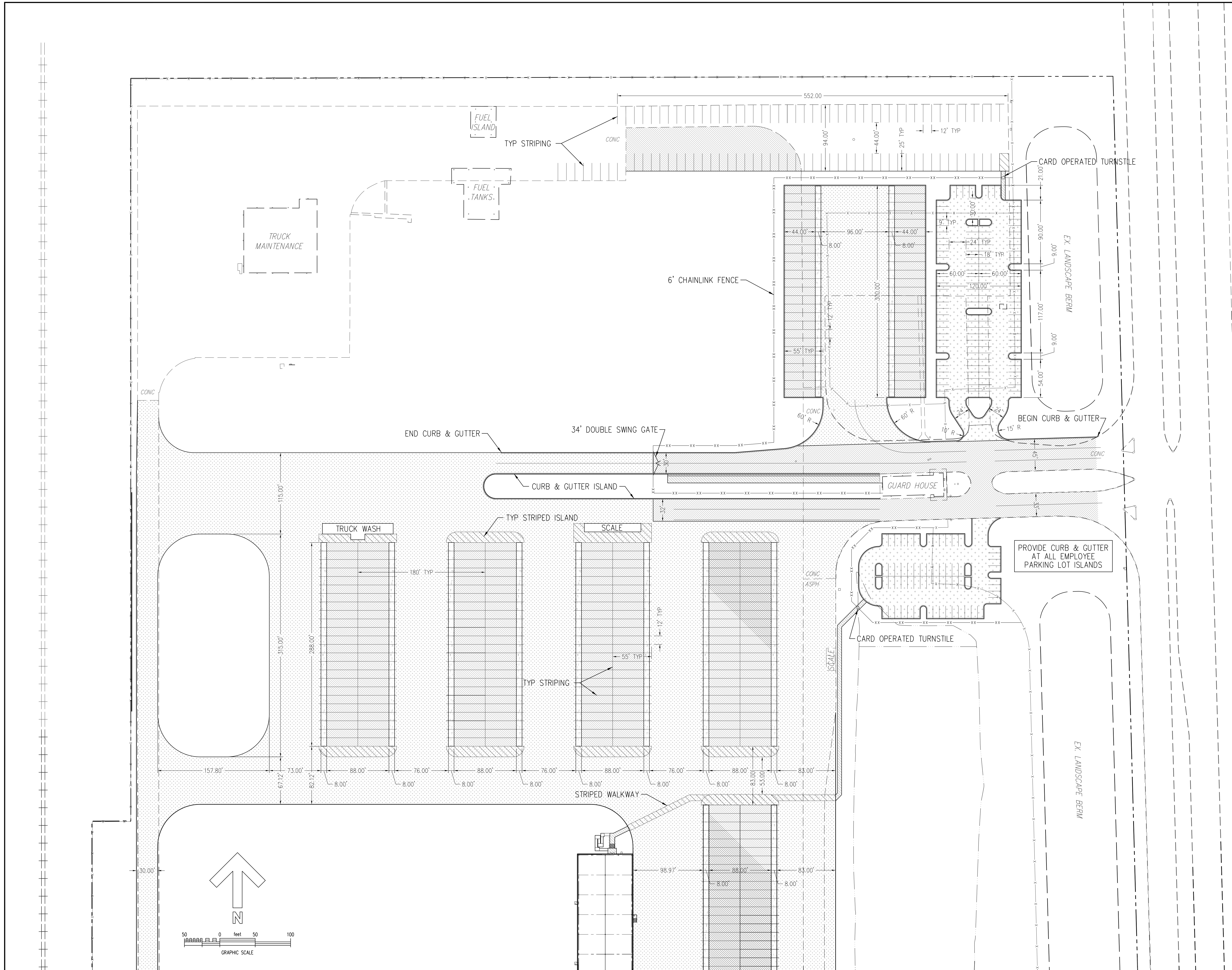
KEY PLAN

DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI

SITE LAYOUT PLAN

JOB NUMBER 213016	SHEET NUMBER C-105
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MATCH LINE SHEET C-107

DOC. REL. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
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2	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			
3					
4					

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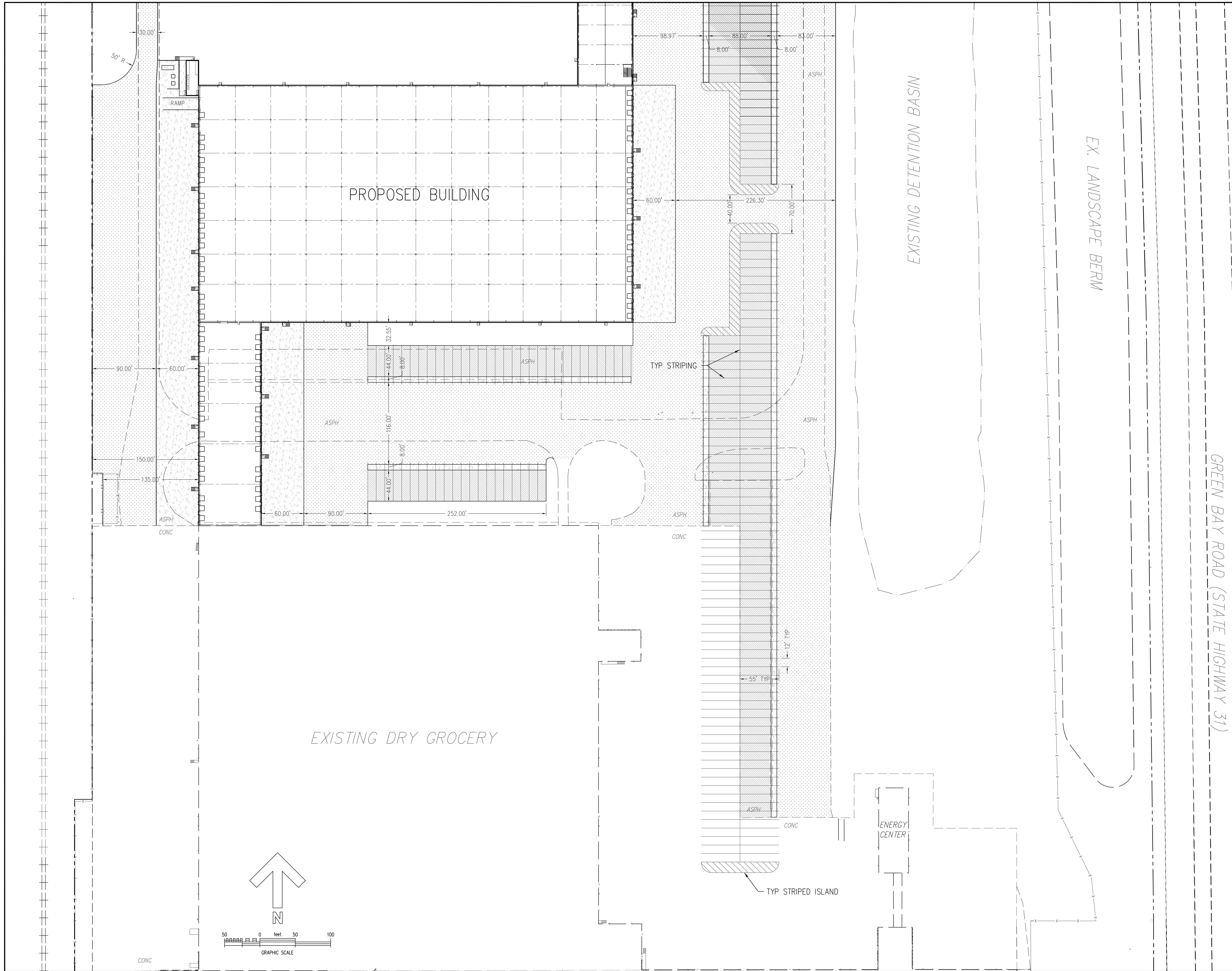
DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI

ENLARGED SITE LAYOUT PLAN

JOB NUMBER 213016	SHEET NUMBER C-106
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MATCH LINE SHEET C-106



GREEN BAY ROAD (STATE HIGHWAY 31)

DOC. REL. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

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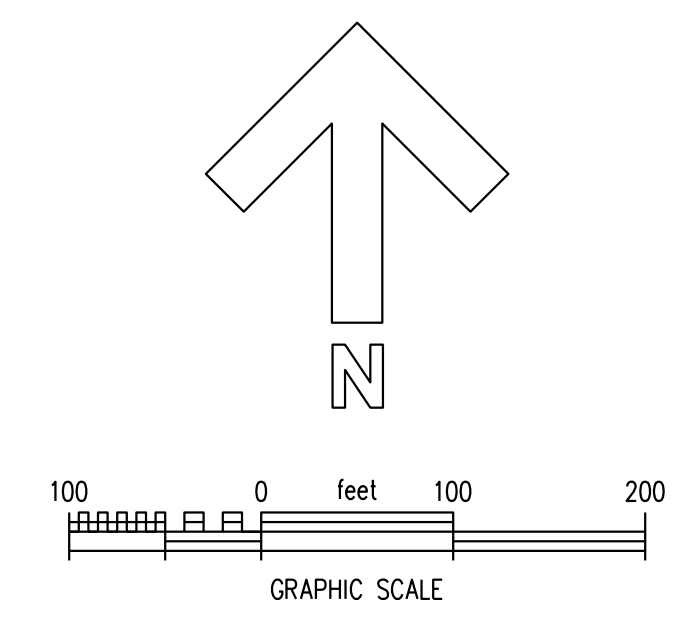
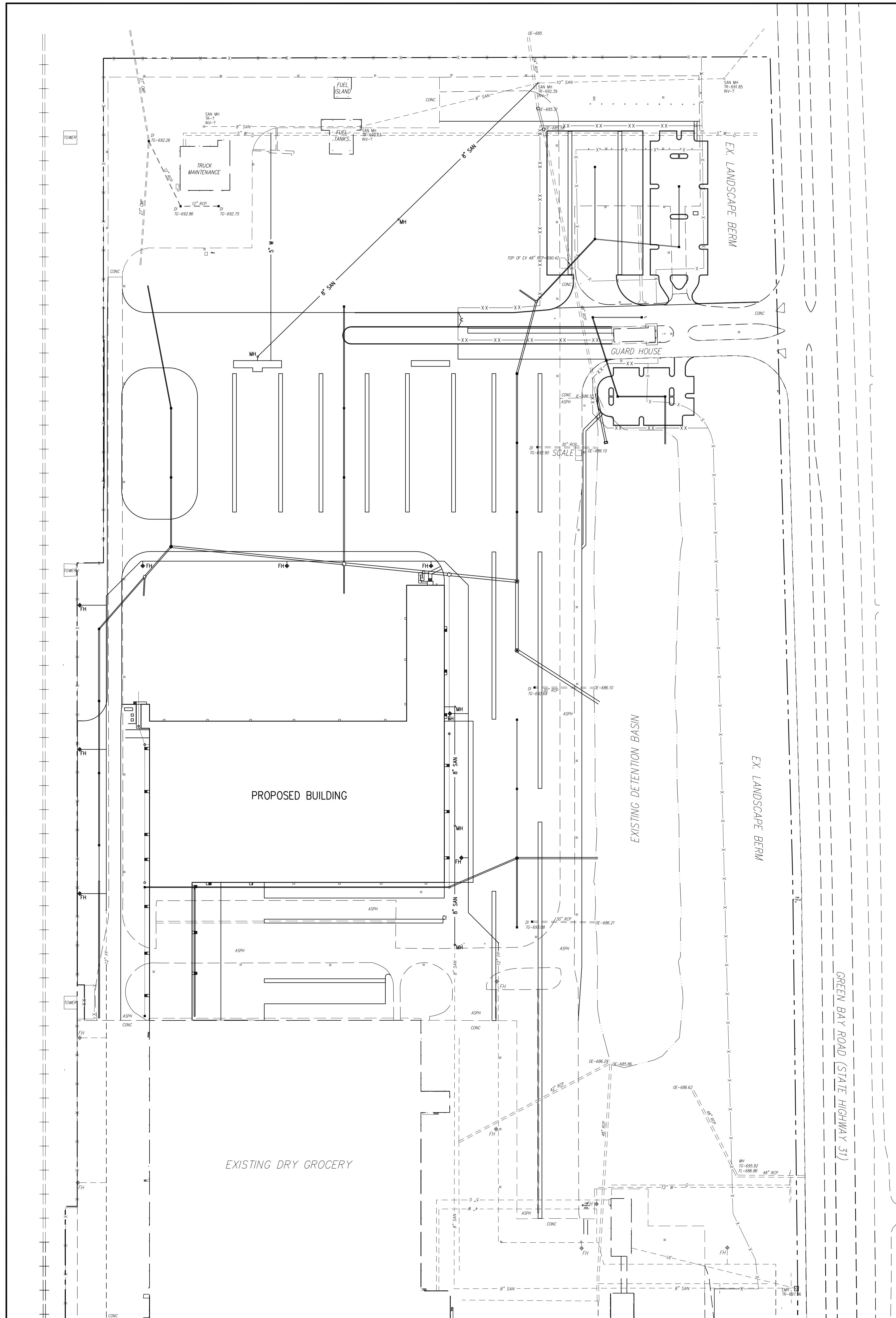
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DRY GOODS STORAGE ADDITION
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ENLARGED SITE LAYOUT PLAN

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- NOTES**
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 2. REFER TO THE APPROPRIATE M, P, E, T & FP DRAWINGS FOR DETAILED DESIGN INFORMATION.

SITE LEGEND	
SYMBOLS	DESCRIPTION
—X—X—	EXISTING/PROPOSED PROPERTY/RIGHT-OF-WAY LINE
⊠	PROPOSED DROP OR CURB - TYPE I
⊡	PROPOSED DROP OR CURB INLET - TYPE II
⊙	PROPOSED MANHOLE
—25 LF-12" STM	PROPOSED STORM PIPING
—W—	DOMESTIC WATER
—FP—	FIRE PROTECTION
—SAN—	SANITARY SEWER (GRAVITY)
—PS—	PRESSURE SEWER
—OE—	OVERHEAD ELECTRIC
—UE—	UNDERGROUND ELECTRIC
—UT—	UNDERGROUND TELEPHONE
—G—	GAS
○	POWER POLE
—GW—	GUY WIRE
⊙	LIGHT POLE
⊙	FIRE HYDRANT
⊙	POST INDICATOR VALVE
⊙	GATE VALVE
⊙	TELEPHONE PEDESTAL
—X—	EXISTING FENCE
—XX—	PROPOSED CHAINLINK FENCE
—	EXISTING TREE LINE
—	EXISTING STREAM LINE

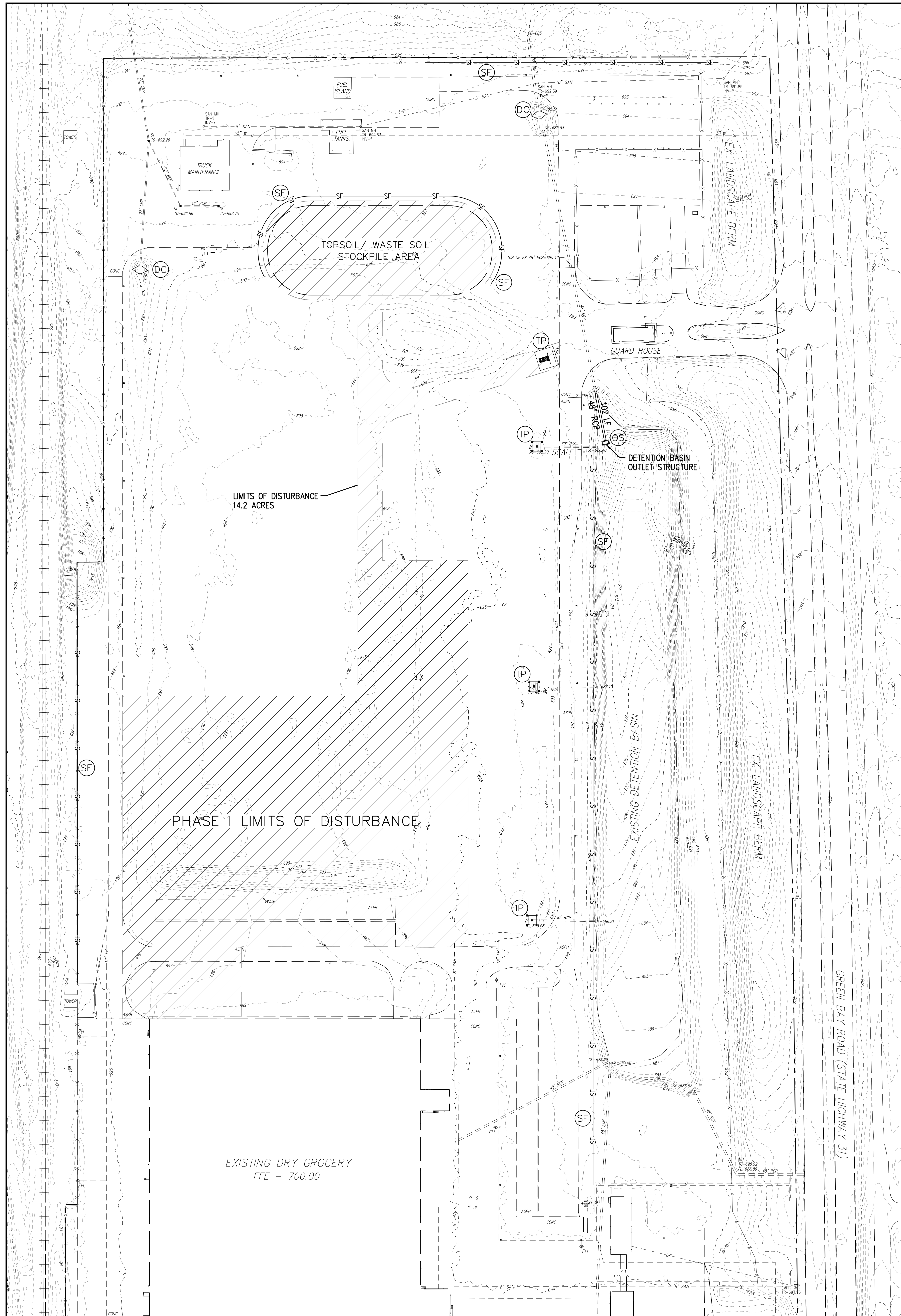
DOC. REL. #	DATE	DESCRIPTION	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL
4	12/07/12		

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DRY GOODS STORAGE ADDITION
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Pleasant Prairie, WI
COMPOSITE SITE UTILITY PLAN



CONSTRUCTION SEQUENCE

1. INSTALL STONE TRACKING PAD.
2. INSTALL SILT FENCE AND STONE DITCH CHECKS.
3. INSTALL STORM DRAIN INLET PROTECTION AT EXISTING DROP INLETS.
4. BEGIN TOPSOIL STRIPPING, EXISTING PAVEMENT REMOVAL AND GRADING FOR BUILDING CONSTRUCTION ONLY, MAINTAINING PHASE I LIMITS OF DISTURBANCE SHOWN.
5. BEGIN FOUNDATION CONSTRUCTION AS GRADING TO BUILDING PAD SUBGRADE IS COMPLETED.
6. EXTEND EXISTING DETENTION BASIN OUTLET PIPE AND INSTALL PERMANENT OUTLET STRUCTURE.

SITE LEGEND	
SYMBOLS	DESCRIPTION
DI/CI	EXISTING/PROPOSED PROPERTY/RIGHT-OF-WAY LINE
DI/CI	PROPOSED DROP OR CURB - TYPE I
DI/CI	PROPOSED DROP OR CURB INLET - TYPE II
MH	PROPOSED MANHOLE
25 LF-12" STM	PROPOSED STORM PIPING
W	DOMESTIC WATER
FP	FIRE PROTECTION
SAN	SANITARY SEWER (GRAVITY)
PS	PRESSURE SEWER
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
G	GAS
PP	POWER POLE
GW	GUY WIRE
LP	LIGHT POLE
FH	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TP	TELEPHONE PEDESTAL
X	EXISTING FENCE
XX	PROPOSED CHAINLINK FENCE
	EXISTING TREE LINE
	EXISTING STREAM LINE

EROSION CONTROL LEGEND	
SYMBOLS	DESCRIPTION
SF	STONE TRACKING PAD
SF	SILT FENCE
DC	STONE DITCH CHECK
IP	STORM DRAIN INLET PROTECTION
OS	DETENTION BASIN OUTLET STRUCTURE SEE SHEET C-501 FOR DETAILS
SSS	STONE SUBBASE STABILIZATION
TS	TOPSOILING
PS	PERMANENT SEEDING
ML	MULCHING
TP	STONE TRACKING PAD
SF	SILT FENCE
DC	STONE DITCH CHECK
IP	STORM DRAIN INLET PROTECTION
OS	DETENTION BASIN OUTLET STRUCTURE
SSS	STONE SUBBASE STABILIZATION
TS	TOPSOILING
PS	PERMANENT SEEDING
MU	MULCHING

SEE SHEET C-502 FOR EROSION AND SEDIMENT CONTROL DETAILS

DOC. REL. #	DATE	DESCRIPTION	DATE	DESCRIPTION
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL		

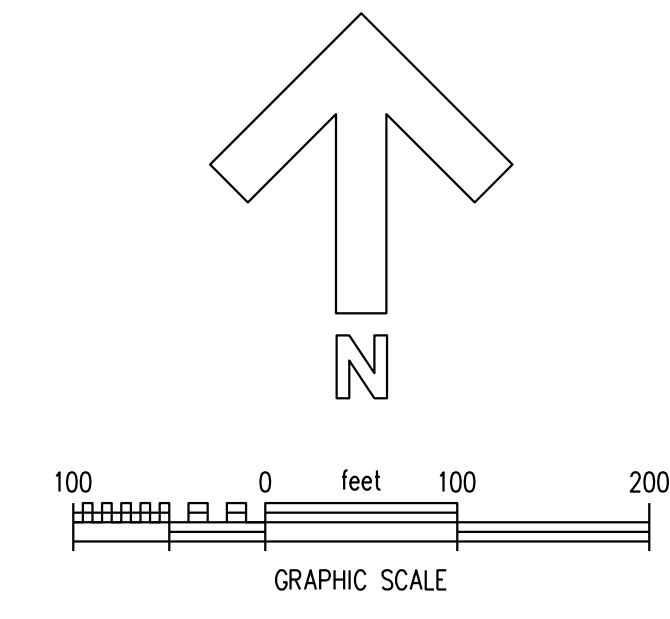
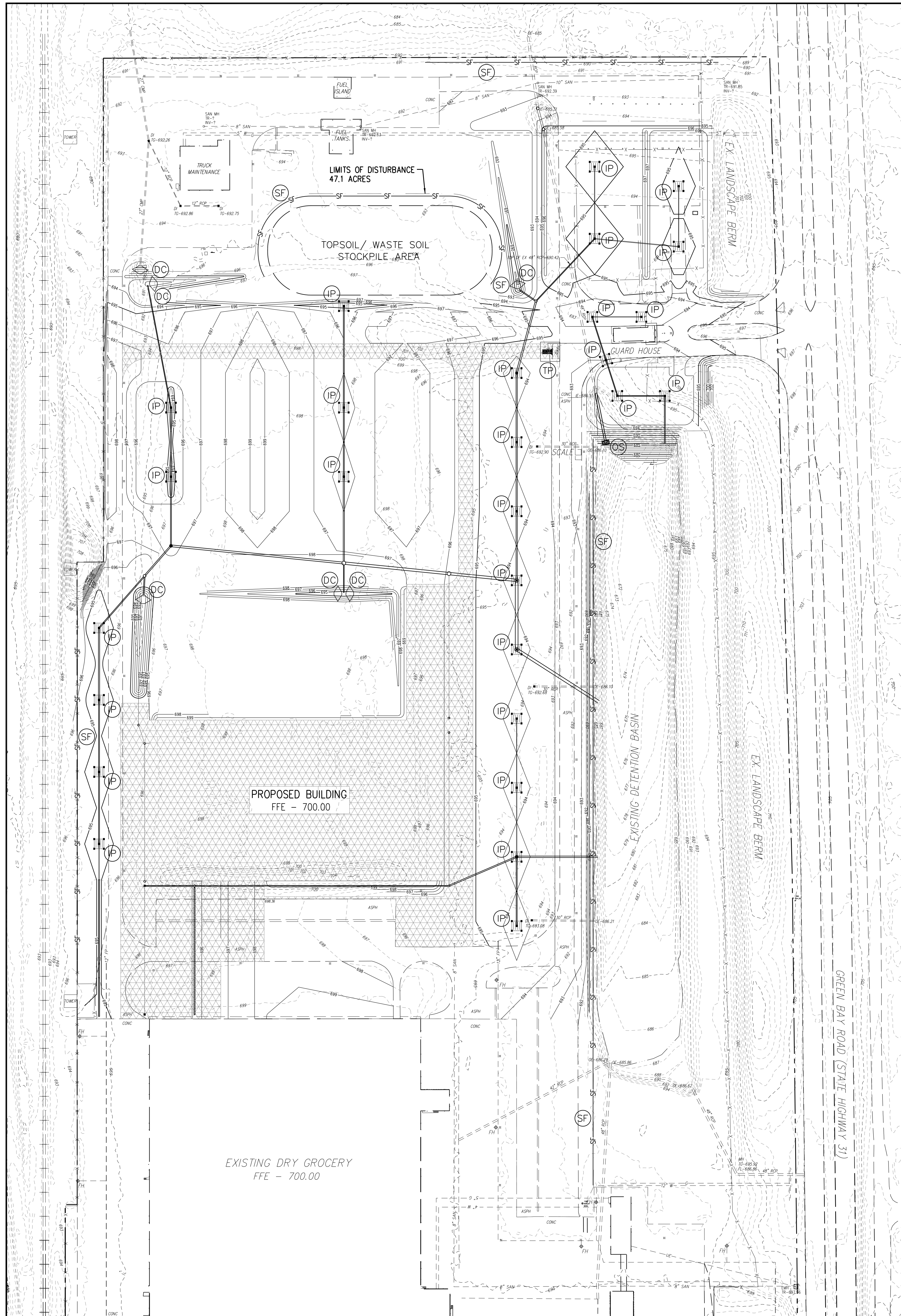
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DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI
EROSION AND SEDEMENT CONTROL PLAN
PHASE I

THIS PLAN SHOWS THE PROPOSED EROSION CONTROL MEASURES THAT WILL BE INSTALLED WITHIN THE PHASE I LIMITS OF DISTURBANCE AND THE PHASE I LIMITS OF DISTURBANCE. THE PHASE I LIMITS OF DISTURBANCE ARE SHOWN WITH A HATCHED PATTERN. THE PHASE I LIMITS OF DISTURBANCE ARE SHOWN WITH A HATCHED PATTERN. THE PHASE I LIMITS OF DISTURBANCE ARE SHOWN WITH A HATCHED PATTERN. THE PHASE I LIMITS OF DISTURBANCE ARE SHOWN WITH A HATCHED PATTERN.



CONSTRUCTION SEQUENCE

1. CONTINUE BUILDING RELATED CONSTRUCTION.
2. CONTINUE TOPSOIL STRIPPING, EXISTING PAVEMENT REMOVAL, MISCELLANEOUS DEMOLITION AND GRADING FOR ALL DEVELOPED AREAS.
3. INSTALL APPROPRIATE STORM DRAIN INLET PROTECTION AS FINAL GRADES ARE ACHIEVED AND STORM STRUCTURES ARE INSTALLED.
4. INSTALL STONE DITCH CHECKS AS GRADING OF DITCHES IS COMPLETED.
5. BEGIN UNDERGROUND UTILITY CONSTRUCTION.
6. PLACE STONE SUBBASE FOR BUILDING AND PAVEMENT AS SOON AS POSSIBLE ONCE FINAL GRADES ARE ACHIEVED.

SITE LEGEND	
SYMBOLS	DESCRIPTION
□	EXISTING/PROPOSED PROPERTY/RIGHT-OF-WAY LINE
⊠	PROPOSED DROP OR CURB - TYPE I
⊡	PROPOSED DROP OR CURB INLET - TYPE II
○	PROPOSED MANHOLE
—	PROPOSED STORM PIPING
—	DOMESTIC WATER
—	FIRE PROTECTION
—	SANITARY SEWER (GRAVITY)
—	PRESSURE SEWER
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
—	UNDERGROUND TELEPHONE
—	GAS
○	POWER POLE
—	GUY WIRE
⊙	LIGHT POLE
⊕	FIRE HYDRANT
⊖	POST INDICATOR VALVE
⊗	GATE VALVE
⊘	TELEPHONE PEDESTAL
—	EXISTING FENCE
—	PROPOSED CHAINLINK FENCE
—	EXISTING TREE LINE
—	EXISTING STREAM LINE

EROSION CONTROL LEGEND	
SYMBOLS	DESCRIPTION
□	STONE TRACKING PAD
—	SILT FENCE
◇	STONE DITCH CHECK
⊠	STORM DRAIN INLET PROTECTION
⊡	DETENTION BASIN OUTLET STRUCTURE SEE SHEET C-501 FOR DETAILS
⊗	STONE SUBBASE STABILIZATION
←	TOPSOILING
←	PERMANENT SEEDING
←	MULCHING
⊙	STONE TRACKING PAD
⊠	SILT FENCE
◇	STONE DITCH CHECK
⊠	STORM DRAIN INLET PROTECTION
⊡	DETENTION BASIN OUTLET STRUCTURE SEE SHEET C-501 FOR DETAILS
⊗	STONE SUBBASE STABILIZATION
←	TOPSOILING
←	PERMANENT SEEDING
←	MULCHING

SEE SHEET C-502 FOR EROSION AND SEDIMENT CONTROL DETAILS

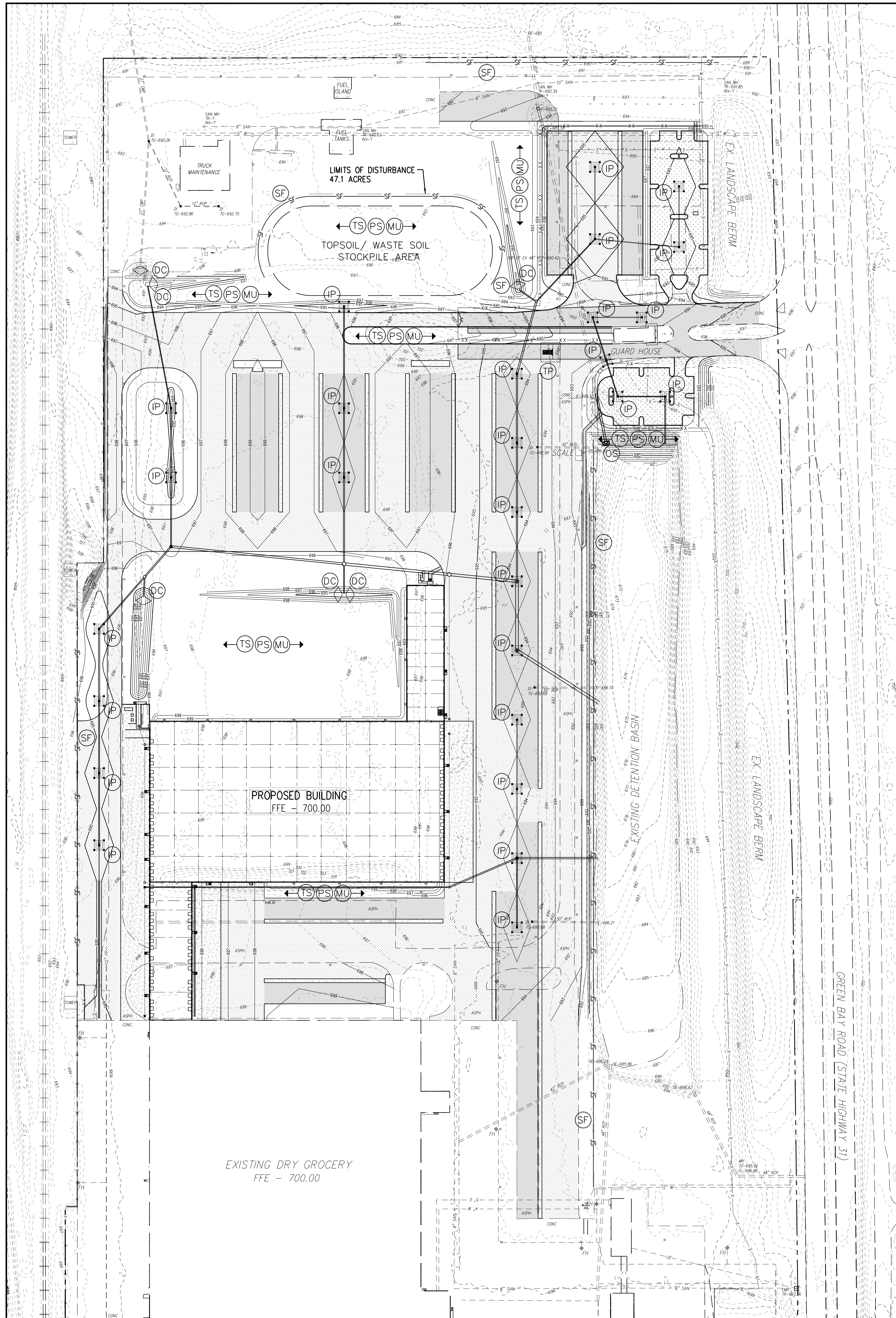
DOC. REL. #	DATE	DESCRIPTION	OPERATIONAL PLAN SUBMITTAL
4	12/07/12	PRELIMINARY SITE &	

10 Quality Street
Lexington, Kentucky 40507-1450
Tel: (859) 252-5300
Facsimile: (859) 252-5300
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Birmingham, AL

TERRY SHAW, P.E.
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859-548-2251
COA NO. 3760-11

DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI

EROSION AND SEDEMENT CONTROL PLAN
PHASE II



CONSTRUCTION SEQUENCE

1. COMPLETE UTILITY, BUILDING AND PAVING RELATED CONSTRUCTION.
2. COMPLETE TOPSOIL REPLACEMENT AND FINAL STABILIZATION (SEEDING AND MULCHING) IN LAWN AREAS WITHIN 14 DAYS OF ACHIEVING FINAL GRADES. ALL DISTURBED AREAS SHALL BE STABILIZED.
3. REMOVE AND PROPERLY DISPOSE SEDIMENT ACCUMULATED IN DITCHES AND STORM STRUCTURES. REMOVE SILT FENCE, STONE DITCH CHECKS AND INLET PROTECTION, RESEEDING THE AREAS DISTURBED BY THEIR REMOVAL.
4. REMOVE INLET PROTECTION AND TEMPORARY SEDIMENT RISER.
5. REMOVE SILT FENCE AND STONE DITCH CHECKS AFTER ONE GROWING SEASON, RESEEDING THE AREAS DISTURBED BY THEIR REMOVAL.

SITE LEGEND	
SYMBOLS	DESCRIPTION
DI/CI	EXISTING/PROPOSED PROPERTY/RIGHT-OF-WAY LINE
DI/CI	PROPOSED DROP OR CURB - TYPE I
DI/CI	PROPOSED DROP OR CURB INLET - TYPE II
MH	PROPOSED MANHOLE
25 LF-12" STM	PROPOSED STORM PIPING
W	DOMESTIC WATER
FP	FIRE PROTECTION
SAN	SANITARY SEWER (GRAVITY)
PS	PRESSURE SEWER
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
G	GAS
PP	POWER POLE
GW	GUY WIRE
LP	LIGHT POLE
FH	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TP	TELEPHONE PEDESTAL
X	EXISTING FENCE
XX	PROPOSED CHAINLINK FENCE
	EXISTING TREE LINE
	EXISTING STREAM LINE

EROSION CONTROL LEGEND	
SYMBOLS	DESCRIPTION
SF	STONE TRACKING PAD
SF	SILT FENCE
DC	STONE DITCH CHECK
IP	STORM DRAIN INLET PROTECTION
OS	DETENTION BASIN OUTLET STRUCTURE SEE SHEET C-501 FOR DETAILS
SSS	STONE SUBBASE STABILIZATION
TS	TOPSOILING
PS	PERMANENT SEEDING
MU	MULCHING
TP	TEMPORARY SEDIMENT RISER
SF	STONE DITCH CHECK
DC	STONE DITCH CHECK
IP	STORM DRAIN INLET PROTECTION
OS	DETENTION BASIN OUTLET STRUCTURE SEE SHEET C-501 FOR DETAILS
SSS	STONE SUBBASE STABILIZATION
TS	TOPSOILING
PS	PERMANENT SEEDING
MU	MULCHING

SEE SHEET C-502 FOR EROSION AND SEDIMENT CONTROL DETAILS

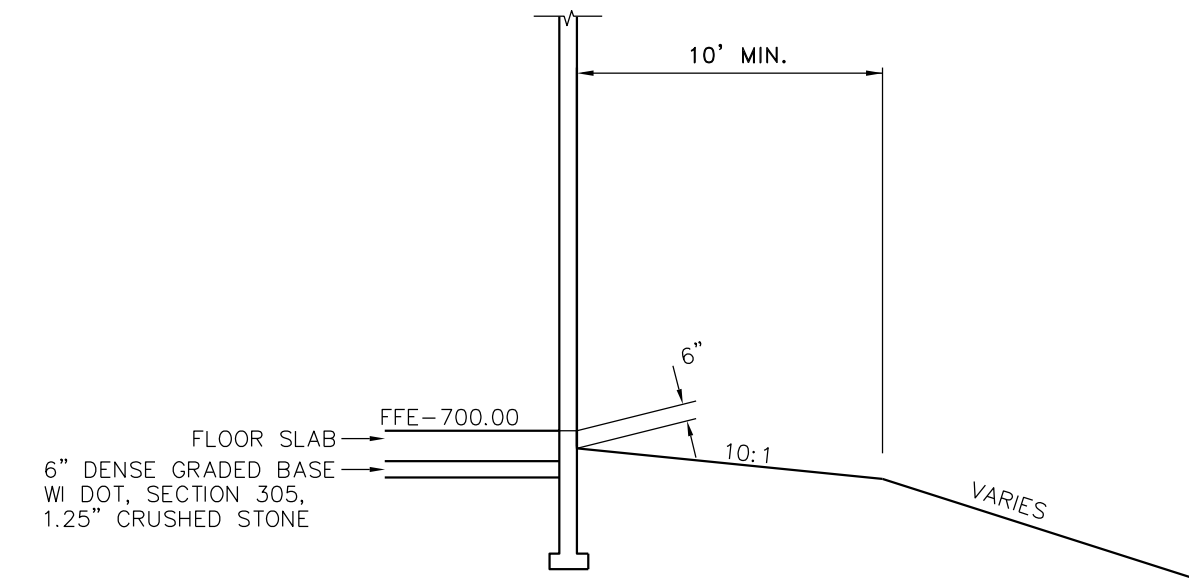
SEEDING SCHEDULE	
TYPE	PERMANENT
LIME RATE	1 1/2 TON / ACRE
FERTILIZER RATE	500# / ACRE 10-20-20
SEED RATE	200# / ACRE
SEED MIXTURE	10% PERENNIAL RYEGRASS - 20# 90% TALL FESCUE (KY 31) - 180#
MULCH RATE	2 TONS / ACRES
TYPE	TEMPORARY
SEASON	JUNE 16 THROUGH AUGUST 31
SEED RATE	100# / ACRE
SEED MIXTURE	100% PERENNIAL RYEGRASS
SEASON	SEPTEMBER 1 THROUGH NOVEMBER 30
SEED RATE	150# / ACRE
SEED MIXTURE	100% WINTER WHEAT

DOC. REL. #	DATE	DESCRIPTION	DATE	DESCRIPTION
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL		

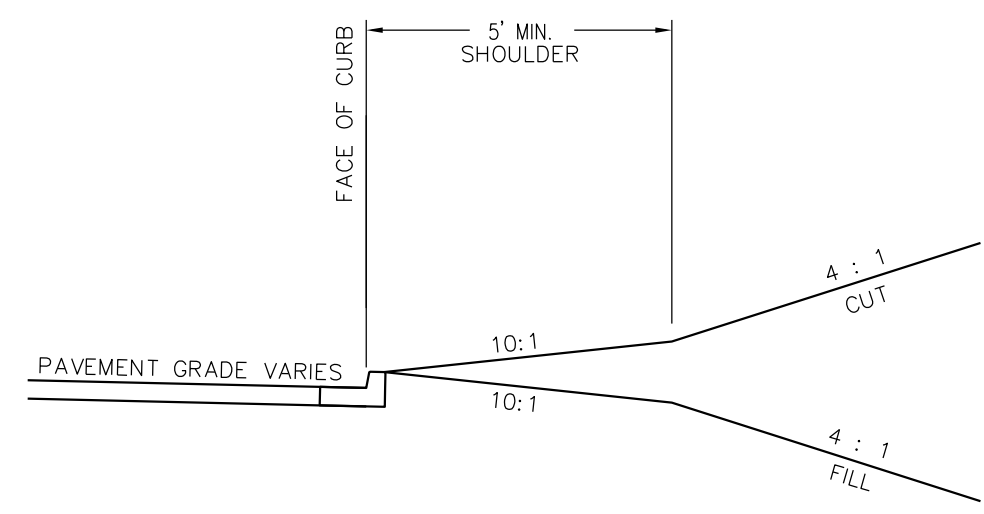
10 Quality Street
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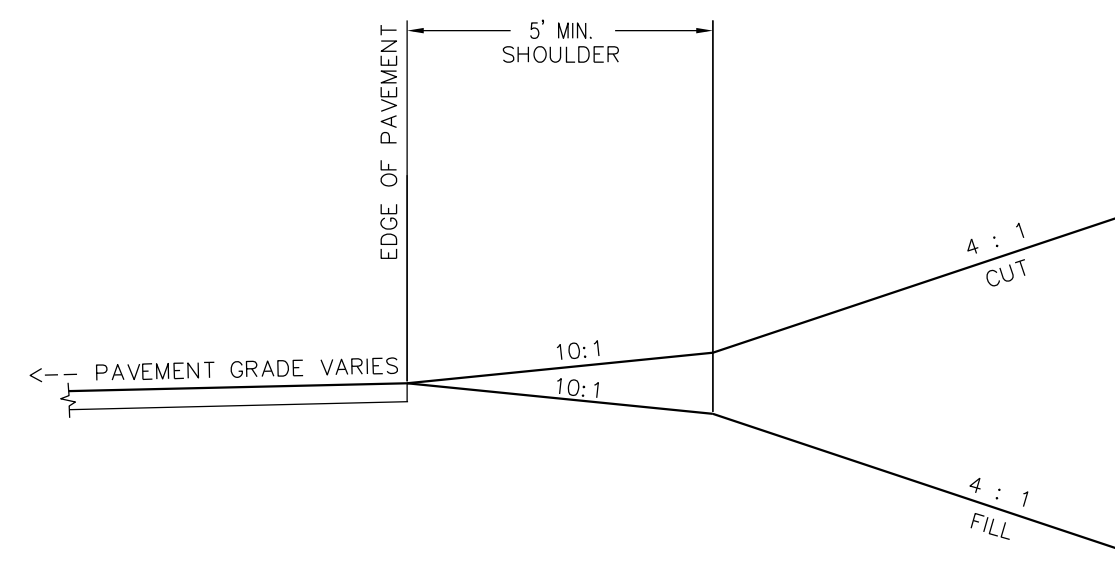
DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI
**EROSION AND SEDEMENT CONTROL PLAN
PHASE III**



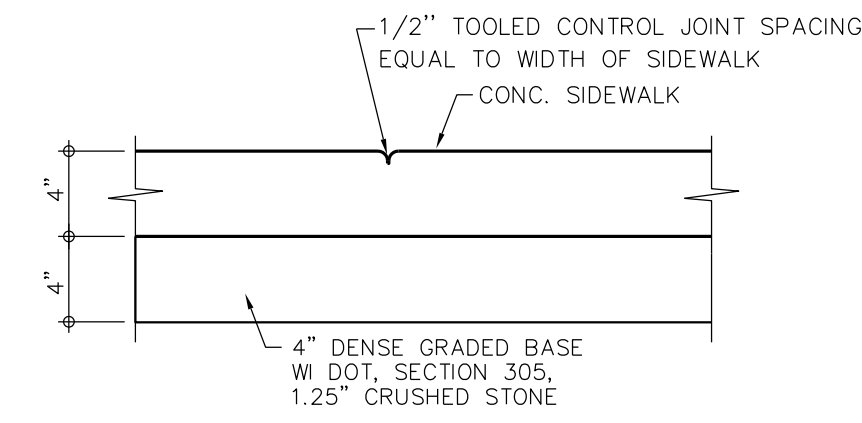
1 TYPICAL SECTION AT BUILDING WALL
C-500 N.T.S.



2 TYPICAL SECTION AT CURB AND GUTTER
C-500 N.T.S.

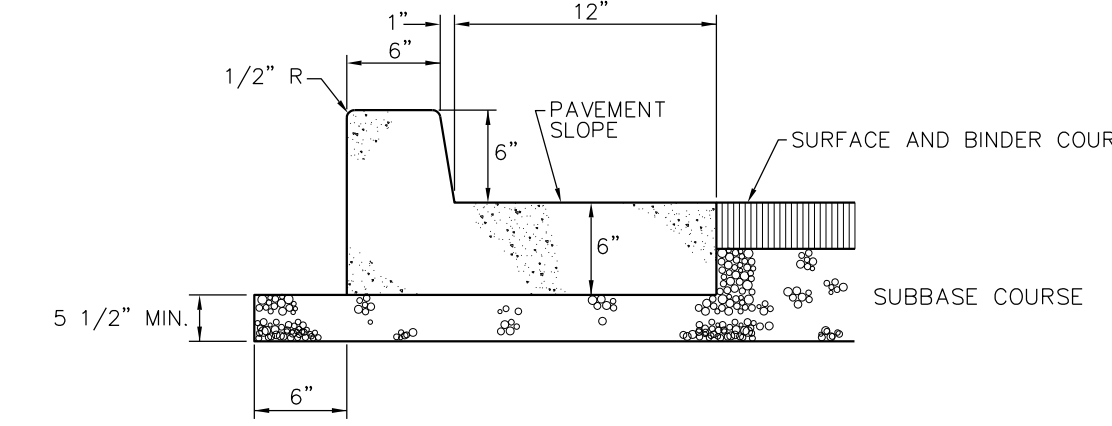


3 TYPICAL SECTION AT TRAILER LOT
C-500 N.T.S.

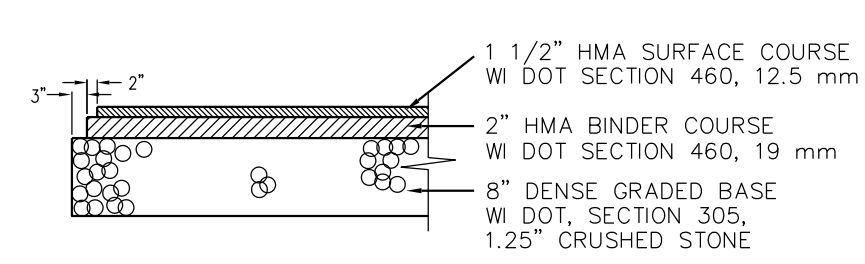


- NOTES:
1. COMPACT SUBGRADE TO MINIMUM 95% MAXIMUM DRY DENSITY.
2. 4" CONCRETE (4000 PSI W/ BROOM FINISH)
3. 1/2" PREFORMED EXPANSION JOINT MATERIAL RECESSED 1/4" WITH TOOLED EDGE. MINIMUM SPACING 100'

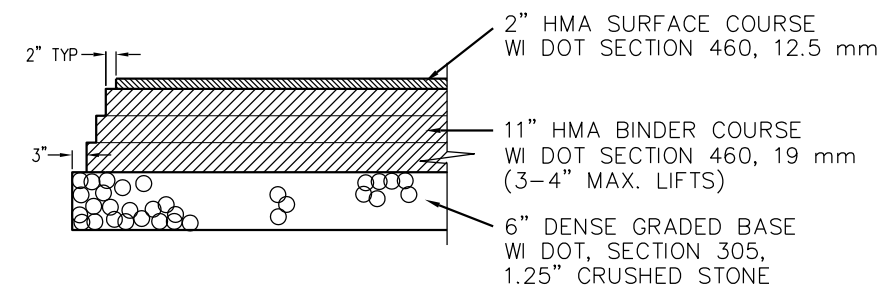
4 CONCRETE SIDEWALK
C-500 N.T.S.



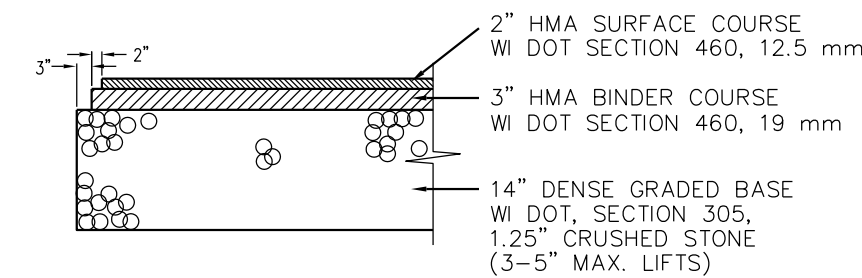
5 CONCRETE CURB & GUTTER
C-500 N.T.S.



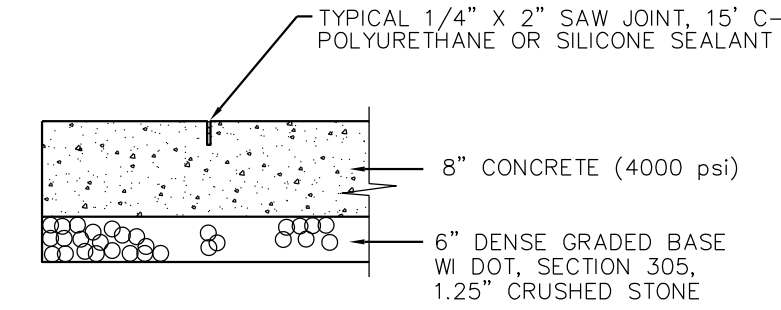
6 LIGHT DUTY ASPHALT PAVEMENT
C-500 N.T.S.



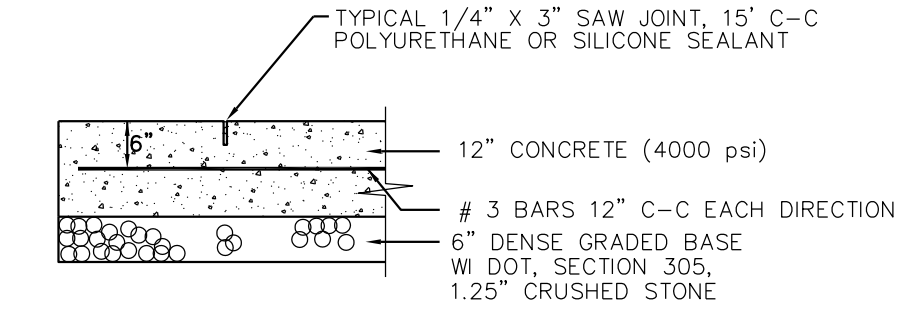
7 HEAVY DUTY ASPHALT PAVEMENT-TYPE I
C-500 N.T.S.



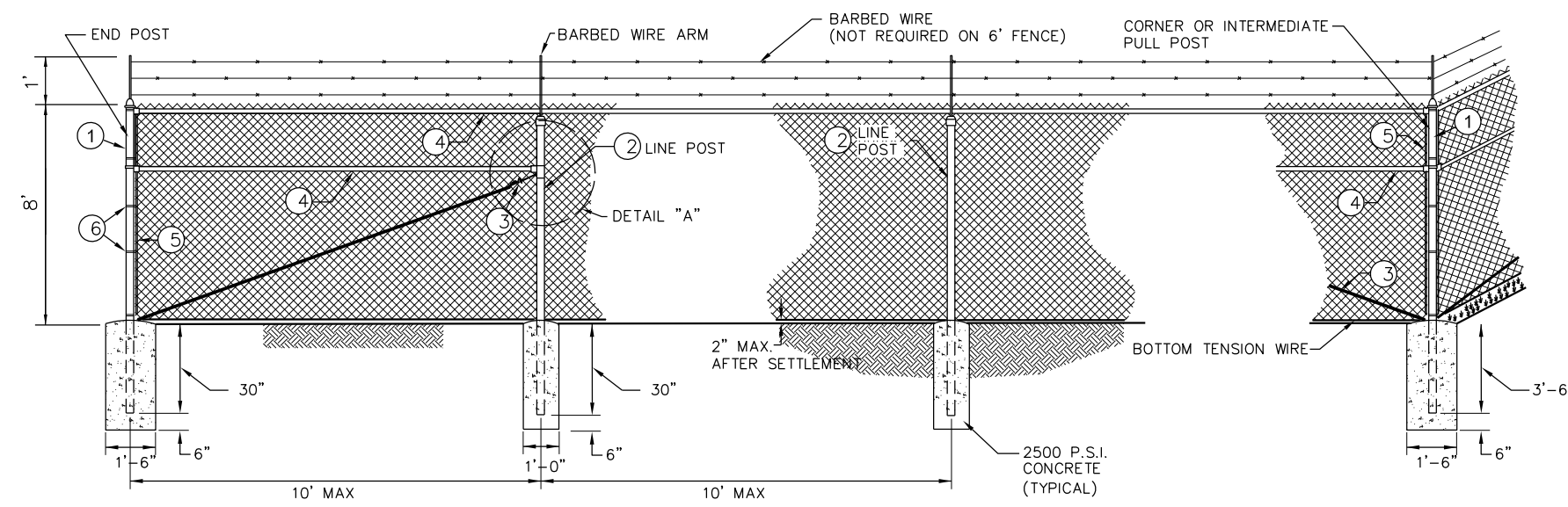
8 HEAVY DUTY ASPHALT PAVEMENT-TYPE II
C-500 N.T.S.



8 8" NON-REINFORCED CONCRETE PAVEMENT
C-500 N.T.S.

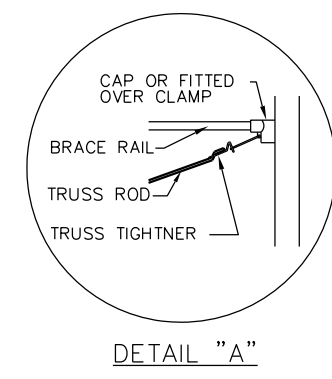


10 12" REINFORCED CONCRETE PAVEMENT
C-500 N.T.S.



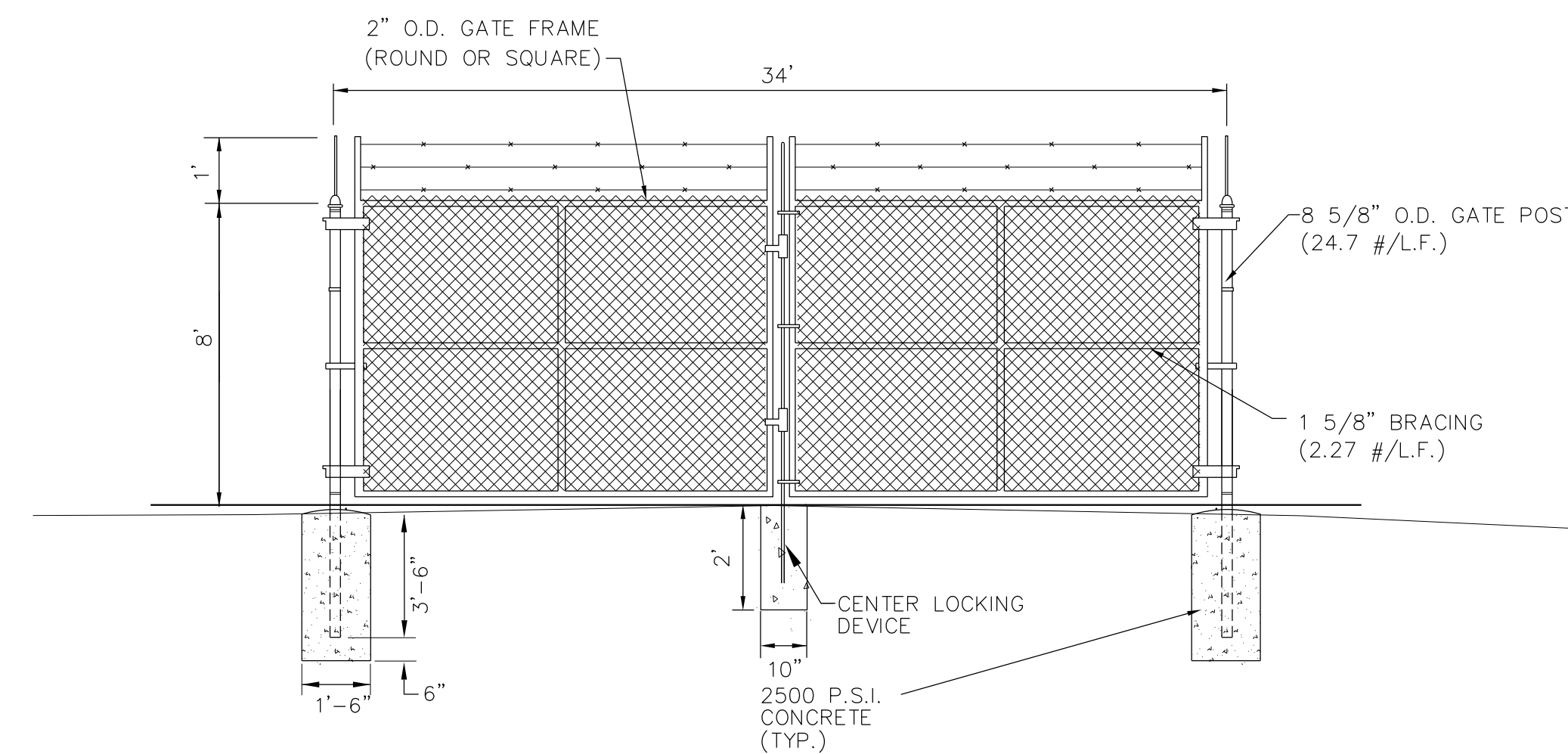
LEGEND-(Alternates)

STEEL PIPE	STRUCTURAL SHAPES	STEEL TUBING
(1) 3" O.D. @ 5.70#/L.F.	3" x 3" x 1/8" @ 11.00#/L.F. (FRONT)	3" O.D. @ 4.64#/L.F.
(2) 1 1/2" O.D. @ 1.63#/L.F.	2 1/2" x 1/4" @ 3.25#/L.F. (POST BOLTS)	2 1/2" O.D. @ 3.30#/L.F.
(3) 3/8" DIA. TRUSS ROD & TIGHTNER	3/8" DIA. TRUSS ROD & TIGHTNER	3/8" DIA. TRUSS ROD & TIGHTNER
(4) 1 1/2" O.D. @ 2.22#/L.F.	1 1/2" x 1/4" @ 2.45#/L.F. (E-CLIP FORMER)	1 1/2" O.D. @ 1.58#/L.F.
(5) 3/16" x 3/4" PLAT. STRETCHER BAR	NOT REQUIRED	3/16" x 3/4" PLAT. STRETCHER BAR
(6) BRACE BAND & TENSION BAND	NOT REQUIRED	BRACE BAND & TENSION BAND



- NOTES:
 (1) ALL POST SHALL BE SET IN CONCRETE TO THE DIMENSIONS AS INDICATED ON THIS DRAWING.
 (2) ALL FENCE SHALL HAVE BOTTOM TENSION WIRE.
 (3) BRACE BANDS SHALL BE 7/8" X 1/8" GALVANIZED STEEL WITH 5/16" X 1 1/4" CARRIAGE BOLT.
 (4) POST CAPS AND SOCKET TYPE BRACE END CONNECTIONS SHALL BE GALVANIZED MALLEABLE IRON OR OTHER TYPE AS APPROVED BY THE ENGINEER. THEY SHALL BE DESIGNED IN A MANNER TO EXCLUDE MOISTURE FROM THE INSIDE POST AND RAILS.
 (5) CHAIN LINK FABRIC SHALL BE 2" MESH, 9 GAGE WIRE.
 (6) THREE STRAND BARBED WIRE NOT REQUIRED ON 6" FENCE.
 (7) PLACE FENCE ONE FOOT INSIDE PROPERTY LINE, UNLESS SHOWN OTHERWISE.
 (8) TURN BARBED WIRE ARM TO THE OUTSIDE OF THE PROPERTY.

11 CHAIN LINK FENCE
C-500 N.T.S.



- NOTE:
1. USE 30" GATE AT EMPLOYEE ENTRANCE ALL OTHER GATES SHALL BE 38"

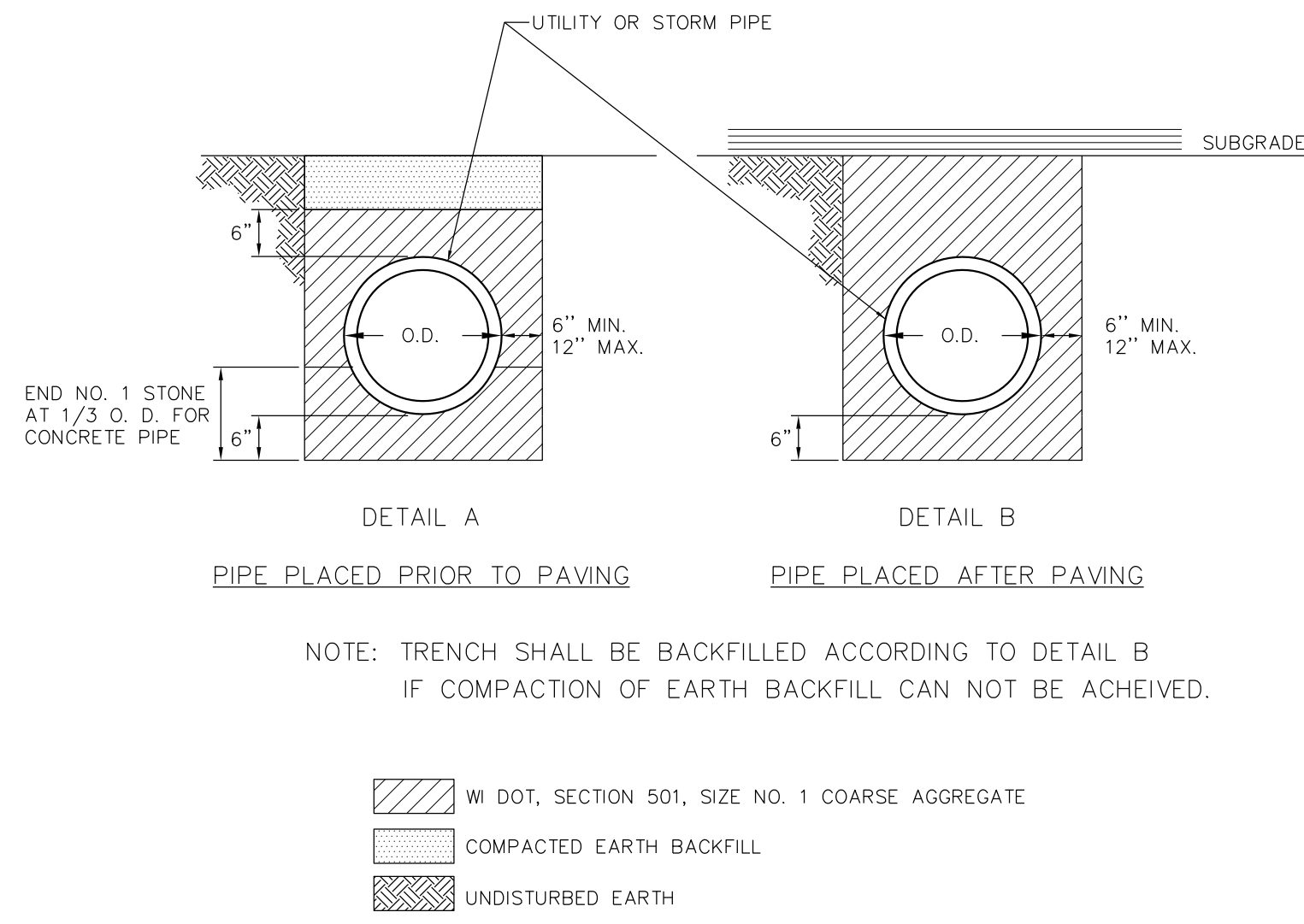
12 DOUBLE SWING GATE
C-500 N.T.S.

DOC. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL			

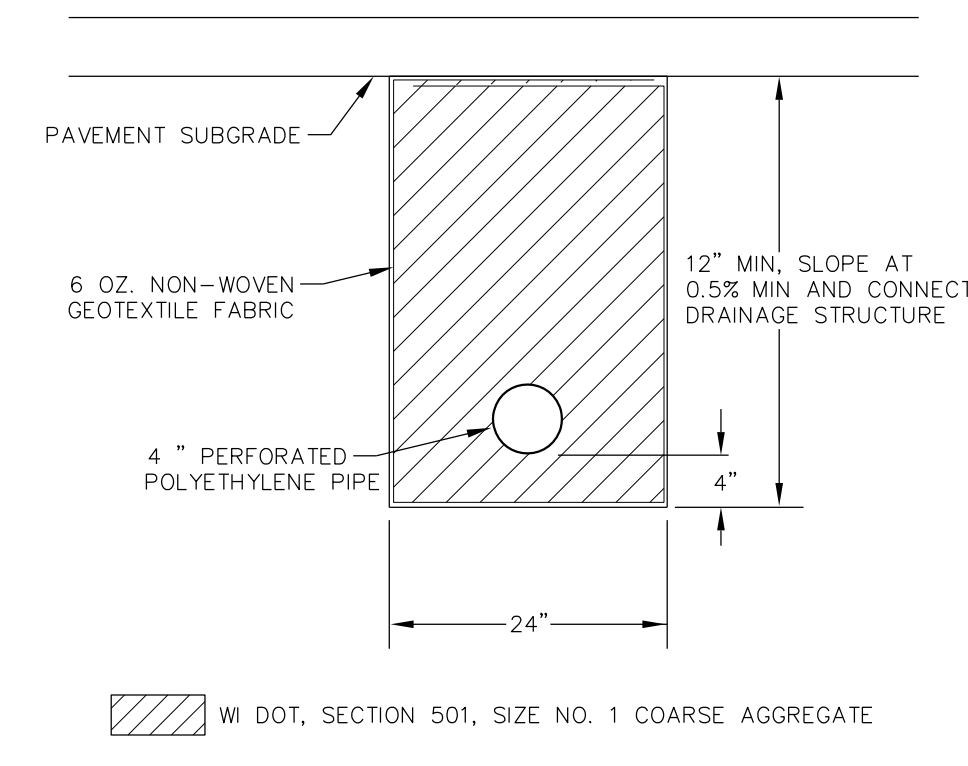
10 Quality Street
Lexington, Kentucky 40507-1450
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Facsimile: (859) 252-5300
Lexington, KY - Bowling Green, KY
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TERRY SHAW, P.E.
1100 HUNTER DRIVE
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COA NO. 3760-11

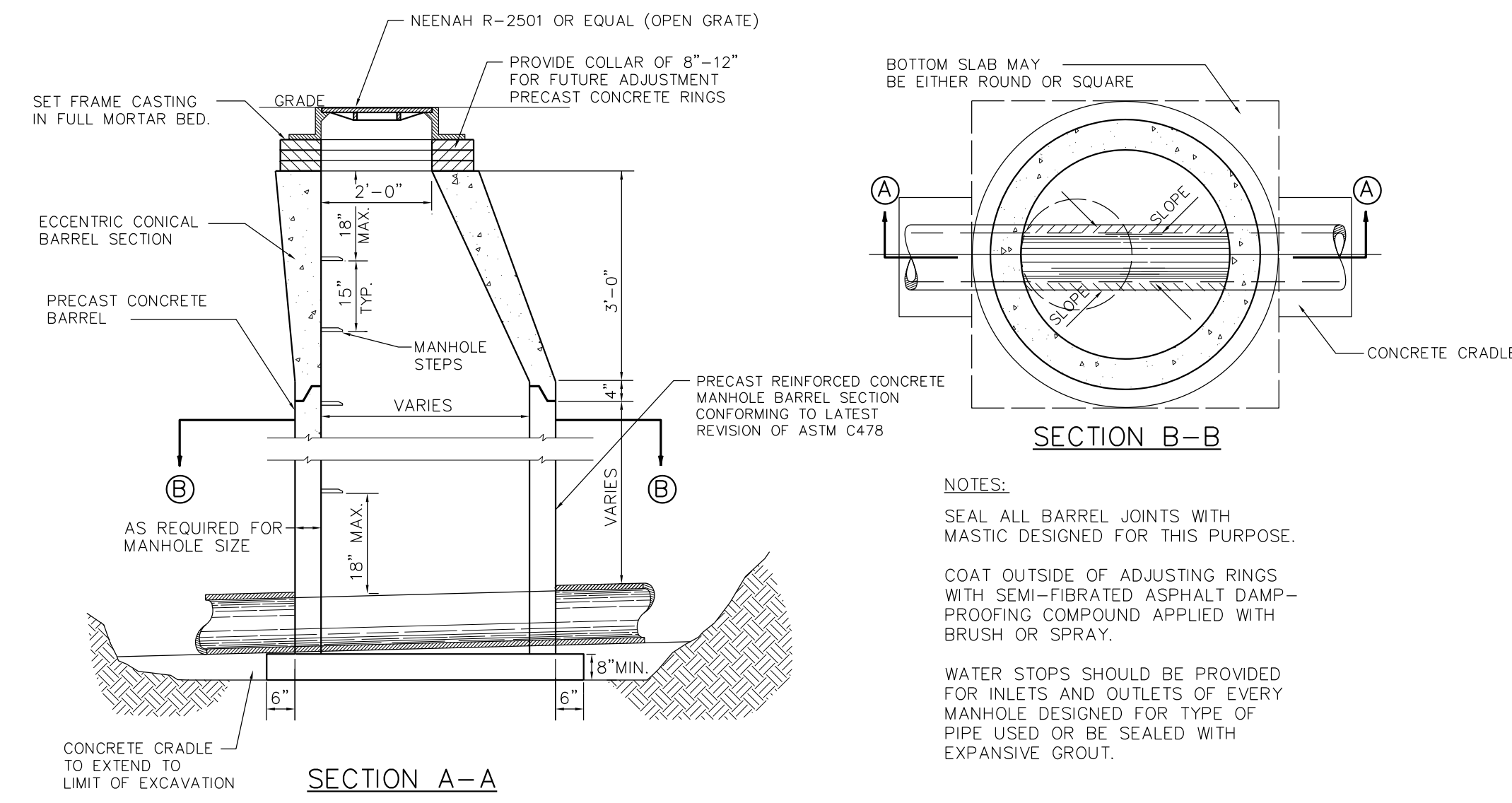
DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI
TYPICAL SECTIONS, PAVEMENT AND MISCELLANEOUS SITE DETAILS



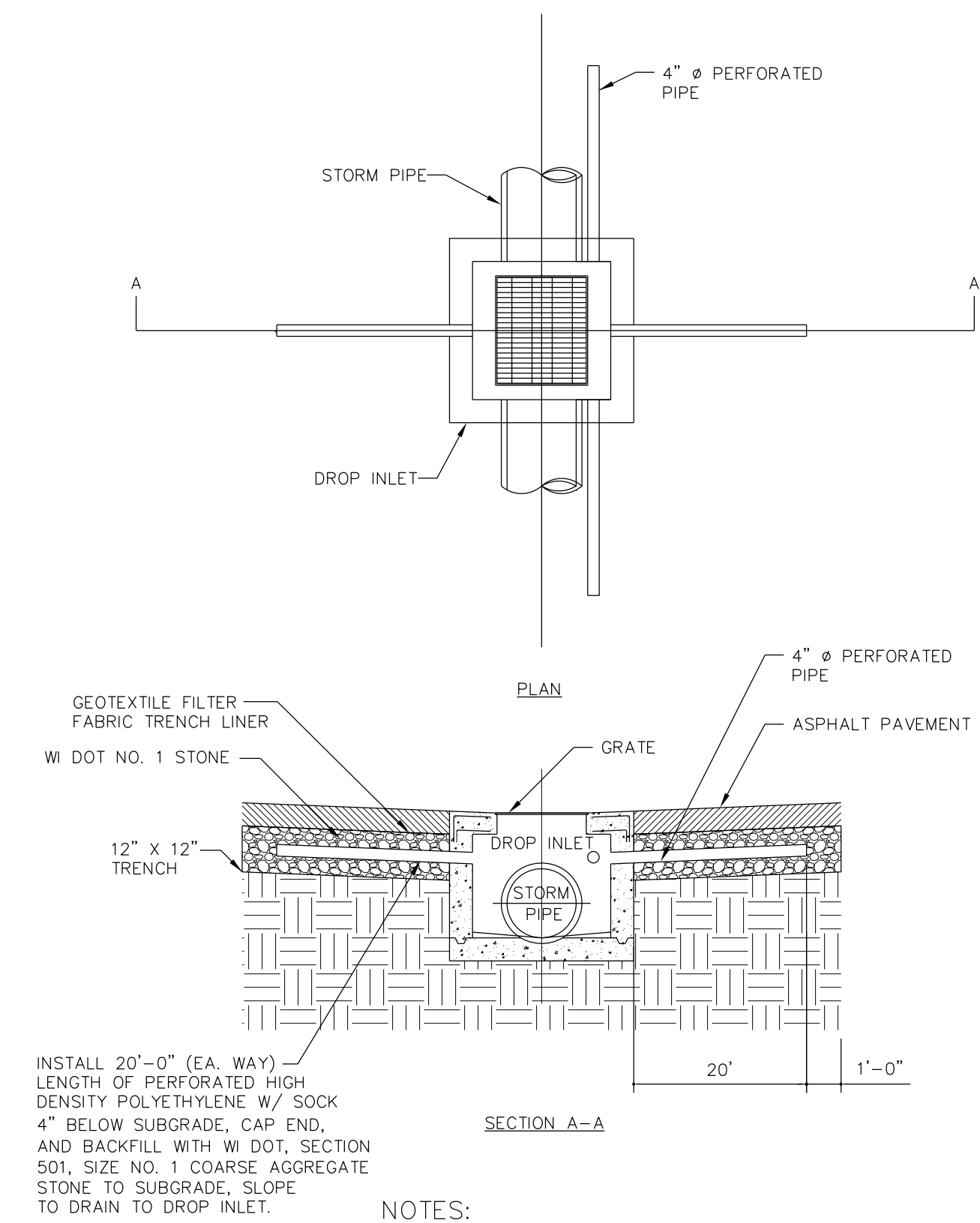
PIPE BEDDING
N.T.S.



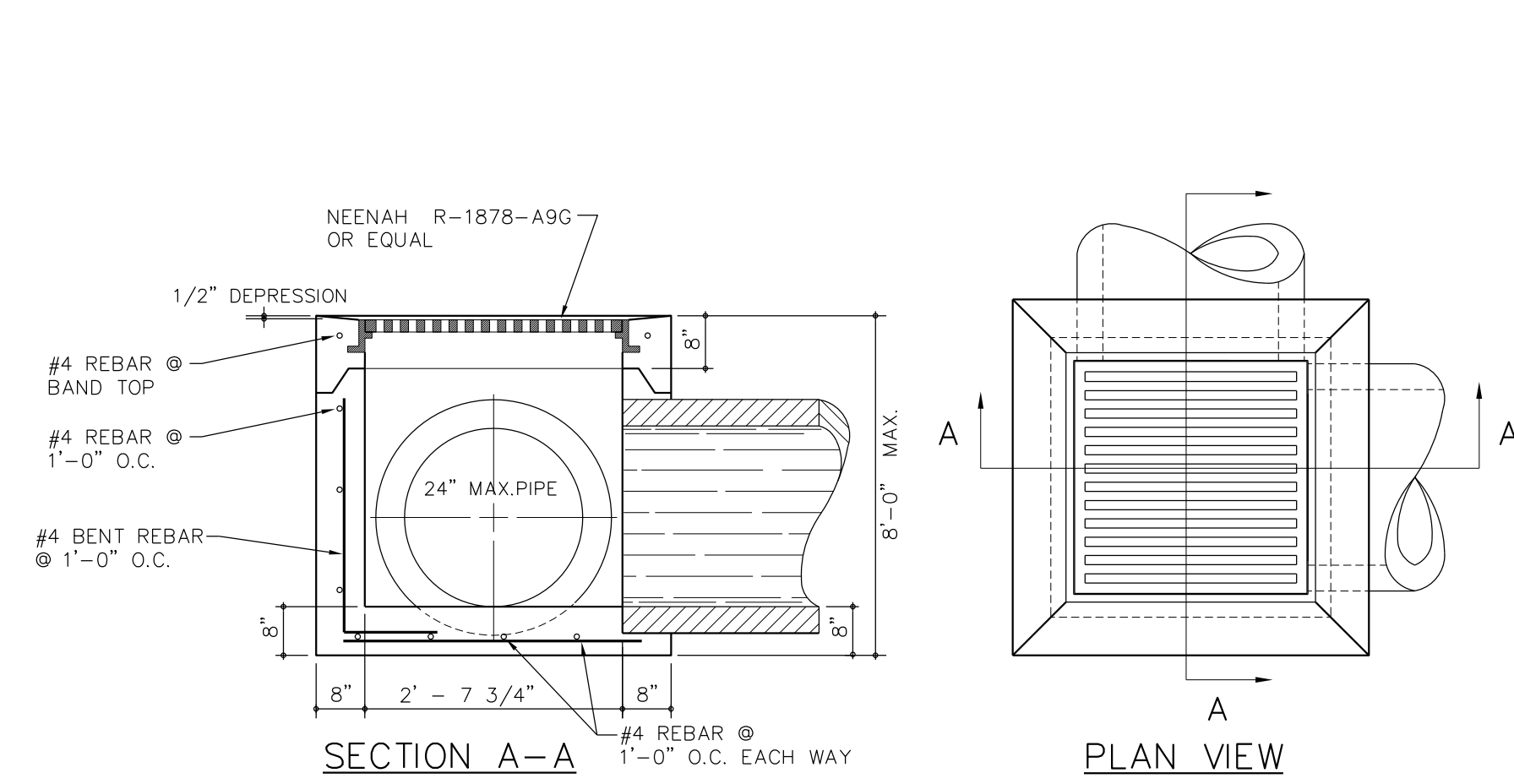
SUBDRAIN DETAIL
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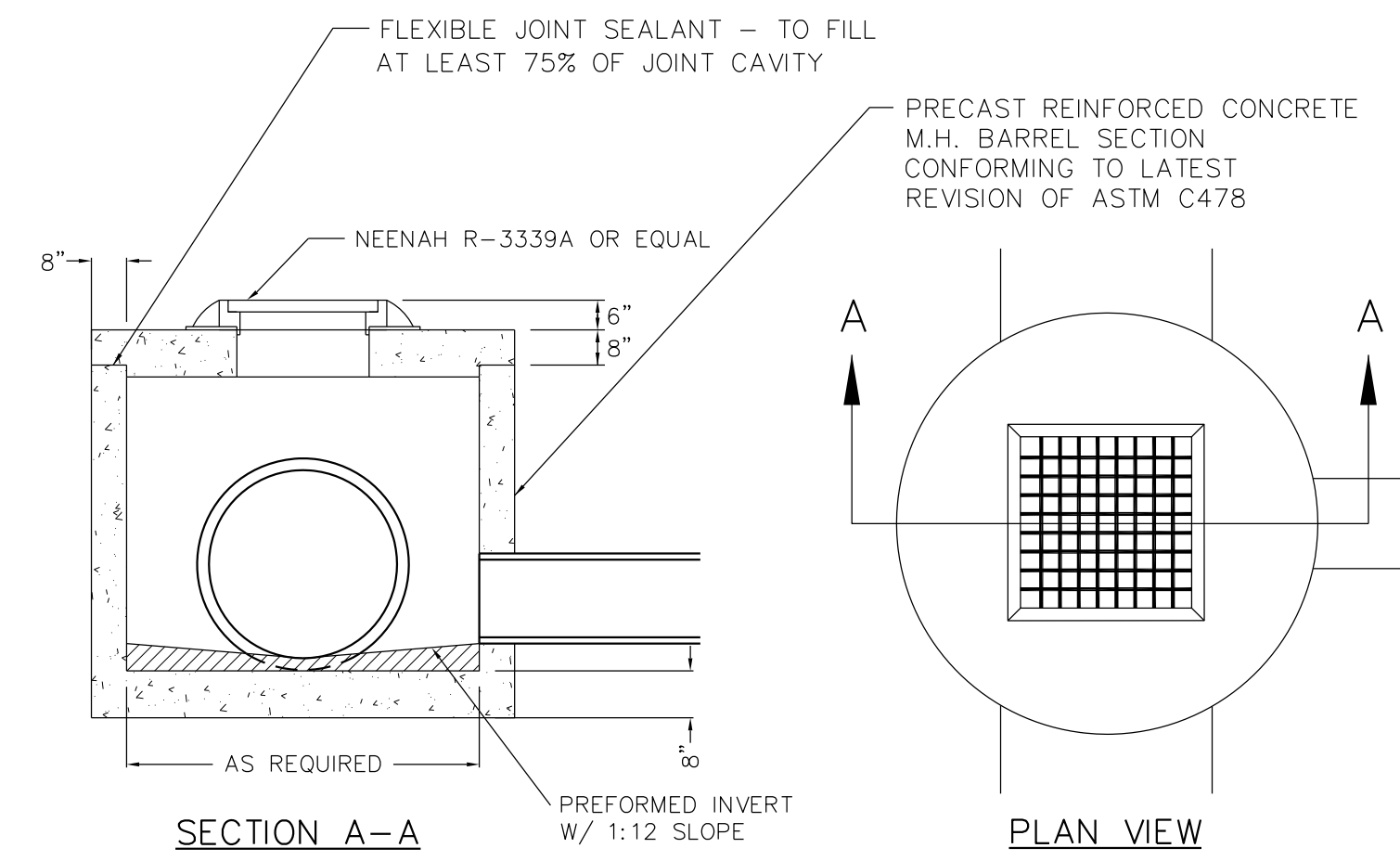
STANDARD MANHOLE
N.T.S.



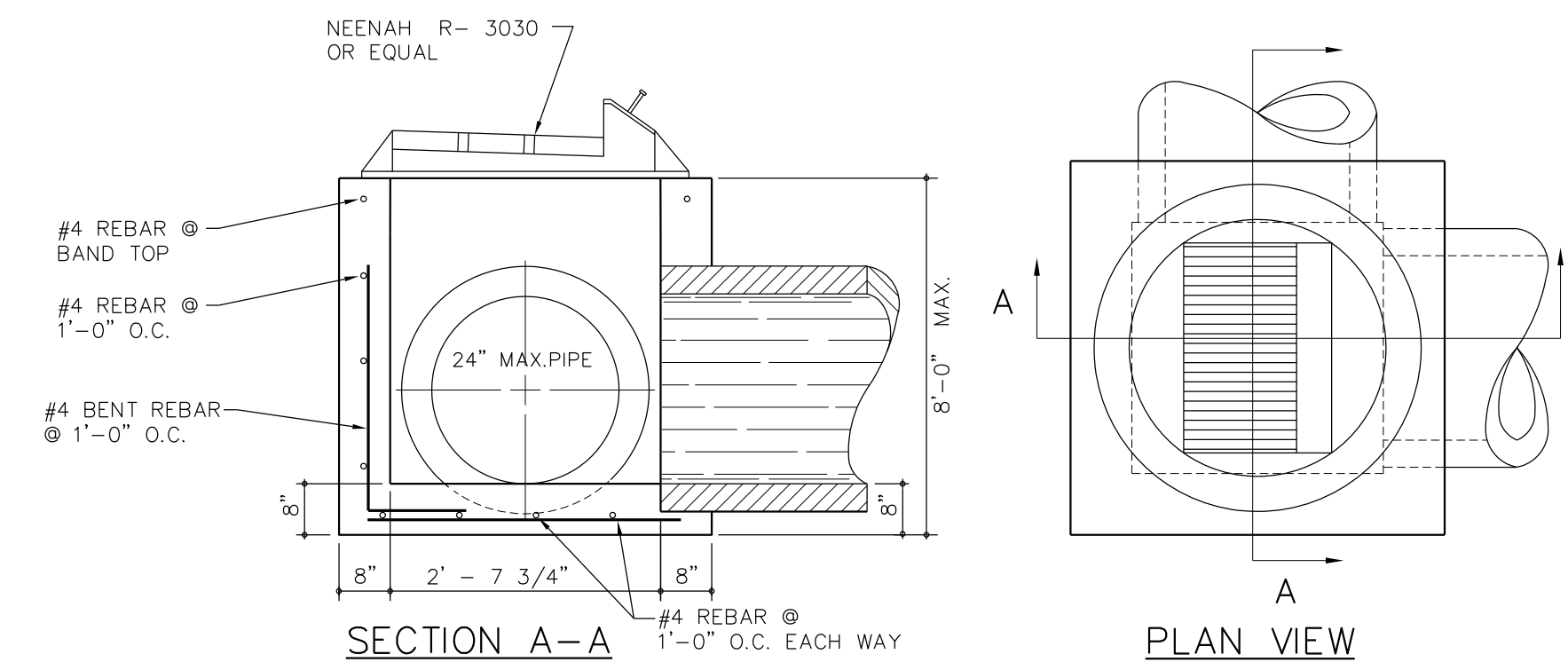
INLET FINGER DRAINS
N.T.S.



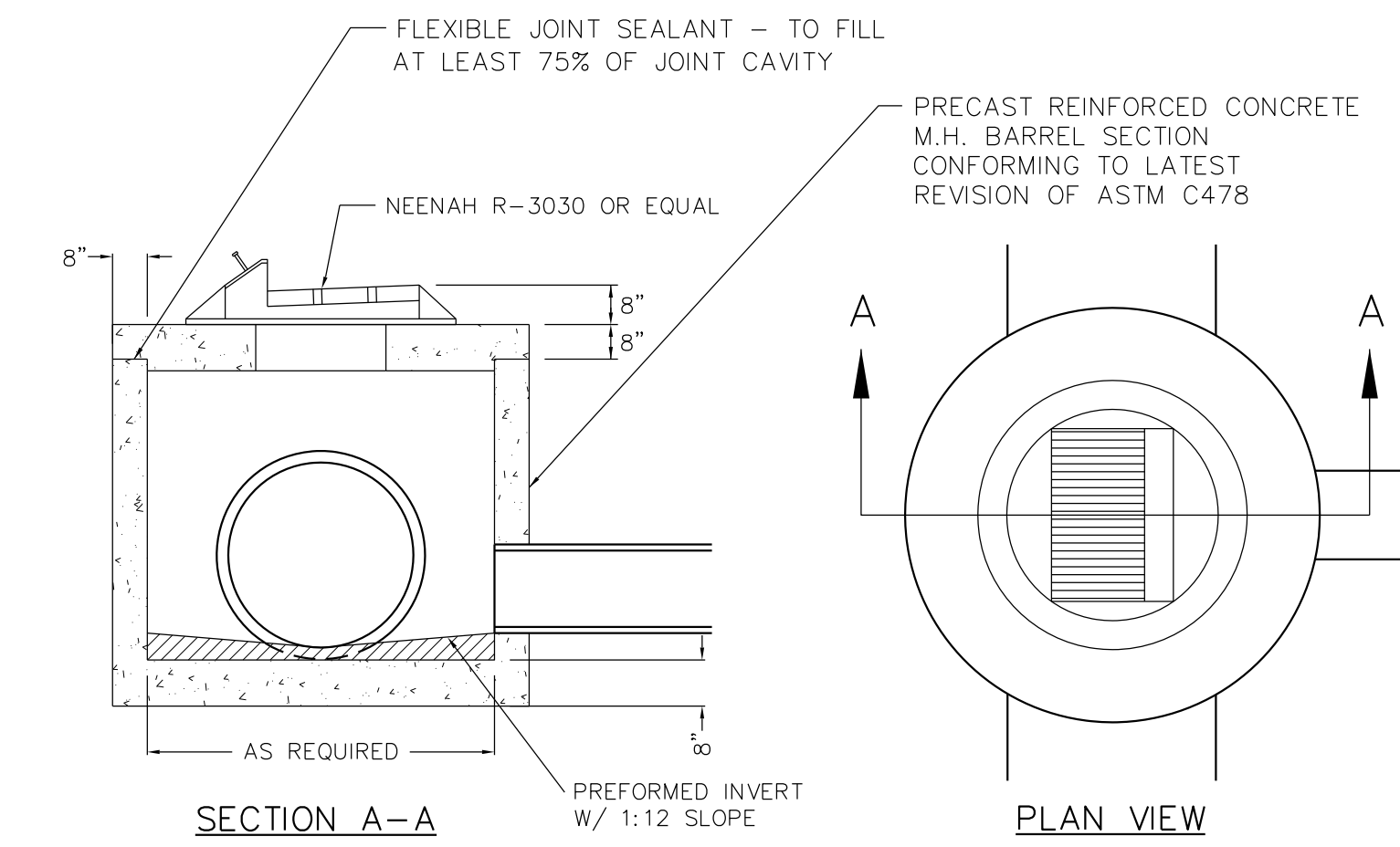
FOR PIPES 24" OR SMALLER
DROP INLET - TYPE I
N.T.S.



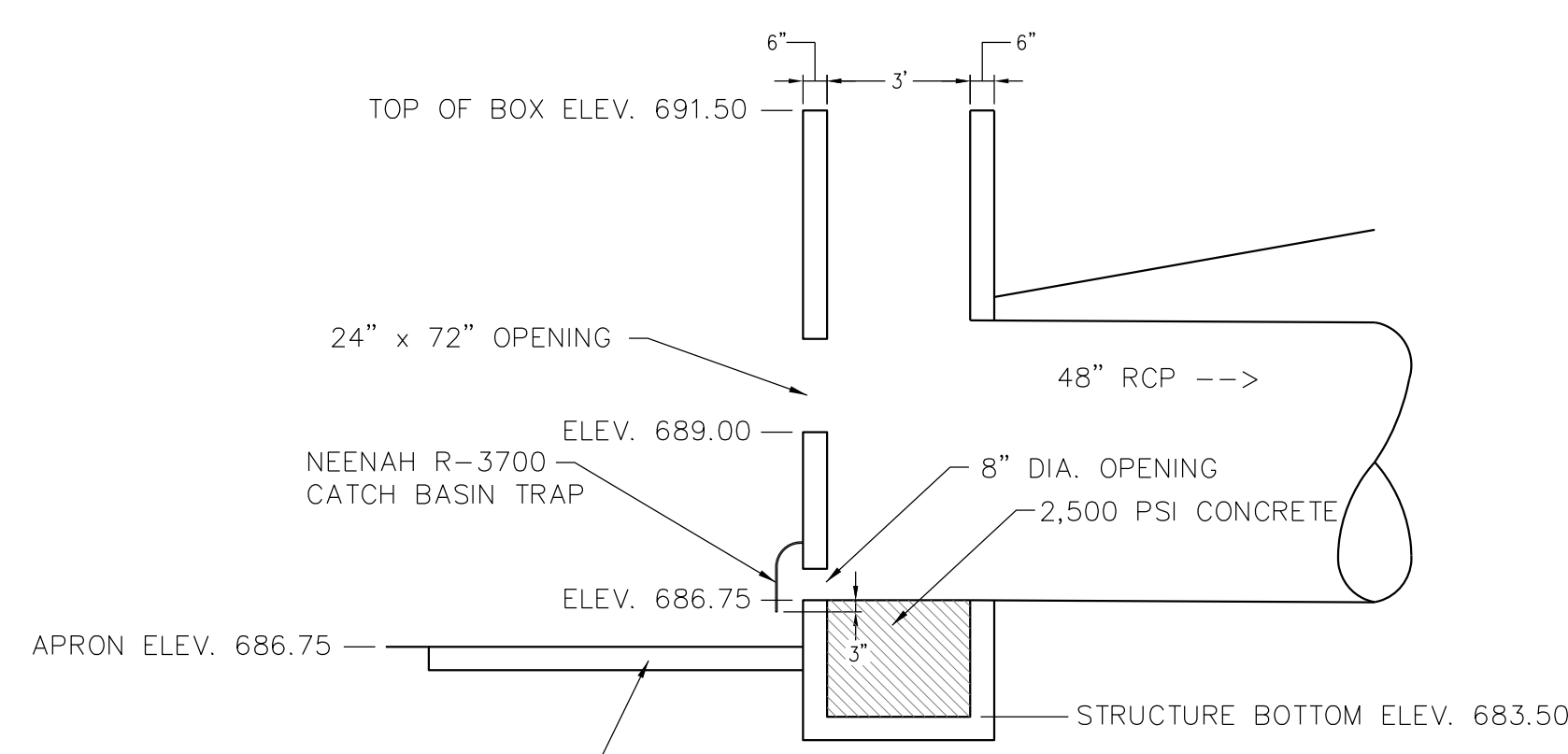
FOR PIPES 30" OR LARGER
DROP INLET - TYPE II
N.T.S.



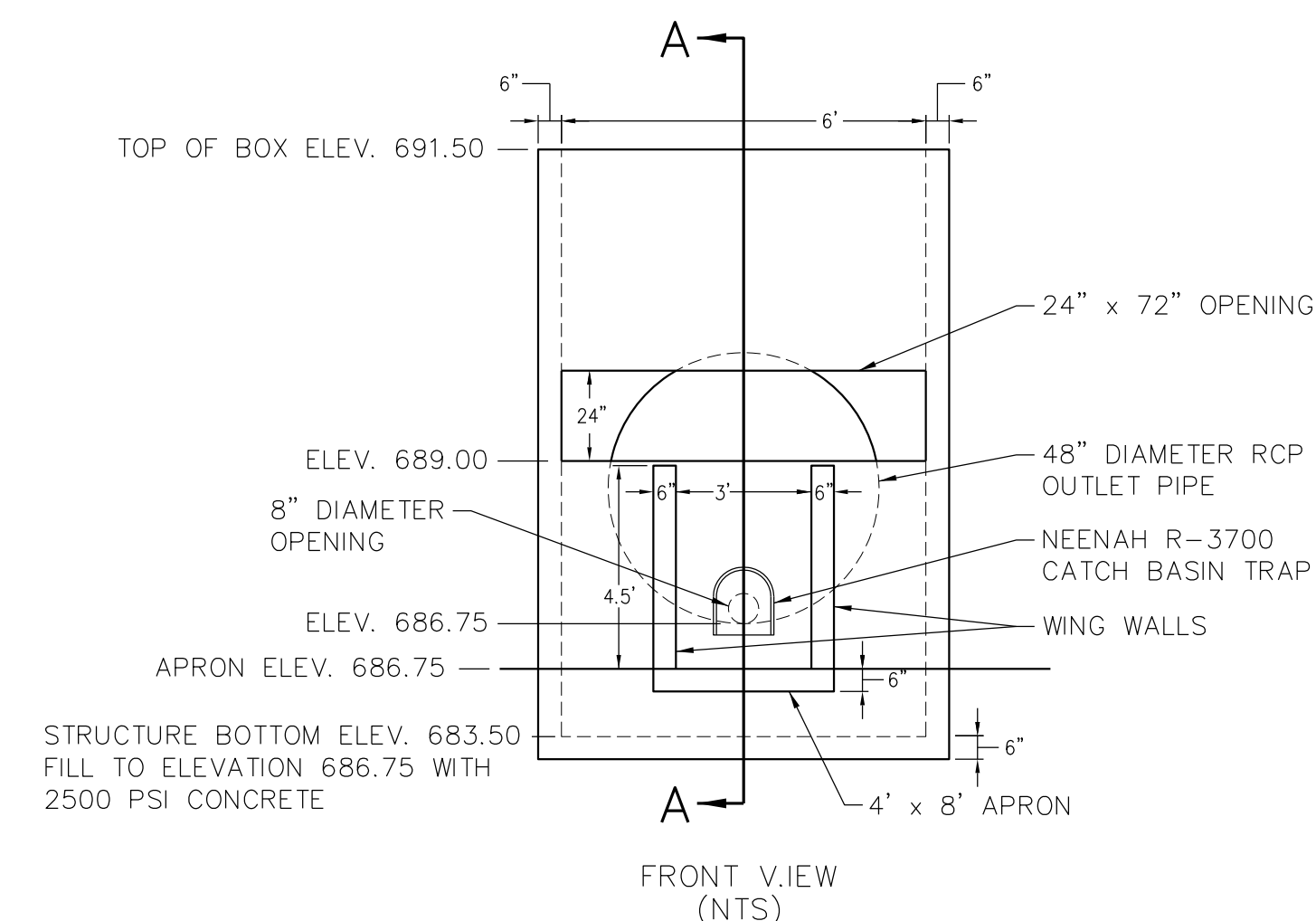
FOR PIPES 24" OR SMALLER
CURB INLET - TYPE I
N.T.S.



FOR PIPES 30" OR LARGER
CURB INLET - TYPE II
N.T.S.



DETENTION BASIN OUTLET STRUCTURE
N.T.S.



DOC. #	DATE	DESCRIPTION
4	12/07/12	PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL

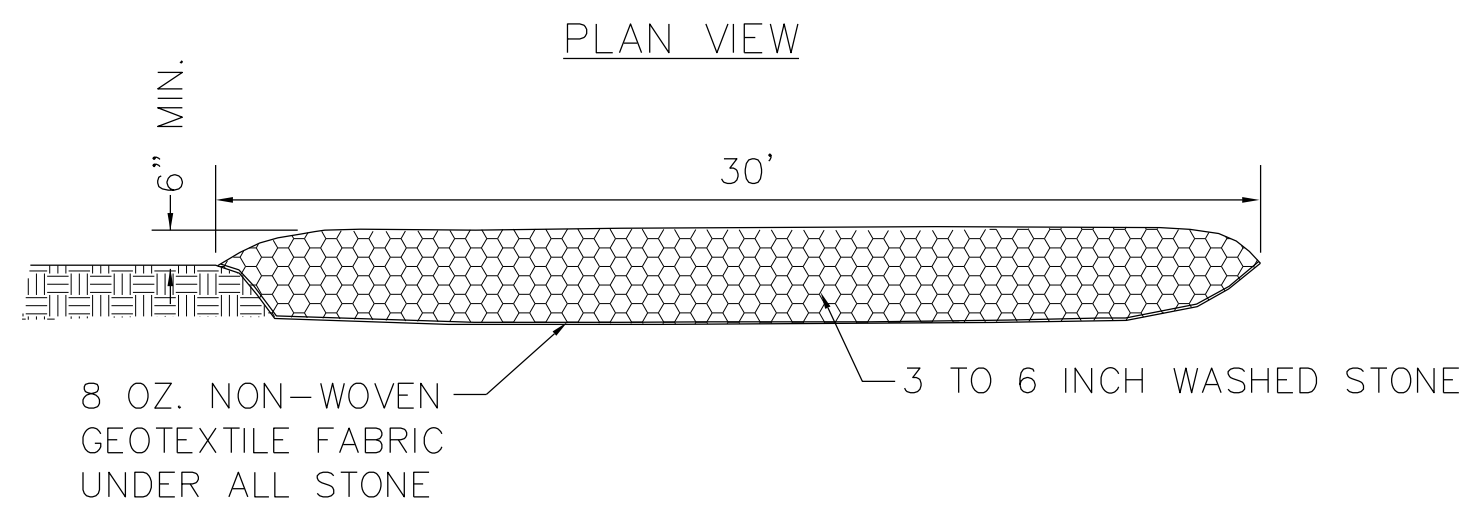
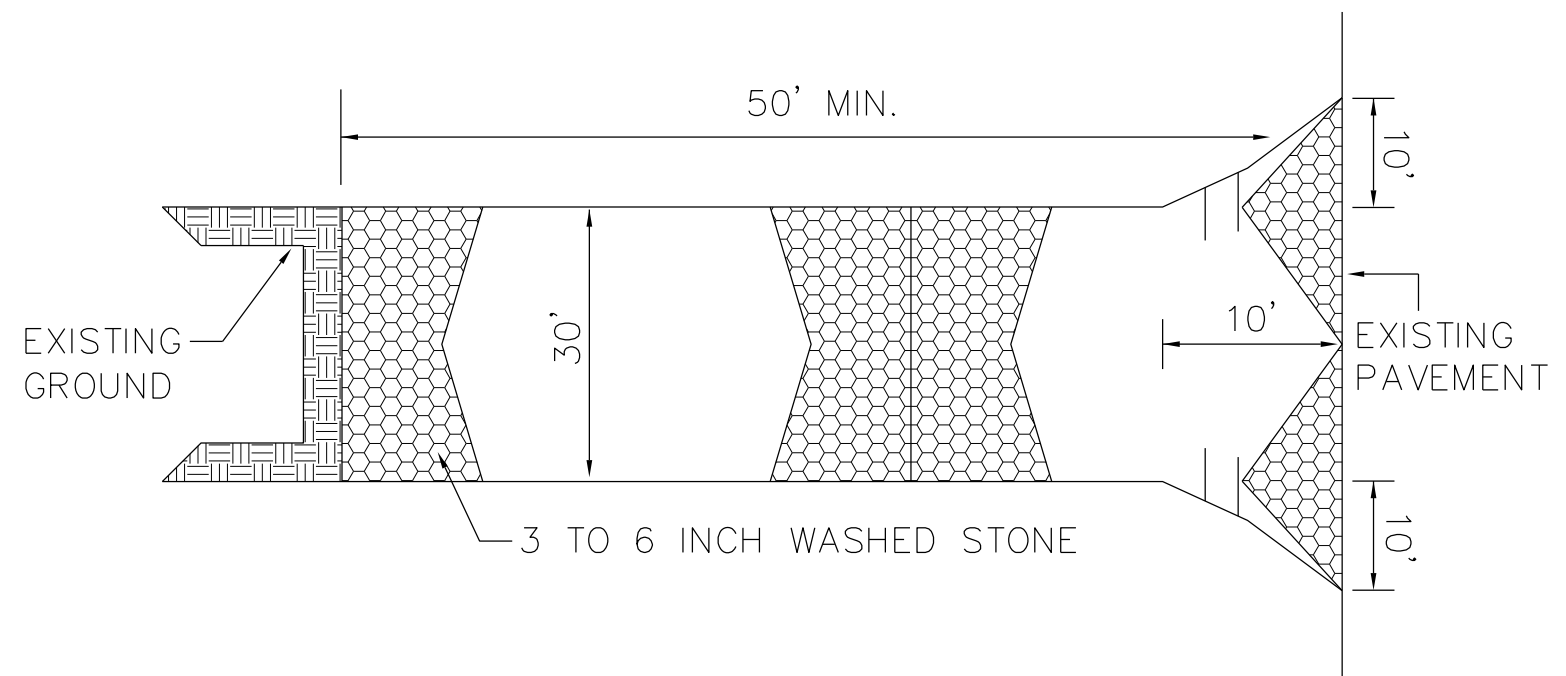
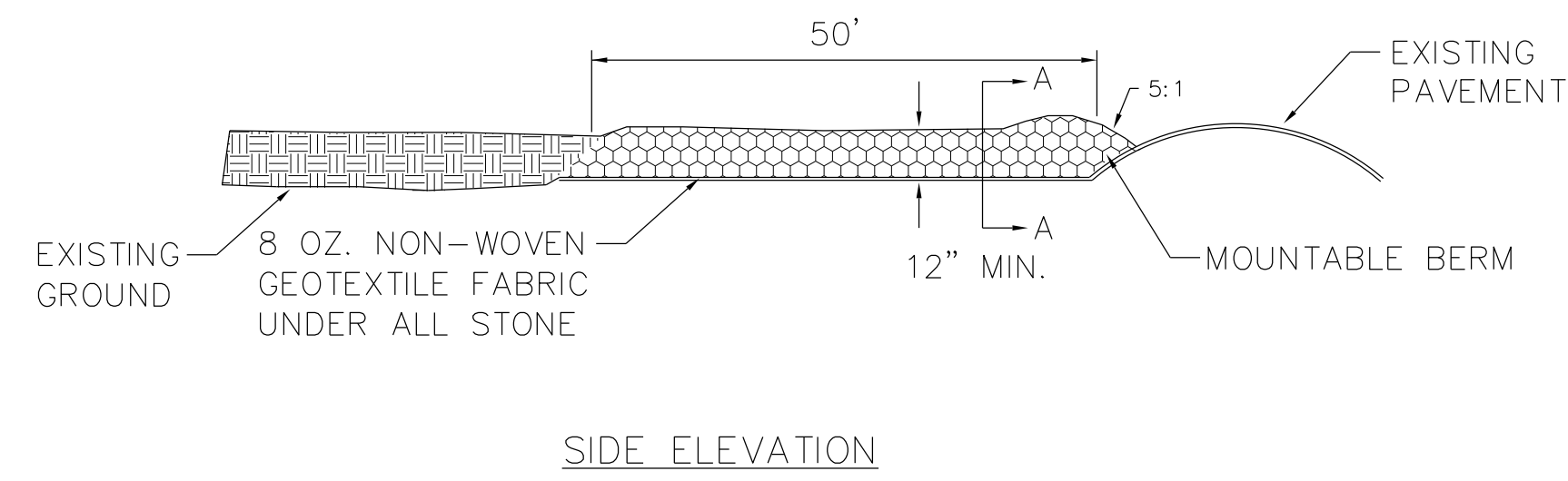
Gray
10 Quality Street
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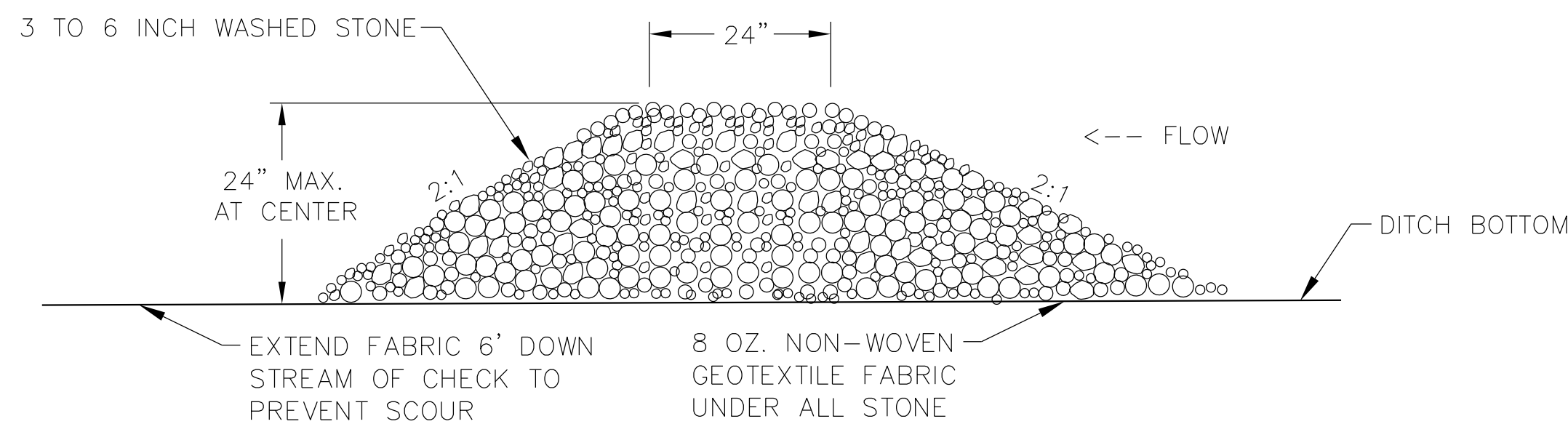


DRY GOODS STORAGE ADDITION
871 - meijer
Pleasant Prairie, WI
DRAINAGE DETAILS

JOB NUMBER: 213016
SHEET NUMBER: C-501



STONE TRACKING PAD (TP)
N.T.S.



STONE DITCH CHECK (DC)
N.T.S.

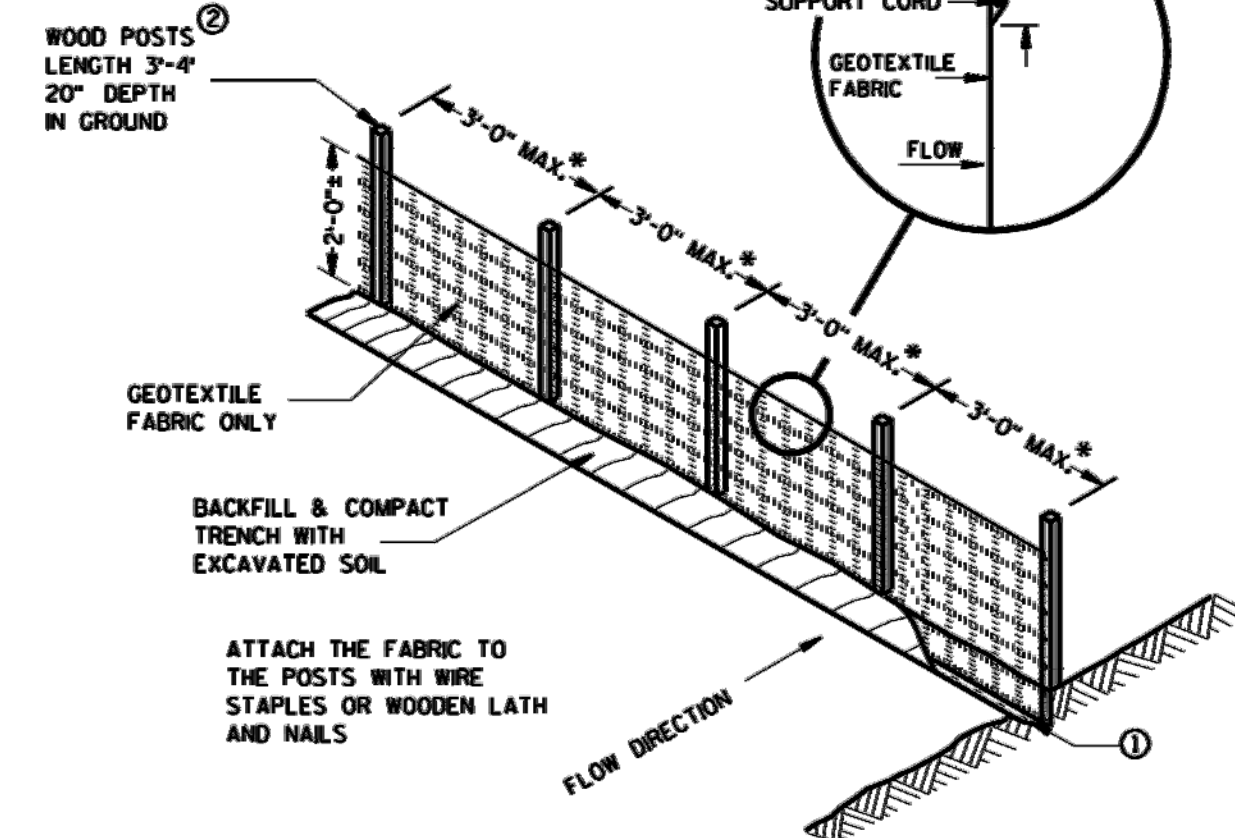
NOTES

- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS.
- THE ENGINEER OF RECORD (TERRY SHAW, P.E.) MUST BE ADVISED OF ANY CHANGES TO THE EROSION AND SEDIMENT CONTROL PLANS PRIOR TO IMPLEMENTATION.

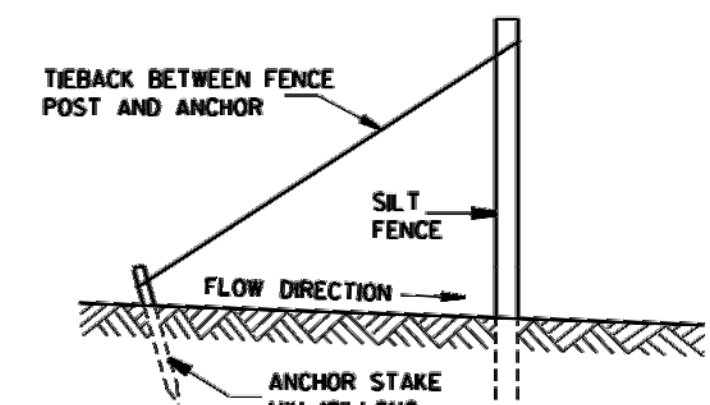
GENERAL NOTES

- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1/2" x 1/2" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS; IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: (A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, BY HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

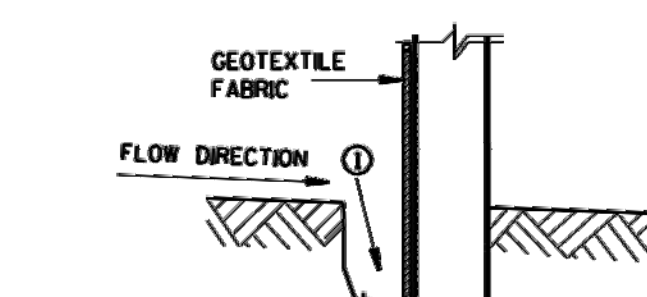
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



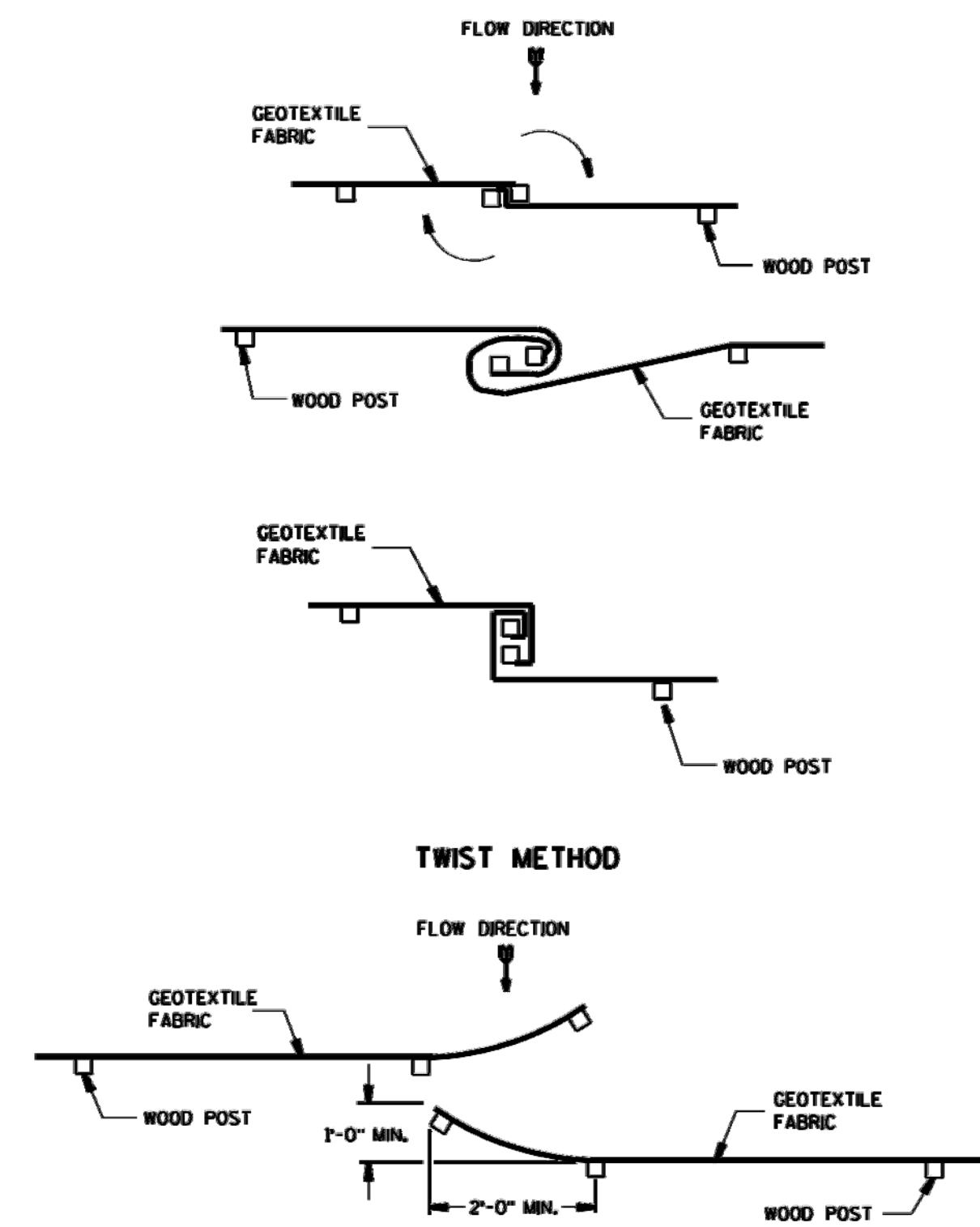
SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

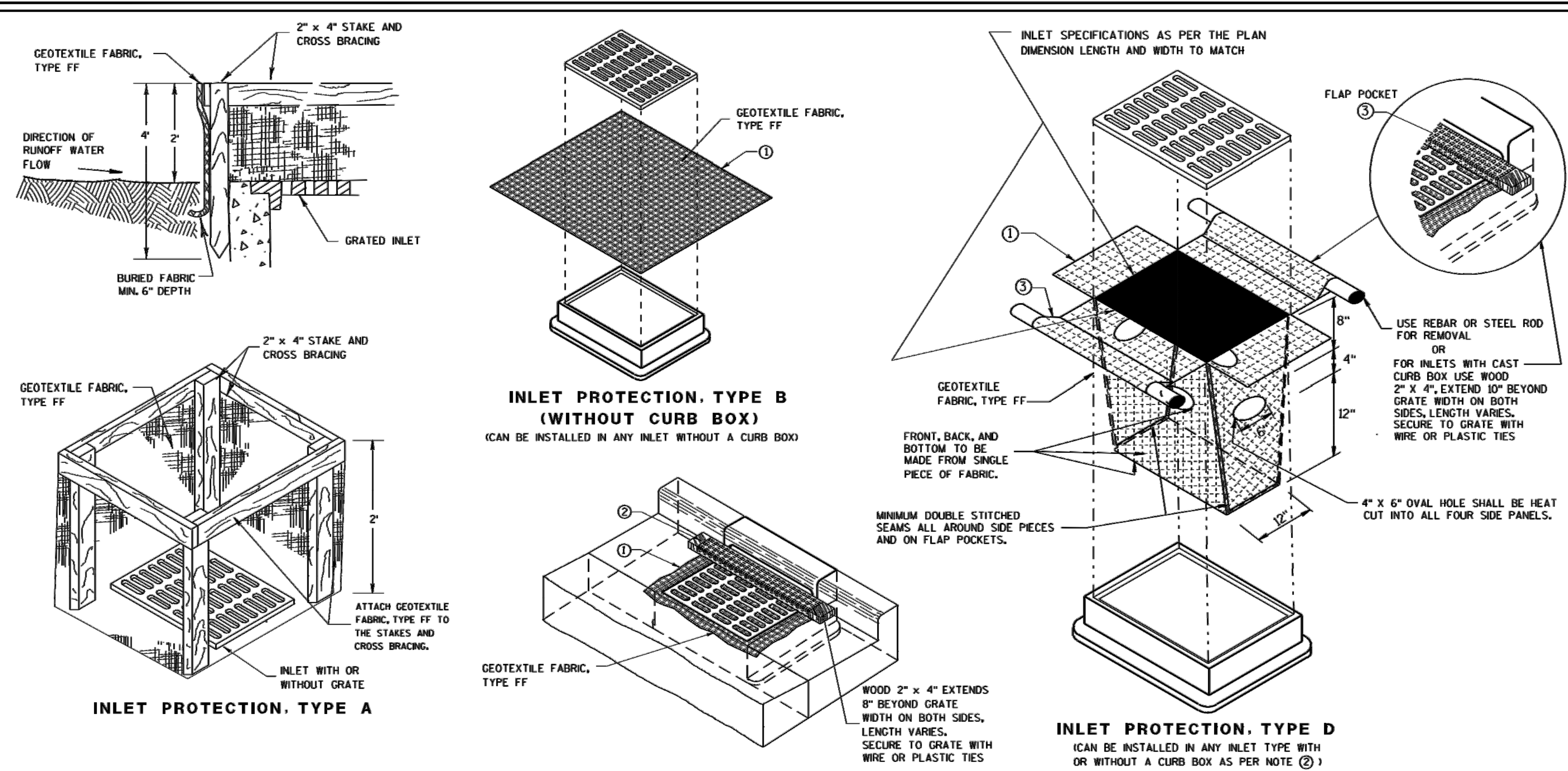


JOINING TWO LENGTHS OF SILT FENCE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

SILT FENCE

SILT FENCE (SF)
N.T.S.



GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CRIMP THE BAG USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION TYPE A, B, C, AND D

INLET PROTECTION (IP)
N.T.S.

DOC. REL. #	DATE	DESCRIPTION	DOC. REL. #	DATE	DESCRIPTION
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Pleasant Prairie, WI

EROSION AND SEDIMENT CONTROL DETAILS

JOB NUMBER 213016	SHEET NUMBER C-502
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DRY GOODS STORAGE ADDITION



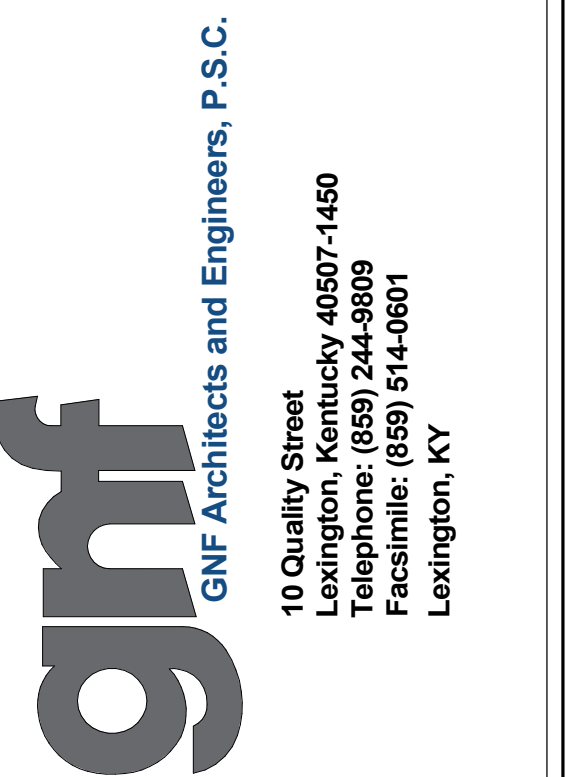
Pleasant Prairie, WI

PRELIMINARY SITE & OPERATIONAL PLAN SUBMITTAL

GENERAL CODE INFORMATION	<p>SITE ADDRESS 7400 95th STREET PLEASANT PRAIRIE, WISCONSIN 53158</p> <p>CUSTOMER ADDRESS MEIJER 2929 WALKER AVE, NW GRAND RAPIDS, MI 49544</p> <p>AUTHORITY HAVING JURISDICTION STATE OF WISCONSIN</p> <p>PAUL WAGNER 141 NW BARSTOW ST WAUKESHA, WI 53188-3789 (262)-548-8604 ph (262)-548-8614 fax paul.wagner@wi.gov</p> <p>VILLAGE OF PLEASANT PRAIRIE, WI</p> <p>KEN ROBERS VILLAGE HALL 5915 39th AVE PLEASANT PRAIRIE, WI 53158 262-294-9304 ph 262-925-6786 fax buildinginspection@plprairie.com</p>	<p>CODE OFFICIAL CONTACTS JEAN WERBIE-HARRIS COMMUNITY DEVELOPMENT DIRECTOR 9915 39th AVE PLEASANT PRAIRIE, WI 53158 (262) 925-6717</p> <p>DOUG McELMURY FIRE CHIEF 8044 88th AVE. PLEASANT PRAIRIE, WI 53158 (262) 694-8027 dmcelmury@plprairiewi.com</p> <p>LAURA HASBURGH FIRE PROTECTION REVIEWER MADISON S & B 201 W WASHINGTON AVE MADISON, WI 53703-2760 (608) 266-3151 ph (608) 267-9566 fax</p>	<p>APPLICABLE CODES</p> <p>BUILDING: WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2009 INTERNATIONAL BUILDING CODE)</p> <p>FIRE: WI COMMERCIAL BUILDING CODE, CHAPTERS 14 & 30 BASED ON 2009 NFPA 81-84 - BASED ON 2009 NFPA-1</p> <p>PLUMBING: WI COMMERCIAL BUILDING CODE, CHAPTER 81-84 - BASED ON 2009 NFPA-1</p> <p>MECHANICAL: WI COMMERCIAL BUILDING CODE, CHAPTER 64 - BASED ON 2009 IMC</p> <p>ELECTRICAL: WI COMMERCIAL BUILDING CODE, CHAPTER 16 - BASED ON 2009 NEC</p> <p>ENERGY CODE: WI COMMERCIAL BUILDING CODE, CHAPTER 63 - BASED ON 2009 IECC</p> <p>ACCESSIBILITY: WI COMMERCIAL BUILDING CODE, CHAPTER 62 - BASED ON ADA STANDARDS</p>	<p>USE GROUPS: USE GROUP S-1, STORAGE MODERATE HAZARD - DRY GOODS, GROCERY USE GROUP B, BUSINESS - WELFARE OFFICE</p> <p>BUILDING HEIGHT: ALLOWED BY CODE: 75' (UNLIMITED HEIGHT PER 503.1.1) ACTUAL AS DESIGNED: 83'</p> <p>BUILDING AREA ALLOWED BY CODE: UNLIMITED (SECTION 507) ACTUAL AS DESIGNED: DOCK CONNECTOR: 24,800 SF AUTOMATED STORAGE: 204,000 SF WELFARE/ OFFICE: 21,300 SF</p> <p>CONSTRUCTION TYPE II-B (UNPROTECTED NON COMBUSTIBLE)</p> <p>EXIT DISTANCE 400 FEET (WITH APPROVED ALTERNATE METHOD)</p>	<p>AUTOMATIC SPRINKLERS REQUIRED THROUGHOUT BLDG</p> <p>SMOKE MANAGEMENT SYSTEM NOT REQUIRED</p> <p>FIRE ALARM SYSTEM NOT REQUIRED BY CODE, TO BE INSTALLED PER OWNER REQUEST</p> <p>EXIT CAPACITY FACTOR 0.20 IN./OCC FOR HORIZONTAL EGRESS ELEMENTS 0.30 IN./OCC FOR VERTICAL EGRESS ELEMENTS</p> <p>GENERAL REMARKS SPECIAL INSPECTIONS ARE REQUIRED PER SECTION 1704 OF THE JURISDICTIONAL BUILDING CODE. A STATEMENT OF SPECIAL INSPECTIONS MUST BE PREPARED AND SUBMITTED BY THE REGISTERED DESIGN PROFESSIONAL IN CHARGE IN ACCORDANCE WITH SECTION 106.1 AS A CONDITION FOR PERMIT ISSUANCE. THIS STATEMENT SHALL INCLUDE A COMPLETE LIST OF MATERIALS AND WORK REQUIRING SPECIAL INSPECTIONS BY THIS SECTION, AND THE INSPECTIONS TO BE PERFORMED. UPON COMPLETION OF THE PROJECT THE DESIGN PROFESSIONAL SHALL SUBMIT A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING THE COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS AND CORRECTIONS OF ANY DISCREPANCIES FOUND AS A CONDITION FOR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, SECTION 1704.1, 1704.1.1 AND 1704.1.2, JURISDICTIONAL BUILDING CODE.</p>	<p style="text-align: center;">VICINITY MAP</p>
	CONTACTS	<p>CONSTRUCTION GRAY CONSTRUCTION 10 QUALITY STREET LEXINGTON, KY</p> <p>PROJECT MANAGER: HOME OFFICE PHONE: (000) 000-0000 E-MAIL:</p> <p>JOB SITE MANAGER: JOB SITE PHONE: (000) 000-0000 JOB SITE FAX: (000) 000-0000 E-MAIL:</p>	<p>CIVIL ENGINEER TERRY SHAW, P.E. - Cert. of A # 3760-11 1100 HUNTER DRIVE LANCASTER, KY 40444</p> <p>CIVIL ENGINEER OF RECORD: TERRY SHAW OFFICE PHONE: (859) 548-2251 E-MAIL: tshawpe@windstream.net REGISTRATION #: 30042-6</p>	<p>ARCHITECTURE GRAY CONSTRUCTION 10 QUALITY STREET LEXINGTON, KY 40507</p> <p>DESIGN MANAGER: CONNIE KEYSER HOME OFFICE PHONE: (859) 281-5000 E-MAIL: ckeyser@gray.com</p> <p>ARCHITECT OF RECORD: RANDALL VAUGHN, AIA HOME OFFICE PHONE: (859) 281-5000 E-MAIL: rvaughn@gray.com REGISTRATION #: 11226-5</p>	<p>STRUCTURAL ENGINEER FREELAND HARRIS CONSULTING ENGINEERS 1990 LAKESIDE PKWY., SUITE 120 TUCKER, GA 30084</p> <p>STRUCTURAL ENGINEER OF RECORD: JEFF BECKMAN OFFICE PHONE: (770) 723-0088 E-MAIL: jbeckman@fnce.com REGISTRATION #: E-42507</p>	

CONTACTS						<p>POLLUTANTS FROM OWNER'S OPERATIONS - CUSTOMER'S KNOWLEDGE OF ITS ACTIVITIES THAT WILL BE CONDUCTED WITHIN THE FACILITY TO BE DESIGNED BY GNF AND CONSTRUCTED BY GRAY, AND THE MATERIALS INVOLVED IN THOSE ACTIVITIES, IS SUPERIOR TO GNF'S AND GRAY'S KNOWLEDGE. ACCORDINGLY, AND ANYTHING CONTAINED IN THE CONTRACT DOCUMENTS TO THE CONTRARY NOTWITHSTANDING, ANY DUTY OR WARRANTY BY GNF OR GRAY HEREIN SHALL NOT APPLY TO THE DISCHARGE, DISPERSAL, ESCAPE, RELEASE OR SATURATION OF ANY POLLUTANT INTO THE ATMOSPHERE OR ANY BODY OF WATER OR ON, ONTO, UPON, IN OR INTO THE SURFACE OR SUBSURFACE OF LAND. FOR PURPOSE OF THIS SECTION, THE WORD "POLLUTANT" SHALL MEAN ANY SOLID, LIQUID, GASEOUS, OR THERMAL IRRITANT OR CONTAMINANT INCLUDING BUT NOT LIMITED TO SMOKE, VAPOR, SOOT, FUMES, ACIDS, ALKALIS, CHEMICALS AND WASTE AND SHALL INCLUDE ANY HAZARDOUS SUBSTANCE. THE CAPACITY OF THE FACILITY AND THE DESIGN OF ANY OF ITS PARTS, SO AS TO PREVENT THE ESCAPE, RELEASE, DISCHARGE, DISPERSAL OR SATURATION OF POLLUTANTS SHALL BE THE SOLE RESPONSIBILITY OF THE CUSTOMER.</p>

DOCUMENT RELEASE #4
DECEMBER 07, 2012
gnf PROJECT NO. 213016

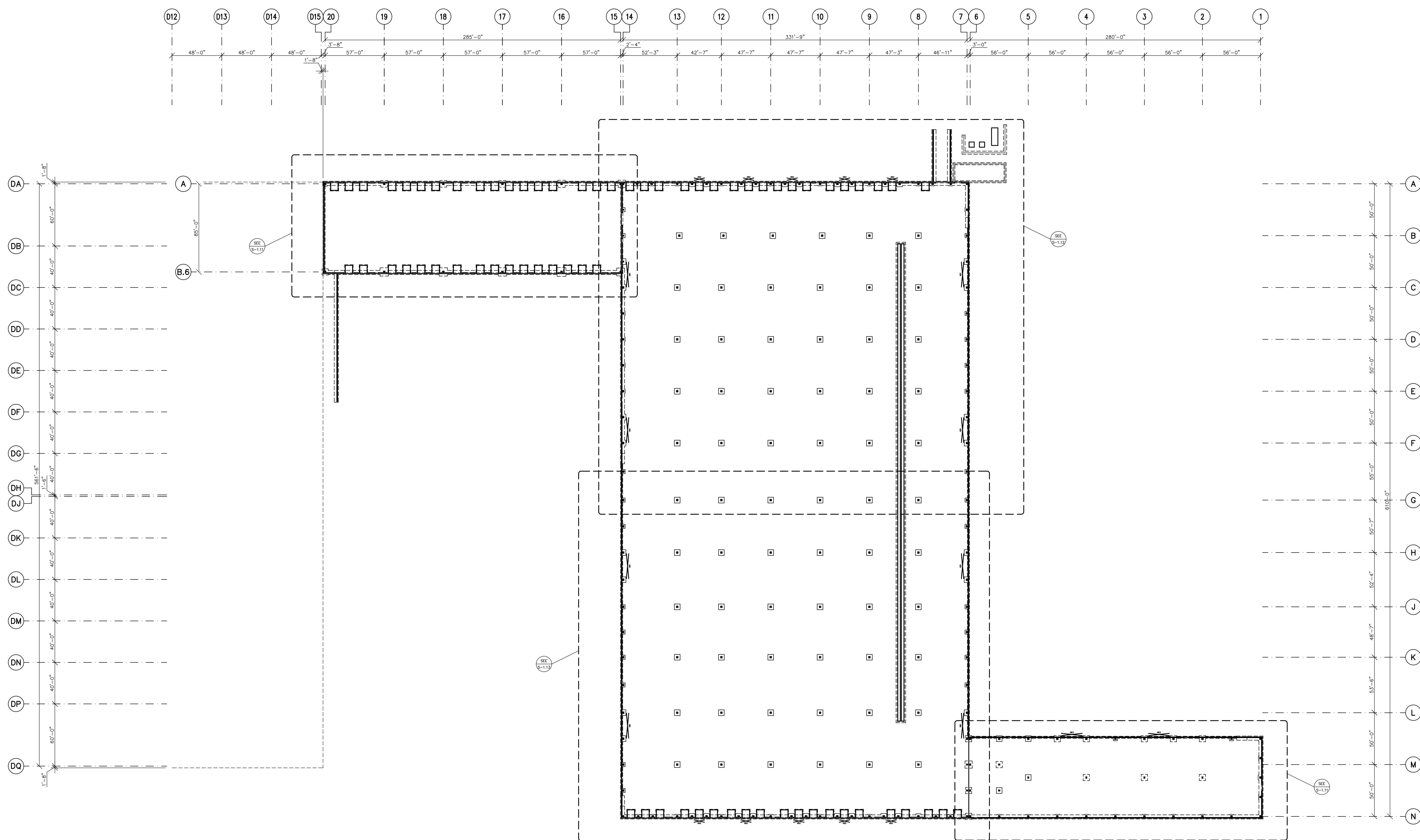


DRY GOODS STORAGE ADDITION



COVER SHEET

JOB NUMBER: 213016
SHEET NUMBER: G001



PLAN NORTH

FOUNDATION PLAN NOTES
 - T.F. = TOP OF FOOTING ELEVATION
 - T.F. PERIMETER = (-)14'-0" UNLESS NOTED OTHERWISE
 - T.F. INTERIOR = (-)1'-8" UNLESS NOTED OTHERWISE

FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	REMARKS
(1)	4'-0" x 4'-0" x 16"	(5) #5 BARS EACH WAY	
(2)	4'-6" x 4'-6" x 16"	(5) #6 BARS EACH WAY	
(3)	5'-0" x 5'-0" x 16"	(6) #5 BARS EACH WAY	
(4)	5'-6" x 5'-6" x 16"	(6) #6 BARS EACH WAY	
(5)	6'-0" x 6'-0" x 16"	(7) #5 BARS EACH WAY	
(6)	6'-6" x 6'-6" x 20"	(7) #6 BARS EACH WAY	
(7)	7'-0" x 7'-0" x 20"	(8) #6 BARS EACH WAY	
(8)	7'-6" x 7'-6" x 20"	(8) #6 BARS EACH WAY	
(9)	8'-0" x 8'-0" x 24"	(9) #7 BARS EACH WAY	
(10)	8'-6" x 8'-6" x 24"	(9) #7 BARS EACH WAY	

DOC. REL.#	2	DATE	11/15/12	DESCRIPTION	OWNER REVIEW
REL.#	4	DATE	12/07/12	DESCRIPTION	PRELIMINARY SITE & OPERATIONAL SUBMITTAL
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE COORDINATED WITH THE FACILITY TO BE REMODELED OR ADDED TO THE EXISTING FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.					

Gray
 10 Quality Street
 Lexington, Kentucky 40507-1450
 Telephone: (859) 281-5000
 Facsimile: (859) 252-5300
 Lexington, KY - Bowling Green, KY
 Birmingham, AL

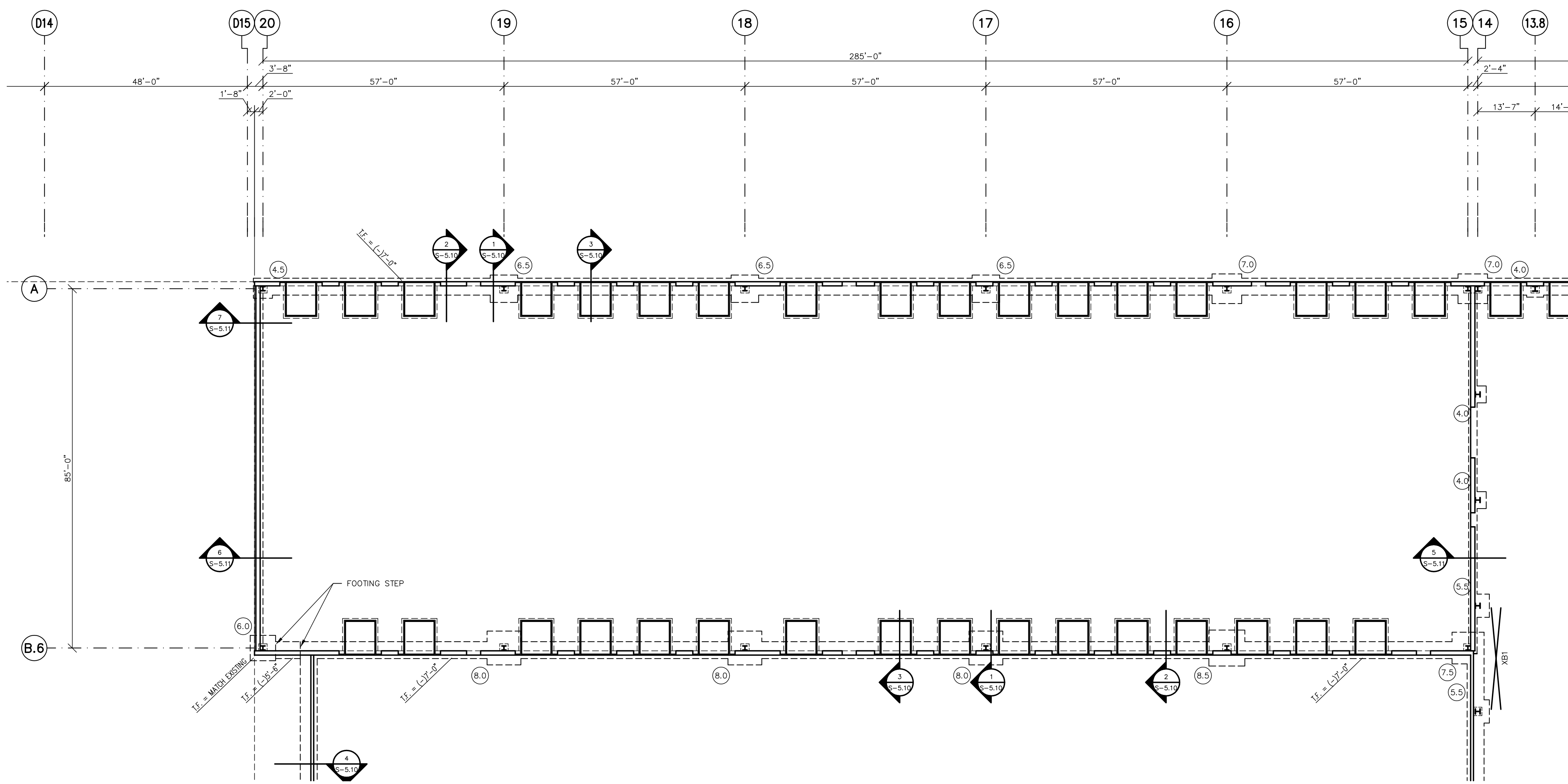
freeland harris
consulting engineers
 1200 Westgate Parkway
 Suite 120
 Tucker, Georgia 30084
 Telephone: (770) 735-0599
 Fax: (770) 288-8999
 Website: WWW.FHCE.COM
 Tucker, GA - Lexington, KY

DRY GOODS STORAGE ADDITION

871 - meijer
 Pleasant Prairie, WI

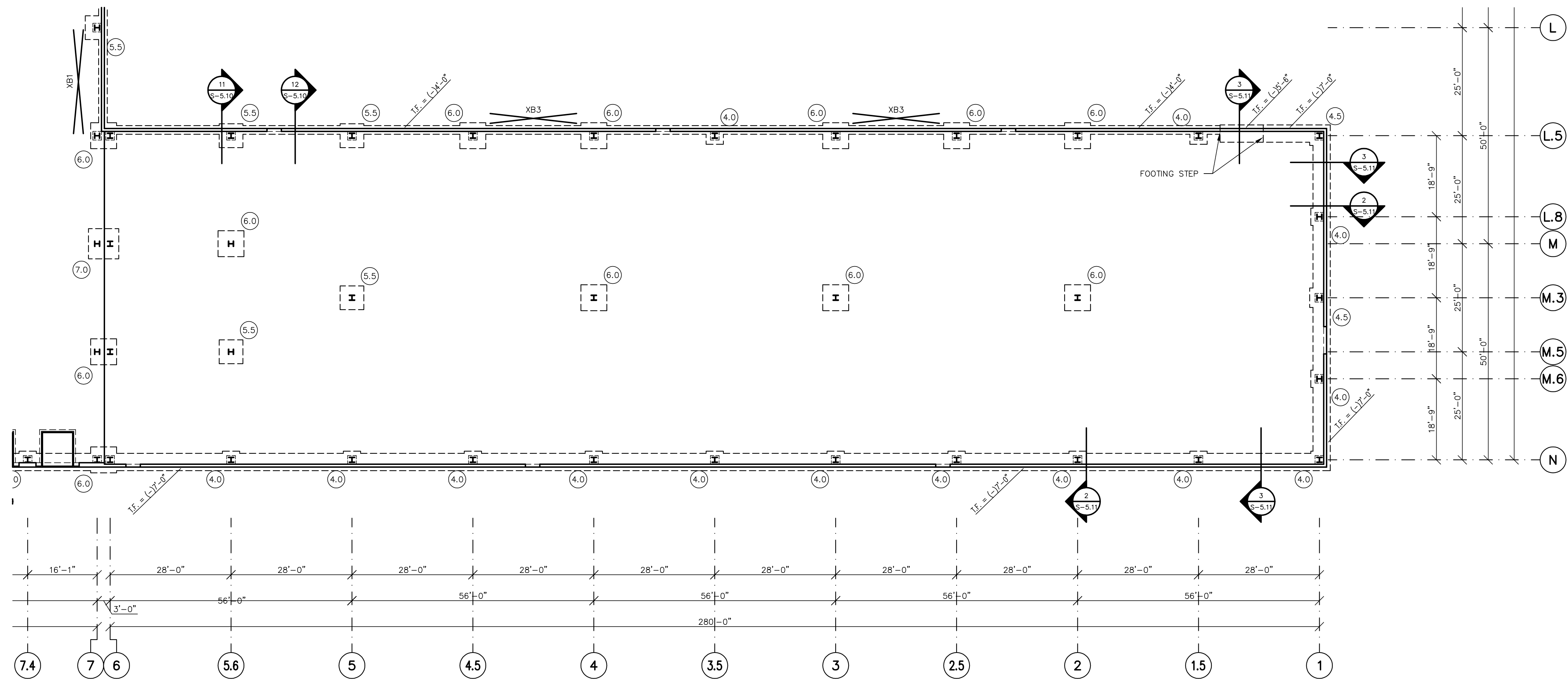
OVERALL FOUNDATION PLAN

JOB NUMBER	SHEET NUMBER
213016	3-110



DOCK CONNECTOR FOUNDATION PLAN

- T.F. = TOP OF FOOTING ELEVATION
 - T.F. PERIMETER = (-) 3'-0" UNLESS NOTED OTHERWISE
 - T.F. INTERIOR = (-) 1'-8" UNLESS NOTED OTHERWISE
 - SEE SHEET S-1.10 FOR FOOTING SCHEDULE



WELFARE AREA FOUNDATION PLAN

- T.F. = TOP OF FOOTING ELEVATION
 - T.F. PERIMETER = (-) 3'-0" UNLESS NOTED OTHERWISE
 - T.F. INTERIOR = (-) 1'-8" UNLESS NOTED OTHERWISE
 - SEE SHEET S-1.10 FOR FOOTING SCHEDULE

DOC. REL.#	DATE	DESCRIPTION	DOC. REL.#	DATE	DESCRIPTION
2	11/15/12	OWNER REVIEW			
4	12/07/12	PRELIMINARY SITE & OPERATIONAL SUBMITTAL			

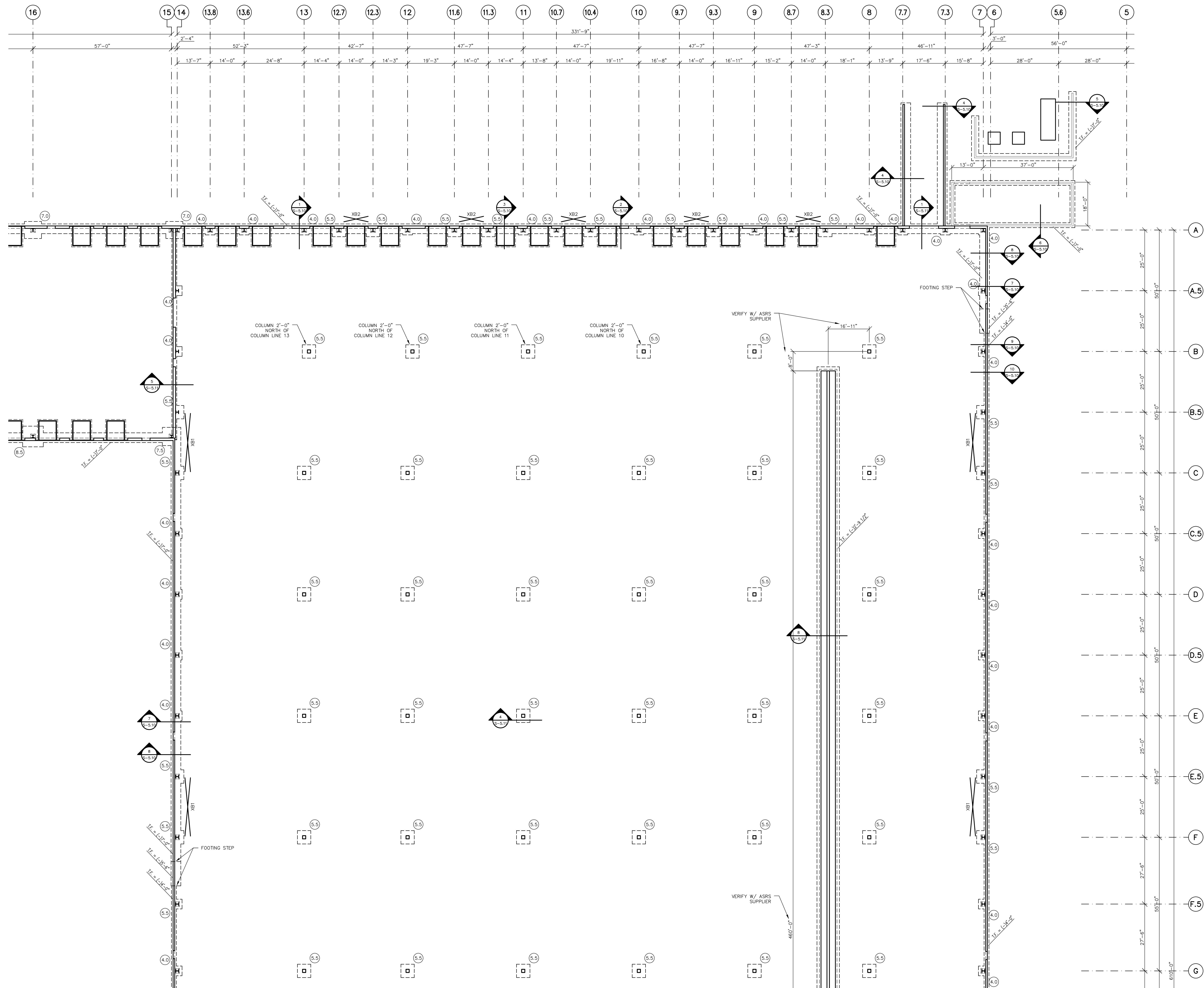
Gray
 10 Quality Street
 Lexington, Kentucky 40507-1450
 Telephone: (859) 281-5000
 Facsimile: (859) 252-5300
 Lexington, KY - Bowling Green, KY
 Birmingham, AL

FH freeland harris consulting engineers
 1700 Westgate Parkway
 Suite 120
 Tucker, Georgia 30084
 Telephone: (770) 733-0650
 Fax: (770) 288-8999
 Website: WWW.FHCE.COM
 Tucker, Ga - Lexington, KY

DRY GOODS STORAGE ADDITION
871 - meijer
 Pleasant Prairie, WI

ENLARGED FOUNDATION PLAN

NOTATION: OWNER'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.



PARTIAL OPM FOUNDATION PLAN
 - T.F. = TOP OF FOOTING ELEVATION
 - T.F. PERIMETER = (-) 4'-0" UNLESS NOTED OTHERWISE
 - I.F. INTERIOR = (-) 1'-6" UNLESS NOTED OTHERWISE
 - SEE SHEET S-1.10 FOR FOOTING SCHEDULE



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 Suite 120
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 Telephone: (770) 733-0850
 Fax: (770) 288-8999
 Website: WWW.FHCE.COM
 Tucker, Ga - Lexington, KY

meijer
 Pleasant Prairie, WI

ENLARGED FOUNDATION PLAN

ALL DRAWINGS FROM UNLESS OTHERWISE SPECIFIED, CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, SIXTH EDITION, AS AMENDED BY THE KENTUCKY DEPARTMENT OF TRANSPORTATION AND THE KENTUCKY DEPARTMENT OF REVENUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CERTIFIED SURVEY MAP NO.

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SURVEYOR:
 KEITH A. KINDRED, RLS S-2082
 YAGGY COLBY ASSOCIATES
 501 MAPLE AVE
 DELAFIELD, WI 53018
 (262) 646-6855x133
 KEITHK@YAGGY.COM

SURVEY FOR:
 MEIJER DISTRIBUTION, INC.
 2929 WALKER AVENUE, NW
 GRAND RAPIDS, MI 49544

LEGEND

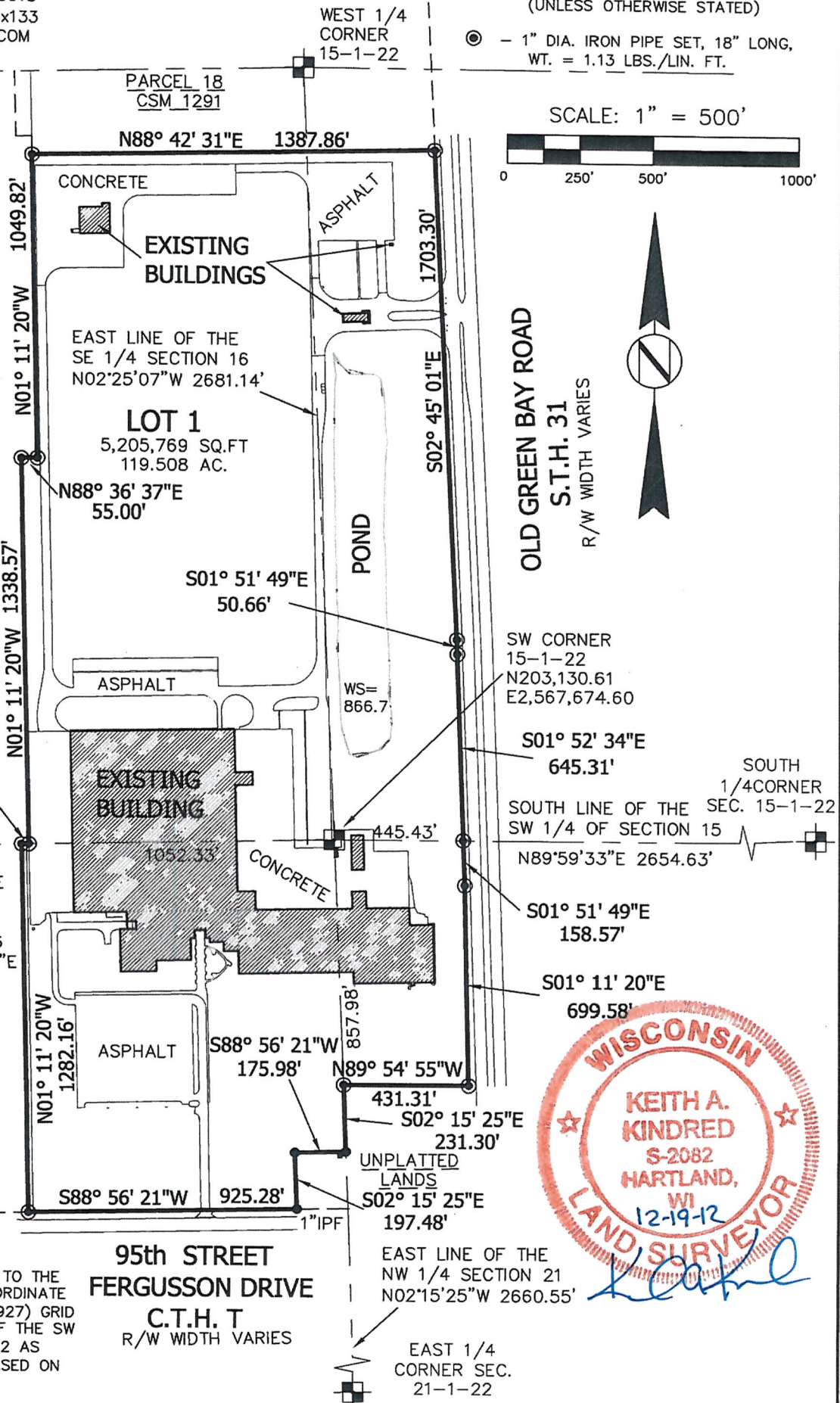
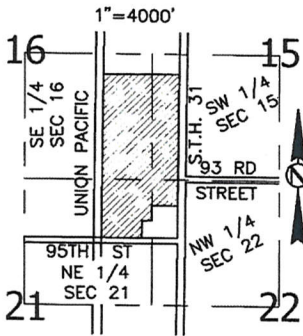
- - CONC. MON. W/ BRASS CAP FND.
- - 5/8" IRON ROD FOUND (UNLESS OTHERWISE STATED)
- ⊙ - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

SCALE: 1" = 500'



OLD GREEN BAY ROAD
 S.T.H. 31
 R/W WIDTH VARIES

LOCATION MAP



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 15-01-22 AS N89°59'33"E, ELEVATIONS BASED ON NGVD 1929 DATUM.

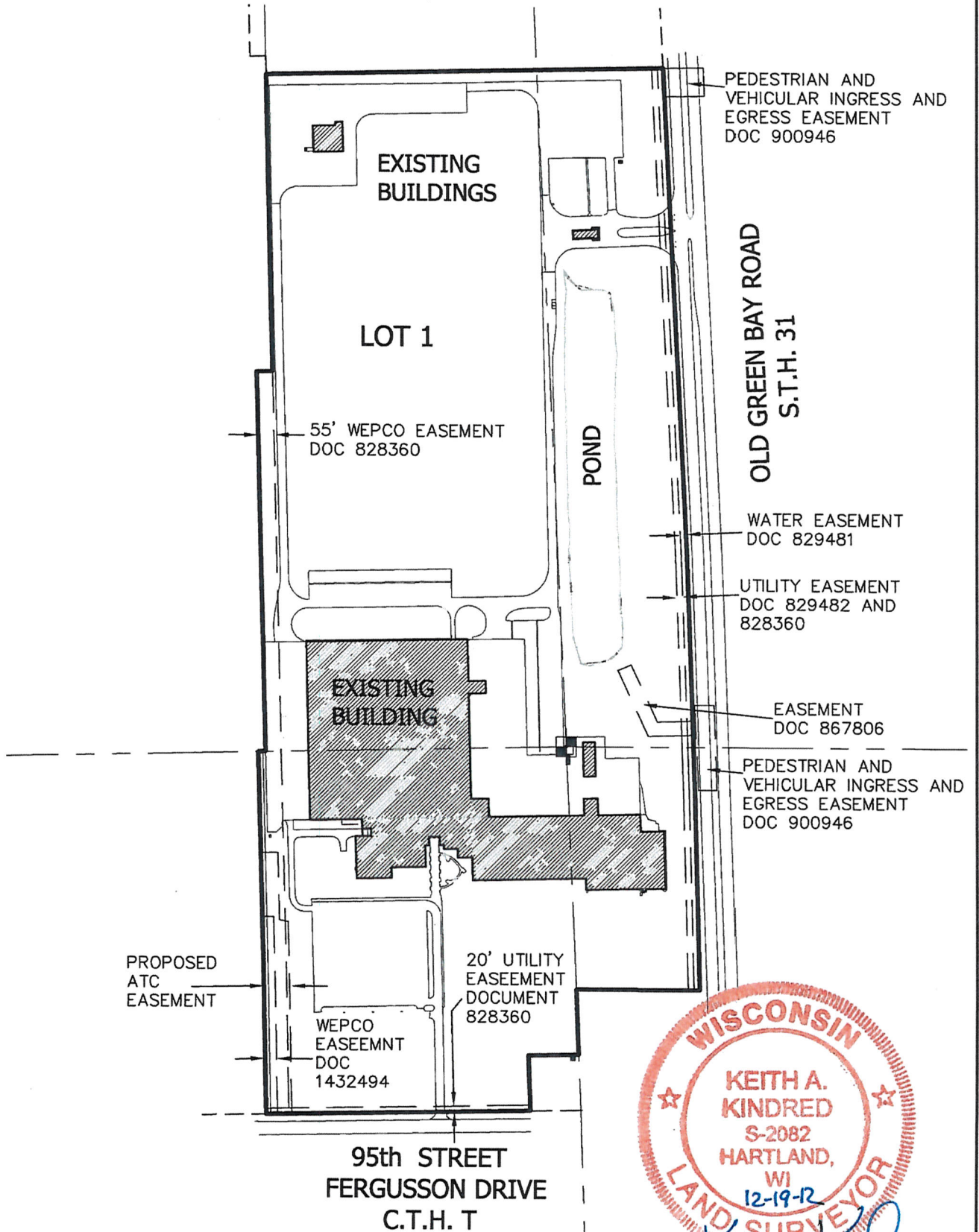
CERTIFIED SURVEY MAP NO.

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

EASEMENT DETAL SHEET

NOTE:

EASEMENTS BASED ON COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 20, 2012 AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY SPACECO INC.



CERTIFIED SURVEY MAP NO.

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SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Registered Land Surveyor hereby certify;

That I have surveyed, combined and mapped all that being....

That I have made such suAll of Parcel 10, CSM #1291 a part of Parcel 11, CSM #1291 and a part of Parcel 9, CSM #1292 and located in the NE 1/4 and SE 1/4 of the SE 1/4 of Section 16, the NW 1/4 and SW1/4 of the SW 1/4 of Section 15, the NW 1/4 of the NW 1/4 of Section 22 and the NE 1/4 of the NE 1/4 of Section 21 all in Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin. More fully described as:

Commencing at the Southwest corner of Section 15; thence North 89°59'33" East along the South line of the SW 1/4 of said Section 15 a distance of 445.43 feet to the West right-of-way of S.T.H. 31 and point of beginning of the herein after described lands; thence South 01°51'49" East along said West right-of-way line 158.57 feet; thence South 01°11'20" East continuing along said West right-of-way line 699.58 feet; thence North 89°54'55" West, 431.31 feet; thence South 02°15'25" East, 231.30 feet; thence South 88°56'21" West, 175.98 feet; thence South 02°15'25" East, 197.48 feet to a point on the North right-of-way line of 95th street; thence South 88°56'21" West along said North right-of-way line 925.28 feet; thence North 01°11'20" West, 1,282.16 feet; thence North 88°42'31" East, 25.00 feet; thence North 01°11'20" West, 1,338.57 feet; thence North 88°36'37" East, 55.00 feet; thence North 01°11'20" West; 1,049.82 feet to the Northwest corner of Parcel 10, CSM 1291; thence North 88°42'31" East, 1,387.86 feet to the Northeast corner of said Parcel 10; thence South 02°45'01" East along the West right-of-way line of STH 31 a distance of 1,703.30 feet; thence South 01°51'49" East continuing along said West right-of-way 50.66 feet; thence South 01°52'34" East continuing along said West right-of-way line 645.31 feet to the point of beginning.

Said lands contain 5,205,769 sq ft 119.508 acres.

That I have made such survey, land combination and Certified Survey Map by the direction of Meijer Distribution, Inc, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Pleasant Prairie in surveying, dividing and mapping the same.

Dated this 19th day of December, 2012.

Keakl
Keith A. Kindred, RLS S-2082



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF PARCEL 10, CSM 1291 A PART OF PARCEL 11, CSM 1291 AND A PART OF PARCEL 9, CSM 1292 AND LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 16, THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 15, THE NW 1/4 OF THE NW 1/4 OF SECTION 22 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 21 ALL LOCATED IN T.01N., R.22E., VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Meijer Distribution, Inc. a corporation duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, combined, mapped and dedicated as represented on this Certified Survey Map.

Meijer Distribution, Inc does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Village of Pleasant Prairie

IN WITNESS WHEREOF, said Meijer Distribution, Inc. has caused these presents to be signed by _____, its _____, at _____, and its corporate seal to be hereunto affixed on this _____ day of _____, 20____.

STATE OF MICHIGAN)

) ss.

COUNTY OF KENT)

The foregoing instrument was acknowledged before me this ___ day of _____, 201_, by _____, the _____, of Meijer Distribution, Inc., a Michigan corporation, for and on behalf of said corporation,

Notary Public, State of Michigan, County of _____

My Commission Expires: _____

acting in the County of Kent



CERTIFIED SURVEY MAP NO. _____

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VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Pleasant Prairie, Ohiocubco, Inc, owner, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
John Steinbrink, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Pleasant Prairie.

Date: _____ Signed _____
Jane Romanowski, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Pleasant Prairie, Ohiocubco, Inc, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Thomas W. Terwall, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Pleasant Prairie.

Date: _____ Signed _____
Donald Hackbarth, Plan Commission Secretary



- G. Consider the request of Louis Rosen, owner, for the **Transfer of Land** for approximately 9 acres of land generally located south of 104th Street and west of 120th Avenue (West Frontage Road) into Pleasant Prairie from the Village of Bristol (f/k/a Town of Bristol) pursuant to the 1997 Settlement and Cooperation Agreement and Supplemental First Amendment between Pleasant Prairie and Bristol.

Recommendations:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Land Transfer** of approximately 9 acres as presented at the January 14, 2013 Plan Commission Meeting.

VILLAGE STAFF REPORT OF JANUARY 14, 2013

Consider the request of Louis Rosen, owner, for the **Transfer of Land** for approximately 9 acres of land generally located south of 104th Street and west of 120th Avenue (West Frontage Road) into Pleasant Prairie from the Village of Bristol (f/k/a Town of Bristol) pursuant to the 1997 Settlement and Cooperation Agreement and Supplemental First Amendment between Pleasant Prairie and Bristol.

In accordance with the 1997 Settlement and Cooperation Agreement by and between the Village of Pleasant Prairie, the Pleasant Prairie Water Utility, the Pleasant Prairie Sewer Utility District D, the Pleasant Prairie Sewer Utility District No. 1, the Pleasant Prairie Sewer Utility District F, the Town of Bristol, the Town of Bristol Utility District No. 3, the Town of Bristol Utility District No. 5 and the Town of Bristol Water Utility District including the First Amendment ("the 1997 Agreement") there are two (2) options to transfer of land into Pleasant Prairie.

Option 1 - A fully executed Petition for Direct Annexation by Unanimous Approval pursuant to Section 66.0217(2) [formerly 66.023(7)(b)] of the Wisconsin Statutes.

Option 2 – Alternate Procedure for Transfer of Land to Village as outlined in the referenced Agreement. Option 2 requires a pre-petition conference with Village officials, the submission of a petition to the Village, service within five (5) days by certified mail by the Village upon other affected government entities, and a 35 day "waiting period" before the Village Board may adopt an ordinance by a two-thirds vote of its elected members, accepting the transfer of land from Bristol to Pleasant Prairie.

On November 16, 2012, the Village received land transfer petitions from Louis Rosen, owner of approximately 9 acres of land generally located south of 104th Street and west of 120th Avenue (West Frontage Road). The property owners requested that a Land Transfer be approved to transfer said lands into the Village of Pleasant Prairie from the Village of Bristol (f/k/a Town of Bristol) pursuant to the 1997 Agreement and the First Amendment to the Agreement, as legally described and shown within the Land Transfer Ordinance #2 as **attached**. These parcels (Tax Parcel Numbers 37-4-121-254-0400 and 37-4-121-254-0405) are located in the Village Growth Area and completes the outer most limits of the Village Growth Area along the southern boundary.

On November 21, 2012 the Village Clerk sent to all affected government entities-- a copy of the Rosen's petition. The Village Board will consider adoption of Land Transfer Ordinance #2 on January 21, 2012, which is after the 35-day required "waiting period".

According to the Village of Bristol, both properties to be annexed into the Village are zoned A-2, General Agricultural District and a portion of the properties are zoned FPO, Floodplain Overlay District. The properties will remain in these zoning districts.

At a future date the Village will hold the required public hearing to amend the Village Comprehensive Plan and to rezone the properties into the appropriate Village Zoning designations. These properties are not located within Tax Increment District (TID) #2 but the land to the north is located with TID #2.

The Village staff recommends that the annexation petition be approved as presented with the Temporary Zoning Classification and further that the Village boundaries be adjusted subject to approved by the Wisconsin Department of Administration.

LAND TRANSFER ORDINANCE #2

ORDINANCE TO TRANSFER LAND TO THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

The Village Board of the Village of Pleasant Prairie, Kenosha County, Wisconsin, do ordain as follows:

SECTION 1. Land Transferred. In accordance with Section 1.(o) the Alternate Procedure for Transfer of Land to Village under the 1997 Settlement and Cooperation Agreement by and between the Village of Pleasant Prairie, the Pleasant Prairie Water Utility, the Pleasant Prairie Sewer Utility District D, the Pleasant Prairie Sewer Utility District No. 1, the Pleasant Prairie Sewer Utility District F, the Town of Bristol, the Town of Bristol Utility District No. 3, the Town of Bristol Utility District No. 5 and the Town of Bristol Water Utility District (the "1997 Settlement and Cooperation Agreement"), including the 1st Amendment to the 1997 Settlement and Cooperative Agreement and the petition for a land transfer filed with the Village Clerk on the 16th day of November, 2012, by the owner of the land, Louis Rosen dated November 16, 2012, the following territory shown and described in the attached **Exhibit A** in the Village of Bristol (f/k/a Town of Bristol), Kenosha County, Wisconsin, is hereby transferred into the Village of Pleasant Prairie, Kenosha County, Wisconsin:

SECTION 2. Effect of Land Transfer. From, and immediately upon adoption of this ordinance the territory described in Section 1 shall be a part of the Village of Pleasant Prairie for any and all purposes provided by law and all properties within such territory shall be subject to all ordinances, rules and regulations governing the Village of Pleasant Prairie.

SECTION 3. Severability. If any provision of this ordinance is determined to be invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 4. Effective Date. This ordinance shall take effect upon passage as provided by law.

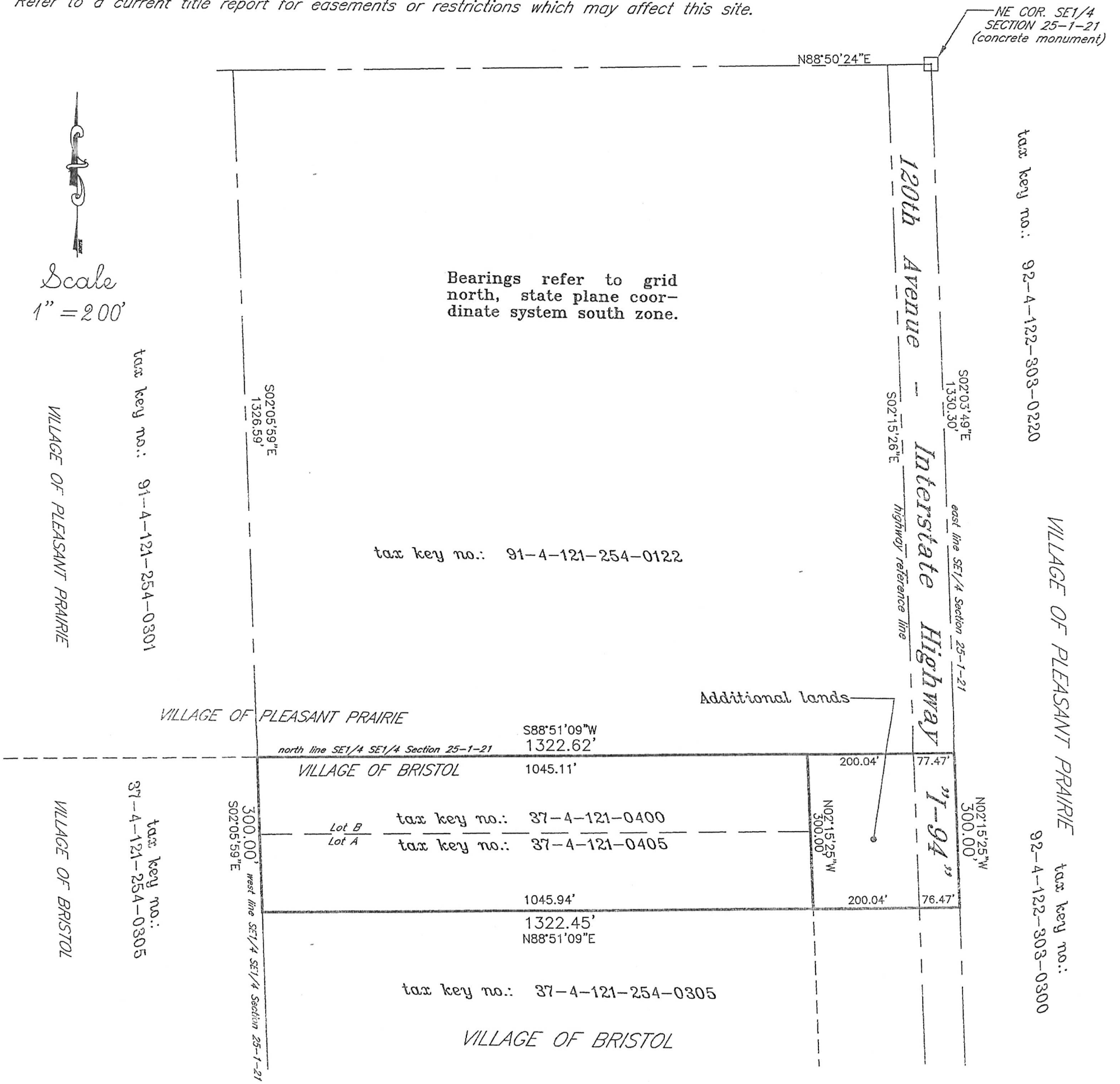
John P. Steinbrink
Village President

Attest:

Jane M. Romanowski
Village Clerk

Date and Time Adopted: _____, 2013 at _____ p.m.

Refer to a current title report for easements or restrictions which may affect this site.



LEGAL DESCRIPTION FOR PROPOSED LAND TRANSFER FROM VILLAGE OF BRISTOL TO VILLAGE OF PLEASANT PRAIRIE: Lots A and B of Certified Survey Map No. 603, a plat of record; lots known as Tax Key No: 37-4-121-254-0405-Lot A and Tax Key No: 37-4-121-254-0400-Lot B and also including additional lands adjacent to the east; being more particularly described as: Commencing at the northeast corner of the Southeast Quarter of Section 25, Town 1 North, Range 21 East of the Fourth Principal Meridian; thence S02°03'49"E along the east line of said quarter section 1330.30 feet to the north line of the southeast quarter of said quarter section and the point of beginning; thence S88°51'09"W along said north line 1322.62 feet to the west line of said quarter quarter section; thence S02°05'59"E along said west line 300.00 feet; thence N88°51'09"E parallel to aforesaid north line of said quarter quarter section 1322.45 feet to the east line of said quarter section; thence N02°03'49"W along said east line 300.00 feet to the point of beginning; containing 396,680 square feet; 9.10 acres, more or less; lying and being in part of the Southeast Quarter of Section 25, Town 1 North, Range 21 East of the Fourth Principal Meridian and lying and being in the Village of Bristol, Kenosha County, Wisconsin.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143

I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

J.K.R.

Reg. Land Surveyor

October 11, 2012
Revised 11/16/12
Revised 11/19/12



Plat of Survey for Proposed Land Transfer of

LOTS A & B OF

CERTIFIED SURVEY MAP NO. 603

in SE1/4 Section 25-1-21

VILLAGE OF BRISTOL
KENOSHA COUNTY, WIS.

-for-
Lou Rosen

November 16, 2012

Ms. Jane M. Romanowski
Village Clerk
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

RE: Petition for Land Transfer into the Village of Pleasant Prairie

Dear Ms. Romanowski:

Pursuant to Section 1(o), entitled Alternate Procedure For Transfer Of Land To Village, Section (1) of the:

1997 SETTLEMENT AND COOPERATION AGREEMENT
BY AND BETWEEN
THE VILLAGE OF PLEASANT PRAIRIE,
THE PLEASANT PRAIRIE WATER UTILITY,
THE PLEASANT PRAIRIE SEWER UTILITY DISTRICT "D",
THE PLEASANT PRAIRIE SEWER UTILITY DISTRICT NO. "1"
AND THE PLEASANT PRAIRIE SEWER UTILITY DISTRICT "F"
AND
THE TOWN OF BRISTOL,
THE TOWN OF BRISTOL UTILITY DISTRICT NO. 3,
THE TOWN OF BRISTOL UTILITY DISTRICT NO. 5
AND THE TOWN OF BRISTOL WATER UTILITY DISTRICT

(hereinafter referred to as the "Agreement"),

I am requesting that the following two (2) parcels of land that I own, which are located within the Village Growth Area, be transferred from the Village of Bristol (f/k/a the Town of Bristol) to the Village of Pleasant Prairie.

- Tax Parcel Number 37-4-121-254-0400
- Tax Parcel Number 37-4-121-254-0405

Furthermore, pursuant to the requirements of the Agreement the following is stated:

- The current population of the lands to be transferred is zero (0).
- Legal Description of the land to be transferred to the Village of Pleasant Prairie (all lands to be transferred are owned by the petitioner):
 - **Tax Parcel Number 37-4-121-254-0400** – Lot B of Certified Survey Map #603, located in a part of the Southeast Quarter of Section 25, Township 1 North, Range 21 East of the Fourth Principal Meridian, located in the Village of Bristol, County of Kenosha, State of Wisconsin.

- **Tax Parcel Number 37-4-121-254-0405** - Lot A of Certified Survey Map #603, located in a part of the Southeast Quarter of Section 25, Township 1 North, Range 21 East of the Fourth Principal Meridian, located in the Village of Bristol, County of Kenosha, State of Wisconsin.

For a complete legal description of the property to be transferred into the Village of Pleasant Prairie, refer to attached Plat of Survey for Land Transfer (the "Survey"), completed by Jeffrey K Rampart of J.K.R. Surveying, Inc., dated October 11, 2012.

- A Scaled Map of the land to be transferred to the Village of Pleasant Prairie - Refer to the attached Survey.
- Village Growth Area Map - Exhibit "A" in the Agreement (Attached)
- Address of the Petitioner:

Louis Rosen
99 North Avenue
Antioch, IL 60002

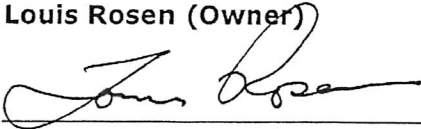
- Additional Lands:

Included in this Petition for land transfer are the "Additional Lands" which included the abutting 120th Avenue (West Frontage Road) and I-94 highway rights-of-way. (Refer to the attached Survey)

Thank you for your assistance.

Sincerely,

Louis Rosen (Owner)

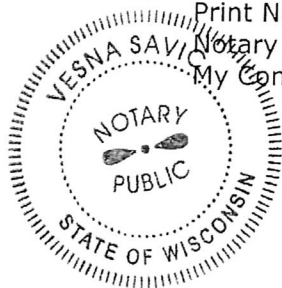


ACKNOWLEDGMENT
STATE OF WISCONSIN)
SS
KENOSHA COUNTY)

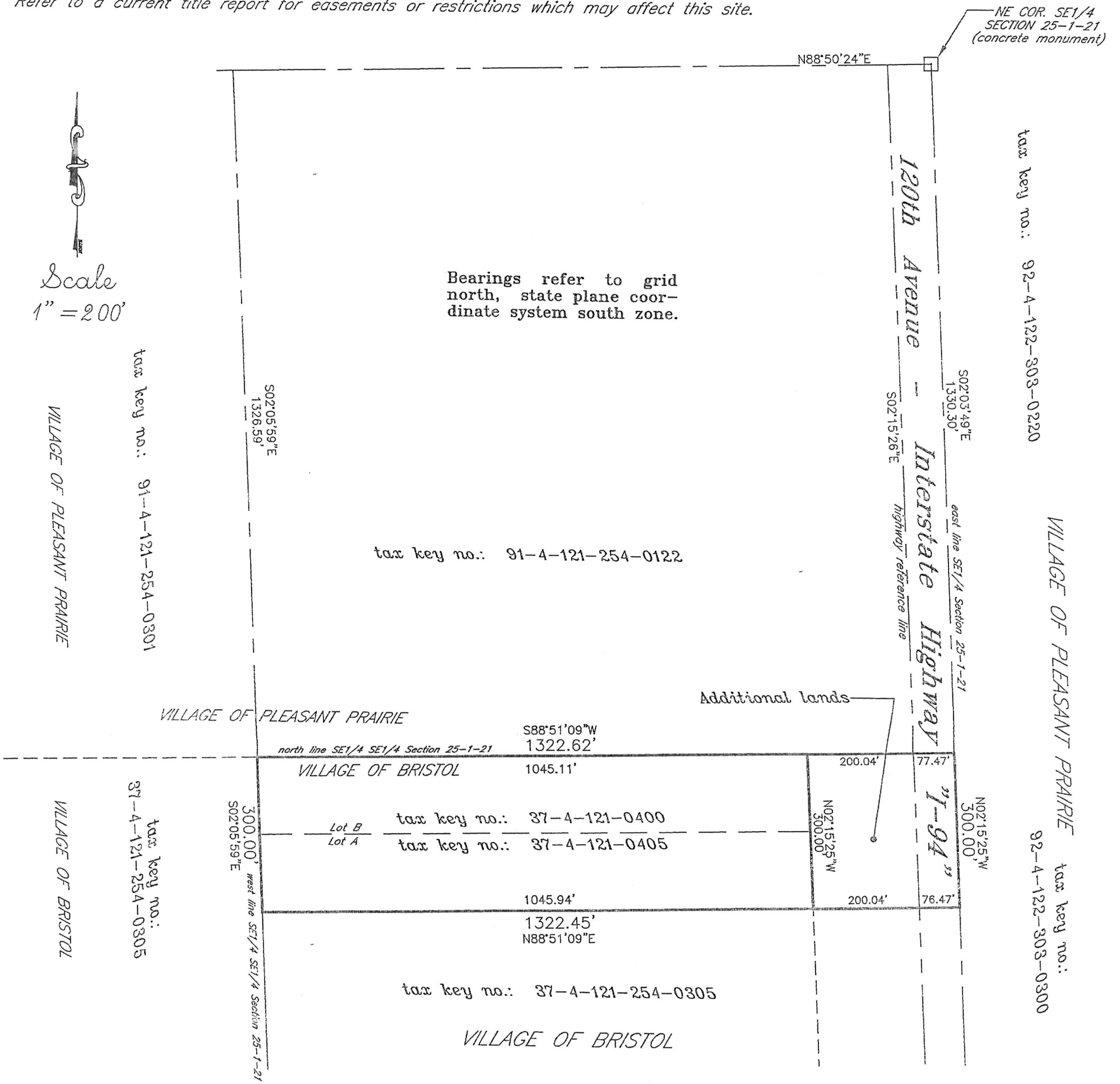
This instrument was acknowledged before me in Pleasant Prairie, Wisconsin, on this 16th day of November, 2012 by

Vesna Savic

Print Name: Vesna Savic
Notary Public, Kenosha County, WI
My Commission Expires: 11-9-2014



Refer to a current title report for easements or restrictions which may affect this site.



LEGAL DESCRIPTION FOR PROPOSED LAND TRANSFER FROM VILLAGE OF BRISTOL TO VILLAGE OF PLEASANT PRAIRIE: Lots A and B of Certified Survey Map No. 603, a plat of record; lots known as Tax Key No: 37-4-121-254-0405-Lot A and Tax Key No: 37-4-121-254-0400-Lot B and also including additional lands adjacent to the east; being more particularly described as: Commencing at the northeast corner of the Southeast Quarter of Section 25, Town 1 North, Range 21 East of the Fourth Principal Meridian; thence S02°03'49"E along the east line of said quarter section 1330.30 feet to the north line of the southeast quarter of said quarter section and the point of beginning; thence S88°51'09"W along said north line 1322.62 feet to the west line of said quarter quarter section; thence S02°05'59"E along said west line 300.00 feet; thence N88°51'09"E parallel to aforesaid north line of said quarter quarter section 1322.45 feet to the east line of said quarter section; thence N02°03'49"W along said east line 300.00 feet to the point of beginning; containing 396,680 square feet; 9.10 acres, more or less; lying and being in part of the Southeast Quarter of Section 25, Town 1 North, Range 21 East of the Fourth Principal Meridian and lying and being in the Village of Bristol, Kenosha County, Wisconsin.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143

I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

J.K.R.

Reg. Land Surveyor

October 11, 2012
Revised 11/16/12
Revised 11/19/12



Plat of Survey for Proposed Land Transfer of

LOTS A & B OF

CERTIFIED SURVEY MAP NO. 603

in SE1/4 Section 25-1-21

VILLAGE OF BRISTOL
KENOSHA COUNTY, WIS.

-for-
Lou Rosen



Office of the Village Administrator
Michael R. Pollocoff

November 21, 2012

Erich Schmidtke
Department of Administration
Municipal Boundary Review
101 East Wilson Street, 9th Floor
Madison, WI 53703

RE: Petition for Land Transfer into the Village of Pleasant Prairie

Dear Mr. Schmidtke:

Enclosed for your review is a land transfer petition letter from Mr. Louis Rosen, owner of Tax Parcel Numbers 37-4-121-254-0400 and 37-4-121-254-0405, requesting the transfer of these parcels, along with the "Additional Lands" (see enclosed Survey), from the jurisdiction of the Village of Bristol (f/k/a Town of Bristol) and into the Village of Pleasant Prairie.

In 1997, the Village of Pleasant Prairie and the then-Town of Bristol (n/k/a the Village of Bristol) entered into a court-ordered Settlement and Cooperation Agreement (hereinafter referred to as the "Agreement"). In part, the Agreement provides mutual cooperation between the Village of Pleasant Prairie and the Village of Bristol for annexations, land transfers and other detachments of territory from Bristol to Pleasant Prairie, pursuant to the "Village Growth Area" as depicted and described in the Agreement. The "Village Growth Area" boundary is intended to establish the ultimate Bristol-Pleasant Prairie boundary. Both of the Rosen-owned parcels are located within the "Village Growth Area".

The Village has concluded that Mr. Rosen's land transfer petition letter, follows the procedures as set forth in Section 1(o)(1) of the Agreement, entitled *Alternate Procedure For Transfer Of Land To Village* (Pages 12-16). Furthermore, pursuant to Section 1(o)(3) of the Agreement, you have 35 days from the date of this letter to review and comment. After the 35 day period, the Village Board may adopt an ordinance, by a 2/3 vote, to accept the land transfer.

If you have any questions, please contact me or Tom Shircel, Assistant Village Administrator, at 262-925-6721. Thank you for your assistance.

Sincerely,

Michael R. Pollocoff
Village Administrator

Enc: Rosen land transfer petition letter
Survey (Scale Map), includes Legal Description
Portions of the Agreement

Rosen Petition Letter Sent to DOA 11-21-12

9915 39th Avenue. Pleasant Prairie, Wisconsin 53158-6504 262.925.6721 FAX 262.694.4734

COPY

1997 SETTLEMENT AND COOPERATION AGREEMENT

BY AND BETWEEN

THE VILLAGE OF PLEASANT PRAIRIE ,

THE PLEASANT PRAIRIE WATER UTILITY,

THE PLEASANT PRAIRIE SEWER UTILITY DISTRICT "D",

THE PLEASANT PRAIRIE SEWER UTILITY DISTRICT NO. "1"

AND THE PLEASANT PRAIRIE SEWER UTILITY DISTRICT "F"

AND

THE TOWN OF BRISTOL,

THE TOWN OF BRISTOL UTILITY DISTRICT NO. 3,

THE TOWN OF BRISTOL UTILITY DISTRICT NO. 5

AND THE TOWN OF BRISTOL WATER UTILITY DISTRICT

(n) Statutory Annexation Procedures Continue To Be Available. Under both this Agreement and the Section 66.023 cooperative plan agreement contemplated by this Agreement, Section 66.021 of the Wisconsin Statutes and any other statutory annexation procedures which would otherwise be applicable from time to time in the absence of these agreements, shall at all times be and remain available to the Village and to owners of land situated within the Village Growth Area (except as provided in Section 66.023(7)(a) of the Wisconsin Statutes during the interval between the joint hearing under Section 66.023(4)(b) and the decision of the Wisconsin Department of Commerce on the cooperative plan, or the withdrawal of the Village or the Town from the cooperative plan, whichever occurs first) for the purpose of annexing land into the Village from within the Village Growth Area. The Village and the Town hereby expressly agree that since Section 66.021 and any other statutory annexation procedures that would otherwise be applicable from time to time in the absence of these agreements are incorporated by reference, with respect to land situated within the Village Growth Area, Section 66.023(7)(b) of the Wisconsin Statutes was intended to allow and should be interpreted to allow use of such procedures with respect to the annexation of land into the Village from within the Village Growth Area.

(o) Alternate Procedure For Transfer Of Land To Village. The transfer of lands from the Town to the Village from within the Village Growth Area may be accomplished by owners of land in such area and the Village in accordance with the following alternative

procedure, in addition to any applicable statutory annexation procedure such as Section 66.021 of the Wisconsin Statutes:

(1) The owner(s) of land lying within the Village Growth Area, who wish to have their land transferred to the Village from the Town, may file with the Village Clerk a written petition for the transfer of such land from the Town to the Village, after first requesting and participating in a pre-petition conference with appropriate Village officials regarding the proposed transfer. The petitioner(s) shall sign the petition and acknowledge their signatures in the presence of a notary public. Contained in or attached to the petition shall be a statement regarding the current population of the land to be transferred and the number of electors residing on any land not owned by the petitioners, the legal description of the land to be transferred to the Village, the legal description of the land owned by the petitioner(s) within the territory to be transferred, and a scale map of the land to be transferred, showing its relationship to the existing boundaries of the Village and the Town and to the boundaries of the Village Growth Area, and also showing the land owned by the petitioner(s). The petition shall also state the post office address of each of the petitioners and the name(s) and post office address(es) of the owner(s) of any land within the territory to be transferred which is not owned by the petitioner(s). Petitioning landowners may include in the petition land owned by non-signatory owners (which are hereinafter referred to as "Additional Lands") only if such Additional Lands are public streets, highways or other public ways,

or the bed of navigable water, or if inclusion of such Additional Lands is necessary, in the reasonable judgment of the Village, to provide cost-effective sewer, water or other utility service or appropriate public and/or emergency access to the land of the owner(s) seeking transfer to the Village, or if inclusion of such Additional Lands is necessary, in the reasonable judgment of the Village, to satisfy the objections of any court of competent jurisdiction to any transfer of territory pursuant to subparagraph 1(o) of this Agreement, provided that the petitioner(s) own at least 50% of the land to be transferred or that the assessed value of the real property owned by the petitioner(s) and subject to the petition constitutes at least 50% of the assessed value of the real property to be transferred, not counting public streets, highways or other public ways or the bed of navigable waters, and further provided that no electors reside on such Additional Lands. Additional Lands included in a petition for transfer of territory need not follow property lines, but no part of a parcel five acres or less in size which is improved with a dwelling and used for residential purposes shall be included. It is hereby understood and agreed that the Village will confer with the petitioning landowner(s) about the necessity of including Additional Lands in the petition, and the fact that such a conference has occurred shall not be deemed to be grounds to invalidate the transfer or to subject it to special scrutiny.

(2) The Village shall mail, by certified mail return receipt requested, a copy of the petition, the legal

description and the scale map within five (5) business days of its receipt by the Village, to each of the following: the Town Clerk, the clerk of each school district affected, each owner of land involved in the proposed transfer who has not signed the petition, and the Wisconsin Department of Commerce (or any other department or official of the State government to which the statutory duty of reviewing annexations may be delegated from time to time).

(3) After thirty-five (35) days from the date of mailing of a copy of the petition, legal description and scale map to the Town Clerk, the clerk of each affected school district, each owner of land involved in the proposed transfer of land who has not signed the petition, and the Wisconsin Department of Commerce, and after reviewing any comments received from the Department of Commerce, the Village Board may adopt an ordinance, by a two-thirds vote of its elected members, accepting the transfer of land from the Town to the Village. The transfer shall be effective upon the adoption of the ordinance accepting the transfer of land, and the Village Clerk shall immediately comply with the requirements of Section 66.021(8) of the Wisconsin Statutes with respect to such transfer.

(4) The transfer to the Village of land from within the Village Growth Area pursuant to this subparagraph 1(o) which is temporarily not contiguous to the existing Village boundaries, or which creates a temporary town island, or which temporarily creates an irregular or crazy-quilt boundary, shall not be deemed to be

grounds to invalidate such transfer or to subject it to special scrutiny; provided, however, that in the event the Village accepts a temporarily noncontiguous transfer, or a transfer which temporarily creates a town island, or a transfer which temporarily creates an irregular or crazy-quilt boundary, the Village and the Town shall cooperate with one another in fixing a reasonable boundary within which the Village will provide fire, rescue and police services so as to avoid possible confusion in the provision of such emergency services.

(5) Any words used in this subparagraph 1(o) which are defined in Section 66.021 of the Wisconsin Statutes shall be interpreted in accordance with such definitions.

(p) Possible Future Boundary Amendments.

Notwithstanding any references in this Agreement to a "permanent" boundary between the Village and the Town, nothing in this Agreement, nor in the contemplated stipulated orders/judgments, nor in the Section 66.023 cooperative plan agreement contemplated by this Agreement, shall prevent or be interpreted as preventing any future agreement between the Village and the Town, pursuant to any applicable statutory authority or by amendment of this Agreement or of the contemplated Section 66.023 cooperative plan agreement, to change or to provide for a change of the Village-Town boundary.

(q) Consents For Tax Incremental Finance Districts.

With respect to portions of the Village Growth Area that have been

SECTION 13
T1N R21E

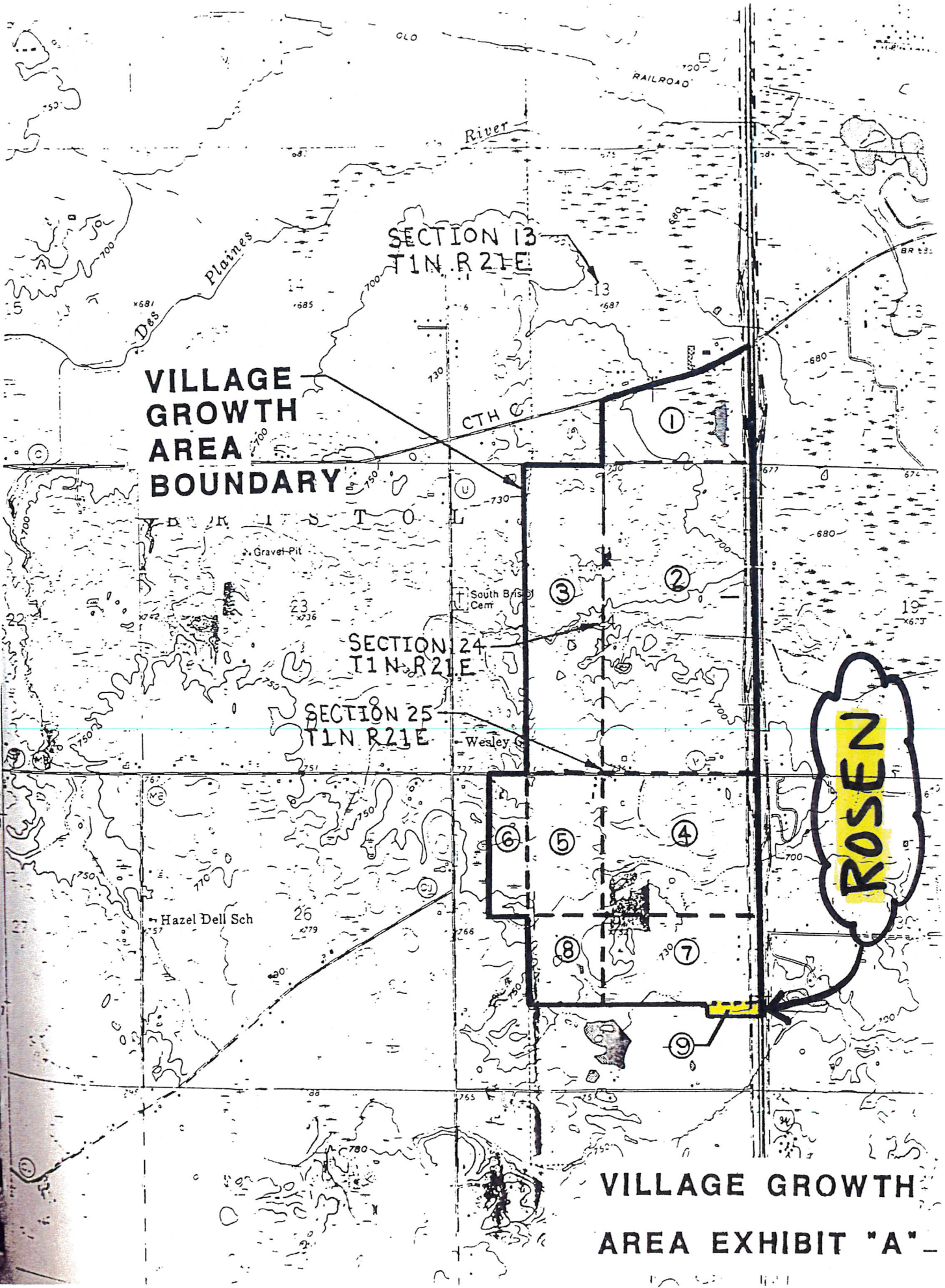
**VILLAGE
GROWTH
AREA
BOUNDARY**

SECTION 24
T1N R21E

SECTION 25
T1N R21E

ROSEN

**VILLAGE GROWTH
AREA EXHIBIT "A"**



COPY

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

TOWN OF BRISTOL,

Plaintiff,

v.

VILLAGE OF PLEASANT PRAIRIE,

Defendant.

FILED
MAR 13 1998 Case No. 95-CV-642

ORDER AND FINAL JUDGMENT DISMISSING
ANNEXATION ACTIONS AND FIXING COMMON BOUNDARY

The Town of Bristol and the Village of Pleasant Prairie, by their attorneys, having filed with the Court a stipulation pursuant to Section 66.027 of the Wisconsin Statutes (the "Section 66.027 Stipulation") compromising and settling these four consolidated annexation actions (formerly referred to as Case Nos. 95-CV-642, 95-CV-760, 95-CV-761 and 95-CV-1133), determining the ultimate common boundary line between the Town of Bristol and the Village of Pleasant Prairie and the circumstances under which and the procedures by which territory may be annexed or otherwise transferred from the Town of Bristol to the Village of Pleasant Prairie until November 10, 2027, at which time the ultimate boundary shall be automatically fixed if it has not already been achieved by means of such annexations or other transfers of territory; and the Court having conducted a hearing on the Section 66.027 Stipulation on March 13, 1998; and the Town of Bristol having appeared by William F. White of Michael, Best & Friedrich LLP and the Village of Pleasant Prairie having appeared

by James H. Baxter III of Quarles & Brady; and it appearing by stipulation of counsel that the Section 66.027 Stipulation was properly published in the Kenosha News on January 26, 1998 and that 30 days have elapsed without the receipt by the Clerk of the Town of Bristol of a qualified referendum request;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:

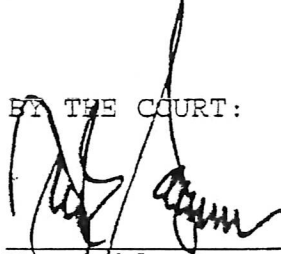
1. The above recitals are incorporated into this Order and Final Judgment and made a part hereof.

2. The Section 66.027 Stipulation of the parties is approved by the Court and its terms are hereby incorporated by reference as part of this Order and Final Judgment.

3. These four consolidated annexation actions are hereby dismissed with prejudice and without costs to either party.

Dated this 13 day of March, 1998.

BY THE COURT:



Honorable Bruce E. Schroeder
Circuit Court Judge

ORDER

NOV 19 1997

Upon the foregoing Stipulation, IT IS HEREBY ORDERED:

1. That these four annexation actions are consolidated for purposes of a single integrated settlement pursuant to Wis. Stats. § 66.027 and appropriate provisions of Wisconsin Civil Procedure.

2. Case No. 95-CV-642 ("Howe Annexation") shall be the lead case in this consolidated action, and all documents relating to this consolidated action may be filed and served under the caption of said case.

Dated this 19 day of November, 1997, as to Case No. 95-CV-642.

BY THE COURT:

/s/ Bruce E. Schroeder
Hon. Bruce E. Schroeder
Circuit Court Judge

Dated this 21st day of November, 1997, as to Case No. 95-CV-760.



BY THE COURT:

Barbara A. Kluka
Hon. Barbara A. Kluka
Circuit Court Judge

Dated this 21st day of November, 1997, as to Case No. 95-CV-761 and Case No. 95-CV-1133.

BY THE COURT:

David M. Bastianelli
Hon. David M. Bastianelli
Circuit Court Judge

- H. Consider **Plan Commission Resolution #13-02** to initiate zoning map amendments related to land within the Chiwaukee Prairie/Carol Beach Land Use Plan area that have been acquired by a public or non-profit agency for open space and/or preservation.

Recommendation:

Village staff recommends that the Plan Commission approve **Plan Commission Resolution #13-02** as presented in the January 14, 2013 meeting.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #13-02
RESOLUTION TO INITIATE ZONING MAP AMENDMENTS**

WHEREAS, the Village Plan Commission may initiate a petition for an amendment of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance.

WHEREAS, the Community Assistance Planning report No. 88, entitled A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area of the Town of Pleasant Prairie, (now known as the Village of Pleasant Prairie), dated February 1985 and prepared by the Southeastern Wisconsin Regional Planning Commission recommended that ultimately all the lands within the Plan identified as an open space preservation area should be placed in the C-3, Natural and Scientific Area Resource Conservancy District, the designated natural resource base preservation and protection district; and

WHEREAS, the C-3 Natural and Scientific Area Resource Conservancy District is intended to preserve and enhance existing natural features including: scenic, historic, and scientific areas and associated plant and animal communities and to prevent the destruction of valuable natural, scenic and scientific resources, including wetlands, shorelands or navigable waters, prairies, meadows, sand dunes, woodlands, wildlife habitat and areas with high erosion hazard at such time as said lands are acquired by any Federal or State Agency, Kenosha County or the Village for the public interest; and

WHEREAS, lands mapped as natural and scientific areas should include those lands identified in a continuous open space preservation area consisting of continuous environmental corridor including: valuable natural, scenic and scientific resources of special scientific interest; wildlife habitat areas; critical plant habitat areas where several Wisconsin rare threatened or endangered plant species are identified; and wetlands, prairies, meadows, sand dunes, woodlands and areas subject to flooding and high erosion hazards; and

WHEREAS, the Land Use Management Plan seeks to preserve a substantial portion of the existing natural features of the area through the maintenance of a continuous environmental corridor connecting the Kenosha Sand Dunes on the north end and the area within the Chiwaukee Prairie preserve on the south end; and

WHEREAS, the Land Use Management Plan identifies that the lands within the corridor be acquired and maintained as a natural area/wildlife area by a combination of public and private conservancy interests; and

WHEREAS, the Wisconsin Department of Natural Resources and The Nature Conservancy of Wisconsin have identified land acquisition areas for permanent resource protection; and

WHEREAS, the Land Use Management Plan recommended that Kenosha County and Pleasant Prairie proceed on an incremental basis in the following manner:

1. Kenosha County, and since 1989, the Village of Pleasant Prairie, shall follow Chapter NR 115/NR 117 of the Wisconsin Administrative Code that requires the rezoning of wetlands within the shoreland area of Lake Michigan; and
2. The remaining lands within the proposed open space preservation area shall be preserved either as wetlands beyond the shoreland zone or as significant uplands. Such lands shall remain in their current zoning category until acquisition takes place, and then the lands shall be rezoned after they have been acquired within the public's interest into the C-3 District.

WHEREAS, any properties that have been acquired in the public's interest in 2012 and other properties in the Carol Beach and Chiwaukee Prairie area shall be evaluated and rezoned into the appropriate zoning classification pursuant to The Plan.

NOW THEREFORE, BE IT RESOLVED, by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions to amend the Official Zoning Map, as it relates to those properties that have been acquired in the public's interest in in 2012, and other properties in the Carol Beach and Chiwaukee Prairie area shall be evaluated and rezoned into the appropriate zoning classifications pursuant to The Plan; and
2. That these proposed changes in the Zoning Map are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Map, but rather, is only initiating the process by which the proposed changes in the Zoning Map can be promptly evaluated.

Adopted this 14th day of January 2013.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Donald Hackbarth
Secretary

Thomas W. Terwall
Plan Commission Chairman

Date Posted: _____

02-DNR TNC C-3 rzn.doc