

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JULY 8, 2013**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT** for the requests of Thomas J. O'Connell Jr. agent on behalf of Christopher and Susan Tenuta, owners of the property located at 7804 Cooper Road to rezone the property from R-4 (UHO) Urban Single Family Residential District with an Urban Landholding Overlay District to R-4 (UHO) (PUD), Urban Single Family Residential District with an Urban Landholding Overlay District and a Planned Unit Development Overlay District; and to create the specific PUD District zoning regulations for the one (1) single family home development of the property.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend the definition of Auxiliary Permitted Use in Section 420-152 of the Village Zoning Ordinance.
 - C. Consider the request of Chad Navis, agent for Towne Lakeview LLC owner of the property located at the northwest corner of STH 31 and 99th Street for a **one (1) year time extension of the Site and Operational Plan approval** for a proposed 99,000 square foot speculative industrial building.
 - D. Consider the request of Chad Navis, agent for Towne Lakeview LLC owner of the property located at the northwest corner of STH 31 and 99th Street for a **one (1) year time extension of the Site and Operational Plan approval** for a proposed 176,000 square foot speculative industrial building.
6. 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.

- A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT** for the requests of Thomas J. O'Connell Jr. agent on behalf of Christopher and Susan Tenuta, owners of the property located at 7804 Cooper Road to rezone the property from R-4 (UHO) Urban Single Family Residential District with an Urban Landholding Overlay District to R-4 (UHO) (PUD), Urban Single Family Residential District with an Urban Landholding Overlay District and a Planned Unit Development Overlay District; and to create the specific PUD District zoning regulations for the one (1) single family home development of the property.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map and Tex Amendments** as presented in the Village Staff Report of July 8, 2013.

VILLAGE STAFF REPORT OF JULY 8, 2013

CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT for the requests of Thomas J. O'Connell Jr. agent on behalf of Christopher and Susan Tenuta, owners of the property located at 7804 Cooper Road to rezone the property from R-4 (UHO) Urban Single Family Residential District with an Urban Landholding Overlay District to R-4 (UHO) (PUD), Urban Single Family Residential District with an Urban Landholding Overlay District and a Planned Unit Development Overlay District; and to create the specific PUD District zoning regulations for the one (1) single family home development of the property.

The petitioners are requesting to construct a single family home and up to six (6) accessory buildings on the 30+acre property located at 7804 Cooper Road.

The property is currently zoned R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District. The R-4 District allows for a residential lot to have three (3) detached accessory buildings, each of which do not exceed both the first floor living unit square footage area of the house and the total height of the house. The new house shall connect to both municipal sanitary sewer and water services.

The petitioner is not proposing to subdivide the property at this time and is only proposing to re-construct one (1) approximate 4,500 square foot single family home on the property. This area of the Village has restricted sanitary sewer capacity; therefore, any future land division cannot occur until such time that sewer capacity is made available or an analysis is completed to determine the capacity of the sewerage system.

The new home is proposed to be located in the same general area of the home that was razed. In addition, the owner is proposing to construct up to six (6) accessory buildings on the property that vary in size with the largest being 6,000 square feet. Examples of the accessory structures include but are not limited to: one well pump housing, two gazebos, one or more garages, and a pool/deck. Therefore, to allow for some flexibility in dimensional requirements of the Zoning Ordinance, the petitioner is requesting a Planned Unit Development (PUD) Ordinance to be created for this project to accommodate up to six structures on the 30 acres of land. A PUD can only be approved provided that there is community benefit in the development project.

Based on the foregoing, the property is proposed to be rezoned from R-4, (UHO) Urban Single Family Residential District with an Urban Landholding Overlay District to R-4, (UHO), (PUD), Urban Single Family Residential District with an Urban Landholding Overlay District and a Planned Unit Development Overlay District. In addition, a Zoning Text Amendment is proposed to create the specific PUD District zoning regulations for the one (1) single family home development of the property.

The following variations are included within the PUD Ordinance:

1. To allow up to five (5) detached structures each less than 2,000 square feet on the property and one (1) detached structure between 2,001 and 6,000 square feet subject to the following restrictions:

If the structure is 1,000 square feet or less in area then:

- Said structure shall be a minimum of 10 feet from a principal structure;
- Said structure shall be a minimum of: five feet from any other accessory structure that is less than 1,000 square feet in size; 10 feet from any other

accessory structure that is between 1,001 and 2,000 square feet in size; and 25 feet from any other accessory structure that is greater than 2,000 square feet in size;

- Said structure shall be a minimum of 20 feet from any side or rear lot line;
- Said structure shall be a minimum of 20 feet from any rear street lot line adjacent to a Village right-of-way and shall be a minimum of 100 feet from the front street (Cooper Road) lot line adjacent to a Village right-of-way;
- Said structure shall not exceed 20 feet in height as measured from the grade at the base of the structure to the highest roof ridge;
- Said structure shall not be used for human habitation or animal shelter; and
- Said structure shall be located a minimum of 25 feet from wetlands on said property.

If the structure is between 1,001 square feet and 2,000 square feet in area, then:

- Said structure shall not be located in the front street yard;
- Said structure shall be a minimum of 15 feet from a principal structure;
- Said structure shall be a minimum of: five feet from any other accessory structure that is less than 1,000 square feet in size; 10 feet from any other accessory structure that is between 1,001 and 2,000 square feet in size; and 25 feet from any other accessory structure that is greater than 2,000 square feet in size;
- Said structure shall be a minimum of 20 feet from any side or rear lot line;
- Said structure shall be a minimum of 20 feet from any rear street lot line adjacent to a Village right-of-way;
- Said structure shall not exceed 20 feet in height as measured from the grade at the base of the structure to the highest roof ridge;
- Said structure shall not be used for human habitation or animal shelter; and
- Said structure shall be located a minimum of 25 feet from wetlands on said property.

If the structure is between 2,001 square feet and 6,000 square feet in area, then:

- Said structure shall not be located in the front street yard;
- Said structure shall be a minimum of 20 feet from a principal structure;
- Said structure shall be a minimum of: five feet from any other accessory structure that is less than 1,000 square feet in size; 10 feet from any other accessory structure that is between 1,001 and 2,000 square feet in size; and 25 feet from any other accessory structure that is greater than 2,000 square feet in size;
- Said structure shall be a minimum of 200 feet from any side or rear lot line;
- Said structure shall be a minimum of 250 feet from any rear street lot line adjacent to a Village right-of-way;
- Said structure shall not exceed 29 feet in height as measured from the grade at the base of the structure to the highest roof ridge;

- Said structure shall not be used for human habitation or animal shelter; and
 - Said structure shall be located a minimum of 25 feet from wetlands on said property.
2. A swimming pool may be located within a front street yard provided said swimming pool is located a minimum of 100 feet from the front street (Cooper Road) property line and is appropriately fenced per the Village Ordinance requirements.
 3. The original 6' historic stone pillars and stone wall which mark the corners of the original driveway entrance of the property on Cooper Road may be allowed to be re-installed but no closer than they are currently located to the Cooper Road travel pavement. The stone pillars and stone wall proposed at the driveway entrance on Cooper Road may be re-placed just inside the Village's Cooper Road right-of-way per the approval of the Village Board of Trustees and subject to owners executing and providing an indemnification and waiver of liability to the Village, obtaining the proper Village fence/work in the right-of-way permits and providing verification that these pillars/stone wall will not impact the traveler's vision when entering and will not compromise the Village's road work operations, as determined by the Village.

In consideration of the above noted numerical and dimensional modification requirements, the Village will require, as part of the required "community benefit", that any accessory buildings over 3,500 square feet be serviced with an automatic residential fire sprinkler system and follow the recommendations of the Fire & Rescue Department (see **attached** memo dated July 5, 2013). According to the Fire Chief, due to the proposed size of the accessory building, a private water lateral from the public water main should be extended to serve the residential fire sprinklers and an early warning system should be provided as an appropriate precaution and safeguard towards protecting not only the owner and his family's safety and welfare but also that of their neighbors and the Village as a whole.

This property is located within the Country Home Neighborhood and pursuant to the Village 2035 Comprehensive Land Use Plan Map 9.9 this property is located within the Upper-Medium Density Residential with an Urban Reserve land use designation. The proposed Zoning Map Amendment will be consistent with this land use designation.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map and Tex Amendments** as presented subject to this Staff Memorandum and the Fire & Rescue Department Memorandum dated July 5, 2013.



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 Tenuta Garage Project
DATE: 7/5/13

This is a review of the Tenuta Garage project:

The Fire & Rescue Department has the following concerns regarding the garage and is recommending the following:

1. Provide a fire alarm. A fire alarm system would help to reduce life safety issues by providing early detection and warning to the building occupants and allow for a quick evacuation. The extremely fast rate of fire growth in large open buildings such as garages, storage buildings, pole barns, churches etc. can lead to significant structural damage early in the fire and prevent aggressive interior attacks. Combine that with the fact that there will be several high value vehicles in a large building not protected by a sprinkler system the outcome could lead to a very large dollar loss. That is not to say that all fires in this type of structure would grow in such a manner to prevent interior fire attack, but is a realistic possibility.
2. Provide a sprinkler system. A fire sprinkler system is needed due to the hazards involved with a repair garage and certain types of storage.
3. Compartmentalize the building. Compartmentalization with fire resistive construction would also help to slow the spread of fire.
4. What is the setback of this structure to other structures on this parcel and neighboring parcels? Would a significant fire in this building create a risk to other buildings?

ORD. # 13-

**ORDINANCE TO CREATE THE
7804 COOPER ROAD PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO
CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that the following Planned Unit Development (PUD) Ordinance is hereby created for the Prairie Ridge West Commercial Development pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

7804 COOPER ROAD PLANNED UNIT DEVELOPMENT

- a. It is the intent that the 7804 Cooper Road Planned Unit Development (hereinafter referred to as the "DEVELOPMENT"), will provide for one single family home, a maximum of six accessory structures, and other single family residential related improvements and uses on the property as legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying R-4, Urban Single Family Residential District. The PUD will facilitate development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village of Pleasant Prairie as well as avoids unreasonable adverse effects to the property values of the surrounding properties and surrounding neighborhood. In addition, as Community benefit, all accessory buildings greater than 3,500 will be required to be equipped with fire suppression system as described herein.
- b. Legal Description: The property located in U.S. Public Land Survey Section 11, Township 1 North, Range 22 East in the Village of Pleasant Prairie as further identified as Tax Parcel Number 91-4-122-112-0350 and as legally described in **Exhibit 1**.
- c. Requirements within the DEVELOPMENT:
 - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.
 - (ii) The DEVELOPMENT, including but not limited to, the building(s), fence(s), landscaping, etc., and the site as a whole, shall be maintained on a regular basis in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition.
 - (iii) All buildings and site alterations and modifications, excluding general building and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.
 - (iv) Any accessory building larger than 3,500 square feet within the DEVELOPMENT, shall:
 - (a) Provide a fire alarm. A fire alarm system would help to reduce life safety issues by providing early detection and warning to the building occupants and allow for a quick evacuation. The extremely fast rate of fire growth in large open buildings such as garages, storage buildings, pole barns, churches etc. can lead to significant structural damage early in the fire and prevent aggressive interior attacks..

- (b) Provide a sprinkler system. A fire sprinkler system is needed due to the hazards involved with a repair garage and certain types of storage.
 - (c) Compartmentalize the building. Compartmentalization with fire resistive construction would also help to slow the spread of fire.
 - (v) No land divisions shall be approved that creates another buildable parcel.
- d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:
- (i) Section 420-108 B (2) (a) related to accessory structures in the R-4 District is amended to read as follows:
 - (a) A total of five detached structures less than 2,000 square feet and no more than one detached structure between 2,001 and 6,000 square feet: private garages; gardening, tool, and storage sheds; or gazebos incidental to the residential use are allowed within the development subject to the following restrictions:
 - [1] Zoning permit required. No person shall construct, repair, replace, install, enlarge, or alter any detached accessory structure specified below unless a valid zoning permit for said structure has first been issued pursuant to this chapter and such permit has neither expired nor been suspended or revoked. If work has commenced or is completed without proper permits, the Village may take the appropriate actions to prosecute the violation of this chapter. Detached garages; gardening, tool or storage sheds; and/or gazebos constructed of canvas, plastic or other similar materials are prohibited. (See § 420-22 of this chapter for additional information related to a zoning permit for a detached garage; gardening, tool or storage shed; or gazebo, including but not limited to preconditions, application requirements, incomplete applications, approval or denial of an application, issuance of a permit, binding nature of application, acceptance of permit conditions, time limits, assignment, inspections required, suspension, revocation of or voiding a permit, circularity, plan changes, plans on file, invalid permits and disclaimer.)
 - [2] If the structure is 1,000 square feet or less in area (first floor area not to exceed 1,000 square feet), then the following shall be required:
 - [a] Said structure shall be a minimum of 10 feet from a principal structure;
 - [b] Said structure shall be a minimum of: five feet from any other accessory structure that is less than 1,000 square feet in size; 10 feet from any other accessory structure that is between 1,001 and 2,000 square feet in size; and 25 feet from any other accessory structure that is greater than 2,000 square feet in size;

- [c] Said structure shall be a minimum of 20 feet from any side or rear lot line;
 - [d] Said structure shall be a minimum of 20 feet from any rear street lot line adjacent to a Village right-of-way and shall be a minimum of 100 feet from the front street (Cooper Road) lot line adjacent to a Village right-of-way;
 - [e] Said structure shall not exceed 20 feet in height as measured from the grade at the base of the structure to the highest roof ridge;
 - [f] Said structure shall not be used for human habitation or animal shelter; and
 - [g] Said structure shall be located a minimum of 25 feet from wetlands on said property.
- [3] If the structure is between 1,001 square feet and 2,000 square feet in area (first floor area not to exceed 2,000 square feet), then the following shall be required:
- [a] Said structure shall not be located in the front street yard;
 - [b] Said structure shall be a minimum of 15 feet from a principal structure;
 - [c] Said structure shall be a minimum of: five feet from any other accessory structure that is less than 1,000 square feet in size; 10 feet from any other accessory structure that is between 1,001 and 2,000 square feet in size; and 25 feet from any other accessory structure that is greater than 2,000 square feet in size;
 - [d] Said structure shall be a minimum of 20 feet from any side or rear lot line;
 - [e] Said structure shall be a minimum of 20 feet from any rear street lot line adjacent to a Village right-of-way;
 - [f] Said structure shall not exceed 20 feet in height as measured from the grade at the base of the structure to the highest roof ridge;
 - [g] Said structure shall not be used for human habitation or animal shelter;
 - [h] Said structure shall be located a minimum of 25 feet from wetlands on said property; and
- [4] If the structure is between 2,001 square feet and 6,000 square feet in area (first floor area not to exceed 6,000 square feet), then the following shall be required:
- [a] Said structure shall not be located in the front street yard;

- [b] Said structure shall be a minimum of 20 feet from a principal structure;
 - [b] Said structure shall be a minimum of: five feet from any other accessory structure that is less than 1,000 square feet in size; 10 feet from any other accessory structure that is between 1,001 and 2,000 square feet in size; and 25 feet from any other accessory structure that is greater than 2,000 square feet in size;
 - [c] Said structure shall be a minimum of 200 feet from any side or rear lot line;
 - [d] Said structure shall be a minimum of 250 feet from any rear street lot line adjacent to a Village right-of-way;
 - [e] Said structure shall not exceed 29 feet in height as measured from the grade at the base of the structure to the highest roof ridge;
 - [f] Said structure shall not be used for human habitation or animal shelter; and
 - [g] Said structure shall be located a minimum of 25 feet from wetlands on said property.
- (ii) Section 420-84 C (4) related to swimming pools shall be amended to read as follows:
- (4) Said swimming pool may be located within a front street yard provided said swimming pool is located a minimum of 100 feet from the front street (Cooper Road) property line.
- (ii) Section 420-81 A (2) (d) related to fences shall be amended to read as follows:
- (d) Said fence shall be set back a minimum of two feet from 77th Street right-of-way and two feet from Cooper Road right-of-way; however the original 6' historic stone pillars and stone wall which mark the corners of the original driveway entrance on Cooper Road may be allowed to be re-installed but no closer than they are currently located to the Cooper Road travel pavement subject to owners executing and providing an indemnification and waiver of liability to the Village, obtaining the proper Village fence/work in the right-of-way permits and providing verification that these pillars/stone wall will not impact the traveler's vision when entering and will not compromise the Village's road work operations, as determined by the Village.
- e. Amendments
- (i) The PUD regulations for the DEVELOPMENT may be amended pursuant to Chapter 420-137 of the Zoning Ordinance.

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

Adopted this ____ day of _____ 2013.

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk
Posted: _____



Filed 6/12 2013 Published _____ 20____
 Public Hearing _____ 20____ _____ 20____
 Fee Paid _____ 20____ Approved _____ 20____
 Notices Mailed _____ 20____ Denied _____ 20____

RECEIVED
 JUN 12 2013

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 ZONING MAP AND TEXT AMENDMENT APPLICATION

Village of Pleasant Prairie

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 rezoned from the present R - 4

_____ District(s) to PUD Overlay District District(s). The property petitioned

to be rezoned is located at: 7804 Cooper Road and is legally described

(address)

as follows: See attached exhibit

Tax Parcel Number(s): 91-4-122-112-0350

The proposed use for this property is: Single family residential

Petitioner's interest in the requested rezoning: Property Owner

Compatibility with adjacent land uses: Yes

I (We) are also requesting a Zoning Text Amendment to amend Section _____ of the Village Zoning Ordinance.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine additional information that may be needed for this 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: Christopher P. Tenuta

Signature: Christopher Tenuta

Address: 1315-41st Avenue

Kenosha WI 53144
 (City) (State) (Zip)

Phone: 262.657.1012

Fax: 262.657.3110

Email: chris@tenutasdeli.com

Date: 6/12/13

OWNER'S AGENT:

Print Name: Thomas J. Oconnell Jr.

Signature: Thomas J. Oconnell Jr.

Address: 600-52nd St. Suite 220

Kenosha WI 53140
 (City) (State) (Zip)

Phone: 262.652.2800

Fax: _____

Email: tomo@pidarchitects.com

Date: 6/12/13

LEGAL DESCRIPTION

Parcel 1

Part of the northwest quarter of Section Eleven (11) Town One (1) North of Range Twenty-two (22) East of the Fourth Principal Meridian, and lying and being in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, and being more particularly described as follows:

Commencing on the south line of the right-of-way of the Chicago and North Western Railway Company at a point where the center line of Cooper Road extended northerly intersects same; thence south fifty-six degrees west (S 56° - W) along and upon the south line of said right-of-way one thousand three hundred sixty-eight and seven hundredths (1368.07) feet and to a point which is three hundred thirty-four (334) feet east of the west line of the aforesaid quarter section; thence south no degrees eighteen minutes forty seconds west (S 0° -18'-40" W) and along and upon a line parallel to the west line of said quarter section one thousand one hundred twenty-six and sixty-five hundredths (1126.65) feet to a point which is four hundred eighty-four (484) feet north of the south line of said quarter section; thence south eighty-eight degrees sixteen minutes east (S 88° -16' - E) an parallel to the south line of said quarter section four hundred eighty-two and eighteen hundredths (482.18) feet; thence north no degrees eighteen minutes forty seconds east (N 0° -18'-40" E) and parallel to the west line of said quarter section one hundred eighty-one and forty-two hundredths (181.42) feet; thence north forty-six degrees one minute twenty seconds east (N 46° -01'-20" E) thirty-five (35) feet; thence south eighty-eight degrees sixteen minutes east (S 88° -16' E) and parallel to the south line of said quarter section one hundred five and twenty-two hundredths (105.22) feet; thence north one degree ten minutes forty seconds east (N 1° -10'-40" E) thirty-eight and eighty eight hundredths (38.88) feet; thence south eighty-eight degrees sixteen minutes east (S 88° -16' E) and parallel to the south line of said quarter section one hundred forty-two and seven-tenths (142.7) feet; thence south fifty-six degrees forty-three minutes east (S 56° -43' E) forty-nine and forty-four hundredths (49.4) feet; thence south forty-two degrees nineteen minutes east (S 42° -19' E) one hundred ten and seventy-two hundredths (110.72) feet; thence south fifty-eight degrees eleven minutes east (S 58° -11' E) one hundred forty-one and eight tenths (141.8) feet; thence south eighty-eight degrees sixteen minutes east (S 88° -16' E) and parallel to the south line of said quarter section one hundred five (105) feet and to the center line of Cooper Road; thence north three degrees sixteen minutes thirty seconds east (N 3° -16'-30" E) along and upon the center line of Cooper Road one hundred fourteen (114) feet; thence north one degree ten minutes forty seconds east (N 1° -10'-40" E) along and upon the center line of Cooper Road nine hundred twenty and seventy-five hundredths (920.75) feet and to the extension easterly of the south line of lot three (3) of Oakshire Subdivision; thence north eighty-eight degrees sixteen minutes west (N 88° -16' W) and along and upon the south line of said lot three (3) and its extension easterly three hundred twenty-six and seventy-three hundredths (326.73) feet; thence north no degrees eighteen minutes forty seconds east (N 0° -18'-40" E) and along and upon the west lines of lots three (3) and four (4) of Oakshire Subdivision two hundred (200) feet and to a point which is the southwest corner of lot five (5) and the southeast corner of lot nine (9) of Oakshire Subdivision; thence north eighty-eight degrees sixteen minutes west (N 88° -16' W) along and upon the south line of lot nine (9) of Oakshire Subdivision one hundred thirty-seven (137) feet; thence north no degrees eighteen minutes forty seconds east (N 0° -18'-40" E) along and upon the west line of lot nine (9) of Oakshire Subdivision two hundred ten and

thirteen hundredths (210.13) feet; thence northeasterly along and upon the northerly line of lot fifteen (15) of Oakshire Subdivision, which at this place is an arc of a circle concaved to the southeast, said circle having a radius of twenty-seven and sixty-six hundredths (27.66) feet; the arc is twenty-six and nine-tenths (26.9) feet long subtending a central angle of thirty-five degrees forty-one minutes twenty seconds (35°-41'-20") and having tangents of fourteen and sixty-one hundredths (14.61) feet and said curve ends at a point which is fifty (50) feet southerly of, as measured at right angles, the south line of the Chicago and North Western Railway Company's right-of-way, thence north fifty-six degrees east (N 56° E) and parallel to said right-of-way seventy-three and twenty-one hundredths (73.21) feet; thence north one degree ten minutes forty seconds east (N 1°-10'-40"E) twelve and eleven hundredths (12.11) feet and to a point which is forty (40) feet southerly of, as measured at right angles, the south line of said right-of-way; thence north fifty-six degrees east (N 56° E) and parallel to said south right-of-way line four hundred eighty-nine and eleven hundredths (489.11) feet and to the center line of Cooper Road; thence north one degree ten minutes forty seconds east (N 1°-10'-40"E) along and upon the center line of Cooper Road and its extension forty-eight and ninety-five hundredths (48.95) feet and to the point of beginning.

Parcel 2

Part of the Northwest Quarter of Section 11, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin, and being more particularly described as: Beginning at a point that is 484 feet north from the south line of said quarter section and 334 feet east of the west line of said quarter section, which point is the southeast corner of Lot 6 in Block 1 of Lawler's Subdivision First Addition; thence north parallel to the west line of said quarter section, and along the east line of the Second Addition, 1125.58 feet to the southerly right-of-way line of Chicago & Northwestern Railroad; thence southwesterly along said right-of-way line 9.67 feet; thence southerly in a straight line to the point of beginning.

Excepting from the above parcels 1 and 2 the following described real estate conveyed to the Village of Pleasant Prairie by deed dated May 24, 1995, and recorded on June 28, 1995 as document number 994231:

Part of the northwest 1/4 of section 11, town 1 north, range 22 east of the fourth principal meridian, more particularly described as follows: Commence at the northwest corner of said section 11; thence north 89 degrees 53 minutes 32 seconds east along the north line of said section 11; 1283.08 feet; thence south 0 degrees 08 minutes 28 seconds east 109.12 feet; thence south 2 degrees 18 minutes 36 seconds east 1.77 feet; thence southeasterly 109.70 feet along the arc of a curve concave easterly with a radius of 240.00 feet and whose chord bears south 15 degrees 24 minutes 17 seconds east 108.75 feet; thence south 53 degrees 26 minutes and 35 seconds west 10.09 feet; thence southeasterly 57.00 feet along the arc of a curve concave easterly, with a radius of 250.00 feet and whose chord bears south 35 degrees 21 minutes 19 seconds east 56.87 feet; thence south 41 degrees 53 minutes 12 seconds east 43.33 feet; thence north 53 degrees 26 minutes 35 seconds east 17.07 feet; to the point of beginning. Thence north 53 degrees 26 minutes 35 seconds east 114.49 feet; thence south 1 degree 24 minutes 51 seconds east 48.92 feet; thence south 53 degrees 26 minutes 35 seconds west 82.81 feet; thence northwesterly 8.33 feet along the arc of a curve concave westerly, with a radius of 167.00 feet and whose chord bears north 40 degrees 27 minutes 27 seconds west 8.33 feet; thence north 41 degrees 53 minutes 12 seconds west, 31.83 feet to the point of beginning, lying and being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin.



RE: Proposed Tenuta Residence
7804 Cooper Road
Zoning Map and Text Amendment Application

Our client would like to be permitted, in addition to his house, six accessory structures including the existing gazebo, the existing pump house structure, a 6,000 square foot garage and three future accessory structures, such as a second gazebo, a pool and a pool house.

We believe that this request is reasonable for the following reasons:

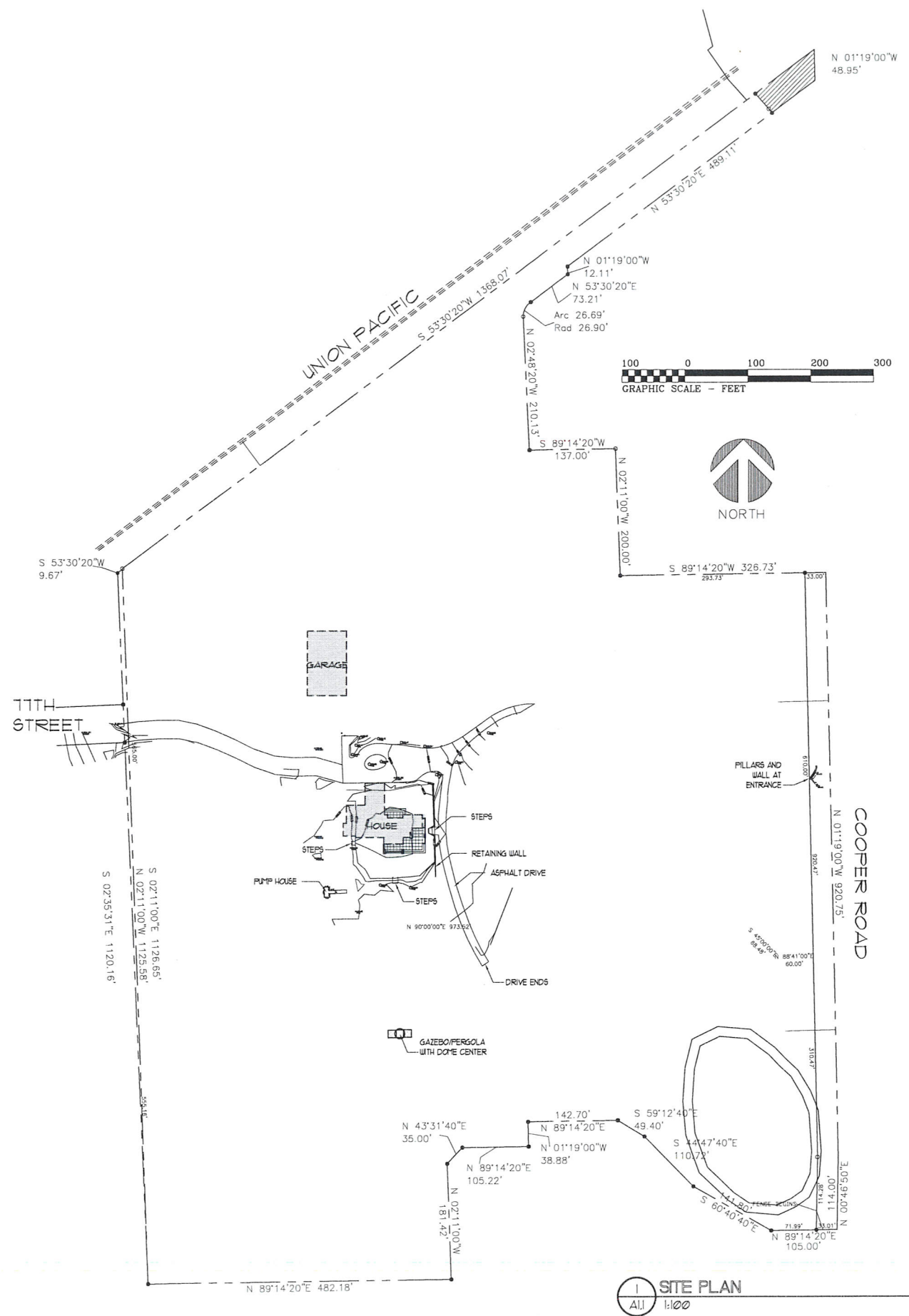
- The site is over 30 acres, so even with a quantity of six accessory structures, the site still remains substantially undeveloped.
- Even with the home's footprint of approximately 6,200 square feet and an accessory detached garage of 6,000 square feet, if all remaining accessory structures were constructed at 1,000 square feet each, this would still result in a Floor Area Ratio of 0.0056.
- The detached garage will be setback approximately 763 feet from Cooper Road and over 298 feet from 54th Avenue. Please note that we do not front 54th Avenue. We will also be setback over 250 feet from the (perpendicular to) property line along the railroad tracks to the north.
- The wooded character of the site will be maintained. As you can see from the aerial view we provided to you, (although the site is only shown in 2D) the garage will be nestled within a number of mature trees and shrubs. This should substantially screen its view, especially during the summer.
- The single family development of this site is a significantly better alternative to redevelopment of the site as a much higher density subdivision. This property will remain an asset for the surrounding neighborhood.
- The clean up and improvements our client has already made to the site, combined with the construction of an attractive new house will result in a significantly improved appearance from adjacent properties.

In summary, we are requesting a Zoning Text Amendment to allow:

- Six accessory structures
- A 6,000 square foot garage (as one of the six accessory structures)
- If required, approval of a detached garage height, not-to-exceed 29 feet. Note that the height of the detached garage will not exceed the height of the house.

11TH STREET

Village of Pleasant Prairie



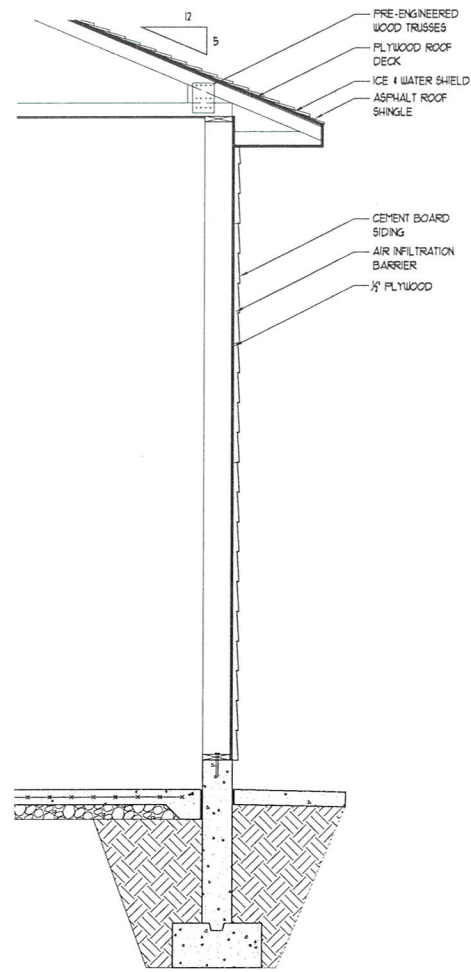
1 SITE PLAN
ALL 1:100

REVIEWS	
TENUTA RESIDENCE KENOSHA, WI SITE PLAN	
600 Fifty-Second Street Suite 220 Kenosha, WI 53142 Ph: (262) 652-2800 Fax: (262) 652-2812	Partners in Design ARCHITECTS
PROJECT NO: 68113063	DRAWN BY: DLD CHECKED BY: TOC
DATE: 06.12.2013	SHEET NO.:
A1.1	

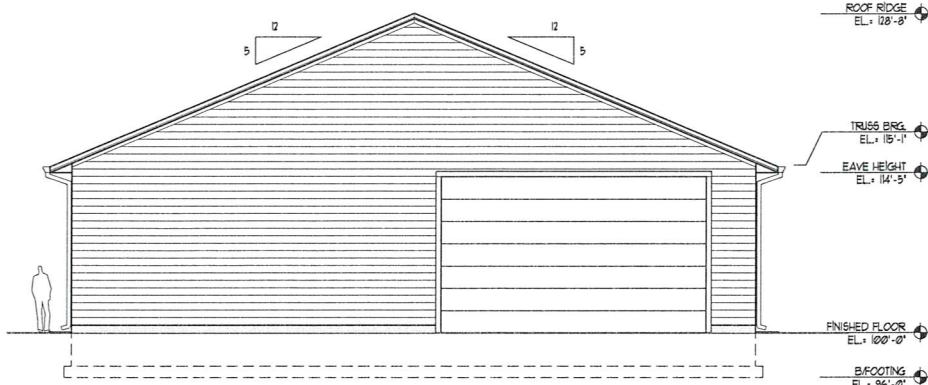




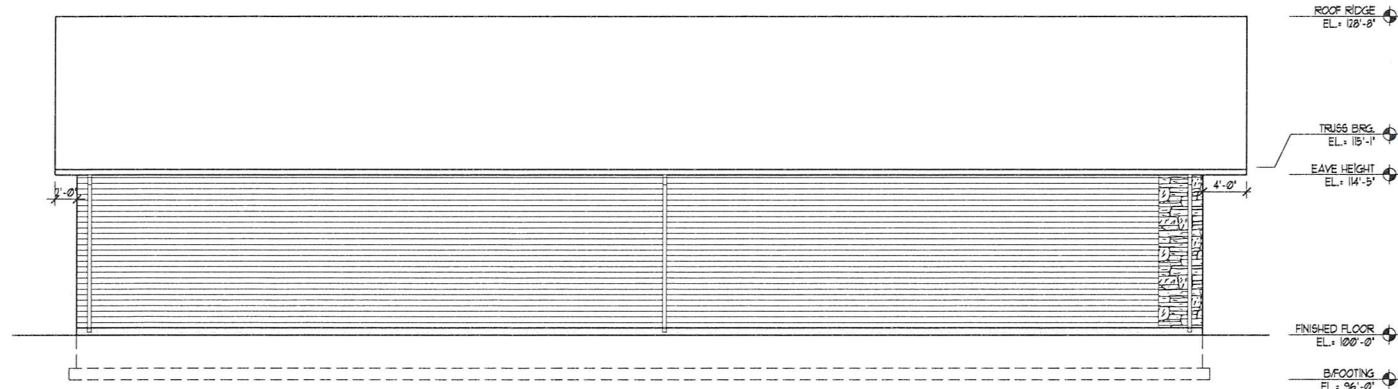




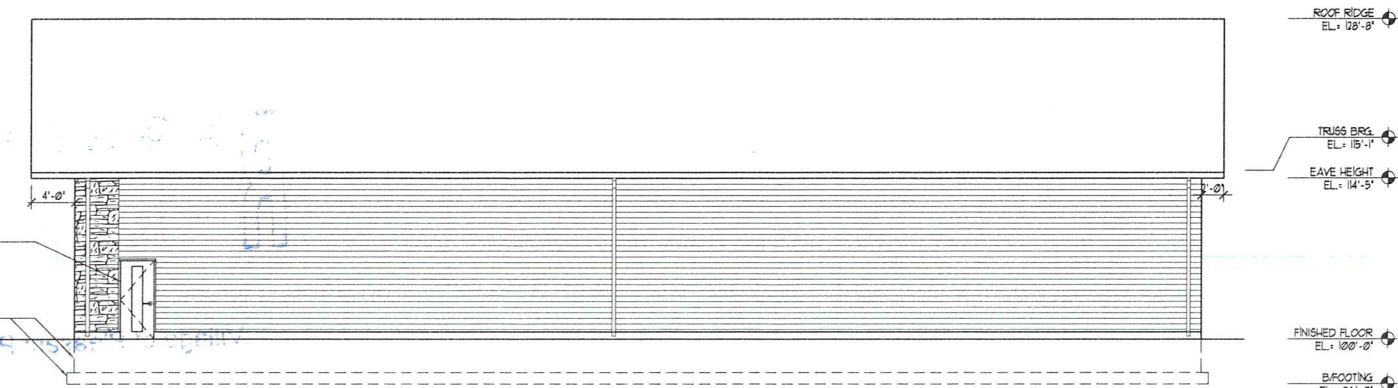
6 SECTION DETAIL
ALL 1/2" = 1'-0"



5 NORTH ELEVATION
ALL 1/8" = 1'-0"



4 WEST ELEVATION
ALL 1/8" = 1'-0"



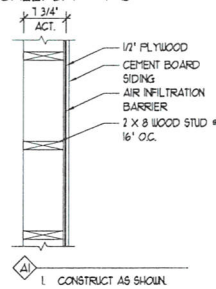
3 EAST ELEVATION
ALL 1/8" = 1'-0"

WOOD DOOR WITH HOLLOW METAL FRAME WITH LEVER LOCK & CLOSER WITH HOLD OPEN

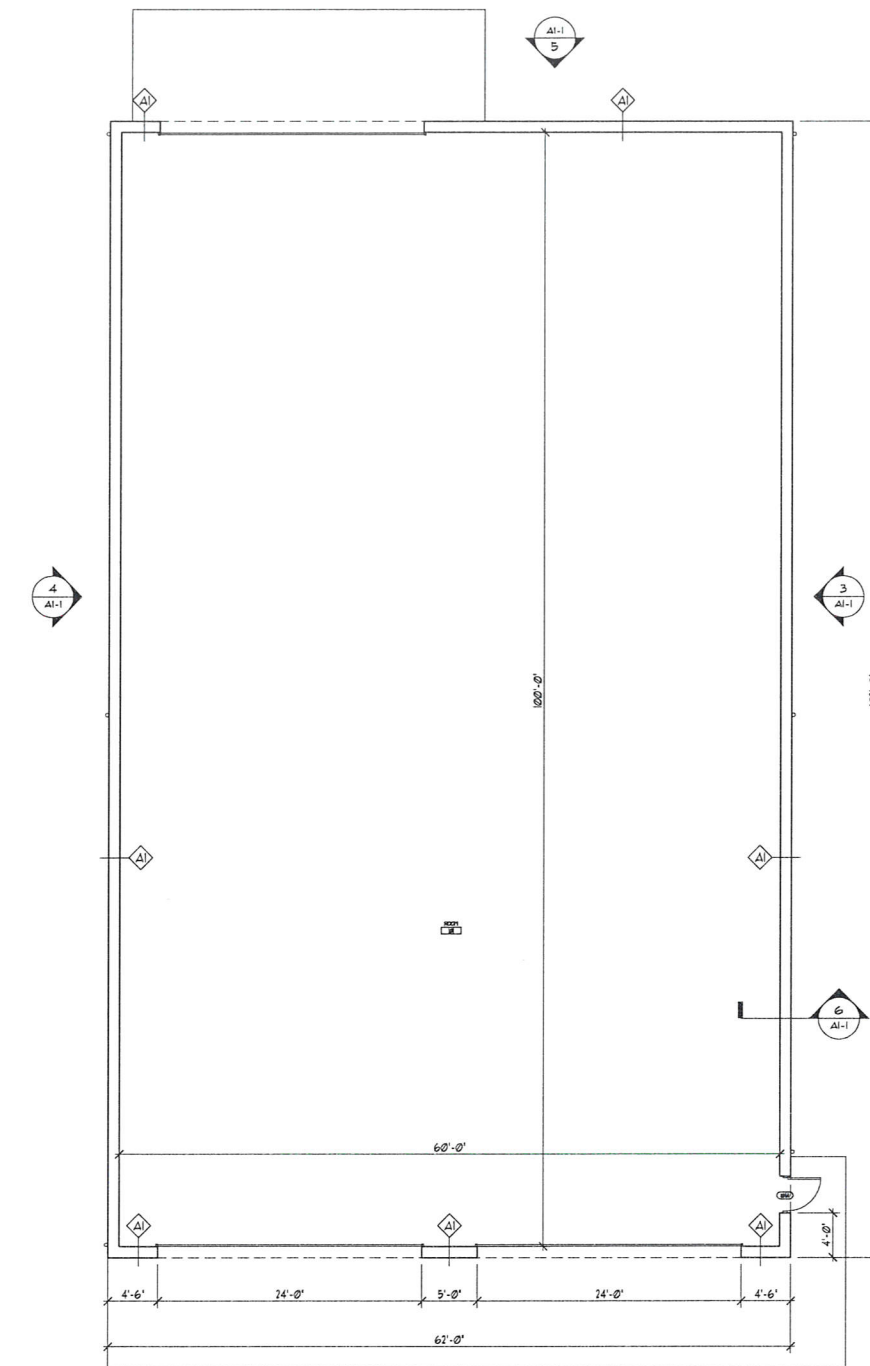
CONCRETE FOOTING & FOUNDATION

WALL TYPE

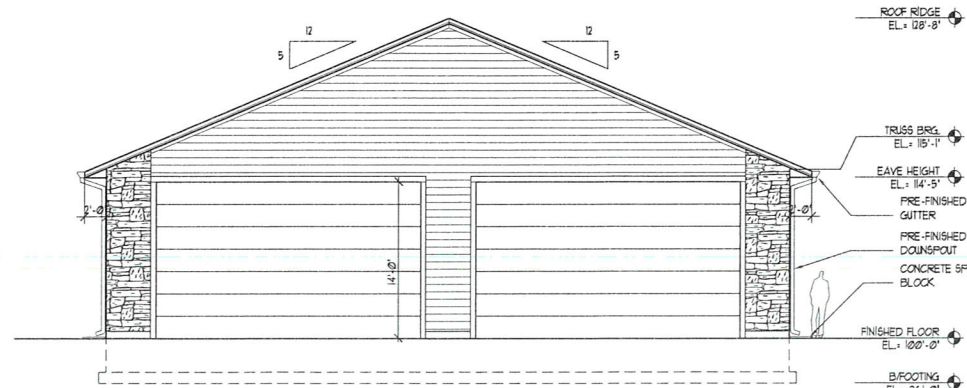
SCALE: 3/4" = 1'-0"



1. CONSTRUCT AS SHOWN



2 FLOOR PLAN
ALL 1/8" = 1'-0"



1 SOUTH ELEVATION
ALL 1/8" = 1'-0"

ROOF RIDGE EL. 108'-0"

TRUSS BRG. EL. 115'-1"

EAVE HEIGHT EL. 114'-5"

PRE-FINISHED ALUMINUM GUTTER

PRE-FINISHED ALUMINUM DOWNSPOUT

CONCRETE SPLASH BLOCK

FINISHED FLOOR EL. 100'-0"

FOOTING EL. 96'-0"

TENUTA GARAGE
KENOSHA, WI
FLOOR PLAN, ELEVATIONS, AND SECTION DETAIL

600 Fifty-Second Street
Suite 220
Kenosha, WI 53142
Ph: (262) 852-2800
Fax: (262) 852-2812

Partners in Design
ARCHITECTS

PROJECT NO: 68113005

DRAWN BY: DLD CHECKED BY: TOC

DATE: 06.12.2013

SHEET NO:

A1.1







- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend the definition of Auxiliary Permitted Use in Section 420-152 of the Village Zoning Ordinance.

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 July 8, 2013 Village Staff Report.

VILLAGE STAFF REPORT OF JULY 8, 2013

CONSIDERATION OF A ZONING TEXT AMENDMENT to amend the definition of Auxiliary Permitted Use in Section 420-152 of the Village Zoning Ordinance.

On March 11, 2013 the Village Plan Commission adopted Plan Commission Resolution #13-04 to initiate amendments to the Village 2035 Comprehensive Plan, the Village Zoning Ordinance and the Village Zoning Maps related to creating a new M-5, Production Manufacturing Zoning District that would allow for specific manufacturing, production and office uses located on properties located adjacent to the LakeView Corporation Park. On June 17, 2013 the Plan Commission held the public hearing and the Village Board adopted the new M-5 Zoning District regulations as well as Comprehensive Plan and Zoning Map Amendments.

The new M-5 Zoning District reflects an enhancement of the Village's public policy of sound and diversified economic development. While there have been and still are sufficient economic opportunities for the construction of warehouses and distribution facilities in the existing Corporate Parks, it is important to conserve land resources and economic infrastructure support in order to assist in providing more employment in the Village. The new District also serves to promote and encourage production, manufacturing, and office related employment as the primary uses with warehousing and distribution to be ancillary or secondary uses in this District.

As discussed at the June 17, 2013 public hearing, in order to avoid a conflict in the ordinance the definition for auxiliary permitted uses is proposed to be amended. The definition in Section 420-152 of the is proposed to be amended to read as follows (*proposed changes are bolded and highlighted in yellow*):

AUXILIARY PERMITTED USE

A principal use that is a permitted use only when it is auxiliary **(secondary)** to one or more permitted uses located in a principal building, in that it is located in the same principal building as the permitted use(s); **and for any retail or service auxiliary use it** is designed to serve the needs of the occupants of the principal building, has no dedicated outside entrance to such building, and has no signage visible from the exterior of such building.

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

ORDINANCE NO. 13-____

**ORDINANCE TO AMEND THE
OF THE VILLAGE ZONING ORDINANCE
RELATED TO THE DEFINITION OF AUXILIARY PERMITTED USE
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

**THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN, DO ORDAIN THAT the definition of Auxiliary
Permitted Use in Section 420-152 of the Village Zoning Ordinance is hereby
amended to read as follows:**

AUXILIARY PERMITTED USE

A principal use that is a permitted use only when it is auxiliary **(secondary)** to one or more permitted uses located in a principal building, in that it is located in the same principal building as the permitted use(s); **and for any retail or service auxiliary use it** is designed to serve the needs of the occupants of the principal building, has no dedicated outside entrance to such building, and has no signage visible from the exterior of such building.

Adopted this ____ day of _____, 2013

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk

Posted: _____

____ - Auxiliary Permitted Use Definition.docx

- C. Consider the request of Chad Navis, agent for Towne Lakeview LLC owner of the property located at the northwest corner of STH 31 and 99th Street for **Site and Operational Plan** approval for a proposed 99,000 square foot speculative industrial building.

Recommendation:

Village staff recommends that the Plan Commission grant a one (1) year extension (until July 9, 2014) of the Site and Operational Plans for the proposed Towne VI (approximately 99,000 square foot) speculative building subject to compliance with the July 19, 2012 approval letter and compliance with any Village Ordinance amendments made since July 9, 2012 original approval.

VILLAGE STAFF REPORT OF JULY 8, 2013

Consider the request of Chad Navis, agent for Towne Lakeview LLC owner of the property located at the northwest corner of STH 31 and 99th Street for a **one (1) year time extension of the Site and Operational Plan approval** for a proposed 99,000 square foot speculative industrial building.

On July 9, 2012 the Plan Commission conditionally approved Site and Operational Plans for the petitioner to develop the vacant parcel located at the northwest corner of STH 31 and 99th Street (Lot 2 of CSM 2686) with the construction of a 99,000 square foot speculative industrial building with future expansion of 77,000 square feet. The speculative industrial building will be referred to as Towne VI.

The Plan Commission conditionally approved the Site and Operational Plans for one (1) year (until July 9, 2013) subject to the conditions specified in the attached approval letter dated July 19, 2012. Prior to the expiration of the approval all conditions of this approval shall be satisfied and permits shall be issued.

Village staff recommends that the Plan Commission grant a one (1) year extension (until July 9, 2014) of the Site and Operational Plans for the proposed Towne VI (approximately 99,000 square foot) speculative building subject to compliance with the July 19, 2012 approval letter and compliance with any Village Ordinance amendments made since July 9, 2012 original approval.

June 21, 2013

RECEIVED
JUN 24 2013

Village of Pleasant Prairie

Ms. Peggy Herrick
Assistant Planner and Assistant Zoning Administrator
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Dear Ms. Herrick:

The purpose of this letter is to request the extension of the approvals granted for a 99,000 square foot speculative industrial building to be known as Towne Industrial VI. These approvals were granted at the July 9, 2012 Plan Commission meeting. Zilber Property Group seeks to have the approvals extended for a period of one year.

Please contact me with any questions or for additional information. Thank you for your consideration.

Respectfully submitted,



Chad Navis
Director of Industrial Development



Office of the Village Community
Development Director
Jean M. Werbie-Harris

VIA REGULAR MAIL AND EMAIL

July 19, 2012

Mr. Chad Navis
Towne LakeView LLC
9560 58th Place, Suite 350
Kenosha, WI 53144

Dear Mr. Navis:

The purpose of this letter is to inform you that on July 9, 2012, the Village of Pleasant Prairie Plan Commission conditionally-approved **Site and Operational Plans** for the construction of a 99,000 square foot speculative industrial building with future expansion of 77,000 square feet located at the northwest corner of STH 31 and 99th Street (Lot 2 of CSM 2686) with the construction of a 99,000 square foot speculative industrial building. The speculative industrial building will be referred to as Towne VI.

At this time there is no identified user for this speculative building. As information, any tenant that proposes to use/occupy 50% or more of this speculative building will require Site and Operation Plan approval from the Plan Commission. Also, depending on the use proposed, the tenants may require a Conditional Use Permit along with Site and Operational Plan approval from the Plan Commission. At the time that the proposed 77,000 square foot addition is proposed, Site and Operational Plan approval is required by the Plan Commission.

The Site and Operational Plans were approved subject to the following comments and specific conditions.

Comments:

Site Design and Layout: 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: minimum of 65 feet from arterial streets or highways and a minimum of 40 feet from non-arterial streets or private roads for buildings constructed after April 1, 2010.
- Side setback: 45 feet minimum for all buildings constructed after April 1, 2010.

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 and shall be setback a minimum 20 feet to property lines.

Site Access and Parking: Employee, client, visitor vehicular and secondary truck access to the Towne VI will be from the northern driveway from 72nd Avenue and the primary truck access will be obtained from the southern driveway from 72nd Avenue. A second employee and visitor access is proposed to be provided at the intersection of 99th Street and 72nd Avenue when the 77,000 square foot addition is proposed, this location is not acceptable on the curve, the plans shall be revised to relocate the driveway access about midway between

STH 31 and 72nd Avenue on 99th Street west of the retaining wall. This will require an Affidavit of Amendment to be prepared to amend the location of the access to 99th Street on CSM 2686.

All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The curbing along the driveway on the south side of the 99,000 square foot building can be deferred for five (5) years. The plan includes 138 parking spaces plus five (5) handicapped accessible spaces for the 99,000 square foot building. A truck court which faces west (72nd Avenue) provides for 30 semi-truck spaces/docks. Future parking and truck dock areas as shown with the future expansion will need to be evaluated at the time of the expansion for compliance with then current requirements.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a manufacturing use would require five (5) spaces plus one (1) space per employee on the largest shift and 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. At the time the proposed use is known, adequate on-site parking shall be verified when the proposed user is identified.

Landscaping and Open Space: The M-2 District requires that at minimum of 25% of the site be open space. Verification is required to ensure that this minimum is being met. In addition, the truck dock area shall be screened with a combination of berms and landscaping adjacent to 72nd Avenue (similar to the SCJ building to the west). An additional berm shall be added south of the northern most entrance on 72nd Avenue. Additional landscaping shall be added along the north property line. Street trees will be required to be installed adjacent to STH 31 as shown on the plans. The area south of the proposed 99,000 square foot building shall be graded and seeded. This area shall continue to be maintained until the proposed 77,000 square foot addition is constructed. At the time the 77,000 square foot addition is proposed to be constructed, the building and site shall comply with the then current Village requirements.

Conditions:

1. **This approval is valid for one (1) year (until July 9, 2013). Prior to the expiration of the approval all conditions of this approval shall be satisfied and permits shall be issued.**
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. **The following changes shall be made to the Site and Operational Plans and three (3) revised plans shall be submitted for final staff review and approval prior to issuance of any permits to commence construction.**
 - a. The Project Data on the Title sheet shall include the total site area, the area and % of open space (with the development of 99,000 square feet) the area and % of impervious areas (with the development of 99,000 square feet). In addition, include the total number of parking spaces (including handicapped accessible spaces) and the total number of truck parking for the development of the 99,000 square foot building.

- b. On Sheet C-2 show specifically what trees and other plantings were planted at the northeast corner of the property.
- c. On Sheet C-2 Note 7 should refer to this parcel as ""Lot 2 of CSM 2686, a redivision of Parcel 6 of CSM 2208.....""
- d. On Sheet C-3 show the driveway separation distances between existing and proposed driveways on both the east and west side of 72nd Avenue include the southernmost driveway for Towne V building to the north. The northern driveway is for visitors and employees and a secondary truck access. The primary truck access shall be the center access. Add a note to Sheet C-3 indicating the truck entrance.
- e. On Sheet C-3, clarify note 2. The setback between parking lots, maneuvering lanes and fire access lane on shall be setback a minimum of 20 feet from the back of curb to the property line.
- f. On Sheets C-3 and A1.1, show the setback of the parking lot and the back of the curb to verify that the 20 foot setback is being met.
- g. The maximum width of a driveway 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. Dimension the driveway width at the property line on Sheets C-3 and A1.1 for both driveways.
- h. On Sheet C-4 a berm shall be added south of the northern most building.
- i. Compliance with the **attached** memorandum from the Village Fire & Rescue Department dated June 14, 2012. Revise the plans as required. **Please note that Condition #2 requires that a letter be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within the June 14, 2012 Fire & Rescue memorandum. A copy of this letter shall also be provided to the Community Development Department.**
- j. The water and sanitary sewer lateral locations as shown on the plans appear incorrect. The actual locations based on Village record drawings are further north. The sewer lateral should be at the sanitary manhole just north of the property. The design engineer shall verify the lateral locations and make necessary plan and easement provisions, if needed. The design engineer can contact the Public Work Department to help verify lateral locations.
- k. The plans shall show the Towne V entrance location adjacent to the north property line.
- l. Provide temporary inlet protection for the existing inlets along 72nd Avenue adjacent to the site.
- m. The sanitary sampling manhole detail shall be revised. 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.
- n. Temporary soil stockpiles, if applicable, shall be shown on the plans.
- o. A copy of the storm sewer sizing calculations shall be provided.
- p. The retaining wall design details and material identification shall be shown on the plans and shall be acceptable to the Village.
- q. There is an outside drop manhole detail in the plans. Are there any drop manholes in the plan? Please identify what manholes these pertain too or if this is an inadvertent miscellaneous detail.
- r. The following comments from John Steinbrink Jr., Public Works Director shall also be addressed on the plans:
 - i. Add a street light on NW corner of Green Bay Road and 99th Street. All light wires in PVC conduit.
 - ii. Verify storm lead size to 72nd Avenue.
 - iii. Need hydrant lead connecting hydrant to water main not to storm main on Sheet C-5.
 - iv. Max 16 inches of rings note 6 on Sheet C-5.
 - v. Need maintenance agreement note 8 on Sheet C-5.
 - vi. Show correct Storm MH w/Curb inlet detail on Sheet C-7.
 - vii. Show correct sampling manhole detail on Sheet C-8.
- s. The approved grading plans shall be shown on landscaping plan (Sheet L1.0). A note shall be added that indicates the existing street trees on 72nd Avenue that are proposed to be removed and note where they are proposed to be relocated.
- t. On Sheet L1.0 show the location of the proposed fire hydrants and bollards.
- u. Additional landscaping shall be added along the north property line. Any existing landscaping planted on the adjacent lot to the north shall also be shown. Trees every 35-40 feet would be acceptable. Revise the plans.
- v. On Sheet L1.0 show the location of the proposed light fixtures.
- w. Street trees shall be planted within the right-of-way of STH 31 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 STH 31. Note on Sheet L1.0

- x. The street trees shall be installed prior to occupancy and shall be maintained by the adjacent property owner. A WI DOT permit is required for the proposed street trees located within the STH 31 Right-of-Way. A copy of the permit shall be provided to the Village prior to tree installation. A note shall be placed on sheet L1.0 for these trees stating "Obtain WI DOT permit, prior to street tree installation within the STH 31 ROW".
- y. The planting detail on Sheet L1.0 shall be larger so that it is readable.
- z. No filling or planting shall be done within any Utility Easement without written approval from We Energies. Note on the Plans.
- aa. 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 the Village easement or Village right-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.
- bb. The first note on the Landscape Plan indicates that the irrigation system will be designed and built accepted industry standards. Clarify that these are accepted industry standards for Wisconsin weather.
- cc. 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.
- dd. The Plans for the future 77,000 sq. ft. expansion shows an additional monument sign, which would total two (2) Monument Signs for the site. If/When the future 77,000 sq. ft. expansion is constructed, it shall be noted that for Primary Monument Signs, Section 420-76 T. (3) of the Zoning Ordinance states:
 - (a) If the property is more than five acres and has frontage and primary entrances on more than one street or highway and the distance between such signs is a minimum of 600 feet as measured along the street or highway right-of-way lines, and further provided that a second primary monument sign may be permitted in a shared driveway situation pursuant to Subsection Y(4) of this section without compliance with the foregoing requirements.
 - (b) If the property is located in a business, manufacturing, institutional, PR-2 or PR-3 district and has frontage on more than one street or highway, wherein one street frontage is on an arterial street or highway with no access and the second primary monument sign fronts on the arterial street or highway, and further provided that a second primary monument sign may be permitted in a shared driveway situation pursuant to Subsection Y(4) of this section without compliance with the foregoing requirements.

If both of these signs (initial northern sign and future southern sign) are proposed to be Primary Monument Signs, the above noted requirements are not met (see underlined) to allow for two (2) Primary Monument Signs. By moving the southernmost driveway on 72nd Avenue to 99th Avenue and

relocating the sign adjacent to this entrance item (a) above is satisfied and two primary monuments signs are allowed.

- ee. On Sheet A1.1, under "General Site Notes", #6., add 99th Street to the list of roadways not to be parked upon.
 - ff. On Sheet A1.1, the "Location Plan" depicts the southernmost of the two 72nd Avenue driveways in the incorrect location.
 - gg. On Sheet A1.1, under "Development Data", the Site Area should be 11.15 acres, as opposed to 11.17 acres.
 - hh. On Sheet A4.1, add additional architectural features and both ends of the East Elevation. Color elevations shall be provided. In addition, a color sample board shall be provided for the final color and material selections of the building.
3. An Affidavit of Amendment shall be prepared to amend the location of the access to 99th Street on CSM 2686 west of the proposed retaining wall. This Affidavit is required to be approved by the Plan Commission and Village Board prior to the issuance of permits.
 4. For security reasons, the Village recommends surrounding the construction site with a six (6) foot high chain link fence. A fence permit is required for the temporary fencing.
 5. Compliance with the **attached** memorandum from the Village Building Inspection Department dated June 13, 2012.
 6. Written approval of the Site and Operational Plans from LakeView Corporation Commercial Association shall be submitted to the Village prior to obtaining building permits. In addition, a copy of any variances shall be provided.
 7. **Upon approval of the revised Site and Operational Plans, and prior to the issuance of the required permits an electronic pdf of all plan sheets shall be provided to the Village.**
 8. The Commercial Building Permit applications and required State approved plans; a Village Work in the right-of-way permit application and plan; and 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, 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.]
 9. **Prior to 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.**
 10. **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.**

11. General Comments

- a. 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 8:00 a.m. to 6:00 p.m.
- b. There shall be no construction parking permitted on 99th Street, 95th Street or Green Bay Road. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
- c. 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.
- d. 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.
- e. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit.
- 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. Municipal connection fees shall be paid prior to the connections to the sanitary sewer system.

- p. 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).
- q. Each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.
- r. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- s. All required landscaping or screening shall be installed prior to occupancy, 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.
- t. **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.**
- u. **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.**

Please be advised, that if the conditions are not satisfied and the required building permits are not issued within one year (July 9, 2013). This approval shall become null and void unless an extension is approved by the Plan Commission prior to the expiration of this conditional approval.

If you have any questions, do not hesitate to contact me directly at the Village Municipal Building at (262) 925-6717.

Sincerely,

A handwritten signature in black ink that reads "Jean M. Werbie-Harris". The signature is written in a cursive, flowing style.

Jean Werbie-Harris
Community Development Director

Enc.

cc: Adam Artz, P.E., Pinnacle Engineering Group
Werner Briske, AIA, Partners In Design Architects
Doug McElmury Fire & Rescue Chief
Mike Spence, P.E., Village Engineer
Building Inspection Department



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 Speculative Building known as
Towne Industrial VI.
DATE: June 14, 2012

This is a review of the Site and Operational Plan for the proposed building currently known as Towne Industrial VI. The facility is an industrial speculative building, with a proposed square footage of 99,000 S.F. The building is located on 72nd Avenue and 99th Street.

The Facility is classified under Wisconsin Administrative Code, and the International Building Code, specifically: Factory - Industrial: F-1 (Moderate Hazard); Storage: S-1 (Moderate Hazard) not separated; 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: May 24, 2012.
- 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 south 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 **Shown on page C-3 dated 5/24/2012**
- Fire Pump Location **Not shown; to be submitted.**
- Pumper Pad **Shown as preliminary, page C-3 dated 5/24/2012**
- Fire hydrant spacing **Shown as conceptual on page C-5 dated 5/24/2012**

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 5/24/12 does not meet this requirement, south side of the building.
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-3 and dated 05/24/2012. 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. A guideline detail is attached and is meant to illustrate the requirements needed to meet the requirements stated 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-8 dated 05/24/2012 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:** Knox Boxes shall be provided for the building, a determination of the exact number required will need to be made during the pre-construction meeting. 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 a 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.

MEMORANDUM

TO: Peggy Herrick, Assistant Planner

FROM: Ken Robers, Senior Building Inspector

SUBJECT: Site and Operational Plans comments/conditions for Towne Industrial Spec VI located at 72nd Avenue. 99,000 Square Feet.

DATE: June 13, 2012

The following are my comments/conditions:

- 1) 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 of Pleasant Prairie.
- 2) 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.
- 3) 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, Comm 16.46, 51.15(5), 54.06(2), and 54.11. The Village Fire & Rescue Department should be contacted for further information and requirements. Contact Fire & Rescue Chief Paul Guilbert at 262-694-8027.
- 4) 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.
- 5) 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.
- 6) The Village of Pleasant Prairie requires that all commercial buildings provide a sampling manhole per Municipal Ordinance 285-18 C.
- 7) This parcel and building must comply with all requirements of Barrier-Free Design.
- 8) 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.**

- 9) The electrical contractor will be required to be licensed by the Village of Pleasant Prairie. The electrical contractor shall obtain a permit from the Village prior to beginning work.
- 10) All mechanical contractors shall obtain a permit from the Village prior to beginning work.
- 11) 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 affect on January 28, 1998.
- 12) Sprinkler plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department.
- 13) Any and all fire alarm installations require plan review and permit from the Village of Pleasant Prairie Fire & Rescue Department.

Should you have any questions, please contact me directly.

* * * *

- D. Consider the request of Chad Navis, agent for Towne Lakeview LLC owner of the property located at the northwest corner of STH 31 and 99th Street for **Site and Operational Plan** approval for a proposed 176,000 square foot speculative industrial building.

Recommendation:

Village staff recommends that the Plan Commission grant a one (1) year extension (until July 9, 2014) of the Site and Operational Plans for the proposed Towne VI (approximately 176,000 square foot) speculative building subject to compliance with the July 20, 2012 approval letter and compliance with any Village Ordinance amendments made since July 9, 2012 original approval.

VILLAGE STAFF REPORT OF JULY 8, 2013

Consider the request of Chad Navis, agent for Towne Lakeview LLC owner of the property located at the northwest corner of STH 31 and 99th Street for a **one (1) year time extension of the Site and Operational Plan approval** for a proposed 176,000 square foot speculative industrial building.

On July 9, 2012 the Plan Commission conditionally approved Site and Operational Plans for the petitioner to develop the vacant parcel located at the northwest corner of STH 31 and 99th Street (Lot 2 of CSM 2686) with the construction of a 176,000 square foot speculative industrial building. The speculative industrial building will be referred to as Towne VI.

The Plan Commission conditionally approved the Site and Operational Plans for one (1) year (until July 9, 2013) subject to the conditions specified in the attached approval letter dated July 20, 2012. Prior to the expiration of the approval all conditions of this approval shall be satisfied and permits shall be issued.

Village staff recommends that the Plan Commission grant a one (1) year extension (until July 9, 2014) of the Site and Operational Plans for the proposed Towne VI (approximately 176,000 square foot) speculative building subject to compliance with the July 20, 2012 approval letter and compliance with any Village Ordinance amendments made since July 9, 2012 original approval.

June 21, 2013

RECEIVED
JUN 24 2013

Village of Pleasant Prairie

Ms. Peggy Herrick
Assistant Planner and Assistant Zoning Administrator
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Dear Ms. Herrick:

The purpose of this letter is to request the extension of the approvals granted for a 176,000 square foot speculative industrial building to be known as Towne Industrial VI. These approvals were granted at the July 9, 2012 Plan Commission meeting. Zilber Property Group seeks to have the approvals extended for a period of one year.

Please contact me with any questions or for additional information. Thank you for your consideration.

Respectfully submitted,



Chad Navis
Director of Industrial Development



Office of the Village Community
Development Director
Jean M. Werbie-Harris

VIA REGULAR MAIL AND EMAIL

July 20, 2012

Mr. Chad Navis
Towne LakeView LLC
9560 58th Place, Suite 350
Kenosha, WI 53144

Dear Mr. Navis:

The purpose of this letter is to inform you that on July 9, 2012, the Village of Pleasant Prairie Plan Commission conditionally-approved **Site and Operational Plans** for the construction of a 176,000 square foot speculative industrial building. (At this time the petitioner has submitted plans for a 176,000 and a 99,000 square foot building alternatives. Prior to issuance of any permits the petitioner will determine which building will be built.) The speculative industrial building will be referred to as Towne VI.

At this time there is no identified user for this speculative building. As information, any tenant that proposes to use/occupy 50% or more of this speculative building will require Site and Operation Plan approval from the Plan Commission. Also, depending on the use proposed, the tenants may require a Conditional Use Permit along with Site and Operational Plan approval from the Plan Commission. At the time that the proposed 77,000 square foot addition is proposed, Site and Operational Plan approval is required by the Plan Commission.

The Site and Operational Plans were approved subject to the following comments and specific conditions.

Comments:

Site Design and Layout: 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: minimum of 65 feet from arterial streets or highways and a minimum of 40 feet from non-arterial streets or private roads for buildings constructed after April 1, 2010.
- Side setback: 45 feet minimum for all buildings constructed after April 1, 2010.

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 and shall be setback a minimum 20 feet to property lines.

Site Access and Parking: Employee, client, visitor vehicular and secondary truck access to the Towne VI will be from the northern driveway from 72nd Avenue and the primary truck access will be obtained from the driveway from 72nd Avenue halfway between the northern driveway and 99th Street. A second employee and visitor access is proposed to be provided at the intersection of 99th Street and 72nd Avenue, this location is not acceptable on the curve, the plans shall be revised to relocate the driveway access about midway between

STH 31 and 72nd Avenue on 99th Street west of the retaining wall. This will require an Affidavit of Amendment to be prepared to amend the location of the access to 99th Street on CSM 2686.

All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The plan includes 213 parking spaces plus seven (7) handicapped accessible spaces for the 176,000 square foot building. A truck court which faces west (72nd Avenue) provides for 51 semi-truck spaces/docks.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a manufacturing use would require five (5) spaces plus one (1) space per employee on the largest shift and 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. At the time the proposed use is known, adequate on-site parking shall be verified when the proposed user is identified.

Landscaping and Open Space: The M-2 District requires that at minimum of 25% of the site be open space. Verification is required to ensure that this minimum is being met. In addition, the truck dock area shall be screen with a combination of berms and landscaping adjacent to 72nd Avenue (similar to the SCJ building to the west). An additional berm shall be added south of the northern most entrance on 72nd Avenue. Additional landscaping shall be added along the north property line. Street trees will be required to be installed adjacent to STH 31 as shown on the plans.

Conditions:

1. **This approval is valid for one (1) year (until July 9, 2013). Prior to the expiration of the approval all conditions of this approval shall be satisfied and permits shall be issued.**
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. **The following changes shall be made to the Site and Operational Plans and three (3) revised plans shall be submitted for final staff review and approval prior to issuance of any permits to commence construction.**
 - a. The Project Data on the Title sheet shall include the total site area, the area and % of open space the area and % of impervious areas. In addition, include the total number of parking spaces (including handicapped accessible spaces) and the total number of truck parking for the development of the 176,000 square foot building.
 - b. On Sheet C-2 show specifically what trees and other plantings were planted at the northeast corner of the property.
 - c. On Sheet C-2 Note 7 should refer to this parcel as ""Lot 2 of CSM 2686, a redivision of Parcel 6 of CSM 2208.....""
 - d. On Sheet C-3 show the driveway separation distances between existing and proposed driveways on both the east and west side of 72nd Avenue include the southernmost driveway for Towne V building to the north. The northern

driveway is for visitors and employees and a secondary truck access. The primary truck access shall be the center access. Add a note to Sheet C-3 indicating the truck entrance.

- e. On Sheet C-3, clarify note 2. The setback between parking lots, maneuvering lanes and fire access lane on shall be setback a minimum of 20 feet from the back of curb to the property line.
- f. On Sheets C-3 and A1.1, show the setback of the parking lot and the back of the curb to verify that the 20 foot setback is being met.
- g. The maximum width of a driveway 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. Dimension the driveway width at the property line on Sheets C-3 and A1.1 for both driveways.
- h. On Sheet C-4 a berm shall be added south of the northern most building.
- i. Compliance with the **attached** memorandum from the Village Fire & Rescue Department dated June 14, 2012. Revise the plans as required. **Please note that Condition #2 requires that a letter be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within the June 14, 2012 Fire & Rescue memorandum. A copy of this letter shall also be provided to the Community Development Department.**
- j. The water and sanitary sewer lateral locations as shown on the plans appear incorrect. The actual locations based on Village record drawings are further north. The sewer lateral should be at the sanitary manhole just north of the property. The design engineer shall verify the lateral locations and make necessary plan and easement provisions, if needed. The design engineer can contact the Public Work Department to help verify lateral locations.
- k. The plans shall show the Towne V entrance location adjacent to the north property line.
- l. Provide temporary inlet protection for the existing inlets along 72nd Avenue adjacent to the site.
- m. The sanitary sampling manhole detail shall be revised. 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.
- n. Temporary soil stockpiles, if applicable, shall be shown on the plans.
- o. A copy of the storm sewer sizing calculations shall be provided.
- p. The retaining wall design details and material identification shall be shown on the plans and shall be acceptable to the Village.
- q. There is an outside drop manhole detail in the plans. Are there any drop manholes in the plan? Please identify what manholes these pertain too or if this is an inadvertent miscellaneous detail.
- r. The following comments from John Steinbrink Jr., Public Works Director shall also be addressed on the plans:
 - i. Add a street light on NW corner of Green Bay Road and 99th Street. All light wires in PVC conduit.
 - ii. Verify storm lead size to 72nd Avenue.
 - iii. Need hydrant lead connecting hydrant to water main not to storm main on Sheet C-5.
 - iv. Max 16 inches of rings note 6 on Sheet C-5.
 - v. Need maintenance agreement note 8 on Sheet C-5.
 - vi. Show correct Storm MH w/Curb inlet detail on Sheet C-7.
 - vii. Show correct sampling manhole detail on Sheet C-8.
- s. The approved grading plans shall be shown on landscaping plan (Sheet L1.0). A note shall be added that indicates the existing street trees on 72nd Avenue that are proposed to be removed and note where they are proposed to be relocated.
- t. On Sheet L1.0 show the location of the proposed fire hydrants and bollards.
- u. Additional landscaping shall be added along the north property line. Any existing landscaping planted on the adjacent lot to the north shall also be shown. Trees every 35-40 feet would be acceptable. Revise the plans.
- v. On Sheet L1.0 show the location of the proposed light fixtures.
- w. Street trees shall be planted within the right-of-way of STH 31 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 STH 31. Note on Sheet L1.0
- x. The street trees shall be installed prior to occupancy and shall be maintained by the adjacent property owner. A WI DOT permit is required for the proposed street trees located within the STH 31 Right-of-Way. A copy of the permit shall be provided to the Village prior to tree installation. A note shall be placed on sheet L1.0 for these trees stating "Obtain WI DOT permit, prior to street tree installation within the STH 31 ROW".

- y. The planting detail on Sheet L1.0 shall be larger so that it is readable.
- z. No filling or planting shall be done within any Utility Easement without written approval from We Energies. Note on the Plans.
- aa. 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 the Village easement or Village right-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.
- bb. The first note on the Landscape Plan indicates that the irrigation system will be designed and built accepted industry standards. Clarify that these are accepted industry standards for Wisconsin weather.
- cc. 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.
- dd. The Plans depict two (2) Monument Signs. For Primary Monument Signs, Section 420-76 T. (3) of the Zoning Ordinance states:
 - (a) If the property is more than five acres and has frontage and primary entrances on more than one street or highway and the distance between such signs is a minimum of 600 feet as measured along the street or highway right-of-way lines, and further provided that a second primary monument sign may be permitted in a shared driveway situation pursuant to Subsection Y(4) of this section without compliance with the foregoing requirements.
 - (b) If the property is located in a business, manufacturing, institutional, PR-2 or PR-3 district and has frontage on more than one street or highway, wherein one street frontage is on an arterial street or highway with no access and the second primary monument sign fronts on the arterial street or highway, and further provided that a second primary monument sign may be permitted in a shared driveway situation pursuant to Subsection Y(4) of this section without compliance with the foregoing requirements.

If both of these signs are proposed to be Primary Monument Signs, the above noted requirements are not met (see underlined) to allow for two (2) Primary Monument Signs. By moving the southernmost driveway on 72nd Avenue to 99th Avenue and relocating the sign adjacent to this entrance item (a) above is satisfied and two primary monuments signs are allowed.
- ee. On Sheet A1.1, under "General Site Notes", #6., add 99th Street to the list of roadways not to be parked upon.
- ff. On Sheet A1.1, the "Location Plan" depicts only two 72nd Avenue driveways, while all other plan sheets depict three 72nd Avenue driveways.
- gg. On Plan Sheet A1.1, the "Proposed Site Plan" has a note along STH 31 (an arterial street) stating a "50-0' Highway Setback". This note shall be removed. The minimum building setback along STH 31 is 65 feet.

- hh. On Plan Sheet A3.1, the North Arrow for the Building Plan drawing is pointing in wrong direction. Correct the plan.
 - ii. On Sheet A4.1, add additional architectural features and both ends of the East Elevation. Color elevations shall be provided. In addition, a color sample board shall be provided for the final color and material selections of the building.
3. An Affidavit of Amendment shall be prepared to amend the location of the access to 99th Street on CSM 2686 west of the proposed retaining wall. This Affidavit is required to be approved by the Plan Commission and Village Board prior to the issuance of permits.
 4. For security reasons, the Village recommends surrounding the construction site with a six (6) foot high chain link fence. A fence permit is required for the temporary fencing.
 5. Compliance with the ***attached*** memorandum from the Village Building Inspection Department dated June 13, 2012.
 6. Written approval of the Site and Operational Plans from LakeView Corporation Commercial Association shall be submitted to the Village prior to obtaining building permits. In addition, a copy of any variances shall be provided, if applicable.
 7. **Upon approval of the revised Site and Operational Plans, and prior to the issuance of the required permits an electronic pdf of all plan sheets shall be provided to the Village.**
 8. The Commercial Building Permit applications and required State approved plans; a Village Work in the right-of-way permit application and plan; and 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, 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.]
 9. **Prior to 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.**
 10. **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.**
 11. **General Comments**
 - a. 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 8:00 a.m. to 6:00 p.m.

- b. There shall be no construction parking permitted on 99th Street, 95th Street or Green Bay Road. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
- c. 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.
- d. 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.
- e. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit.
- 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. Municipal connection fees shall be paid prior to the connections to the sanitary sewer system.
- p. 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).
- q. Each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.

- r. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- s. All required landscaping or screening shall be installed prior to occupancy, 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.
- t. **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.**
- u. **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.**

Please be advised, that if the conditions are not satisfied and the required building permits are not issued within one year (July 9, 2013). This approval shall become null and void unless an extension is approved by the Plan Commission prior to the expiration of this conditional approval.

If you have any questions, do not hesitate to contact me directly at the Village Municipal Building at (262) 925-6717.

Sincerely,

A handwritten signature in black ink that reads "Jean M. Werbie-Harris". The signature is written in a cursive, flowing style.

Jean Werbie-Harris
Community Development Director

Enc.

cc: Adam Artz, P.E., Pinnacle Engineering Group
Werner Briske, AIA, Partners In Design Architects
Doug McElmury Fire & Rescue Chief
Mike Spence, P.E., Village Engineer
Building Inspection Department



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 Speculative Building known as
Towne Industrial VI.
DATE: June 14, 2012

This is a review of the Site and Operational Plan for the proposed building currently known as Towne Industrial VI. The facility is an industrial speculative building, with a proposed square footage of 176, 000 S.F. The building is located on 72nd Avenue and 99th Street.

The Facility is classified under Wisconsin Administrative Code, and the International Building Code, specifically: Factory - Industrial: F-1 (Moderate Hazard); Storage: S-1 (Moderate Hazard) not separated; 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: May 24, 2012.
- 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 **Shown on page C-3 dated 5/24/2012**
- Fire Pump Location **Not shown; to be submitted.**
- Pumper Pad **Shown as preliminary, page C-3 dated 5/24/2012**
- Fire hydrant spacing **Shown as conceptual on page C-5 dated 5/24/2012**

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 5/24/12 does not meet this requirement, southwest side of the building.

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-3 and dated 05/24/2012. 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. A guideline detail is attached and is meant to illustrate the requirements needed to meet the requirements stated 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-8 dated 05/24/2012 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:** Knox Boxes shall be provided for the building, a determination of the exact number required will need to be made during the pre-construction meeting. 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 a 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.

MEMORANDUM

TO: Peggy Herrick, Assistant Planner

FROM: Ken Robers, Senior Building Inspector

SUBJECT: Site and Operational Plans comments/conditions for Towne Industrial Spec VI located at 72nd Avenue. 176,000 Square Feet.

DATE: June 13, 2012

The following are my comments/conditions:

- 1) 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 of Pleasant Prairie.
- 2) 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.
- 3) 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, Comm 16.46, 51.15(5), 54.06(2), and 54.11. The Village Fire & Rescue Department should be contacted for further information and requirements. Contact Fire & Rescue Chief Paul Guilbert at 262-694-8027.
- 4) 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.
- 5) 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.
- 6) The Village of Pleasant Prairie requires that all commercial buildings provide a sampling manhole per Municipal Ordinance 285-18 C.
- 7) This parcel and building must comply with all requirements of Barrier-Free Design.
- 8) 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.**

- 9) The electrical contractor will be required to be licensed by the Village of Pleasant Prairie. The electrical contractor shall obtain a permit from the Village prior to beginning work.
- 10) All mechanical contractors shall obtain a permit from the Village prior to beginning work.
- 11) 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.
- 12) Sprinkler plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department.
- 13) Any and all fire alarm installations require plan review and permit from the Village of Pleasant Prairie Fire & Rescue Department.

Should you have any questions, please contact me directly.

* * * *