

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
MARCH 25, 2013**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the March 11, 2013 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business.
 - A. Consider the request of Steve Lopes agent for L&M Corrugated Container Corporation for approval of **Site and Operational Plans** to occupy the entire 99,838 square foot building located at 10680 88th Avenue in LakeView Corporate Park for the manufacturing of corrugated packaging.
 - B. Consider the request of James Ablan agent for Center 50, LLC owner, for the approval of **Site and Operational Plans** for the redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues to be known as Center 50.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENTS** for the request of James Ablan agent for Center 50, LLC owner, for the proposed redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues. Specifically, to rezone the property by adding a PUD, Planned Unit Development Overlay District on the property that is currently zoned B-2, Community Business District and a Zoning Text Amendment to create the specific PUD District zoning regulations for the proposed redevelopment of said property to be known as Center 50.
7. Adjourn.

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

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

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
March 11, 2013**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on March 11, 2013. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessler; Andrea Rode (Alternate #2); Jim Bandura; John Braig; Larry Zarletti; and Judy Juliana (Alternate #1). Also in attendance were Mike Pollocoff, Village Administrator; Jean Werbie-Harris, Community Development Director; Tom Shircel, Assistant Village Administrator; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE FEBRUARY 11, 2013 PLAN COMMISSION MEETING.**

Wayne Koessler:

Move approval, Chairman, in written form.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO APPROVE THE MINUTES OF THE FEBRUARY 11, 2013 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 4. CORRESPONDENCE**
- 5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as a part of the official record. Or, if you're here for an item that is not a matter for public hearing, or if you want to raise an issue that's not on the agenda at all, now would be your opportunity to do so. We would ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comment? Yes, sir?

Scott Moriarty:

Scott Moriarty from Hales Corners, Wisconsin. You want the full street address?

Tom Terwall:

Please.

Scott Moriarty:

9839 Brookside Drive.

Jean Werbie-Harris:

Actually, Scott, the first item that you want to speak on is a public hearing. So if you want to just hold your comments for just a few minutes we can get it as part of the hearing record.

Scott Moriarty:

I'm new at this.

Jean Werbie-Harris:

That's okay.

Tom Terwall:

Anybody else? Seeing none I'll close citizens' comments.

6. NEW BUSINESS

- A. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to an amendment to Section 420-148-B (25.1) of the Village Zoning Ordinance to allow the Plan Commission as part of the Conditional Use Permit to extend the hours of operation of convenient cash businesses, on a case by case basis and require all new and expanded convenient cash businesses to comply with the Village's Security Ordinance, Chapter 410 of the Village Municipal Code.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, tonight we have consideration of a zoning text amendment to amend Section 420-148-B (25.1) of the Village zoning ordinance. And this is to allow the Plan Commission as part of the conditional use permit to extend the hours of operation of convenient cash businesses, on a case by case basis and require all new and expanded convenient cash businesses to comply with the Village's Security Ordinance, Chapter 410 of the Village Municipal Code.

On February 11, 2013 the Plan Commission adopted Resolution #13-03. This was to initiate amendments to the Zoning Ordinance, and it was related to convenient cash business requirements. The following amendments which are bolded and highlighted in your packet of information, are proposed to be changed in Section 420-148-B (25.1) (c) and (d). Specifically this relates to the hours of operation.

Please note that the convenient cash business shall not be open between the hours of 7:00 p.m. and 8:00 a.m. Monday through Friday; shall not be open on Saturdays except between the hours of 9:00 a.m. and 2:00 p.m.; and shall not be open on Sundays. The staff is proposing a change that reads, however, the Plan Commission may, on a case by case basis, expressly approve extended hours. And then the second change is under security. Any new or expanded convenient cash businesses shall comply with all requirements set forth in the security ordinance which is Chapter 410.

What we have been finding is that there are some particular uses in addition to the Payday Loan Stores and some of the other types of businesses in the Village where unique to their service because it's a retail store that provides a product such as clothing or musical instruments or something to that effect, where they take in product, they pay cash for it, but then they basically resell that particular product. And that also falls under the definition of convenient cash business. Well, on a case by case basis we would like the Plan Commission to consider extending some hours onto Sunday as well for those particular businesses based on their operations and where they're located. So that's the extent of the presentation. I can go into more detail, more questions or answers to any questions that you might have.

Tom Terwall:

Have we received requests from any of these businesses to extend the hours.

Jean Werbie-Harris:

We have. Good segue.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak may do so now.

Scott Moriarty:

Scott Moriarty, 9839 Brookside Drive in Hales Corners. I use the Music Go Round store in Greenfield, Wisconsin and over in Kenosha on Highway 31 and Highway 50. We actually did

meet with Ms. Werbie here and Ms. Herrick I want to say in January about the possibility of relocating to Pleasant Prairie.

One of the things that we saw might be prohibitive was these hours exclusions. Our typical retail hours are 10 a.m. to 8 p.m. weekdays, 10 a.m. until 6 p.m. on Saturday, and noon until 4 on Sunday. Since the bulk of what we do is buying and selling retail used musical instruments we'd fall under the convenient cash business classification. And we're just asking for the Village to have some input on individual businesses being able to have more retail friendly hours. Just here to support it and answer any questions that you may have about our particular type of business or our proposed use or anything like that.

Tom Terwall:

Where are your existing locations?

Scott Moriarty:

We have a store in the Southport Plaza on Highway 50 and 31 right next to Payless Shoes, in between Payless and Kohl's, right in there. And then we have another location up in Greenfield, Wisconsin by Southridge Mall.

Jim Bandura:

Is that like a pawn?

Scott Moriarty:

No, we don't pawn anything. We're actually retail only. So we buy and sell musical instruments from people after they're done using them. So your kid takes clarinet, quits, we'll buy it from you if you bought it in your contract. We have a lot of musicians that trade instruments, guitars, pro sound equipment. We don't do any pawning. We don't do any loans. We don't pay in cash. We actually only pay via check. So the type of business that we have is very well managed in regards to tracking anything. It's very different than a pawn or like a Payday Loan.

Jim Bandura:

It's a retail business?

Scott Moriarty:

Exactly, yeah. I think our franchiser says it best, we're a value focused retailer.

Jean Werbie-Harris:

Tom, I just want to clarify. His particular use just like other uses in the Village that are similar to this they would require to get a second hand license. So they do need to go through that procedure and that licensing and background with the police department and an issuance of a license through the Clerk's office.

Jim Bandura:

Do we have to maybe do another ordinance or modify an ordinance to accommodate that type of business?

Jean Werbie-Harris:

That's what this is for tonight. That's the purpose of this ordinance.

Jim Bandura:

[Inaudible]

Jean Werbie-Harris:

He also requires a conditional use, and he wants to move forward and make that application for a conditional use. But we wanted to make sure that the ordinance reflected the request that he was going to be making.

Jim Bandura:

So this is actually going to split it out then, distinguish between the two?

Jean Werbie-Harris:

It's not splitting anything. It's just giving some flexibility to the Plan Commission under a conditional use permit to be more flexible with respect to the hours of operation that you allow for a business.

John Braig:

But you don't anticipate or envision that flexibility applying to a cash only store?

Jean Werbie-Harris:

I think that the Plan Commission has to look at it on a case by case basis based on the facts presented to you. And then you make that decision under that conditional use.

Larry Zarletti:

Yes, his business is nothing like a cash store. I've been in it. It's very well run, good equipment coming and going. Great place for musicians to upgrade or trade their equipment. So it would be a nice addition to have in the Village.

Wayne Koessl:

Is he looking for us to extend the hours tonight for him?

Jean Werbie-Harris:

Nope.

Wayne Koessl:

Or wait until he comes in with his conditional use permit?

Jean Werbie-Harris:

Yes. The only thing we're doing now is making a lot of –

Wayne Koessl:

We have the flexibility doing that on individual people.

Jean Werbie-Harris:

Yes. We're just amending the ordinance.

Scott Moriarty:

We have two sites under consideration in Pleasant Prairie right now and one in Kenosha. And this would bump us over to preferring Pleasant Prairie.

Wayne Koessl:

If it eases his mind I'm going to vote for this because I think we should have that flexibility on a case by case basis.

Tom Terwall:

And I will say I'll support it on a case by case basis. Because if it's a pawn shop or a cash store they're going to play hell getting --

Wayne Koessl:

You know my feeling about that.

John Braig:

I think we all agree then.

Tom Terwall:

Is there anybody else wishing to speak on this matter?

Scott Moriarty:

Thanks for hearing me.

Tom Terwall:

Thank you. Anybody else wishing to speak? Hearing none, any further comments from Commissioners?

Michael Serpe:

I move approval of the zoning text amendment.

Wayne Koessl:

I'll second.

Tom Terwall:

IT'S BEEN MOVED BY MIKE SERPE AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you.

B. Consider the request of Mike Sowa, agent for SC Johnson for approval of Site and Operational Plans to occupy the entire 256,240 square foot building located at 8505 100th Street for the storage of ziplock products and non-combustible liquids such as Windex, Shout, Raid-trigger, etc.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of Mike Sowa, agent for SC Johnson, for the approval of site and operational plans to occupy the entire 256,240 square foot building located at 8505 100th Street for the storage of Ziplock products and non-combustible liquids such as Windex, Shout, Raid-trigger, etc.

The petitioner is requesting to occupy the entire 256,240 square foot building located at 8505 100th Street in the LakeView Corporate Park for the for the storage of Ziplock products and non-combustible liquids.

In February 2013, the Village had issued a permit for SC Johnson to occupy up to 50,000 square feet for this building. Due to the amount of additional storage space needed, SC Johnson is now requesting approval to occupy the entire building. The building will be used for the storage of Ziplock products and non-combustible liquids. No aerosols or fertilizers are permitted to be stored within this facility. All material classified as occupancy type storage group S-2 which is a low hazard pursuant to Chapter 3 of the 2006 International Commercial Code will be stored on pallets not to exceed a height of 17.33 feet as approved by the fire and rescue department.

The property is zoned M-2, General Manufacturing District, and a small portion of the property is located within the 100 year floodplain. No exterior site modifications are being proposed. A total of 15 full-time employees over two shifts will be employed on site, and it is anticipated that there will be approximately 20 trucks arriving and departing per day.

Due to the critical delivery timing of the products, the Village has, in fact, already issued a permit for SC Johnson to at their own risk begin to place some product into the building over the initial 50,000 square feet area permitted by our permits prior to the Plan Commission approval, provided that prior to written occupancy all conditions of the permit and this approval are satisfied. With us tonight we have Mike Sowa from SC Johnson requesting approval of the entire building for the storage of their product.

Tom Terwall:

Give us your name and address, sir, for the record.

Mike Sowa:

Mike Sowa, 5815 46th Avenue, Kenosha, Wisconsin. And I want to first say thanks to Jean and the team for helping us to get into the facility earlier this month and late last month. Our business needs have been very critical recently. We have required storage for these products very urgently mostly because we were previously storing them in trailers outside of our current facility. And because those trailers were being used to store product we were beginning to impact manufacturing capability. And so to prevent any issues with manufacturing we turned to the Village and to our local landlord to find a facility to release the potential -- release this issue from before us so we could continue to operate.

Tom Terwall:

Where is this product currently manufactured?

Mike Sowa:

In Waxdale.

Tom Terwall:

Oh, right up the street?

Mike Sowa:

Yes.

Tom Terwall:

Any comments or questions?

John Braig:

Question. Jean, you said there would be aerosol products. I see on our information here Raid-trigger. Is that an aerosol product, or is that just a solid solution?

Mike Sowa:

It's solid in a trigger bottle, so Earth Options is the name of the product.

John Braig:

Okay, good.

Don Hackbarth:

Move approval.

Michael Serpe:

Second.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY MIKE SERPE TO APPROVE THE SITE AND OPERATIONAL PLANS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome.

Mike Sowa:

Thank you.

C. Consider the request of Todd Hansen for approval of a Certified Survey Map to subdivide the property located at 9620 39th Avenue.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of Todd Hansen for the approval of a certified survey map to subdivide the property located at 9620 39th Avenue. Specifically, the petitioner is proposing to subdivide his property located at 9620 39th Avenue into two lots. This is adjacent to the Meadowdale Estates Subdivision. This property is zoned R-3, Urban Single Family Residential District, which requires that each lot be a minimum of 20,000 square feet with a minimum of 100 feet of frontage on a public road.

Lot 1 is proposed to be 22,545 square feet with 167 feet of frontage on 97th Street and 135 feet of frontage on 39th Avenue. The existing house will remain and the existing pole barn on Lot 2 is being relocated to Lot 1 which is just west of the house. Permits were issued in February of 2013 for this relocation. The existing house is considered a non-conforming structure in that the house does not currently meet the setbacks to the north property line. It's shown at approximately 3.5 feet wherein a 10 foot minimum is required, and the setback to the east property line shown at 58 feet wherein a minimum of 65 feet is required. But, again, it's a legal non-conforming structure.

Lot 2 is proposed to be 38,205 square feet with 283 feet of frontage on 97th Street. No additional right-of-way is required for 97th Street as it's a recently constructed roadway as part of the Meadowdale Subdivision, and Kenosha County does not need any additional right-of-way for a future widening on 39th Avenue. Also, no additional utility easements are required by We Energies at this time.

The home on Lot 1 is currently connected to municipal sanitary sewer and water, and a new home on Lot 2 shall be serviced by municipal sanitary sewer and water from 97th Street. The existing nine street trees adjacent to Lots 1 and 2 shall continue to be maintained by the property owners of the adjacent lots. At the time of construction of a new home on Lot 2 the street trees shall be protected during construction, and if the proposed new driveway is located within 10 feet an existing tree, the tree will need to be relocated in an acceptable location to the Village within the right-of-way at the property owner's expense. Again, those street trees were all installed as part of that original subdivision to the west.

All outstanding taxes and deferred/outstanding special assessments including the right of recovery for the public improvements installed in 97th Street as part of the development of Meadowdale Estates shall be paid prior to recording the CSM. Pursuant to the Village's finance records, there are no real estate taxes outstanding, and the following deferred special assessments are outstanding and do need to be paid: the deferred Meadowdale paving \$3,072.73, and the deferred Meadowdale street construction \$907.70.

Also due at the time of building permit would be the sewer connection fee of \$1,600 per residential unit and the impact fee of \$1,490, and this would be for that new residential unit on Lot 2. The staff recommends approval of the certified survey map subject to the comments as outlined.

Tom Terwall:

Is there anybody wishing to speak on this matter? Is the petitioner present? What's your pleasure?

John Braig:

Move approval.

Larry Zarletti:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY LARRY ZARLETTI TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

D. Consider the request of the Wisconsin Department of Natural Resources for approval of the discontinuance of a portion of 93rd Street between Lakeshore Drive and 3rd Avenue within the Carol Beach Estates Unit No. 5A Subdivision.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of the Wisconsin Department of Natural Resources for the approval of the discontinuance of a portion of 93rd Street between Lakeshore Drive and 3rd Avenue within the Carol Beach Estates Unit No. 5A Subdivision.

On February 4, 2013, the Village Board approved Resolution #13-04 to initiate the discontinuance of a portion of 93rd Street between Lakeshore Drive and 3rd Avenue which has been designated as a public right-of-way on the final plat of the Carol Beach Estates Subdivision Unit No. 5A.

The Wisconsin DNR owns the vacant lands abutting this portion of 93rd Street and is requesting that the street be discontinued and removed to link the adjoining blocks that support several threatened and endangered plant species by creating more contiguous habitat that will benefit these species.

Pursuant to Maps 30 and 32 in the Southeastern Wisconsin Regional Planning Commission report entitled A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach area of the Town of Pleasant Prairie, this portion of 93rd Street is proposed to be vacated or discontinued when all of the adjacent properties are owned by a public entity.

Municipal sanitary sewer, water and storm sewer infrastructure were not constructed within this right-of-way. Upon removal of the roadway, the Wisconsin DNR intends to maintain a gravel pathway within the discontinued right-of-way for a pedestrian walkway.

On February 5, 2013, all required property owners were notified via regular mail; and the required Class 3 notice was published in the *Kenosha News* on February 25, March 4 and March 11, 2013 to notify the public of the public hearing being held by the Village Board on March 18, 2013.

As noted above, the land on both sides of the proposed street discontinuance is owned by the Wisconsin DNR. Therefore, upon vacation of this portion of 93rd Street the land will be transferred to the adjacent properties on either side owned by the Wisconsin DNR.

We do have Marty Johnson, Wildlife Biologist with the Wisconsin DNR, and one of the great people that manage the Chiwaukee Prairie here with us to answer any questions or give any information as to the purpose for this vacation.

Tom Terwall:

Give us your name and address, sir, for the record.

Marty Johnson:

Marty Johnson, Wisconsin DNR, 9531 Raine Road, Sturtevant, Wisconsin, 53177.

Tom Terwall:

Thank you. Anything you wanted to add?

Marty Johnson:

Well, I did have one question. The gravel path would be maintained in the exact location of the road or at another --

Jean Werbie-Harris:

I don't know that it matters as long as there's some type of walking path through there for the residents to help enjoy that area.

Marty Johnson:

We had intended to install some paths in the area to provide linkages in two areas further up the road and also further down. So maintaining these paths for people to use out of wet areas so that it's not always a wet spot. Because obviously in that location there is quite a bit of wetness. We

do intend to have contractors doing the work the remove -- and I think that's pretty much it. As mentioned, this is part of our management plan, will provide easier management for us. And for the most part we've gotten positive reviews from the neighbors. I know that there are some that are not in favor of it. But for the most part we've gotten pretty good feedback lately.

Tom Terwall:

By the elimination of this road do we increase the hazard or the inability of the fire department to respond to brush fires in that area or not?

Marty Johnson:

I guess I can respond to brush fires. From the standpoint of the entire area is pretty much surrounded by roads. The areas that are endangered in terms of homes can be accessed from Lakeshore Drive. As far as anything else in the block to the south it's all DNR ownership. There are no structures there. So they'll be able to access any aspect of the rest of the block from the roadway from a brush fire standpoint.

Don Hackbarth:

What would the reason be for people to object to this?

Marty Johnson:

The roadways provide walking areas providing linkages. So removing this road will require people to walk further distances.

Don Hackbarth:

But it's not there yet anyways.

Marty Johnson:

It is there currently right now.

Don Hackbarth:

It is?

Jean Werbie-Harris:

It is a gravel road.

Tom Terwall:

Any other comments? What's our pleasure?

Wayne Koessl:

I move approval, Mr. Chairman, subject to the conditions outlined by staff.

John Braig:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRIAG TO APPROVE THE DISCONTINUATION OF THAT PORTION OF 93RD STREET SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? One less snowplow, huh, Mike?

Mike Pollocoff:

Oh, yeah, we'll save some big money.

Marty Johnson:

Thank you.

Tom Terwall:

Thank you.

E. Consider Plan Commission Resolution #13-04 to initiate an amendment to the Village Comprehensive Land Use Plan. Zoning Map and Text related to the proposed M-5, Manufacturing and Production District.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Resolution 13-04 is a resolution to initiate a comprehensive plan amendment and a zoning map and text amendment. The Village Plan Commission may initiate a petition for an amendment of the zoning ordinance which may include the rezoning of property, change in zoning district boundaries or changes in the text of the ordinance, and may also initiate amendments to the Village' Comprehensive Plan.

The Village staff is proposing to create a new zoning district, the M-5 District, which is more of a manufacturing and production district that would allow for specific manufacturing producing products and office-related uses. The Village is proposing that this new manufacturing district be located on properties located within the periphery of the LakeView Corporate Park. The Village's Comprehensive Land Use Plan is required to be consistent with the zoning map. Therefore, certain properties proposed to be rezoned into this new classification would also be shown on this plan map.

The Plan Commission through this resolution would be initiating and petitioning to amend the Comprehensive Plan and the official zoning map and the zoning text . The proposed amendments are hereby being referred to the staff for further recommendation and study. The Plan Commission is not by this resolution making any determinations regarding the merits of the proposed changes in the zoning map, the zoning text, but is only rather initiating the process by which the proposed changes and the zoning map and text could be promptly evaluated. That the public participation plan for the Comprehensive Plan amendments as initiated will be the required 30 day public notice, and the required public hearing pursuant to the Chapter 390 will also be set for this matter. The staff recommends approval of Resolution 13-04.

John Braig:

Move approval.

Larry Zarletti:

Second.

Tom Terwall:

MOVED BY JOHN BRAIG AND SECONDED BY LARRY ZARLETTI TO ADOPT RESOLUTION 13-04. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. ADJOURN.

Michael Serpe:

Move to adjourn.

John Braig:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed?

Meeting Adjourned: 6:28 p.m.

- A. Consider the request of Steve Lopes agent for L&M Corrugated Container Corporation for approval of **Site and Operational Plans** to occupy the entire 99,838 square foot building located at 10680 88th Avenue in LakeView Corporate Park for the manufacturing of corrugated packaging.

Recommendation: Village staff recommends that the Plan Commission approve the **Site and Operational Plans** for L&M Corrugated Container Corporation to occupy the entire 99,838 square foot located at 10680 88th Avenue for the manufacturing of corrugated packaging subject to the comments and conditions of the Village Staff Report of March 25, 2013.

VILLAGE STAFF REPORT OF MARCH 25, 2013

Consider the request of Steve Lopes agent for L&M Corrugated Container Corporation for approval of **Site and Operational Plans** to occupy the entire 99,838 square foot building located at 10680 88th Avenue in LakeView Corporate Park for the manufacturing of corrugated packaging.

The petitioner, L&M Corrugated Container Corporation, is requesting to occupy the entire 99,838 square foot building located at 10680 88th Avenue for the manufacturing of corrugated packaging. L&M currently manufactures corrugated packaging for Metro Chicago, Northern Illinois, Southern Wisconsin and Northeast Iowa. Its mission is to maximize value through innovation, quality and on-time delivery by making customer service top priority.

L&M is a family-owned business that was founded by Dick Lopes in 1979 on the principle that every client is always the number one priority. Currently headquartered in Zion Illinois, L&M has continued to grow because of strict adherence to quality and service standards. Expanding west to Platteville, Wisconsin in 2006 has allowed L&M to serve new and existing markets in Wisconsin, Illinois, Iowa, Indiana, Minnesota and Michigan. L&M is dedicated to bringing exceptional quality corrugated products to the marketplace while providing a superior level of customer satisfaction at competitive prices.

At this time L&M is proposing to relocate the Zion plant to Pleasant Prairie to allow for the business to expand and allow for a more efficient arrangement for their equipment. All material stored and produced within the facility is classified as Occupancy Type Factory Group F-1 (Moderate-Hazard) to Chapter 3 of the 2006 International Commercial Code and the office are is classified as Occupancy Type Business Group B.

The building at 10680 88th Avenue is zoned M-2, General Manufacturing District and provides the required office space (3422 sq. ft.) and the open manufacturing space for all the required equipment used by L&M. No interior or exterior modifications are proposed.

A total of 43 full-time employees and 2 part-time employees over 2 shifts will be employed on site. It is anticipated that there will be approximately 10 trucks arriving and departing per day. It is anticipated that start-up at this facility will begin in June, 2013.

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

1. The maximum number of gallons/minute of water expected to be used per day in the facility including the water used irrigation system shall be submitted.
2. Subject to compliance with the attached memorandum from the Fire & Rescue Department dated March 12, 2013. ***Pursuant to condition #2 a letter shall be submitted to the Fire & Rescue Department prior to obtaining building permits stating that the project will comply with all requirements of this memo. A copy of this letter shall also be provided to the Community Development Department.***
3. Permits shall be obtained for the change in tenant, sign modifications and electrical work required for the manufacturing equipment. Prior to issuance of the required permits proof of ownership shall be provided to the Village.
4. Prior to occupancy permit to reface the Primary Monument Sign shall be obtained and the sign modified.
5. The wall where the old "CPI" was sign was located shall be cleaned or repainted. If repainted it shall match the existing wall color.
6. The parking lot shall be restriped and the yellow bollards on the site shall be repainted.
7. Remove the dead arborvitae in front of the building and provide written verification that the existing landscaping is installed pursuant to the originally approved plans.

8. Upon approval of the Site and Operational Plans the required permits shall be submitted to the Village for occupancy. State approval is not required for this tenant change.
9. Any Low Voltage electrical proposed will require permits from the Village. Any electrical work to connect production machinery and or cubicles will require permits too.
10. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. Any such vehicles that are parked overnight will be issued citations.
11. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
12. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
13. 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.
14. 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.
15. 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.
16. 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.



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 L & M Corrugated Containers
DATE: 12 March, 2013

This is a review of the Site and Operational Plan for L & M Corrugated Containers. This is an existing building with a square footage of 99,838. The building is located at 10680 88th Avenue.

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

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

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

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

- 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.
- If applicable the 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.
- The annual testing of the fire alarm system (NFPA 72) must be completed before occupancy with all deficiencies corrected.
- If any construction occurs the fire protection systems must be evaluated for proper protection.
- Fire hydrants: Must meet the Village Ordinance of a maximum distance of 350 feet apart around the building. Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged.
- Pumper Pad is already in place. Must meet the current standard of the Fire and Rescue Department with only the 5 inch Stortz fitting. The siamese fitting to be eliminated.
- Truck staging shall not decrease the width of the fire lanes to less than 30 feet.
- 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.

4. Fire and Rescue Department Review and Comments:

A. Site and Operational Permits

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

B. Conditional Use and Operational

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

5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, 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:
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:** If needed: 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 is equipped with an "automatic fire sprinkler system". The system must be in service with all testing and deficiencies corrected. 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:** There is an existing fire pump in this occupancy, 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.

NOTE: High pile storage. The quantities and height of storage will need to be determined by a fire protection engineer.

15. **Standpipes:** If any standpipes need to be added: 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.

16. **Fire Hydrants:** Fire hydrants are existing. 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.

17. **Pumper Pad:** Already in place. Must meet the current standard of the Fire and Rescue Department with the 5 inch Storz fitting. 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.

18. **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.
19. **Strobe Light:** Already in place. 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.
20. **Fire Alarm System:** Already in place. 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

21. **Knox Box:** Already present, it may be determined that more Knox Boxes may be needed. 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. One by each riser door, fire pump room and other needed access routes. 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.
22. **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.
23. **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. 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.
24. **Emergency and Exit Lighting:** Existing: 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.
25. **Final Inspection:** 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 occupancy.
 - n. A copy of the 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.
26. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.



**VILLAGE OF PLEASANT PRAIRIE
SITE AND OPERATIONAL PLAN
AND CONDITIONAL USE PERMIT ZONING APPLICATION**

USE THIS FORM FOR:

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

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

Use requires a Conditional Use Permit.

FOR OFFICE USE ONLY	
Application Filed on	<u>3/8</u> 20 <u>13</u>
Preliminary Determination of Completeness on:	20
Revised Plans Submitted:	20
<input type="checkbox"/> Public Hearing Required: Hearing Date:	20
Published on: and	20 Notices sent on: 20
Approved by <input type="checkbox"/> Plan Commission on	20
<input type="checkbox"/> Zoning Administrator on	20
Denied by <input type="checkbox"/> Plan Commission on	20
<input type="checkbox"/> Zoning Administrator on	20

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: L+m corrugated Container Corporation

SITE ADDRESS: 10680 88th Avenue

BRIEF PROJECT DESCRIPTION: Moving Zion IL facility to the Pleasant Prairie location to include all equipment and personnel.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 43

PROPOSED NUMBER OF PART-TIME EMPLOYEES: 2

SITE SIZE: _____ sq. ft. 9.24 acres

PROPOSED BUILDING SIZE: 99,838 sq.ft. HEIGHT: 28'-43' ft. existing

PROPOSED ADDITION SIZE: _____ sq.ft. HEIGHT: _____ ft.

LEGAL DESCRIPTION: LOT 98 CSM #2339 Doc #1301442 F/K/A Parcel 49 CSM #2189 #1182063 F/K/A Parcel 49 CSM #1635 V1559 P598 PT NE 1/4 OF NE 1/4 SEC 29 T 1 R 22

TAX PARCEL NUMBER(S): 92-4-122-291-0112

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: _____

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

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

- Factory Group F-1 (Moderate-hazard) 96,416 sq ft
- Factory Group F-2 (Low-hazard) _____ sq ft
- Storage Group S-1 (Moderate-hazard) _____ sq ft
- Storage Group S-2 (Low-hazard) _____ sq ft
- Business Group B 3,422 sq ft
- High-Hazard Group H* _____ sq ft
- Other _____ sq ft
- Other _____ sq ft

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

PUBLIC SERVICES:

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

THIS APPLICATION IS FOR A: (check one) 12,000 gallons / month

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

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

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

SECTION 3: PHOTOGRAPHS

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

SECTION 4: CONDITIONAL USE

1. **Does the proposed project require a Conditional Use Permit?** YES NO
 - **If no** then skip to Section 5.
 - **If yes**, then continue with this Section.

2. **Are you amending an existing Conditional Use Permit?** YES NO
 - **If yes**, provide a copy of the Conditional Use Grant Document you are proposing to amend.
 - **If no**, continue with this Section.

3. If you answered **YES** to either question 1 or 2 above then this application shall include information as to how the proposed project will not impair an adequate supply of light and air to adjacent properties; increase danger of fire; cause traffic congestion or traffic circulation problems; create storm water flooding or drainage; create obnoxious odors, problems or otherwise endanger the public health, safety or welfare; will not hinder, harm or distract the provision of public services; and that the proposed project is not inherently inconsistent with either the district in which it is located or adjoining districts or neighborhoods as required pursuant to the Village Zoning Ordinance.

SECTION 5: NON-CONFORMING USE

1. **Is any use on the site a nonconforming use?** YES NO
 - **If no**, then skip to Section 7.
 - **If yes**, then continue with this section.

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

SECTION 6: PERFORMANCE STANDARDS

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

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

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

SECTION 7: PLAN COMPONENTS

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

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

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

SECTION 8: SIGNATURES

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

PROPERTY OWNER: PPRE LLC

APPLICANT:

Name: Steve Lopes, Managing Member
(Please Print)

Name: Steve Lopes
(Please Print)

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Address: 147 Keystone Parkway, Ste. 115

Address: 2715 Deborah Avenue

Platteville WI 53818
(City) (State) (Zip)

Zion IL 60099
(City) (State) (Zip)

Phone: 608-807-8586

Phone: 847-746-5225

Fax: _____

Fax: 847-746-0315

E-mail: SLopes@LMContainer.com

E-mail: SLopes@LMContainer.com

Date 3-6-13

Date: 3-6-13

Is the applicant the owner of the property? YES NO

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

DEVELOPER (if Applicable)

USER OR OCCUPANT OF SITE:

Name: _____
(Please Print)

Name: Steve Lopes
(Please Print)

Signature: _____

Signature: [Handwritten Signature]

Address: _____

Address: 2715 Deborah Avenue

(City) (State) (Zip)

Zion IL 60099
(City) (State) (Zip)

Phone: _____

Phone: 847-746-5225

Fax: _____

Fax: 847-746-0315

E-mail: _____

E-mail: SLopes@LMContainer.com

Date _____

Date: 3-6-13



8725 W Higgins Rd
Chicago, Illinois 60631
TEL. 773-714-9300
FAX 773-714-8253
www.painewetzel.com

2.19.2013 BUYER RESPONSE

Zachary C. Graham | Vice President
Global Brokerage Services
CBRE
3000 Lakeside Drive, Suite 105 South
Bannockburn, IL 60015

RE: Letter of Intent to Purchase 10680 88th St., Pleasant Prairie, WI

Dear Zach:

The purpose of this letter is to outline the basis upon which L&M Corrugated Container Corporation or it's nominee ("Purchaser") is prepared to acquire the above referenced property from the owner of record ("Seller").

1. **Purchaser:** L&M Corrugated Container Corporation or it's nominee
2. **Property:** 10680 88th St., Pleasant Prairie, WI totaling 9.24 acres of land and all improvements thereon (99,838sf industrial building).
3. **Purchase Price:** The Purchase Price shall be [REDACTED] plus or minus normal prorations, payable as follows:
 - a) **Earnest Money.** Upon execution of a Purchase Contract, Purchaser will deposit [REDACTED] cash as Earnest Money with a title company mutually agreeable to Seller and Purchaser. After the Investigation Period, provided that Purchaser has not terminated the Purchase Contract during the Investigation Period, Purchaser will deposit an additional \$50,000. The entire Earnest Money Deposit shall become nonrefundable.
 - b) **Cash at Closing.** At closing, the Purchaser shall pay Seller the balance of the Purchase Price, less the Earnest Money and subject to normal prorations.
4. **Investigation Period:** **Investigation Period (Due Diligence).** The Purchaser shall have **60 days** to conduct due diligence and physical inspections of the property and have the opportunity to review all municipal codes, restrictions, covenants, service contracts, books, records, title documents, surveys, environmental studies and other financial information and documentation in Sellers possession pertaining to the subject property. The contract shall be conditional on Purchaser approving all matters, suitability, and contingencies at its sole discretion during the Investigation Period. Assuming that the Purchaser is unsatisfied with its investigations Purchaser shall notify Seller in writing and all Earnest Money, together with any interest earned thereon, shall be returned to Purchaser.

[Handwritten signature]
2-19-13

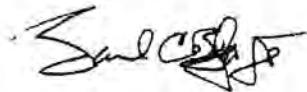
- 5. **Closing:** The Closing shall occur thirty (30) days after the expiration of the Investigation Period, or sooner.
- 6. **Condition at Sale:** "As is"
- 7. **Disclosure:** Sam Badger of Paine/Wetzel Associates will receive fifty percent (50%) of the total commission paid by seller and is the agent representing the interests of the Purchaser.

This letter shall not create any legal rights or obligations between the parties. It is intended and understood by both Purchaser and Seller that any legal rights or obligations of the parties would only be those set forth in a definitive written purchase and sale agreement (Purchase Agreement) fully executed and delivered by the parties. This letter does not constitute a formal or binding agreement, but rather reflects the major economic points regarding a proposed transaction, and the Purchase Agreement would be expected to be generally consistent with this letter.

This letter shall terminate and be of no further force and effect if it has not been accepted and returned on or before 12:00 PM Friday, February 22nd, 2013. Approval is subject to Seller board approval.

Sincerely,

**PAINE/WETZEL ASSOCIATES, INC.
ONCOR INTERNATIONAL**



Samuel C. Badger, Jr.
Senior Vice President
(773) 714-2099

**AGREED AND ACCEPTED:
SELLER**

By:  _____

Date: 2/21/13

**AGREED AND ACCEPTED:
BUYER**

By:  _____

Date: 2-19-13

Pleasant Prairie Operational Plan

EXECUTIVE SUMMARY

L&M Corrugated Container Corporation (L&M), founded in 1979 as a C-Corporation, has plants in Platteville, WI and Zion, IL. L&M manufactures corrugated packaging for Metro Chicago, Northern Illinois, Southern Wisconsin, and Northeast Iowa. It is L&M's mission to maximize value through innovation, quality, and on-time delivery by making customer service top priority.

The market L&M is targeting consists of 13,000 potential customers with \$6.5 billion in annual corrugated sales opportunity. While the corrugated box demand declined over the past seven years, L&M has experienced steady growth and surpassed all previous sales records in 2012.

As L&M grows and expands, so do our customers' needs and expectations. In order to retain the current customer base and expand into new businesses, L&M must find ways to be more efficient and offer a broader range of products and services. Currently the Zion facility produces 40% of the company's output with 63% of the company's employees due to the age of the equipment and plant layout.

Transferring the Zion plant to Pleasant Prairie, Wisconsin will permit an efficient arrangement of proposed equipment. L&M will then be positioned to increase sales and profits beyond current limitations. The proposed equipment will satisfy customers' needs for contract packaging and specialty packaging requiring high-end graphics and intricate joining, while reducing labor and energy costs through improved efficiencies in a safer work environment.

Management of L&M consists of Steve Lopes, CEO/President; Vickie Eppler, Director of Finance/Treasurer & Secretary; MaryAnn Murdaugh, Sales Manager; Steven Lopes, Operations Manager - Zion/Vice President; and Robert Lopes, Operations Manager - Platteville. Combined, these hands-on managers bring a diverse portfolio of expertise and knowledge to the project. In addition, we have Bill Van Deest, business owner and attorney, to provide advisory services.

By providing service and quality that meet or exceed the customers' expectations, L&M has achieved a positive sales trend with consistent profits. The company has a strong, growing customer base including LG Electronics, Therma-Stor, IRIS, Meister Dairy, Pierce Box & Paper, and Serenity Packaging, Corp.

COMPANY OVERVIEW

L&M provides quick service of top quality products with competitive pricing and superior customer service. Key milestones include:

- 2006 opened new facility in Platteville, WI equipped with state-of-art converting equipment
- 2006 added Production Manager for L&M - Zion

- 2007 reorganized company with Steve Lopes as President and CEO
- 2009 installed AmTech software system specialized for the corrugated industry
- Record sales past four years
- \$17.7 million sales in 2012 (up from \$14.9 million in 2011)
- 2010 added CPA/MBA for Director of Finance
- 2011 added Sales Manager with 30 years' corrugated sales experience
- 2012 added Operations Manager for L&M - Zion
- 2012 added Operations Manager for L&M - Platteville

CUSTOMER NEEDS

Targeted customer requirements include:

- 99.6% on-time delivery
- Same day service vs. two week turn-around for competition
- ISO 9001 certified
- Competitive pricing
- Specialty packaging requiring high-end graphics & intricate joining
- Lab testing, product samples, in-house design, inventory services, Kanban, Kaizen
- Contract packaging capabilities
- Eight fully trained sales individuals on staff
- Personal, professional service of six customer service representatives
- Order placement by direct contact, email, fax, phone, and internet

COMPETITIVE ADVANTAGES

L&M is positioned to outperform competitors with management focus on superior customer service and providing a diversified portfolio of quality products. Our two locations allow for quick turns versus the two week average for our competition. Amtech software allows management to see all facets of production leading to informed operation and sales decisions.

Included in this project is the addition of a banding and conveying system, a scrap collection system, a specialty folder/gluer, and a flatbed die cutter. Combined, this equipment will increase efficiencies,

decrease or eliminate the need for outsourcing work, reduce customer costs, shorten turnaround time, and increase quality due to controlling all phases of the manufacture cycle.

MARKETING & PROMOTION PLAN

The predominant marketing method is direct sales. Other methods include internet marketing, customer newsletter, an annual open house event, and word of mouth.

OPERATIONAL PROCESSES

- Two in-house designers creating products matching the customers' needs
- Eight trained and knowledgeable sales people on staff
- Direct marketing, product placement, online sales
- Positive relationship with American Bank of Wisconsin
- Director of Finance with 28 years' experience
- Sales Manager with 32 years' experience
- Six experienced customer service representatives on staff
- 94% of products are manufactured in-house with 99% in-house potential with a specialty gluer

MANAGEMENT TEAM

- Steve Lopes, President/CEO
 - 28 years progressive packaging experience from general laborer, maintenance, plant manager, general manager, to CEO/President
 - Operations Management
 - BS – UW, Madison
- Steven Lopes, Operations Manager - Zion/Vice President
 - 10 years progressive packaging experience
 - Sales and customer service
 - UW, Eau Claire
- Robert Lopes, Operations Manager – Platteville
 - 6 years manufacturing and maintenance experience
 - BA – Black Hawk Tech
- Vickie Eppler, Director of Finance/Treasurer & Secretary
 - 28 years financial and operations management experience
 - Previous Controller, Quad/Graphics and Cenex/Swiss Valley Energy
 - MBA - Clarke College with focus on Operations Management and CPA accredited
- MaryAnn Murdaugh, Sales Manager
 - 32 years sales experience

- Bill Van Deest, Consultant
 - Sales and management
 - Business owner and attorney
 - AB – Wabash College; JD – Indiana University

EQUIPMENT ANALYSIS

Banding and Conveying System:

- Streamline throughput/increase efficiencies
- Reduced staffing/labor costs
- Elimination of one forklift and number of times product is handled
- Waste reduction
- Improved quality & customer satisfaction

Scrap Collection System:

- Head count decrease/labor reduction through automation
- Cleaner plant – enhanced employee satisfaction & customer perception
- Increased safety resulting in reduced liabilities

Specialty Folder/Gluer:

- Replacement of 4 gluers and 1 handwork operation
- Reduced labor costs
- Reduced utility and air costs
- Reduced footprint
- Open up market for specialty-glued products
- Increased throughput
- Waste and maintenance reduction

Flatbed Die Cutter:

- Technologically advanced equipment replaces four aged pieces of equipment
- Reduced footprint
- Reduced energy costs
- Labor/cost reduction allows competitive pricing
- Replacement parts for obsolete Thomson difficult/expensive to obtain
- Increased throughput

Operational plan.

(1) Operational plan requirements. The applicant shall prepare and file as part of the application for site and operational plan approval an operational plan which shall include at least the following information or materials:

(a) A detailed narrative description of the operations, processes and functions of the existing and proposed uses to be conducted in or on the real property constituting the site, together with any diagrams, maps, charts or other visual aids that are helpful in understanding the operations and any potential adverse impacts on neighboring properties.

See attached.

(b) A detailed description of the proposed project or activity giving rise to the need for site and operational plan approval and a detailed explanation of how such project or activity relates to the site and to the existing or proposed operations to be conducted in or on the real property constituting the site.

(c) Gross floor area of the existing building(s) and/or proposed addition.

The gross floor area of the existing building is 99,838 square foot (no addition planned)

(d) Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments.

Hours of operation are 7:30 AM to 12:00 AM. Open for deliveries from 7:30 AM to 5:00 PM

(e) Anticipated startup and total number of full- and part-time employees.

Anticipated startup is June 1st, 2013, with 43 full-time employees and 2 part-time employees

(f) Anticipated number of shifts and the anticipated number of employees per shift.

Operating 2 shifts

- o 20 full-time and 2 part-time production and maintenance personnel on first shift
- o 13 full-time clerical, sales and managerial on first shift.
- o 10 full-time production and maintenance personnel on second shift

(g) Anticipated maximum number of employees on site at any time of the day.

Maximum number of employees on-site at one time is 45

(h) Number of anticipated students, participants or persons to be gathered in places of assembly, if applicable.

There are no anticipated students, participants, or other persons expected to gather at this location

(i) Number of parking spaces required per this chapter and the method used to calculate such number.

The maximum number of parking spaces that will be required is 50

(j) Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped spaces to be stated separately).

There are 3 handicap and 68 conventional parking spaces provided

(k) Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks).

The daily average number of anticipated automobile trips to and from the site is 30

- The maximum expected is 50

(l) Anticipated daily average and maximum potential number of truck trips to and from the site.

The daily average number of anticipated truck trips to and from the site is 8

- The maximum expected is 10

(m) Types of goods and materials to be made, used or stored on site.

Corrugated packaging and shipping supplies will be made and/or stored on site

(n) Types of equipment or machinery to be used on site.

Printing presses, specialty gluers, slitters and other miscellaneous manufacturing equipment.

(o) Types of solid or liquid waste materials which will require disposal.

The only anticipated waste is human waste from the lunchroom and restrooms

(p) Method of handling, storing and disposing of solid or liquid waste materials.

- Dumpsters and normal sewage system will be used to store and/or dispose of waste
- A scrap system will be utilized to recycle manufacturing waste

(q) Methods of providing site and building security other than the Village Police Department.

The facility has an alarm system that will be monitored by Alarm Detection Systems, Inc.

(r) Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well cared for and attractive condition.

No structural improvements are planned; lawn, landscaping, and parking lot maintenance will be outsourced

(s) Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts.

There are no known potential adverse impacts to neighboring properties or public facilities

(t) A list of all local, county, state and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval and copies of such permits and approvals that have been obtained.

No permits are required at this time requiring site and operational plan approval

(2) Operational plan standards. In addition to any other applicable requirements or standards specified in this chapter, the following requirements or standards shall apply to the operational plan:

(a) No use shall be conducted in such a way as to constitute a public or private nuisance.

(b) No use shall be conducted in such a way as to violate any of the performance standards set out in § 420-38 of this chapter.

(c) (reserved)

(d) No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.

(e) All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well cared for and attractive condition.

(f) Within a building, any provision of live entertainment in connection with a business or club use involving the selling or service of alcoholic beverages shall comply with the following restrictions:

[1] Live entertainment shall be provided only on a raised platform that is not less than 23 inches higher than the elevation of the surrounding floor surfaces where customers, members or their guests are sitting, standing or dancing;

[2] Customers, members or their guests shall at all times be separated from the raised platform on which live entertainment is being provided by a distance of not less than four feet and a physical barrier to mark and enforce such separation distance; and

[3] There shall be no touching of any kind between entertainers and customers, members or their guests.

(g) No proposed new or expanded use shall be permitted to create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

(h) Indoor pyrotechnic displays are prohibited.

Steven Lopes

From: Jeffrey Feutz [JFeutz@jfahern.com]
Sent: Friday, March 08, 2013 8:14 AM
To: Steven Lopes
Subject: Attn. Rock

Steven

The building has 3 wet sprinkler systems supplied by a 1500 gpm fire pump

Systems 1 and 2 Warehouse are designed for 12 ESFR sprinkler K16.8 to operate at 52 psi with a 250 gpm hose allowance

System 3 Dock is designed .40 gpm over a remote area of 2500 sq. ft. with a hose allowance of 500 gpm

The office is designed .10 gpm over a remote area of 1500 sq. ft. with a hose allowance of 100 gpm

The last inspection Ahern did was in 2008.

Thanks,

Jeffrey Feutz

Design / Project Manager J. J. Ahern Co.
3201 W. Canal Street, Milwaukee, WI 53208
T: 414.921.7580 | DF: 414.921.7525 | C: 414.788.9514 | F: 414.544.0011
jfeutz@jfahern.com | www.jfahern.com

AVAILABLE
99,838 SF
EXTRA LAND TO EXPAND BY
+/- 31,250 SF



10680
88TH
AVENUE

PLEASANT PRAIRIE, WI

AVAILABLE: 99,838 SF
OFFICE: 3,422 SF
YEAR BUILT: 2003
CLEAR HEIGHT: 28'-43'
LOADING: 6 Exterior Docks (4 with Levelers)
2 Drive-In Doors (12'X14')
POWER: 6000 Amps @ 480 Volts (2 Panels)
PARKING: 75 Cars (Expandable)
SITE SIZE: 9.24 Acres
RAIL: Canadian Pacific (Active)



FOR MORE INFORMATION PLEASE CONTACT:

Keith D. Puritz

Senior Vice President

847.572.1410

keith.puritz@cbre.com

Brett A. Kroner

Senior Vice President

847.572.1411

brett.kroner@cbre.com

Ryan S. Bain

Vice President

847.572.1412

ryan.bain@cbre.com

Zachary C. Graham

Senior Associate

847.572.1415

zach.graham@cbre.com

CBRE











Return to: Bruce Rabe
Kenosha Water Utility
4401 Green Bay Road
Kenosha, WI 53144
Email: brabe@kenosha.org

Date Sent: 3/8/13a
Date Due: _____

**VILLAGE OF PLEASANT PRAIRIE
INDUSTRIAL WASTE SURVEY**

**To be submitted to the
Kenosha Water Utility**

General Information

1. Facility Name: L+m Corrugated Container Corporation
2. Mailing Address: 32 Insight Drive
3. City, State, Zip Code: Lancaster WI 53818
4. Site Address: 10680 88th Avenue, Pleasant Prairie, WI 53158
5. Standard Industrial Classification Code (SIC): 2653
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

Authorized Representative

Name: Steve Lopes
Title: President / CEO
Phone #: 608-807-8586

Company Contact

Name: Steven Lopes
Title: Operations Manager
Phone #: 847-746-5225

The authorized representative must be a president, secretary, treasurer, or vice-president of the corporation in charge of a principle business function, or general partner or proprietor, or an individual designated by the aforementioned corporate official. The designated individual must meet the following criteria: (1) the person must be responsible for the overall operation of the facilities from which discharges originate, (2) the person is authorized in writing, and (3) the written authorization is submitted to the POTW.

7. List All Environmental Control Permits Held by or for the Facility.

N/A

Operational Characteristics

1. Existing Number of Employees: Full Time 43 Part Time 2
2. Operational Schedule: Days/Wk 5 Hours/Day 17 # Shifts 2
3. Describe the nature of the business conducted at this facility (if more than one type ,of business or manufacturing takes place, list all activities): Cutting, creasing, printing of corrugated sheets for packaging
4. List principal raw materials used: Corrugated sheets, water based inks, water based adhesives
5. List products produced and the average rate of production: 8 million sqFt/month corrugated packaging
6. List types of wastes created during production and any by-products produced: Scrap paper which is baled and sold back to mill. Waste water (Flexo Ink) wash ups.
7. Estimate the quantity of water to be used by the facility during a six month period. Record the gallons of water anticipated by this facility. 72,000 gallons.
Indicate the source of the facility's water: Kenosha _____ Pleasant Prairie _____
Meter number or address assigned to water meter(s). _____
8. Type of discharges: Continuous X Batch _____
If batch was indicated, give the average frequency and approximate volume of any batch discharges: _____
9. Describe the uses of water at this facility: mainly for employee use. Balance of use - washing presses for clean up.

Wastewater Information

1. A process wastewater IS any wastewater discharged other than for sanitary, non-contact cooling or boiler blow-down purposes. List activities which generate a process wastewater and the time and duration of each discharge.

Wastewater Producing Process

Cleaning Print dies and presses.

Time and Duration of Discharges

all day approximately 5 gallons used per wash up. 8-wash ups/day

2. For each process wastewater stream list all the materials and pollutants which to believe may be present in the discharge.

N/A

3. Contact cooling water is cooling water that during the process comes into contact with process material, thereby becoming contaminated. Non-contact cooling water does not come into contact with process materials. Does this facility utilize cooling water?
4. Water volume used and discharged to sanitary sewer. A review of previous water usage bills may be helpful in assigning values to the following flows. If sanitary flow is not metered, provide an estimate based on 20 gallons per day for each employee (i.e. water balance).

	Gallons per Day		Type of Wastewater Discharge (Continuous, Batch, None)
	Consumed	Discharges	
Sanitary Usage	12,000/month	12,000/month	Continuous
Process Wastewater Usage	0	0	
Cooling Water Usage	0	0	
Other Usage	0	0	
Total Volume	0	0	

5. Describe all locations where wastewaters enter the collection system _____

6. Is there a sampling manhole on site? No _____ Yes X
 If yes, describe the locations: EAST CENTER ISLAND.

7. Are sanitary and process wastewaters separated? No X Yes _____
8. Is boiler blowdown water discharged to the sanitary sewer? No X Yes _____
9. Does your facility haul any process wastewater? No X Yes _____

Compliance Information

1. Is there any usage of toxic compounds at the facility? No X Yes _____
 If yes, list and use check list on last page.
2. Are there any floor drains in the manufacturing or chemical storage area? No X Yes _____
3. Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility?
 No X Yes _____ If yes, describe procedure: _____

5. Is any form of waste water pretreatment practiced at this facility? No Yes _____
If yes, describe: _____

6. List any specific pretreatment standards that apply to this facility: NONE

7. If pretreatment standards are not being met on a consistent basis, describe what additional and maintenance or pretreatment must be performed to achieve compliance.

NONE

8. State the estimated timetable (compliance schedule) for the implementation of additional operations and maintenance or for the commencement and completion of major events leading to the construction and operation of the pretreatment facilities required to achieve compliance.

N/A

Submissions

Include a schematic (print) of the facility that shows the water intake points(s), existing sanitary sewer, discharge points (connection(s) to sanitary collection system), and direction of wastewater flows at the facility. Provide a diagram of water flow through any processes that use water for any purpose.

Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate this information submitted. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

STEGO LOPES

Print Name: Authorized Representative

Stego

Signature: Authorized Representative

President

Title

3/7/2013

Date

**Appendix
Toxic Pollutants Listed in 40CFR 307(a)**

Known Absent	Suspected Present	Known Present	Pollutant
X			1 Acenaphthene
X			2 Acrolein
X			3 Acrylonitrile
X			4 Aldrin/Dieldrin
X			5 Antimony and compounds
X			6 Arsenic and compounds
X			7 Asbestos
X			8 Benzene
X			9 Benzidine
X			10 Beryllium and compounds
X			11 Cadmium and compounds
X			12 Carbon tetrachloride
X			13 Chlordane
X			14 Chlorinated benzenes
X			15 Chlorinated ethanes
X			16 Chlorinalkyl ethers
X			17 Chlorinated naphthalene
X			18 Chlorinated phenols
X			19 Chlorofoffi 1
X			20 2-chlorophenol
X			21 Chromium and compounds
X			22 Copper and compounds
X			23 Cyanides
X			24 DDT and metabolites
X			25 Dichlorobenzenes
X			26 Dichlorobenzidine
X			27 Dichloroethylenes
X			28 2,4-dichlorophenol
X			29 Dichloropropane & Dichloropropene
X			30 2,4-dimethylphenol
X			31 Dinitrotoluene
X			32 Diphenylhydrazine
X			33 Endosulfan and metabolites

Known Absent	Suspected Present	Known Present	Pollutant
X			34 Endrin and metabolites
X			35 Ethylbenzene
X			36 Fluoranthene
X			37 Haloethers
X			38 Halomethanes
X			39 Heptachlor and metabolites
X			40 Hexachlorobutadiene
X			41 Hexachlorocyclopentadiene
X			42 Hexachlorocyclohexane
X			43 Isophrone
X			44 Lead and compounds
X			45 Mercury and compounds
X			46 Naphthalene
X			47 Nickel and compounds
X			48 Nitrobenzene
X			49 Nitrophenols
X			50 Nitrosamines
X			51 Pentachlorophenol
X			52 Phenol
X			53 Phthalate esters
X			54 Polychlorinated biphenyls (PCBs)
X			55 Polynuclear aromatic hydrocarbon
X			56 Selenium and compounds'
X			57 Silver and compounds
X			58 2,3,7,8-Tetrachlorodibenzo- p- dioxin (TCDD)
X			59 Tetrachloroethylene
X			60 Thallium and compounds
X			61 Toluene
X			62 Toxaphene
X			63 Trichloroethylene
X			64 Vinyl chloride
X			65 Zinc and compounds

Low Con. Cat - Con. Stem top



Established 1875

Tom Rolando
Vice President of Technology
Wisdom Adhesives
(847) 841-7002
tomrolando@wisdomadhesives.com

March 5, 2013

Kimberly A Schmitz VanDee
L&M Corrugated Container Corporation
32 Insight Drive
Platteville, WI 53818

Kimberly:

Thank you for your continued business and interest in Wisdom Adhesives products and services. Per your recent request regarding Toxic Pollutants Listed in 40CFR 307(a), the following information is provided:

PRODUCTS

All products sold to L&M Corrugated Container Corporation by Wisdom Adhesives.

Toxic Pollutants Listed in 40CFR 307(a)

None

The above products do not contain materials listed as Toxic Pollutants listed in 40CFR 307(a) as determined to the best of our ability using internal and supplier documentation and data and our understanding of the applicable regulations.

Please feel free to contact us for any additional information.

Thank you.

Best Regards,

Tom Rolando
Wisdom Adhesives
(847) 841-7002
tomrolando@wisdomadhesives.com

Wisdom Adhesives
1575 Executive Drive, Elgin, IL 60123
(847) 841-7002
(847) 841-7009 (Fax)
www.wisdomadhesives.com

**Appendix
Toxic Pollutants Listed in 40CFR 307(a)**

Known Absent	Suspected Present	Known Present	Pollutant
X			1 Acenaphthene
X			2 Acrolein
X			3 Acrylonitrile
X			4 Aldrin/Dieldrin
X			5 Antimony and compounds
X			6 Arsenic and compounds
X			7 Asbestos
X			8 Benzene
X			9 Benzidine
X			10 Beryllium and compounds
X			11 Cadmium and compounds
X			12 Carbon tetrachloride
X			13 Chlordane
X			14 Chlorinated benzenes
X			15 Chlorinated ethanes
X			16 Chlorinated ethers
X			17 Chlorinated naphthalene
X			18 Chlorinated phenols
X			19 Chloroform
X			20 2-chlorophenol
X			21 Chromium and compounds
X			22 Copper and compounds
X			23 Cyanides
X			24 DDT and metabolites
X			25 Dichlorobenzenes
X			26 Dichlorobenzidine
X			27 Dichloroethylenes
X			28 2,4-dichlorophenol
X			29 Dichloropropane & Dichloropropene
X			30 2,4-dimethylphenol
X			31 Dinitrotoluene
X			32 Diphenylhydrazine
X			33 Endosulfan and metabolites

Known Absent	Suspected Present	Known Present	Pollutant
X			34 Endrin and metabolites
X			35 Ethylbenzene
X			36 Fluoranthene
X			37 Haloethers
X			38 Halomethanes
X			39 Heptachlor and metabolites
X			40 Hexachlorobutadiene
X			41 Hexachlorocyclopentadiene
X			42 Hexachlorocyclohexane
X			43 Isophrone
X			44 Lead and compounds
X			45 Mercury and compounds
X			46 Naphthalene
X			47 Nickel and compounds
X			48 Nitrobenzene
X			49 Nitrophenols
X			50 Nitrosamines
X			51 Pentachlorophenol
X			52 Phenol
X			53 Phthalate esters
X			54 Polychlorinated biphenyls (PCBs)
X			55 Polynuclear aromatic hydrocarbon
X			56 Selenium and compounds
X			57 Silver and compounds
X			58 2,3,7,8-Tetrachlorodibenzo-p-dioxin (TCDD)
X			59 Tetrachloroethylene
X			60 Thallium and compounds
X			61 Toluene
X			62 Toxaphene
X			63 Trichloroethylene
X			64 Vinyl chloride
X			65 Zinc and compounds

*PT Water Based Ink Cleaner
Consolidated Industrial Solutions
MOP*

Steve Lopes

From: Steven Lopes
Sent: Wednesday, February 27, 2013 5:18 PM
To: Steve Lopes
Subject: FW: sewer
Attachments: MX-4101N_20121114_165701.pdf

From: John Steinbrink Jr. [<mailto:jsteinbrink@plprairiewi.com>]
Sent: Wednesday, November 14, 2012 3:47 PM
To: Steven Lopes
Cc: Tom Shircel; Mike Spence; Matt Fineour; Jean Werbie-Harris
Subject: RE: sewer

Steve,

With those flows and the sample results found, your sanitary sewer surcharge would be around \$300 per month. See attached

John

John Steinbrink Jr
Director of Public Works
Village of Pleasant Prairie
8600 Green Bay Road
Pleasant Prairie, WI 53158
Phone: 262-925-6768
Fax : 262-694-2941
E-mail: jsteinbrink@plprairiewi.com
Village website: www.pleasantprairieonline.com

From: Steven Lopes [<mailto:Srlopes@lmcontainer.com>]
Sent: Monday, November 12, 2012 10:08 AM
To: John Steinbrink Jr.
Subject: sewer

Jon,

I am going to be putting roughly 1500 CuFt into the sewer a month.

Thanks

Steven Lopes
L&M Corrugated Container
2715 Deborah Ave.
Zion, IL 60099

Village of Pleasant Prairie Sewer Surcharge Worksheet

Wisconsin Department of Natural Resources Laboratory Certification I.D. #230003510

LOCATION Facility Location: L & M Corrugated Sampling Frequency: Preliminary
 Service Address: 0.00

BILLING PERIOD OCTOBER 2012
 Date Collected in field: 10/11/2012
 Collected by: DA
 Sampled by: CT Labs

RESULTS

Test Description	Result	Test Units	Method	Analyzed date	Lab Tech
BOD	700	mg/L	SM-5201B	10/18/2012	EJC
TSS	1500	mg/L	SM-2540D	10/15/2012	CER
Phosphorus	0.98	mg/L	SM-4500PE	10/23/2012	EJC

Test Description	Result	Test Units	Method	Analyzed date	Lab
FOG	4.6	mg/L	EPA1664A	10/22/2012	JLH

ALLOWABLE LIMITS

BOD	180 mg/l
TSS	200 mg/l
Phosphorus	6 mg/l

SURCHARGE in mg/L per 1,000,000 gallons

\$	0.79
\$	0.55
\$	10.75

CALCULATIONS

BOD: (BOD-180) * (Monthly Water Use/1,000,000)*8.34*\$0.79
 TSS: (TSS-200) * (Monthly Water Use/1,000,000)*8.34*\$0.55
 PHOS: (PHOS-6.0) * (Monthly Water Use/1,000,000)*8.34*\$10.75

Monthly Water Usage (Gal) 12,000

SEWER SURCHARGES

BOD	\$41.11
Total Suspended Solids (TSS)	\$71.56
Phosphorus	\$0.00
	\$ 112.67

ADDITIONAL CHARGES

Sampling and Laboratory Analysis Fee:	\$ 115.00
Administrative Fee:	\$ -
Fats, Oils, Grease (FOG) Test	\$ 50.00
	\$ 165.00
TOTAL SEWER SURCHARGE	\$ 277.67

DO NOT PAY
 INFORMATION
 PURPOSES
 ONLY

JS

Data Release Authorized by:

John Steinbrink Jr, Director

Date: 10/12/2012

1090

Dear Kimberly:

In response to your request, I am pleased to provide the following information regarding RockTenn's Product Certification program and procedures. RockTenn manufactures the packaging products that it provides to L&M Corrugated Container following procedures that are designed to ensure they meet FDA requirements for direct food contact applications. RockTenn packaging products are not intended as direct food additives.

RockTenn has established good manufacturing practices which include procedures for selecting raw materials, operating procedures and product testing.

Our procedures for selecting raw materials require that each vendor provide RockTenn with a written certification that its product meets FDA requirements for use in packaging intended for direct food contact applications. The vendor must also identify any limitations on use of its product in food contact applications. These limitations are then incorporated into RockTenn operating procedures as appropriate.

RockTenn's operating procedures include raw material receipt inspections. These inspections are aimed at ensuring that we have received the specific raw materials that were ordered. We also check to ensure that raw materials have been handled and shipped to us in a manner that prevents adulteration.

RockTenn's product testing protocol was designed to verify the effectiveness of our good manufacturing practices and operating procedures in preventing the inadvertent introduction of contaminants into our packaging. Each facility within RockTenn conducts this testing, although the suite of tests and frequency of testing varies based on type of operation. All RockTenn product certification testing is conducted by an independent, certified outside laboratory.

Our product testing protocol has three general components:

- Individual chemical compounds
- Extractives
- Microbiologics

RockTenn conducts testing of its products for more than 150 individual chemical compounds identified by the Recycled Paper Technical Association (RPTA) as possible contaminants that may be present in paper and other materials that are recycled to make packaging products. These chemicals are grouped into the following general categories:

- Heavy metals
- Chlorinated pesticides
- Polychlorinated biphenyls
- Polyaromatic hydrocarbons
- Volatile organic compounds



-
- Semi-volatile organic compounds

All RockTenn mills test for the above-referenced chemicals on an annual basis. In addition, the mills conduct testing for a shorter list of chemicals on a quarterly basis. The quarterly testing includes polyaromatic hydrocarbons and phthalate esters (a subset of the semi-volatile series). Converting operations within RockTenn ("box plants") will test their products for heavy metals annually.

Technical consultants with specific expertise in both toxicology and FDA evaluation procedures have worked with RPTA to establish safe levels for chemicals in the above-listed categories when present in food contact packaging. In addition to testing for these chemicals, RockTenn has a process for ensuring that all chemical test results are compared to the RPTA-approved safe levels. We also have formal procedures and processes for use in the event that a test result does not conform to RPTA-established levels.

In addition to the chemical testing discussed above, RockTenn also performs extractives testing on a quarterly basis at each mill. The testing is performed in accordance with the FDA procedures set forth in 21 CFR § 176.170. RockTenn conducts extractives testing for both dry and aqueous/fatty foods under hot fill, room temperature fill and refrigerated storage conditions.

RockTenn also evaluates its products for the presence of microbiologic organisms. Mills conduct surface swab testing for total bacteria count, yeast/mold, and human pathogens quarterly. Converting operations conduct the same tests annually. RockTenn products meet the surface swab specification of less than one colony forming unit per square centimeter as described in the USDA Dairyman's Standard. RockTenn has also established an internal specification of no detection of tested pathogens.

I hope you find this description informative and helpful. Please contact Wayne Huttle our Director, Product Certification at 314-656-5365 or whuttle@rocktenn.com if you need any additional information.

Sincerely,

Tom Gibson



March 5, 2013

Kimberly A Schmitz VanDee

L&M Corrugated Container Corporation
32 Insight Drive
Platteville, WI 53818

Re: Corrugated Sheets

Dear Kimberly:

RockTenn hereby represents that the packaging product listed below produced for L&M Corrugated Container, subject to the conditions of use or other restrictions if listed, is neither adulterated nor misbranded within the meaning of the Federal Food, Drug, and Cosmetic Act (the "Act") nor an article which may not, under the provisions of Sections 404, 505, or 512 of the said Act, be introduced into interstate commerce. This representation shall apply only if such packaging product is used in conformity with 'Good Manufacturing Practices' for food and drug packaging within the meaning of the Act and regulation promulgated pursuant thereof.

Complies with: 21 CFR 176.170 (Aqueous and Fatty Food Contact)
21 CFR 176.180 (Dry Food Contact);
21 CFR 176.260 (Pulp from Reclaimed Fiber)

Conditions of Use: C through G (Table 2, 21 CFR 176.170 (c.))

Note: Not intended for cooking in or microwaving with food.
Not suitable for direct contact with alcoholic
food or beverages.

This representation shall apply as of the date of shipment to L&M Corrugated Container. I trust this takes care of everything you need at this time. If we can do anything more, please feel free to contact us.

Sincerely,

Tom Gibson
RockTenn
Milwaukee Sheetfeeder

cc: Dave Walling, Wayne Huttle

Material Safety Data Sheet



Cellulose Containerboard

1. Product Identification

TRADE NAME (AS LABELED): Linerboard, White Top Liner, Corrugating Medium, Bleached Linerboard, Coated White Top Linerboard, Kraft Paper, Recyclacorr.

SYNONYMS: Kraft Linerboard, Wet Strength linerboard, Grease Resistant linerboard, Premium White Top Linerboard, Recycled Linerboard, Recycled Medium, Fluting, Sack Kraft, Bleached Kraft Linerboard, White Top Kraft Liner.

CHEMICAL NAME/CLASS: Cellulose Containerboard.

MANUFACTURER'S NAME: RockTenn

ADDRESS: 504 Thrasher Street Norcross, GA 30071

EMERGENCY PHONE: (800) 424-9300 (CHEMTREC)

BUSINESS PHONE: 314-656-5365 (For product information)

2. Hazard Identification

Primary Safety/Health Hazards: Warning: Processed (e.g. fiberized) cellulose dusts may pose a combustible dust explosion hazard if dusts are suspended in air in sufficient concentrations, in a contained area and in proximity to an ignition source. Linerboard as supplied and shipped does not constitute a combustible dust explosion hazard. Users of this product should examine the potential to generate dusts during handling and processing and related combustibility hazards and controls. See additional comments in MSDS.

The primary health hazard posed by this product is thought to be due to exposure to cellulose dusts (reference "Section 8" below).

Primary Route(s) of Exposure: Inhalation, and/or eye contact.

Medical Conditions Generally Aggravated by Exposure: Cellulose dust may aggravate pre-existing respiratory conditions or allergies.

Target organs: Eyes and respiratory system.

Signs and Symptoms of Exposure:

Acute Health Hazards: Not applicable for product in purchased form. Dust may be a mechanical irritant to the eyes.

Chronic Health Hazards: Cellulose dust has not been shown to produce significant disease or toxic effects when exposure limits are met. Cellulose is poorly soluble and has a low order of toxicity.

Carcinogen status: Cellulose is not classified as a carcinogen by OSHA, NTP, or IARC in their reviews.

3. Composition and Information on Ingredients

Component	CAS#	EC#	Hazard Symbols; Risk Phrases	Wt %
Cellulose	65996-61-4	265-995-8	NA	90 - 95
Calcium carbonate	471-34-1	207-439-9	NA	1 - 10
Starch	9005-25-8	232-679-6	NA	0 - 1

4. Emergency and First-Aid Procedures

Ingestion: Not likely to occur for product in purchased form.

Eye Contact: Dust may mechanically irritate the eyes, resulting in redness or watering. Treat dust in eye as foreign object. Flush with water to remove dust particles. Get medical help if irritation persists.

Skin Contact: Not anticipated for product in purchased form, wash with mild soap and water.

Skin Absorption: Product is not absorbed through the skin.

Inhalation: Excessive dust concentrations may cause unpleasant obstruction in the nasal passages. Remove to fresh air. Get medical help if persistent irritation, severe coughing or breathing difficulty occurs.

Note to Physician: No special advice, treat symptomatically.

HMS Rating (Scale 0-4): Health = 0 Fire = 1 Physical Hazard = 0

5. Fire and Explosion Data

Flash Point (Method Used): Not available for finished product.

Flammable Limits: LFL = **NOTE:** See below under "Unusual Fire and Explosion Hazards" UFL = Not available

Extinguishing Media: Use water, dry chemical, carbon dioxide or foam as appropriate for surrounding fire.

Autoignition Temperature: 450 – 572°F (232 – 300°C)

Special Firefighting Procedures: As in any fire wear NIOSH-approved self contained breathing apparatus and appropriate protective clothing.

Unusual Fire and Explosion Hazards: Linerboard processing (e.g. fiberization) may result in the release of cellulose fibers. Linerboard as supplied and shipped is highly unlikely to release sufficient dust to constitute a combustible dust explosion hazard. Depending on airborne concentration, moisture content, particle diameter, surface area and exposure to an ignition source, airborne cellulose dust may ignite and burn with explosive force in a contained area. Product dust may similarly deflagrate (combustion without detonation like a supersonic explosion) if ignited in an open or loosely contained area. Cellulose dust explosibility should be evaluated based on the conditions at each location processing this material. Caution should be taken in the processing, shipping, handling and use of these materials, particularly if they are in a dry state and dust is produced. Reference NFPA standards 654, 69 and the NFPA *Fire Protection Handbook* for guidance.

NFPA Rating (Scale 0-4): Health = 0 Fire = 1 Reactivity = 0

6. Accidental Release Measures

Steps to be Taken In Case Material Is Released or Spilled: Sweep or vacuum up for recovery and disposal. Avoid creating dusty conditions whenever feasible. Maintain good housekeeping to avoid accumulation of cellulose dust on exposed surfaces. Use NIOSH approved filtering facepiece respirator ("dust mask") and goggles where ventilation is not possible and exposure limits may be exceeded or for additional worker comfort.

Other Precautions: Minimize compressed air blowdown or other practices that generate high dust levels.

7. Handling and Storage

Precautions to be Taken In Handling and Storage: Minimize dust generation and accumulation. Keep in cool, dry place away from open flame and other sources of ignition. Maintain good housekeeping to avoid accumulation of cellulose dust on exposed surfaces. Cellulose dust may pose a combustible dust hazard.

Because of the size of the rolls or bales, physical hazards are the predominant hazards. Safety shoes should be worn when moving rolls by hand or hand tools. Bales and rolls should be stored on flat, clean and even surfaces to prevent tipping over. All paper material should be stored away from open flames.

8. Exposure Control Measures, Personal Protection

Exposure Limits/Guidelines:

Name	CAS#	Percent	Agency	Exposure Limits	Comments
Cellulose (C ₆ H ₁₀ O ₅) _n	65996-61-4	90-95	OSHA	PEL-TWA 15 mg/m ³ (PNOR) ¹	Total dust
			OSHA	PEL-TWA 5 mg/m ³ (PNOR) ¹	Respirable dust
			ACGIH	TLV-TWA 10 mg/m ³ Cellulose	Total dust
Calcium carbonate (CaCO ₃)	471-34-1	1-10	OSHA	PEL-TWA 15 mg/m ³ (PNOR) ¹	Total dust
			OSHA	PEL-TWA 5 mg/m ³ (PNOR) ¹	Respirable dust fraction
			ACGIH	TLV-TWA 3 mg/m ³ (PNOS) ²	Respirable particles
			ACGIH	TLV-TWA 10 mg/m ³ (PNOS) ²	Inhalable particles
Starch (C ₆ H ₁₀ O ₅) _n	9005-25-8	0-1	OSHA	PEL-TWA 15 mg/m ³	Total dust
			OSHA	PEL-TWA 5 mg/m ³	Respirable dust fraction
			ACGIH	TLV-TWA 10 mg/m ³	Total dust

¹OSHA particulate not otherwise regulated (PNOR)

8. Exposure Control Measures, Personal Protection (cont'd.)

² ACGIH particulate not otherwise specified (PNOS)

Personal Protective Equipment:

RESPIRATORY PROTECTION – Use NIOSH-approved filtering face piece respirator ("dust mask") and goggles where ventilation is not possible and exposure limits may be exceeded or for additional worker comfort or symptom relief when fiberization of the linerboard occurs. Use respiratory protection in accordance with regulatory requirements such as the OSHA respiratory protection standard 29 CFR 1910.134.

PROTECTIVE GLOVES – Not required. However, cloth, canvas, or leather gloves are recommended to minimize potential mechanical irritation or cuts from handling product.

EYE PROTECTION – Approved goggles or tight fitting safety glasses are recommended when excessive exposures to dust may occur (e.g. during clean up) and when eye irritation may occur.

OTHER PROTECTIVE CLOTHING OR EQUIPMENT – Not applicable for product in purchased form. Outer garments may be desirable in extremely dusty areas.

WORK/HYGIENE PRACTICES – Follow good hygienic and housekeeping practices. Clean up areas where cellulose dust settles to avoid excessive accumulation of this combustible material. Minimize compressed air blowdown or other practices that generate high airborne-dust concentrations.

Ventilation:

LOCAL EXHAUST – Provide local exhaust as needed so that exposure limits are met. Use with adequate ventilation to ensure exposure levels are maintained below the limits provided above. Use local exhaust ventilation, and process enclosure if necessary, to control airborne dust. Ventilation to control dust should be considered where potential explosive concentrations and ignition sources are present. The design and operation of any exhaust system should consider the possibility of explosive concentrations of cellulose dust within the system. See "SPECIAL" section below.

MECHANICAL (GENERAL) – Provide general ventilation in processing and storage areas so that exposure limits are met.

SPECIAL – Ensure that exhaust ventilation and material transport systems involved in handling this product contain explosion relief vents or suppression systems designed and operated in accordance with applicable standards if the operating conditions justify their use.

9. Physical/Chemical Properties

Physical Description: Paper sheets, rolls, or bales. Brown in color or white if bleached.

Boiling Point (@ 760 mm Hg):	Not applicable
Evaporation Rate (Butyl Acetate = 1):	Not applicable
Freezing Point:	Not applicable
Melting Point:	Not applicable
Molecular Formula:	Not applicable
Molecular Weight:	Not applicable
Oil-water Distribution Coefficient:	Not applicable
Odor Threshold:	Not available
pH:	Not applicable
Solubility in Water (% by weight):	Not applicable
Specific Gravity (H₂O = 1):	0.6-0.8
Vapor Density (air = 1; 1 atm):	Not applicable
Vapor Pressure (mm Hg):	Not applicable
Viscosity:	Not applicable
% Volatile by Volume [@ 70°F (21°C)]:	Not applicable

10. Stability and Reactivity

Stability: Unstable Stable

Conditions to Avoid: NAP

Incompatibility (Materials to Avoid): Avoid open flame, sparks and other sources of ignition.

Hazardous Decomposition or By-Products: Combustion products include carbon monoxide, carbon dioxide and fine particulate in the form of smoke.

Hazardous Polymerization: May occur Will not occur

Sensitivity to Mechanical Impact: Not applicable

Sensitivity to Static Discharge: Not applicable

11. Toxicological Information

Toxicity Data: None available for product in purchased form.

Carcinogenicity:

IARC: Listed by IARC - No

NTP: Listed by NTP - No

OSHA: Listed by OSHA - No

Reproductive effects: Not available.

Teratogenic effects: Not available.

Mutagenic effects: Not available.

Target Organs: Respiratory system and eyes.

12. Ecological Information

Environmental Fate: Cellulose fiber slowly biodegrades in water (half life range 1mo – 1 yr in freshwater and coastal seawater). Cellulose fiber persists in arid soil (landfills).

Environmental Toxicity: Not available.

13. Disposal Considerations

Waste Disposal Method: Dispose of in accordance with federal, state, and local regulations. Cellulose is not listed under any sections of the Resource Conservation and Recovery Act (RCRA) or Canadian National Pollution Release Inventory (NPRI). Follow all applicable federal, state, provincial and local regulations. It is, however, the user's responsibility to determine at the time of disposal whether your product meets RCRA criteria for hazardous waste.

14. Transport Information

Mode: (Air, Land, water) Not regulated as a hazardous material by the U.S. Department of Transportation. Not listed as a hazardous material in Canadian Transportation of Dangerous Goods (TDG) regulations. Not listed as a hazardous material for IATA, and IMDG. Not listed as dangerous goods by the European Agreement concerning the international carriage of dangerous goods by road (ADR).

Proper Shipping Name: Not applicable

Hazard Class: Not applicable

UN/NA ID Number: Not applicable

Packing Group: Not applicable

DOT labels required: Not applicable

15. Regulatory Information

TSCA: All ingredients of this product are either listed on the TSCA Inventory or are exempt from TSCA Inventory requirements under 40 CFR 720.30.

CERCLA: This product does not contain ingredients which are subject to the reporting requirements of CERCLA.

DSL: Cellulose is listed on the Canadian Domestic Substance List.

European REACH: Cellulose is exempted because of listing in Annex IV of regulation (EC) No. 1907/2006. This product meets the conditions of an "article" as defined in REACH and is neither intended nor expected to be released under normal and reasonably foreseeable conditions of use. This product contains less than 0.1% of any Substance of Very High Concern (SVHC) listed in REACH. Therefore, none of the REACH pre-registration, registration, notification, and/or conditions of restrictions apply.

ENCS: Cellulose is not listed or is exempt from the Japanese Existing and New Chemical Substances List as regulated by the Ministry of International Trade and Industry.

OSHA: This product, as shipped, is not regulated as a OSHA hazardous chemical, however, cellulose dust is a regulated hazard under the OSHA Hazard Communication Standard [29 CFR 1910.1200] when it becomes mechanically processed and airborne.

SARA 313 Information: This product does not contain any chemical ingredient (s) with known CAS numbers that exceed the *de minimis* reporting levels established by SARA Title III, section 313 and 40 CFR section 372.

SARA 311/312 Hazard Category: This product has been reviewed according to the EPA "Hazard Categories: promulgated under SARA Title III, Sections 311 and 312 and is considered, under applicable definitions, to meet the following categories:

An immediate (acute) health hazard	Yes
A delayed (chronic) health hazard	No
A corrosive hazard	No
A fire hazard	No
A reactivity hazard	No
A sudden release hazard	No

WHMIS Classification: Not considered a controlled product.

16. Additional Information

Date Prepared: 08/24/2011

Date Revised: NA

Prepared By: RockTenn Safety and Health Department.

RockTenn MSDS available on: www.rocktenn.com

Disclaimer:

The information and data herein are believed to be accurate and have been compiled by RockTenn Safety and Occupational Health professionals from external sources believed to be reliable. RockTenn provides the information contained herein in good faith but makes no representation as to its comprehensiveness or accuracy. This document is intended only as a guide to the appropriate precautionary handling of the material by a properly trained person using this product. Individuals receiving the information must exercise their independent judgment in determining its appropriateness for a particular purpose and use in compliance with all applicable laws and standards. RockTenn will not be liable for claims relating to any party's use of or reliance on information and data contained herein.

16. Additional Information (cont'd.)

Definition of Common Terms:

ACGIH	= American Conference of Governmental Industrial Hygienists
C	= Ceiling Limit
CAS#	= Chemical Abstracts System Number
CERCLA	= Comprehensive Environmental Response, Compensation, and Liability Act
DOT	= U. S. Department of Transportation
DSL	= Domestic Substance List
EC50	= Effective concentration that inhibits the endpoint to 50% of control population
ENCS	= Japanese Existing and New Chemical Substances List
EPA	= U.S. Environmental Protection Agency
HMIS	= Hazardous Materials Identification System
IARC	= International Agency for Research on Cancer
IATA	= International Air Transport Association
IMDG	= International Maritime Dangerous Goods
LC50	= Concentration in air resulting in death to 50% of experimental animals
LCLo	= Lowest concentration in air resulting in death
LD50	= Administered dose resulting in death to 50% of experimental animals
LDLo	= Lowest dose resulting in death
LEL	= Lower Explosive Limit
LFL	= Lower Flammable Limit
MSHA	= Mine Safety and Health Administration
NA	= Not Applicable
NIOSH	= National Institute for Occupational Safety and Health
NFPA	= National Fire Protection Association
NPRI	= Canadian National Pollution Release Inventory
NTP	= National Toxicology Program
OSHA	= Occupational Safety and Health Administration
PEL	= Permissible Exposure Limit
PNOR	= Particulate Not Otherwise Regulated
PNOS	= Particulate Not Otherwise Stated
RCRA	= Resource Conservation and Recovery Act
REACH	= Registration, Evaluation, Authorisation and Restriction of Chemicals
STEL	= Short-Term Exposure Limit (15 minutes)
STP	= Standard Temperature and Pressure
TCLo	= Lowest concentration in air resulting in a toxic effect
TDG	= Canadian Transportation of Dangerous Goods
TDLo	= Lowest dose resulting in a toxic effect
TLV	= Threshold Limit Value
TSCA	= Toxic Substance Control Act
TWA	= Time-Weighted Average (8 hours)
UFL	= Upper Flammable Limit
WHMIS	= Workplace Hazardous Materials Information System

LAKEVIEW

CORPORATE PARK



CORRUGATED CONTAINER COMPANY

WISPARK LLC

10680 88TH AVENUE
PLEASANT PRAIRIE, WISCONSIN 53158

BUILDING OWNER:

PPRE, LLC
147 KEYSTONE PARKWAY
SUITE 115
PLATTEVILLE, WISCONSIN 53818

PHONE: (608) 348-3225

BUILDING TENANT:

L & M CORRUGATED
CONTAINER COMPANY
10680 88th AVENUE
PLEASANT PRAIRIE, WISCONSIN

General Contractor:
Binghammer Corporation
4750 North 132nd Street
Butler, WI 53007
262-790-4750

Civil Engineer:
JSD, Inc.
W229 N1433 Westwood Dr, Suite 101
Waikesho, WI 53186
262-513-0666

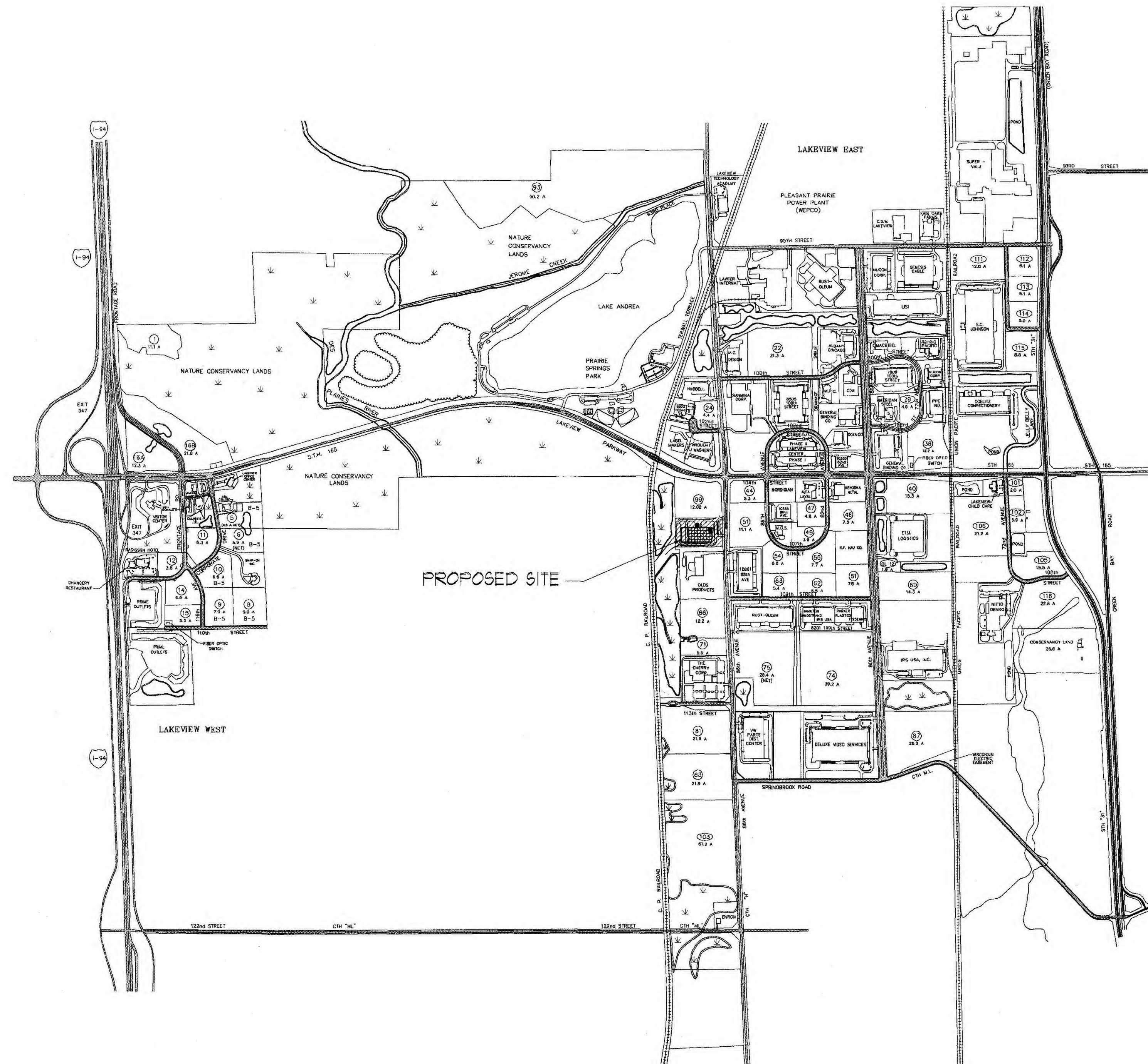
Landscape Designer:
Kenosha Grounds Care
8300 88th Avenue
Pleasant Prairie, WI 53158
262-694-8960

Fire Protection Designer:
JF Ahern Fire Protection
N56W16743 Ridgewood Dr, Suite 800
Menomonee, WI 53051
262-252-5921

Architect:
Partners in Design Architects, Inc.
600 52nd Street, Suite 220
Kenosha, WI 53140
262-652-2800

Structural Engineer:
Arnold & O'Sheridan
41225 North 124th Street
Brookfield, WI 53005
262-783-6130

Lighting Designer:
Spectrum Lighting
9730E N. Grandville Rd
Mequon, WI 53097
262-242-9790



SHEET INDEX

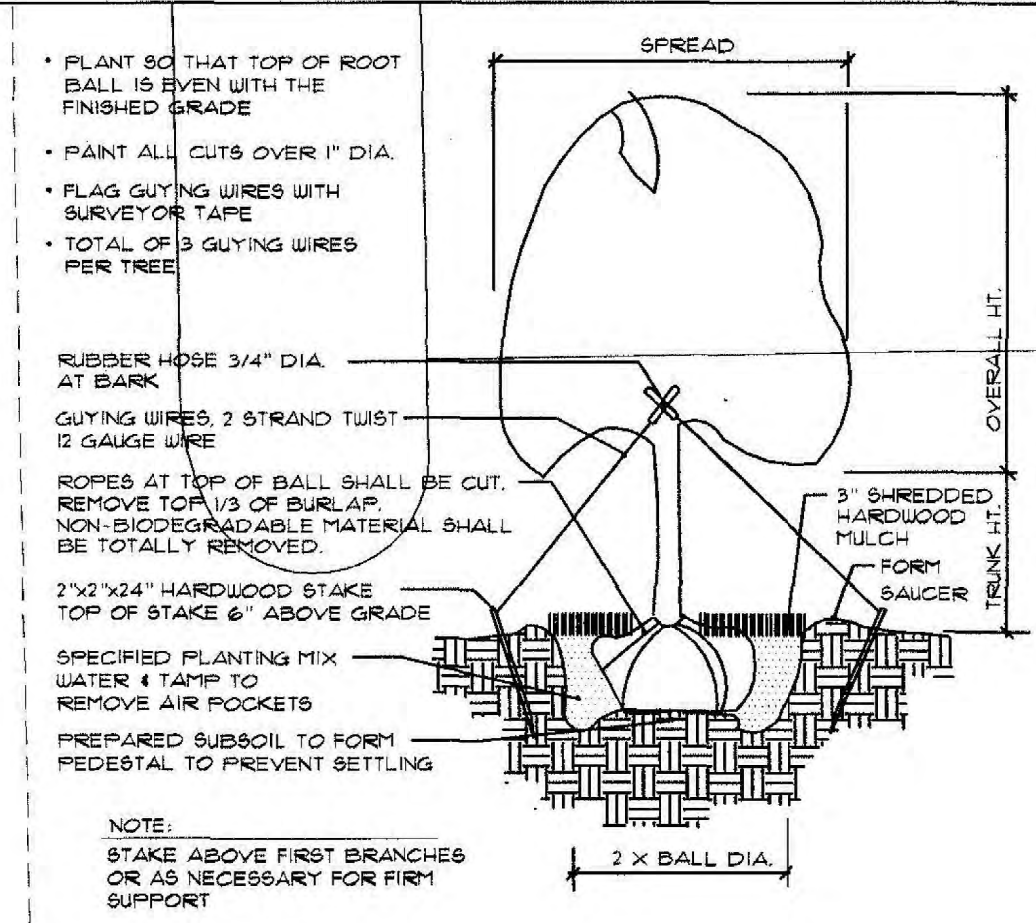
1 OF 12	COVER SHEET
2 OF 12	GRADING, PAVING, & UTILITY PLAN
3 OF 12	SITE DETAILS & NOTES
4 OF 12	CONTRIBUTING AREAS PLAN
5 OF 12	ALTA/ACSM LAND TITLE SURVEY
6 OF 12	LANDSCAPE PLAN
7 OF 12	SITE PLAN
8 OF 12	BUILDING PLAN AND EQUIPMENT LAYOUT
9 OF 12	BUILDING OFFICE PLAN
10 OF 12	BUILDING ELEVATIONS
11 OF 12	SITE LIGHTING & PHOTOMETRIC PLAN
12 OF 12	FIRE PROTECTION PLAN

PROJECT DATA

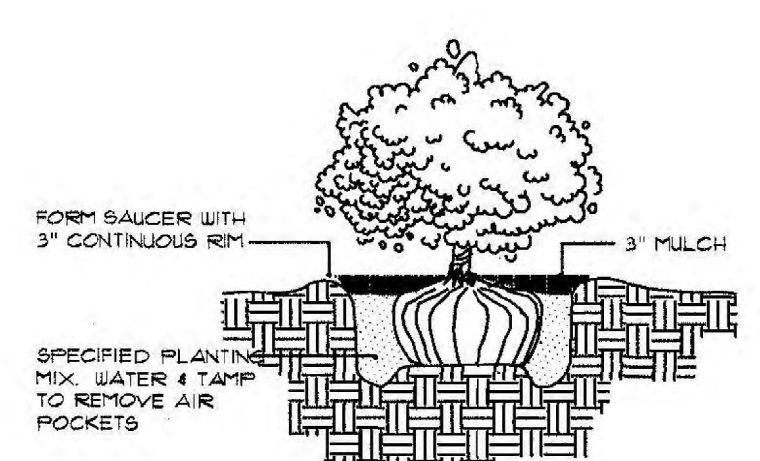
SITE AREA	924 ACRES
BUILDING AREA	99,836 SF
IMPERVIOUS AREA	
W/OUT EXPANSION	199,131 SF (49.5%)
W/ EXPANSION	248,906 SF (61.8%)
PARKING SPACES	71
HANDICAPPED SPACES	3

SITE AND OPERATIONAL PLAN SUBMITTAL PACKAGE

MARCH 8, 2013



TREE PLANTING - GUYING WIRES
 SCALE: NOT TO SCALE



SHRUB PLANTING
 SCALE: NOT TO SCALE

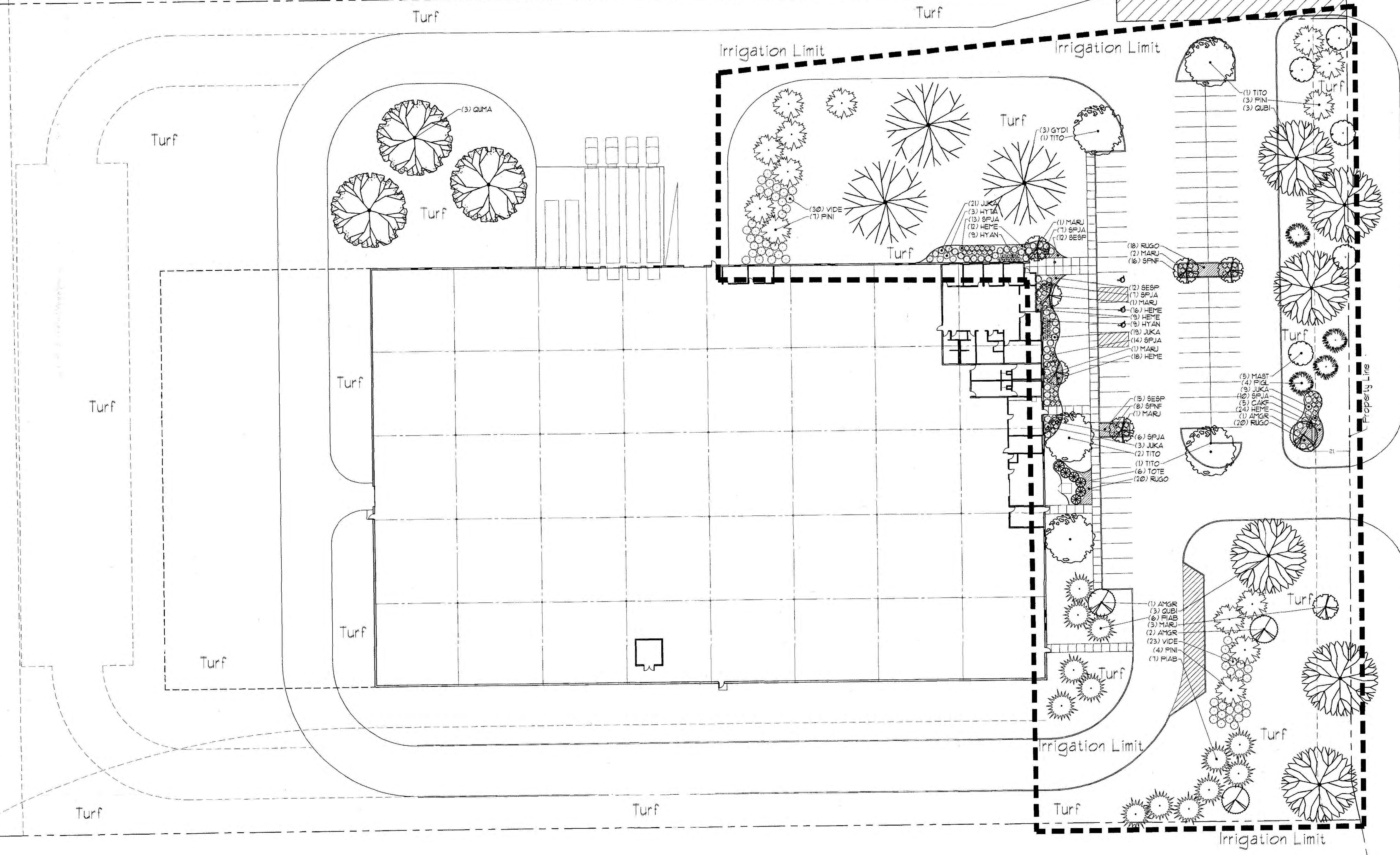
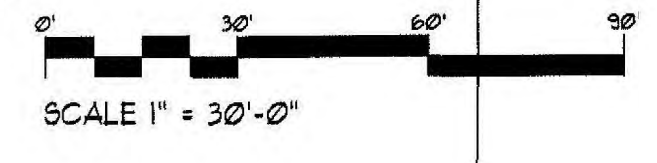
Code	Scientific Name	Common Name	Qty.	Planting Size	Mature Size
MARJ	Morus Red Jewel	Red Jewel Crab	1	2" Gal B/B	16" H x 12" W
QUBI	Quercus bicolor	Swamp White Oak	6	2" Gal B/B	50" H x 50" W
TITO	Tilia tomentosa	Silver Linden	5	2" Gal B/B	50" H x 50" W
QUMA	Quercus macrocarpa	Burr Oak	3	2" Gal B/B	50" H x 50" W
GYDI	Gymnocladus dioica	Kentucky Coffee Tree	3	2" Gal B/B	50" H x 50" W
AMGR	Amelanchier grandiflora	Servicberry Autumn Brilliance	4	3" B/B	20" H x 18" W
MAST	Magnolia stellata	Royal Star Star Magnolia	5	5" B/B	20" H x 18" W

Code	Scientific Name	Common Name	Qty.	Planting Size	Mature Size
PKGL	Picea glauca densata	Black Hills Spruce	4	6" B/B	40" H x 18" W
PINI	Pinus strobus	Austrian Pine	14	6" B/B	50" H x 20" W
PIAB	Picea abies	Norway Spruce	13	6" B/B	55" H x 30" W
THCC	Thuja occidentalis 'Techny'	Arborvitae Techny'	6	5" B/B	3' H x 6' W

Code	Scientific Name	Common Name	Qty.	Planting Size	Mature Size
SPJA	Spirea japonica 'Magic Carpet'	Spirea Magic Carpet'	57	3" H x 3" W	3' H x 3' W
HYAN	Hydrangea 'Annabelle'	Annabelle Hydrangea	18	2" Gal	4' H x 4' W
HYTA	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	3	30" B/B	6' H x 3' W
JUKA	Juniperus chinensis	Katlay Compact Juniper	52	5 Gal	3' H x 6' W
VIDE	Viburnum dentatum	Arrowwood Viburnum	53	30" B/B	10' H x 5' W
SPNF	Spirea japonica 'Neon Flash'	Spirea Neon Flash'	24	18" B/B	3' H x 3' W

Code	Scientific Name	Common Name	Qty.	Planting Size	Mature Size
SESP	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	39	4.5" Pot	2' H x 2' W
CAKF	Calamagrostis scutiflora	Karl Forster Reed Grass	5	1 Gal	4' H x 2' W
RUGO	Rubackia fulgida 'Goldsturm'	Black-eyed Susan	58	4.5" Pot	3' H x 3' W
HEME	Hemerocallis 'Fardon Me'	Daylily 'Fardon Me'	78	1 Gal Pot	2' H x 2' W

- GENERAL NOTES:**
- Notify DIGGERS HOTLINE prior to the commencement of any digging/clearing operations.
 - All finish grades to be flush with top of curb, retaining walls and pavement.
 - All plant material shall conform to American Standard for Nursery Stock as prepared by the American Association of Nurserymen, Inc.
 - All plants to be located according to the plan and planted in holes at least twice the size of the plant root ball.
 - All plantings to be topdressed with a minimum of three inches of screened hardwood mulch.
 - Till planting beds to a minimum depth of 6" prior to planting.
 - Topsoil backfill shall be topsoil that is fertile, friable, natural loam surface soil, reasonably free from subsoil, clay lumps, brush, weeds and other litter, and free of rocks, stumps, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth.
 - All areas disturbed during construction and indicated as TURF shall be seeded unless indicated otherwise on the plan.
 - All plants to receive 3 year slow release fertilizer (or equal) at a rate of 2 per caliber inch of tree and 3 per shrub.
 - Guarantee all plant material including perennials and sod for a period of one year.
 - Water all plantings immediately after installation and maintain until project is completed.
 - All planting bed shall have 2 inch shovel cut edges unless noted otherwise on the plan.
 - Plants shown on the plan are indicated at mature size.
 - Refer to civil grading plans for landscape berm.
 - All lawn areas within "Irrigation Limit Line" as shown to have automatic irrigation system.
 - All turf areas seeded to provide a manicured "lawn like" appearance.



PROJECT NAME

Lot 98

PROJECT LOCATION
 LakeView Corporate Park
 88th Avenue
 Pleasant Prairie, WI 53158

Property Address:
 10680 88th Avenue
 Pleasant Prairie, Wisconsin 53158

CLIENT NAME & ADDRESS

PPRE, LLC
 147 Keystone Parkway, LLC
 Platteville, Wisconsin 53181
 (608) 348-3225

SHEET TITLE
LANDSCAPE PLAN

REVISIONS

Date	By
2-3-2003	RJO
3-3-2003	RJO

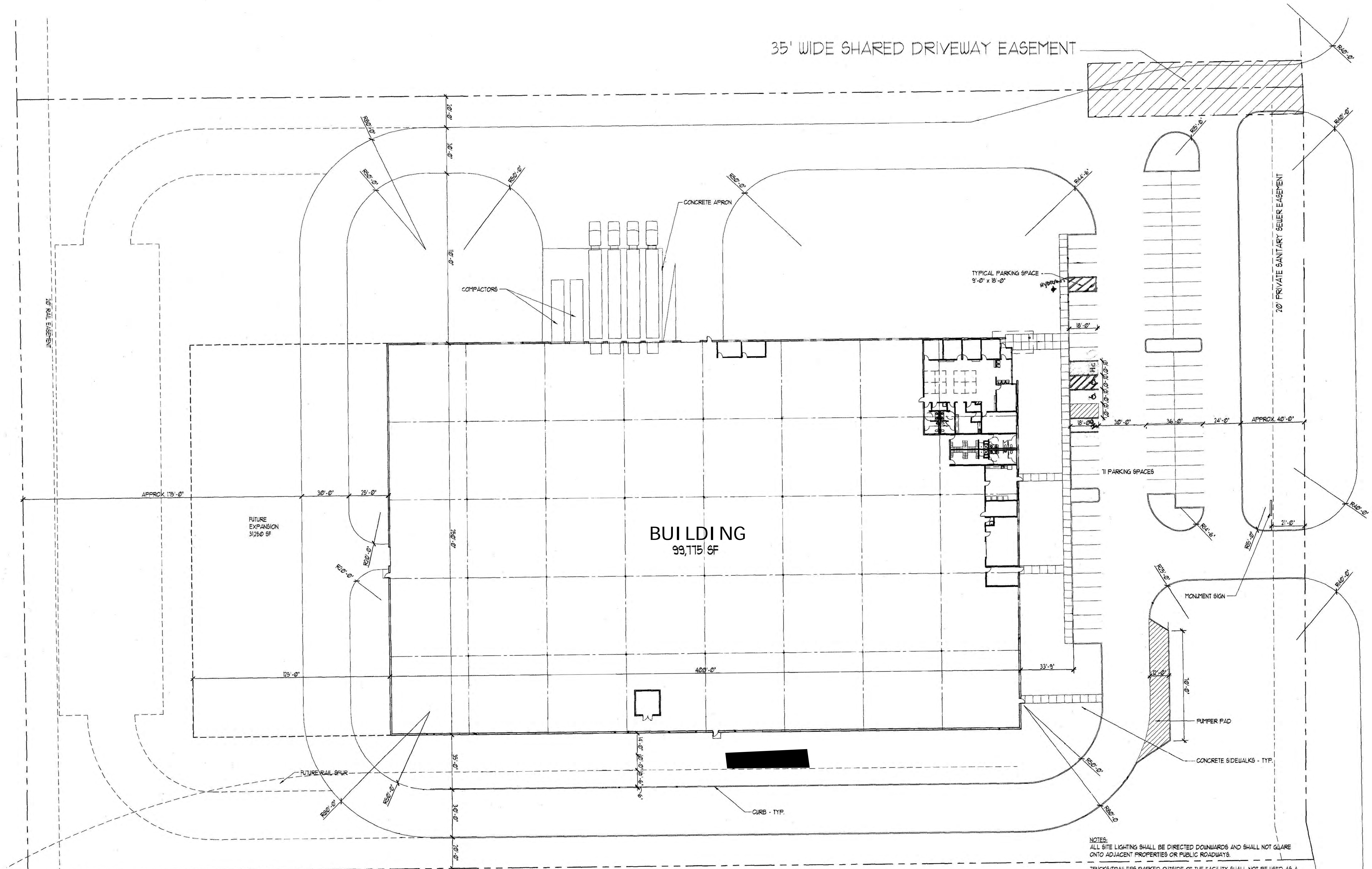
PROFESSIONAL SEAL

Signature _____ Date _____

FILE NAME Lot 52 Landscape
 DRAWN BY LMW
 CHECKED BY RJO
 KGC PROJECT #
 DATE 03-08-13
 SHEET NO. Sheet 6 of 12

L1.0

35' WIDE SHARED DRIVEWAY EASEMENT



SITE PLAN
1" = 30'-0"

NOTES:
 ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARDS AND SHALL NOT GLARE ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
 TRUCKS/TRAILERS PARKED OUTSIDE OF THE FACILITY SHALL NOT BE USED AS A MEANS OF ADDITIONAL STORAGE SPACE AND/OR WAREHOUSING SPACE, EXCEPT FOR THOSE TRUCKS/TRAILERS THAT HAVE BEEN LOADED AND ARE AWAITING IMPENDING DELIVERY OR THOSE THAT ARE IN QUEUE AND ARE AWAITING IMPENDING UNLOADING PROCEDURES.
 AT NO TIME SHALL THERE BE ANY OUTDOOR STORAGE OF PALLETS (WOODEN, PLASTIC, OR METAL), RECYCLING MATERIALS, GARBAGE, LANDSCAPING EQUIPMENT OR LANDSCAPE MATERIALS, ETC.
 THIS PARCEL IS ZONED M-2, HEAVY MANUFACTURING DISTRICT.
 HANDICAPPED PARKING SPACES SHALL BE A MINIMUM OF 8' x 18' WITH A 5' STRIPED ACCESS AISLE (8' FOR VAN ACCESSIBLE SPACES) AND SHALL BE MARKED WITH SIGNAGE PER ADAAG.

RECORDS

Property Address:
 10680 88th Avenue
 Pleasant Prairie, Wisconsin 53158

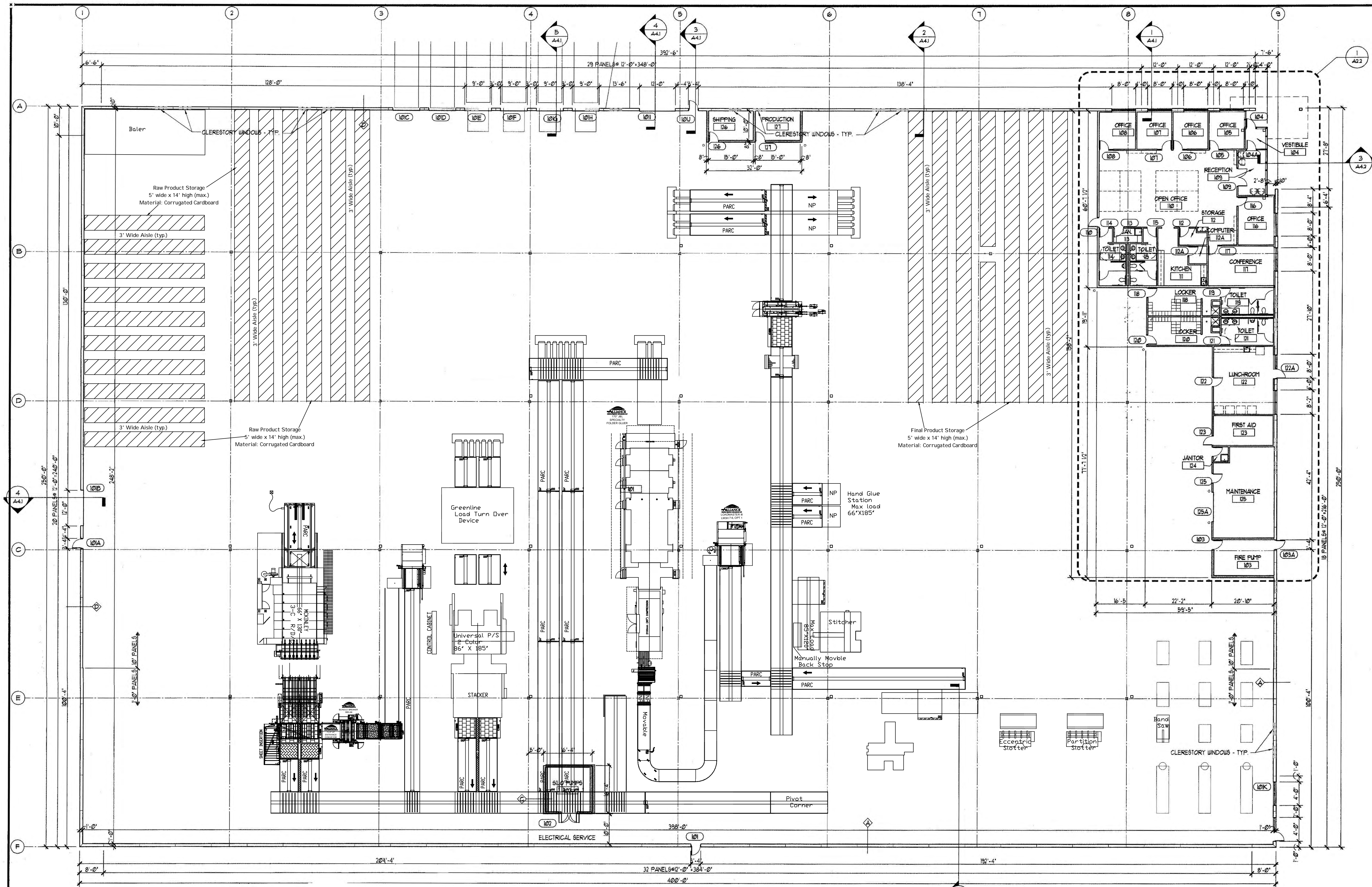
LakeView Corporate Park - Lot 52

SITE PLAN

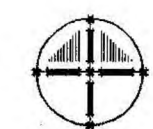
for
 CORRUGATED CONTAINER COMPANY

PROJECT NO.:
 DRAWN BY: CHECKED BY:
 DATE: 03-08-13
 SHEET NO.:

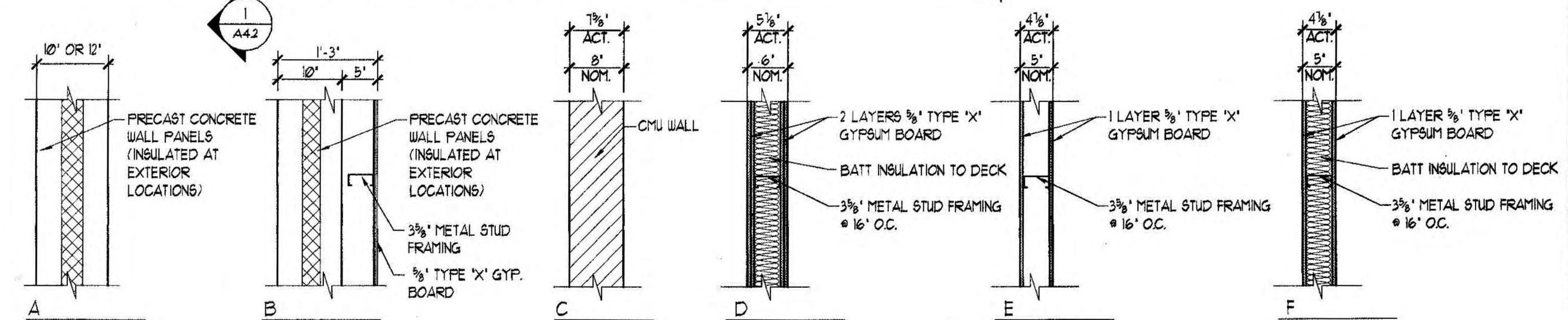
A1.1
 Sheet 7 of 12



BUILDING PLAN
A2.1 1/16" = 1'-0"



SEE A2.2 FOR PARTITION TYPES, FINISH SCHEDULE 4 DOOR SCHEDULE



WALL TYPES

REVISIONS: FEBRUARY 14, 2023

Property Address:
10680 88th Avenue
Pleasant Prairie, Wisconsin 53158

LakeView Corporate Park - Lot 52

BUILDING PLAN

CORRUGATED CONTAINER COMPANY

fcm

PROJECT NO: _____

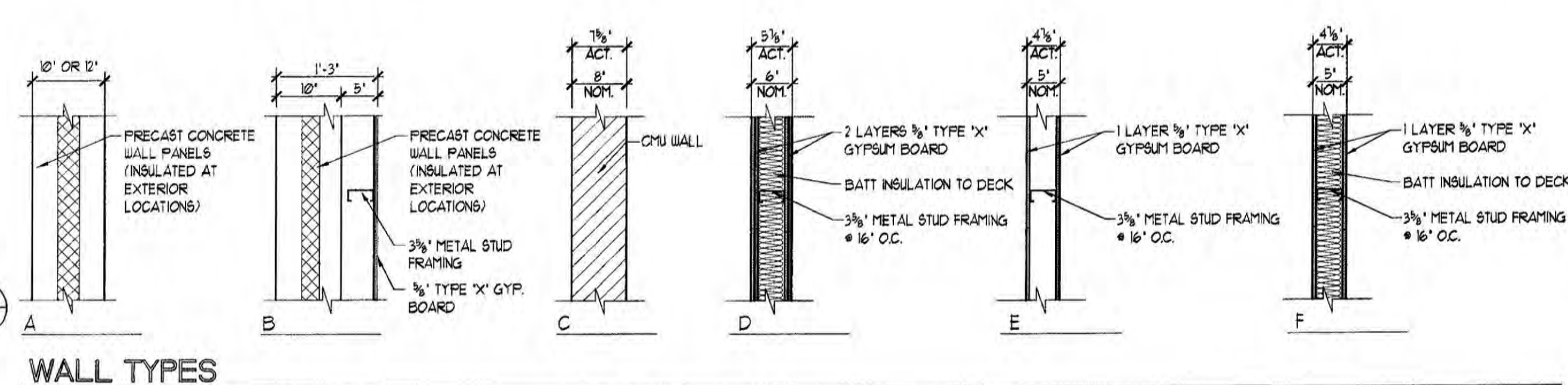
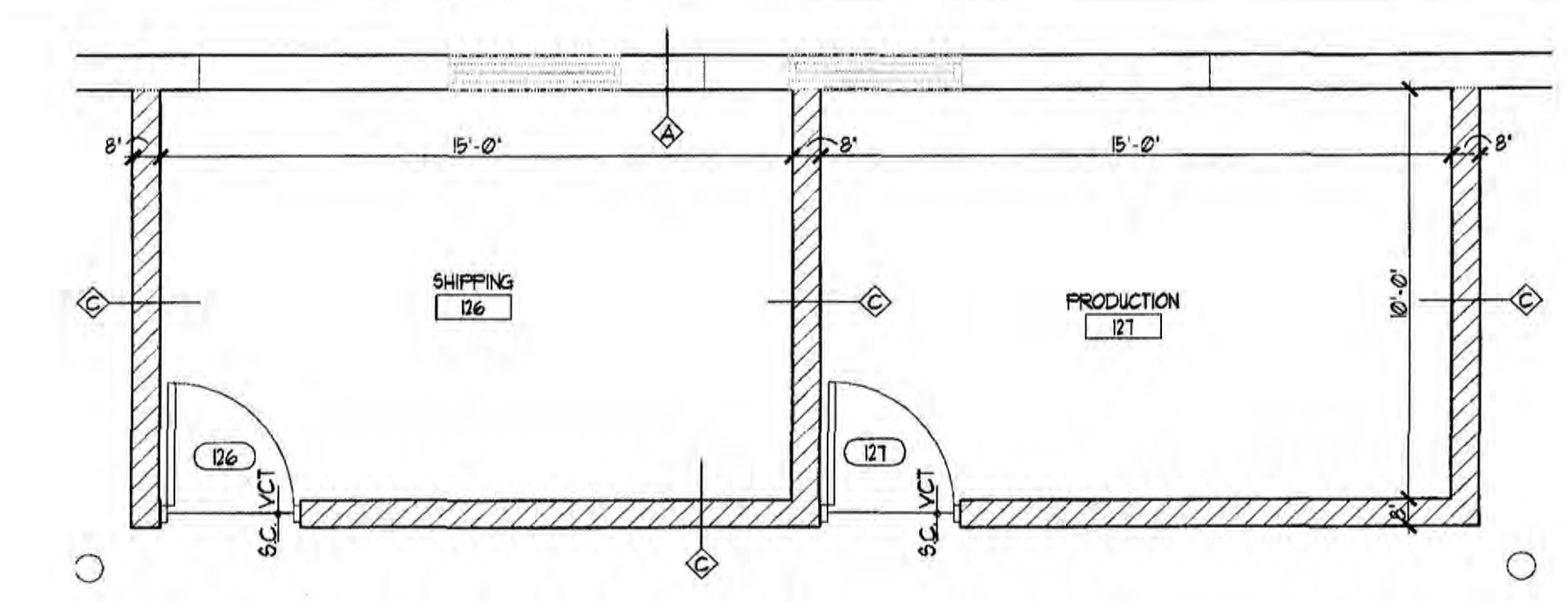
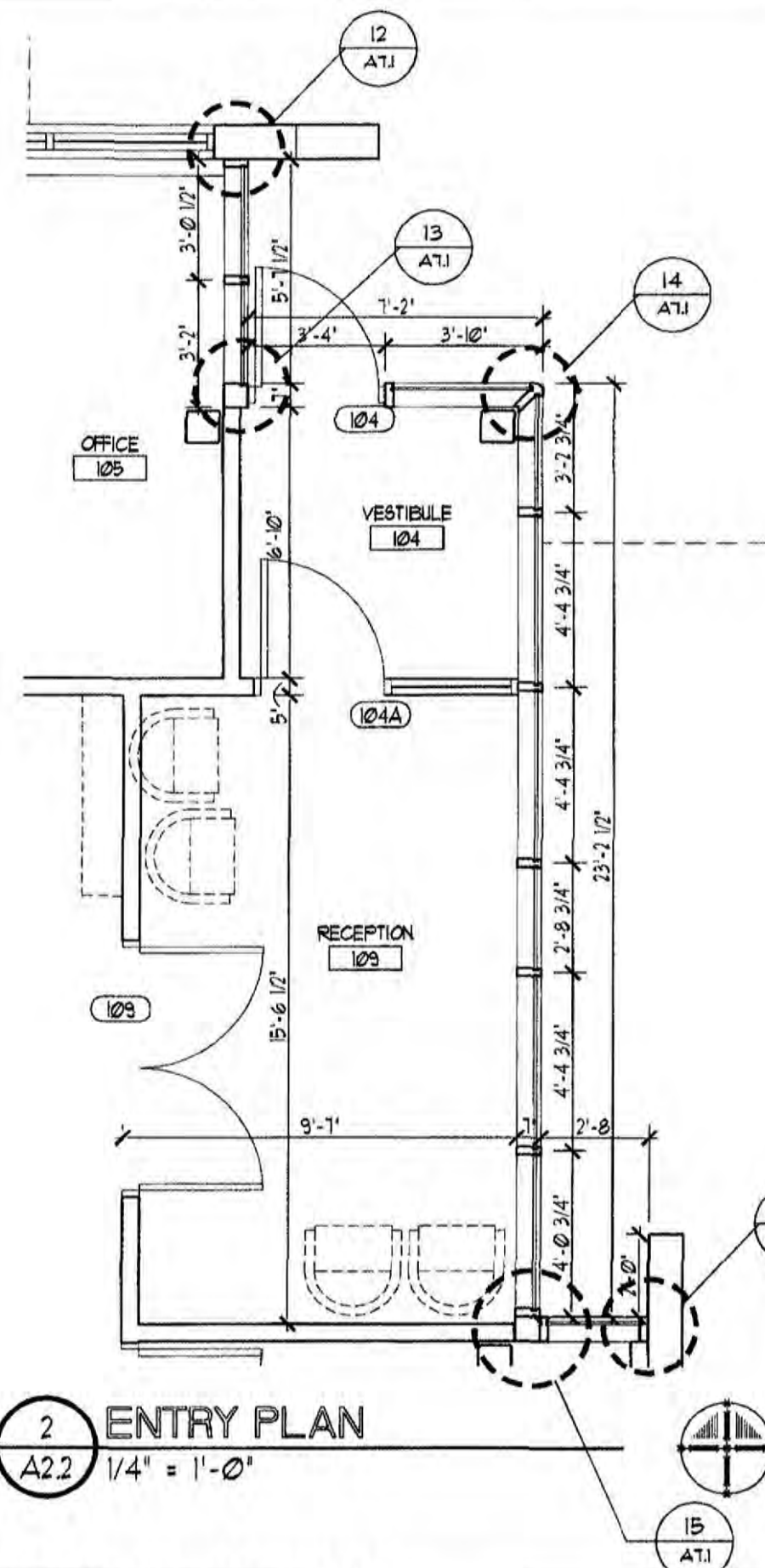
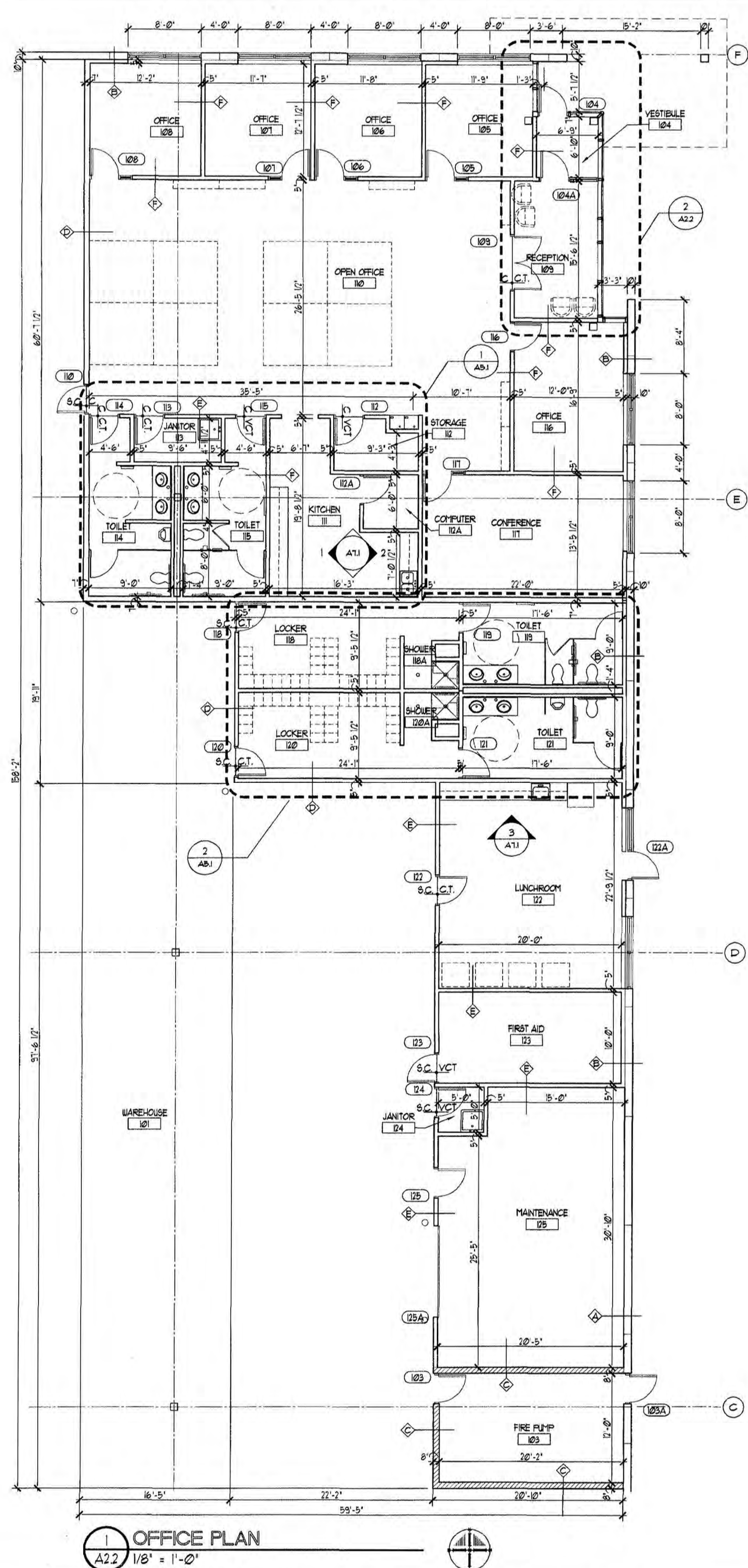
DRAWN BY: NA CHECKED BY: WHB

DATE: 03-08-13

SHEET NO: _____

A2.1

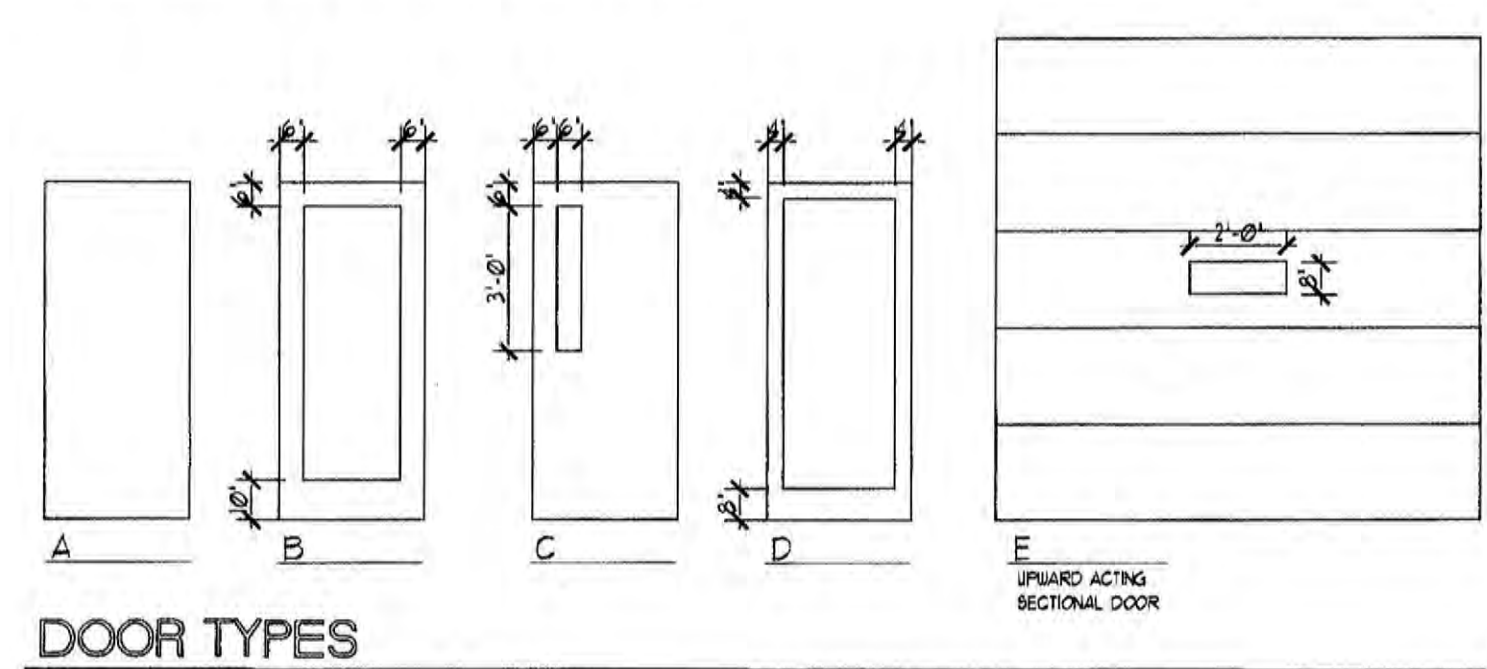
Sheet 8 of 12



ROOM FINISH SCHEDULE

ROOM NAME	NO.	FLOOR	WALLS				CEILING	PAINT		REMARKS
			NORTH	EAST	SOUTH	WEST		WALLS	CLG	
WAREHOUSE	101	SEALED CONC.	PRECAST/CMU/GYP. BD.	PRECAST/GYP. BD.	PRECAST/CMU	PRECAST	MTL. DECK	YES	NO	
SILO PUMPS	102	SEALED CONC.	CMU	CMU	CMU	CMU	GYP. BD.	YES	YES	
FIRE PUMP	103	SEALED CONC.	CMU	CMU	CMU	CMU	GYP. BD.	NO	NO	
VESTIBULE	104	C.T.	ALFR. 4 GL.	ALFR. 4 GL.	ALFR. 4 GL.	GYP. BD.	12'-2" SAT.	YES	NO	
OFFICE	105	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
OFFICE	106	CARPET	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
OFFICE	107	CARPET	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
OFFICE	108	CARPET	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
RECEPTION	109	C.T.	C.T. GYP. BD./ALFR. 4 GL.	ALFR. 4 GL.	GYP. BD.	GYP. BD.	12'-2" SAT.	YES	NO	
OPEN OFFICE	110	CARPET	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	10'-0" SAT.	YES	NO	
KITCHEN	111	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
STORAGE	112	V.C.T.	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
COMPUTER	112A	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
JANITOR	113	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	NOTE 1, 2
TOILET	114	C.T.	C.T. GYP. BD.	GYP. BD./C.T.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	NOTE 1
TOILET	115	C.T.	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD./C.T.	9'-0" SAT.	YES	NO	NOTE 1
OFFICE	116	CARPET	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	12'-2" SAT.	YES	NO	
CONFERENCE	117	CARPET	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	10'-0" SAT.	YES	NO	
LOCKER	118	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
SHOWER	118A	C.T.	C.T. OPEN	C.T.	C.T.	C.T.	8'-0" GYP. BD.	YES	YES	NOTE 1
TOILET	119	C.T.	C.T. GYP. BD./C.T.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
LOCKER	120	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
SHOWER	120A	C.T.	C.T. OPEN	C.T.	C.T.	C.T.	8'-0" GYP. BD.	YES	YES	NOTE 1
TOILET	121	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD./C.T.	GYP. BD.	9'-0" SAT.	YES	NO	NOTE 1
LUNCHROOM	122	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
FIRST AID	123	V.C.T.	VNTL. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	
JANITOR	124	C.T.	C.T. GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	9'-0" SAT.	YES	NO	NOTE 1, 2
MAINTENANCE	125	SEALED CONC.	GYP. BD.	PRECAST	GYP. BD.	GYP. BD.	12'-0" SAT.	YES	NO	
SHIPPING	126	V.C.T.	VNTL. PRECAST	CMU	CMU	CMU	8'-0" PRECAST	YES	YES	
PRODUCTION	127	V.C.T.	VNTL. PRECAST	CMU	CMU	CMU	8'-0" PRECAST	YES	YES	

NOTES:
 1. MOISTURE RESISTANT GYP. BD.
 2. 6' LINEAL FEET OF 3'-0" HIGH FRP AT CORNER WITH MOP SINK



DOOR SCHEDULE

NO.	SIZE	MATERIAL		TYPE	HDW SET	REMARKS
		DOOR	FRAME			
101	3'-0" x 7'-0"	HM	HM	A		
101A	3'-0" x 7'-0"	HM	HM	A		
101B	12'-0" x 14'-0"	STEEL		E		
101C	9'-0" x 10'-0"	STEEL		E		
101D	9'-0" x 10'-0"	STEEL		E		
101E	9'-0" x 10'-0"	STEEL		E		
101F	9'-0" x 10'-0"	STEEL		E		
101G	9'-0" x 10'-0"	STEEL		E		
101H	9'-0" x 10'-0"	STEEL		E		
101I	12'-0" x 14'-0"	STEEL		E		
101J	3'-0" x 7'-0"	HM	HM	A		
101K	3'-0" x 7'-0"	ALUM.	ALUM.	D		
102	FR 3'-0" x 7'-0"	HM	HM	A		4" HEAD
103	3'-0" x 7'-0"	HM	HM	A		4" HEAD
103A	3'-0" x 7'-0"	HM	HM	A		
104	3'-0" x 7'-0"	ALUM.	ALUM.	D		
104A	3'-0" x 7'-0"	ALUM.	ALUM.	D		
105	3'-0" x 7'-0"	WOOD	HM	A		
106	3'-0" x 7'-0"	WOOD	HM	A		
107	3'-0" x 7'-0"	WOOD	HM	A		
108	3'-0" x 7'-0"	WOOD	HM	A		
109	FR 3'-0" x 7'-0"	WOOD	WOOD	B		
110	3'-0" x 7'-0"	WOOD	HM	A		
111	3'-0" x 7'-0"	WOOD	HM	A		
112	3'-0" x 7'-0"	WOOD	HM	A		
113	3'-0" x 7'-0"	WOOD	HM	A		
114	3'-0" x 7'-0"	WOOD	HM	A		
115	3'-0" x 7'-0"	WOOD	HM	A		
116	3'-0" x 7'-0"	WOOD	HM	A		
117	3'-0" x 7'-0"	WOOD	HM	A		
118	3'-0" x 7'-0"	HM	HM	A		
119	3'-0" x 7'-0"	HM	HM	A		
120	3'-0" x 7'-0"	HM	HM	A		
121	3'-0" x 7'-0"	HM	HM	A		
122	3'-0" x 7'-0"	HM	HM	C		
122A	3'-0" x 7'-0"	ALUM.	ALUM.	B		
123	3'-0" x 7'-0"	HM	HM	A		
124	3'-0" x 7'-0"	HM	HM	A		
125	3'-0" x 7'-0"	HM	HM	A		
125A	10'-0" x 10'-0"	STEEL	E			
126	3'-0" x 7'-0"	HM	HM	C		4" HEAD
127	3'-0" x 7'-0"	HM	HM	C		4" HEAD

BUILDING INFORMATION

METHODS OF FIRE PROTECTION:	ESFR • LOW BAYS, HAZARD GROUP 2 • HIGH BAY
BUILDING HEIGHT:	46'-6"
NUMBER OF STORIES:	1 (ONE)
MEZZANINES:	NONE
CLEAR SPACE:	28'-0" • LOW BAYS, 43'-0" • HIGH BAYS
ELEVATORS:	NONE
HAZARD CLASS:	F-1, S-1
COMMODITY:	PLASTICS
MAX STORAGE HEIGHT:	25'-0"
TYPE OF RACKING SYSTEM:	METAL RACKING
OFFICE SPACE:	5,661 SF
RECEIVING SPACE:	2,500 SF
SHIPPING SPACE:	5,000 SF
WAREHOUSE SPACE:	66,616 SF
MANUFACTURING SPACE:	20,000 SF
EXTERIOR STORAGE:	NONE PLANNED, POSSIBLE BOXCAR PARKING

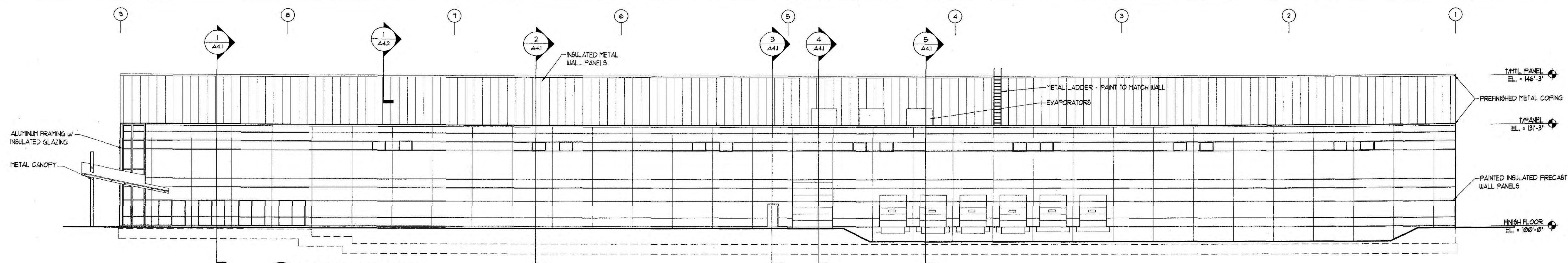
REVISIONS:
 FEBRUARY 14, 2023

Property Address:
 10680 88th Avenue
 Pleasant Prairie, Wisconsin 53158

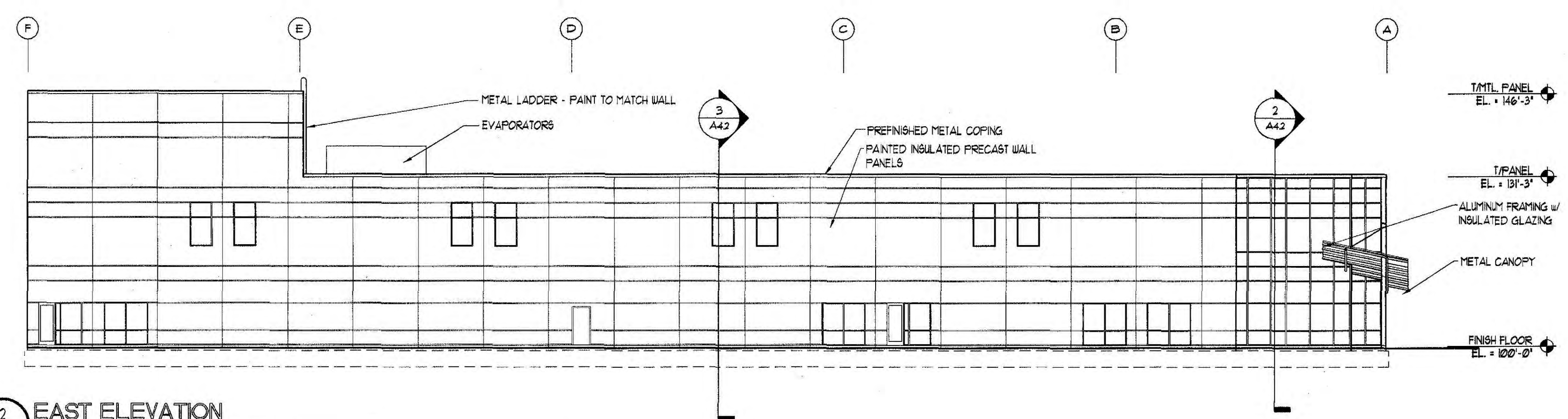
LakeView Corporate Park - Lot 52
 OFFICE PLAN, SCHEDULES AND DETAILS

CORRUGATED CONTAINER COMPANY

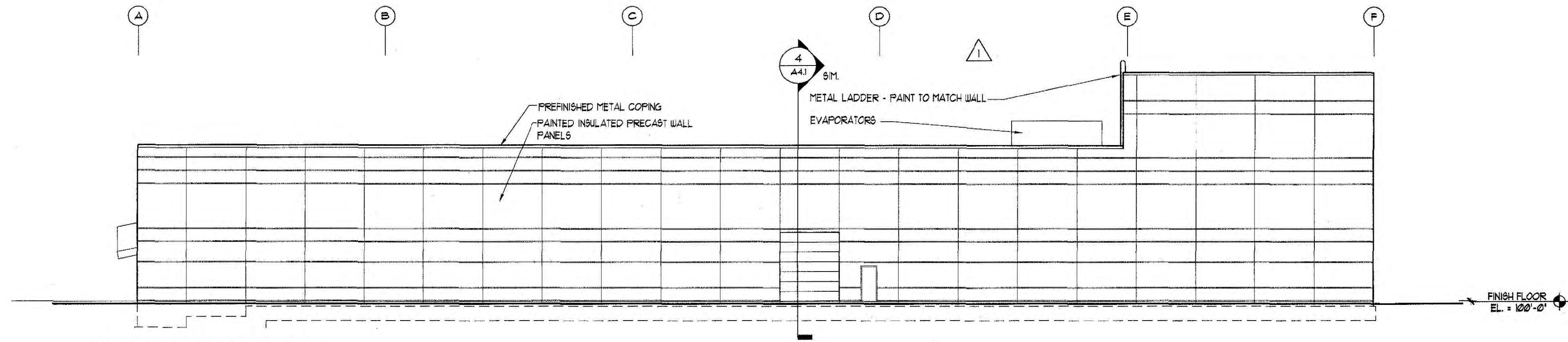
PROJECT NO.:
 DRAWN BY: CHECKED BY:
 DATE: 03-08-13
 SHEET NO.:



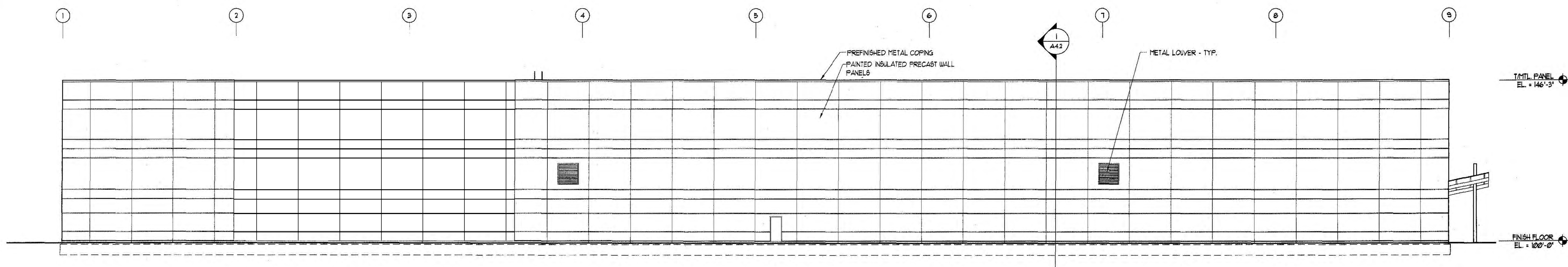
1 NORTH ELEVATION
A3.1 1/16" = 1'-0"



2 EAST ELEVATION
A3.1 1/16" = 1'-0"



3 WEST ELEVATION
A3.1 1/16" = 1'-0"



4 SOUTH ELEVATION
A3.1 1/16" = 1'-0"

REVISIONS
FEBRUARY 24, 2003

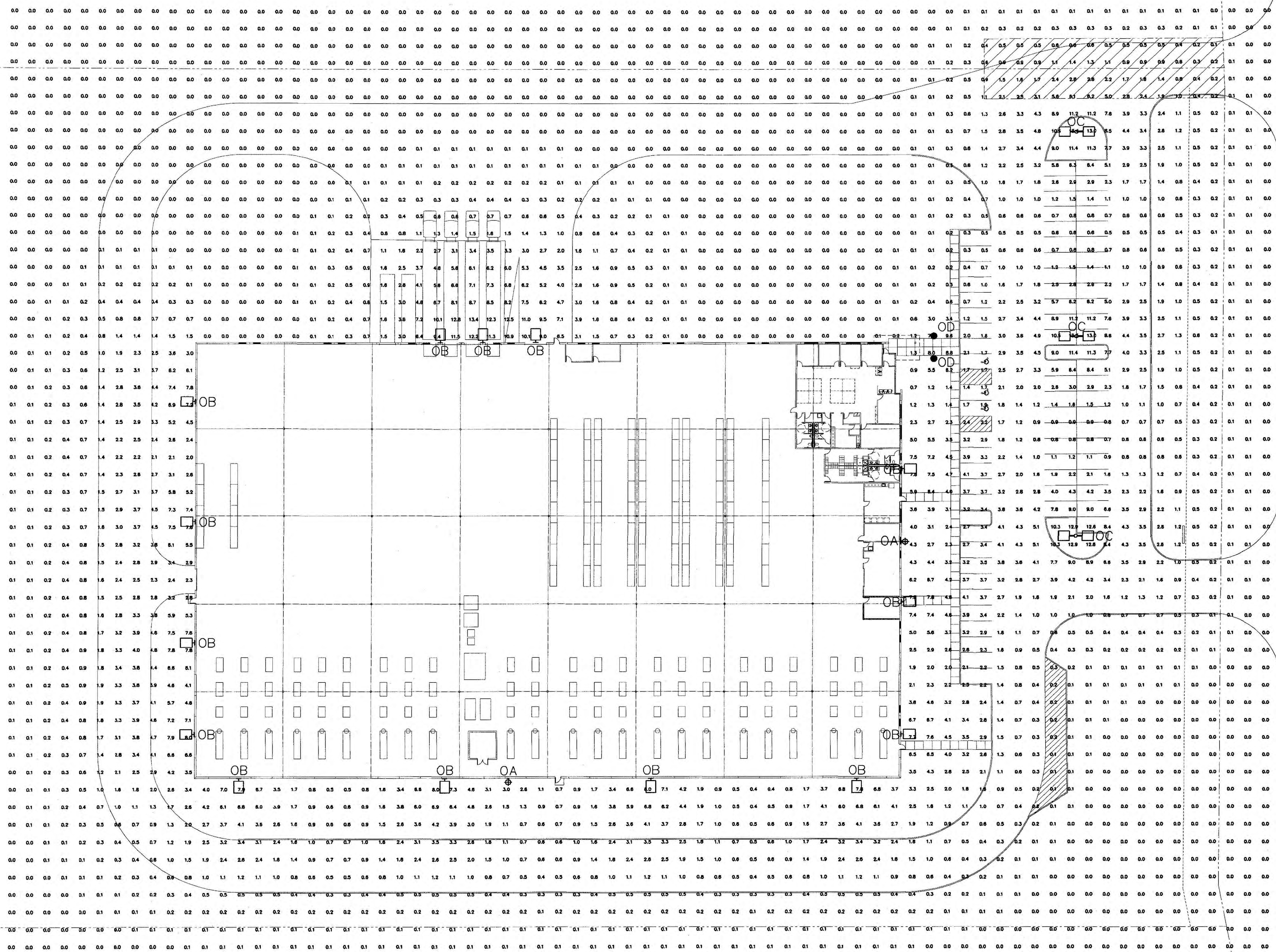
Property Address:
10860 88th Avenue
Pleasant Prairie, Wisconsin 53158

LakeView Corporate Park - Lot 52
BUILDING ELEVATIONS

f&w
CORRUGATED CONTAINER COMPANY

PROJECT NO:
DRAWN BY: JPL CHECKED BY: WHB
DATE: 03-08-13
SHEET NO:

A3.1
Sheet 10 of 12



SITE PLAN - PHOTOMETRIC
SCALE: 1" = 30'-0"

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	1.2 fc	13.5 fc	0.0 fc	N / A	N / A

LIGHTING FIXTURE SCHEDULE									
TYPE	LAMP DATA		DESCRIPTION	LIGHTING FIXTURE		MOUNTING	CEILING TYPE	SEE NOTE	VOLT
	NO.	TYPE		MAKE	CATALOG NO.				
OA	1	70MH	WALL MOUNTED SECURITY LIGHT	RUUD	E3407-D	WALL		1	277
OB	1	400MH-PS	WALL MOUNTED AREA CUTOFF FLOODLIGHT	RUUD	ACW640-M	WALL		1	277
OC	2	400MH-PS	DOUBLE-HEAD POLE MOUNTED AREA CUTOFF FLOODLIGHT	RUUD	(2)AC2640-M P55S252BK	CONC BASE		1	277
OD	1	100MH	BOLLARD	RUUD	HCD410-D	CONC BASE		1	277

NOTES: 1.) PROVIDE BLACK FACTORY PAINTED FINISH

ALL LIGHTING, BOTH WALL MOUNTED & POLE MOUNTED, SHALL BE METAL HALIDE.



3/3/03 UPDATED SITE PLAN
1/29/03 REVISION PER VILLAGE OF PLEASANT PRAIRIE REVIEW

SPECTRUM ELECTRIC ELECTRICAL CONTRACTORS			
9730E N. Granville Road Phone: (262)242-8790 Maquoket, Wisconsin 53087 Fax: (262)242-8763 E-mail: ead@spectrumelectric.com			
SCALE	DRAWN BY	DWG NO	
DATE 03-08-13	FILE NAME	Sheet 11 of 12	
<small>SPECTRUM ELECTRIC INC. RESERVES ALL COPYRIGHTS TO THESE DRAWINGS WHICH ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING EXPRESSED WRITTEN PERMISSION.</small>			

Property Address:
10680 88th Avenue
Pleasant Prairie, Wisconsin 53158

GENERAL NOTES

- * BUILDING HEIGHT +/- 34 FT TO ROOF DECK
- * NUMBER OF STORIES ONE
- * MEZZANINES ZERO
- * CLEAR SPACE BETWEEN THE SPRINKLER DEFECTOR AND TOP OF STORAGE = 36" MINIMUM
- * ELEVATORS ZERO
- * STORAGE OCCUPANCIES HIGH BAY AREA - EXTRA HAZARD GROUP II, 40 gpm per sq.ft. OVER THE MOST REMOTE 2,550 sq.ft. SPRINKLER HEAD SPACING OF 100 sq.ft. MAXIMUM HOSE ALLOWANCES OF 500 gpm AND A MAXIMUM CEILING HEIGHT OF 45'-0", PER NFPA 13
- * WAREHOUSE - 28ft. CLEAR CLASS I THROUGH IV AND UNEXPANDED GROUP A PLASTIC COMMODITIES IN-RACKS, NO SOLID SHELVING, TO A MAXIMUM STORAGE HEIGHT OF 35'-0" AND A MAXIMUM CEILING HEIGHT OF 40'-0", PER NFPA 13
- * FIRE HOSE VALVES ARE TO BE INSTALLED A MAXIMUM 300' APART THROUGHOUT THE BUILDING LOCATED AS CLOSE AS POSSIBLE TO EXTERIOR MAN DOORS. HOSE VALVES TO BE SUPPLIED FROM ADJACENT SYSTEMS DESIGNED TO 75 PSI MIN. @ 250 GPM FLOWING.
- * ALL OVERHEAD SPRINKLER SYSTEMS WILL BE DESIGNED UTILIZING "EARLY SUPPRESSION FAST RESPONSE" (ESFR) HEADS. MINIMUM DISCHARGE PER HEAD IS 75 PSI W/ 250 GPM HOSE STREAM ALLOWANCE.
- * FIRE EXTINGUISHERS AND EMERGENCY LIGHTING ARE TO BE SUPPLIED PER CODE.
- * EXIT LIGHTS ARE TO BE LOCATED AT ALL EXTERIOR DOORS AND PER CODE IN THE OFFICE AREA.
- * EMERGENCY FIRE ALARM PULL STATIONS ARE TO BE LOCATED AT ALL EXTERIOR MAN DOORS.
- * THE MAIN FIRE ALARM ANNUNCIATOR PANEL WILL BE LOCATED IN THE FIRE PUMP ROOM ALONG WITH A SMOKE DETECTOR. A DUPLICATE ANNUNCIATOR PANEL WILL BE LOCATED IN THE OFFICE. PAMPHLET NO. 24, LATEST EDITION, AND TO BE PERFORMED IN CONJUNCTION WITH THE PLUMBING CONTRACTOR IN ACCORDANCE WITH THE CONTRACT.
- * ALL UNDERGROUND PIPE IS TO BE "PVC" (POLY-VINYL CHLORIDE) DR-18, AWWA C900, CLASS 150 WWP, UL/FM APPROVED. ALL PIPING BELOW BUILDING FOOTINGS AND UP TO SPIGOT IS TO BE DUCTILE IRON, CLASS 52, 200 WWP, UL/FM APPROVED. BURY DEPTH A MINIMUM OF 6'-6" BELOW FINISH GRADE.
- * ALL SPRINKLER CONTROL VALVES TO BE EQUIPPED WITH TAMPER SWITCHES, CHAINS AND LOCKS TO PREVENT TAMPERING. THEY SHALL BE SEPARATELY ADDRESSED ON THE ANNUNCIATOR PANEL.
- * ALL MATERIALS AND INSTALLATION OF ALL UNDERGROUND FIRE PROTECTION WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NATIONAL FIRE PROTECTION ASSOCIATION" PAMPHLET NO. 24, LATEST EDITION, AND TO BE PERFORMED IN CONJUNCTION WITH THE PLUMBING CONTRACTOR IN ACCORDANCE WITH THE CONTRACT.

- KEY TO PLAN:
- NEW FIRE PROTECTION UNDERGROUND PIPE - SEE PLAN FOR TYPES
 - TB Poured concrete thrust block sized per table NO. 3 below and in accordance with N.F.P.A./F.M. REQUIREMENTS
 - FS FIRE PROTECTION FLOW SWITCH
 - TS FIRE PROTECTION TAMPER SWITCH
 - FHV FIRE HOSE VALVE, CAP AND CHAIN

- TRENCHING
- * ALL TRENCHING IS TO BE ACCORDING TO O.S.H.A., LOCAL AND STATE GUIDELINES.
- ANCHORING
- * TIE-RODS AND CLAMPS MAY BE USED WITH DUCTILE IRON OR PVC PIPE. TABLE NO. 2 BELOW SHOWS THE NUMBER & SIZE OF RODS NEEDED FOR EACH SIZE OF PIPE.
 - * THRUST BLOCKS MAY ALSO BE USED WITH DUCTILE IRON OR PVC PIPE. IF THRUST BLOCKS ARE TO BE USED ALONE, TABLE NO. 3 SHOWS THE REQ'D BEARING AREA.
- BACK FILLING
- * ALL PIPE (DUCTILE IRON AND PVC) IS TO BE BACK FILLED USING DETAIL NO. 1 BELOW. WHEN BACK FILLING IN PAVED AREAS, THE ENTIRE TRENCH IS TO BE FILLED WITH GRAVEL.

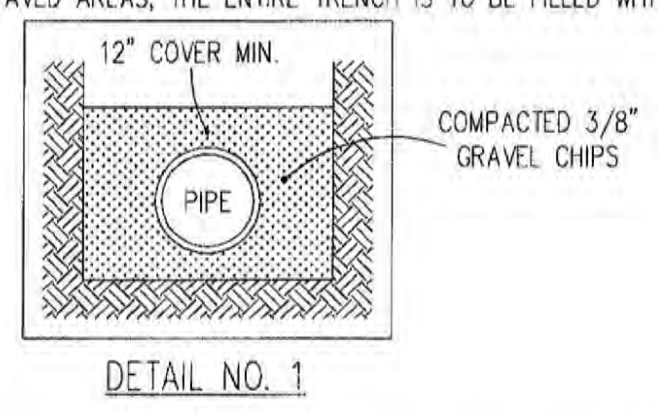


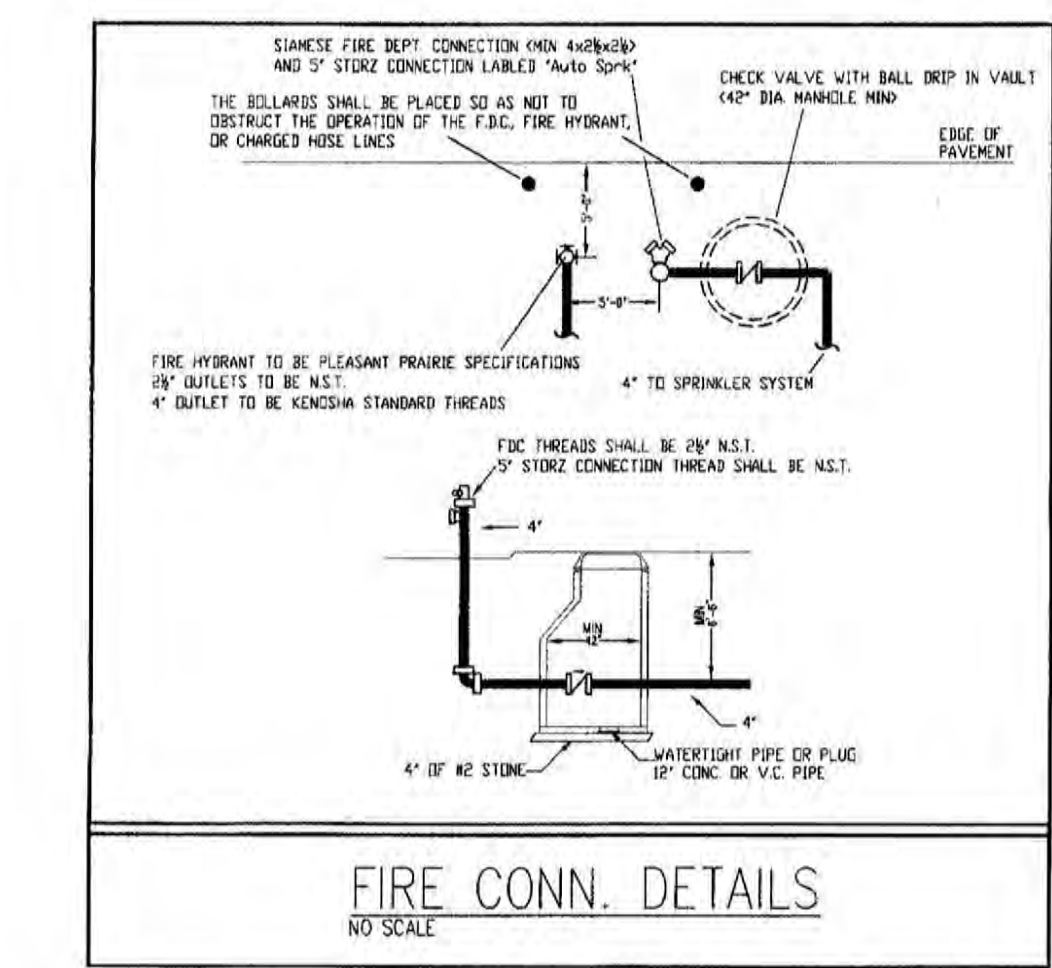
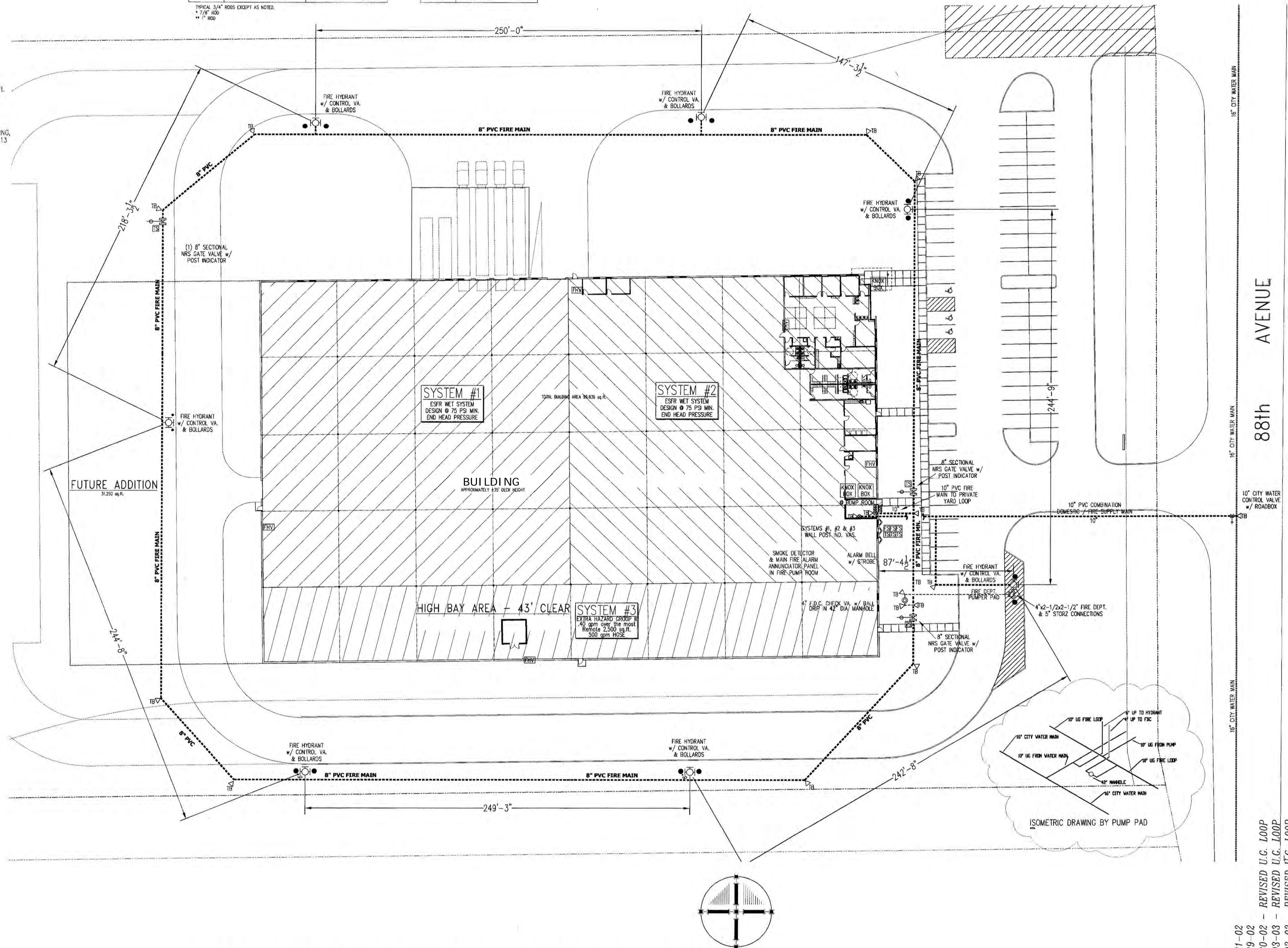
TABLE #2: NUMBER OF RODS FOR ROD AND CLAMP ANCHORAGE.

PIPE SIZE INCHES (NOM.)	MECHANICAL JOINT TEES, HYDRANTS, CAPS, & PLUGS			PUSH-IN JOINT TEES, HYDRANTS, CAPS, & PLUGS		
	1/4 BENDS	1/8 BENDS	TEES, HYDRANTS, CAPS, & PLUGS	1/4 BENDS	1/8 BENDS	TEES, HYDRANTS, CAPS, & PLUGS
4	2	2	2	2	2	2
6	2	2	2	2	2	2
8	3	3	3	3	3	3
10	4	4	4	4	4	4
12	6	6	6	6	6	6

TYPICAL 3/4" RODS EXCEPT AS NOTED.
* 7/8" ROD
** 1" ROD

TABLE #3: AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS.

PIPE SIZE INCHES (NOM.)	(IN SQUARE FEET)		
	1/4 BENDS	1/8 BENDS	TEES, HYDRANTS, CAPS, & PLUGS
4	2	2	2
6	5	3	4
8	8	5	6
10	13	7	9
12	18	10	13



FIRE PROTECTION SITE PLAN

SCALE: 1" = 32'-0"

- REVISIONS
- △ SITE PLAN 12-21-02
 - △ SITE PLAN 12-29-02
 - △ SITE PLAN 12-30-02 - REVISED U.C. LOOP
 - △ SITE PLAN 02-03-03 - REVISED U.C. LOOP
 - △ SITE PLAN 03-03-03 - REVISED U.C. LOOP

Ahern Fire Protection
A division of J. F. Ahern Co.
SINCE 1881
N56 W5743 Ridgewood Drive, Ste. 800
Menomonee Falls, WI 53051
TEL: (262) 252-5921 FAX: (262) 252-5927 WEB: www.ahernfire.com

Project Address:
10680 88th Avenue
Pleasant Prairie, Wisconsin 53158

LakeView Corporate Park - Lot 52
Pleasant Prairie, WI
Fire Protection Site Plan

CORRUGATED CONTAINER COMPANY

PROJECT NO.: 431013
DRAWN BY: JRP CHECKED BY:
DATE: 03-08-13
SHEET NO.:

FP-1
Sheet 12 of 12

**AT THE REQUEST OF THE DEVELOPER THESE ITEMS ARE BEING TABLED
UNTIL THE APRIL 8, 2013 PLAN COMMISSION MEETING AT 6:00 P.M.**

- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENTS** for the request of James Ablan agent for Center 50, LLC owner, for the proposed redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues. Specifically, to rezone the property by adding a PUD, Planned Unit Development Overlay District on the property that is currently zoned B-2, Community Business District and a Zoning Text Amendment to create the specific PUD District zoning regulations for the proposed redevelopment of said property to be known as Center 50.
- C. Consider the request of James Ablan agent for Center 50, LLC owner, for the approval of **Site and Operational Plans** for the redevelopment of the Town N Country Shopping Center located south of STH 50 between 45th and 47th Avenues to be known as Center 50.