

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

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the October 14, 2013 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Richard O'Connor, on behalf of Wisconsin Electric Power Company for Kenosha Fuels, LLC to install and operate a facility at the Pleasant Prairie Power Plant to produce refined coal by mixing coal and reagents to reduce fuel costs for We Energies and its electric customers.
 - B. Consider the request of Brad Forkert on behalf of Uline for approval of **Site and Operational Plans** for Uline to occupy the entire building located at 8505 100th Street for additional warehouse and distribution for bulk storage/material handling equipment.
 - C. Consider the request of Ronald Runkels owner of the property located at 10368 Bain Station Road for approval of a **Lot Line Adjustment** between his property and the property to the north located at 8423 104th Avenue owned by George and Rita Nicholson.
 - D. Consider the request of John Steinbrink, Jr. agent for the Village of Pleasant Prairie for approval of a **Certified Survey Map** to dedicate road right-of-way within Ingram Park and create two parcels.
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.
October 14, 2013**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on October 14, 2013. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Andrea Rode (Alternate #2); Jim Bandura; and John Braig. Judy Juliana (Alternate #1) was excused. 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 SEPTEMBER 23, 2013 PLAN COMMISSION MEETING.**

Jim Bandura:

Move for approval.

John Braig:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED TO BY JOHN BRAIG TO APPROVE THE MINUTES OF THE SEPTEMBER 23, 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.**

Jean Werbie-Harris:

Mr. Chairman, I have two pieces of correspondence. The first is a letter I received from the Village Clerk, and it's the final estimate for the January 1, 2013 population for the Village of Pleasant Prairie. We are now at 20,004 people, so we crossed the number to 20,000 as of January 1st of this year. So I just wanted to let you know.

And then the second piece of correspondence I just wanted to let you know American Planning Association sends out information to all planners. October is national community planning month. And they're celebrating community planning and all those that create good and great communities for the municipalities in Wisconsin and throughout the country. So I just wanted to let you know that it's national planning month and that's it.

Tom Terwall:

Thank you.

5. CITIZEN COMMENTS.

Tom Terwall:

If you're here for an item that appears on the agenda as an item 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. However, if you want to speak about an issue that's not a public hearing or not on the agenda now would be your opportunity to speak. We'd ask you to step to the microphone and begin by giving us your name and address. Anybody wishing to speak under citizen's comments? Seeing none, we'll move on to Item A, B and C. We have a request to combine those three items for discussion purposes, but we'll have to take separate votes.

John Braig:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

MOVED BY JOHN BRAIG AND SECONDED BY WAYNE KOESSL TO COMBINE ITEMS A, B AND C FOR DISCUSSION PURPOSES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. **Consider the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street in the Prairie Ridge Development for approval of a Certified Survey Map to subdivide the property into two parcels and Development Agreement and related documents for the extension of the public sidewalk in 77th Street.**

- B. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS AND DIGITAL SECURITY IMAGING SYSTEM AGREEMENT AND EASEMENT for the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street in the Prairie Ridge Development for the proposed development of the Regner Veterinary Clinic, a 4,787 square foot small animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology and surgical services.**

- C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street to amend The Prairie Ridge West Commercial Development Planned Unit Development related to lot size and setback requirements.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, three Items A, B and C. The first is Item A, consider the request of Jon Wallenkamp of Kueny Architects, agent for Auriga LLC, owner of the vacant property generally located at the northeast corner of 104th Avenue and 77th Street in the Prairie Ridge Development for approval of a Certified Survey Map to subdivide the property into two parcels and Development Agreement and related documents for the extension of the public sidewalk in 77th Street.

Item B, public hearing and consideration of a Conditional Use Permit including site and operational plans and a digital security imaging system agreement and easement, again, at that same request for the same property. And this is specifically for the development of the Regner Veterinary Clinic, a 4,787 square foot small animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology and surgical services.

And Item C, public hearing and consideration of a Zoning Text Amendment, again, at the same request to amend The Prairie Ridge West Commercial Development Planned Unit Development related to lot size and setback requirements.

Now, since this a public hearing, as part of the public hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request for a Conditional Use for the proposed veterinary clinic as presented and described below and in your staff packets.

Findings:

1. The petitioner is requesting several approvals for the development of a 4,787 square foot small animal veterinary clinic to be located on a 0.95 acre property which is a part of Lot 4 of CSM 2726 and located within U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 91-4-122-082-0214.
2. Specifically the petitioner is requesting approval of a Certified Survey Map, Development Agreement, a Conditional Use Permit including Site and Operational Plans, a DSIS Agreement and Easement and a Zoning Text Amendment for the proposed development of the Regner Veterinary Clinic, a small animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology and surgical services. In addition, they will only board hospital cases which require an over-night stay. General boarding or cremation services will not be provided on location. Exhibit 1 in your packet of information as a copy of the application, plans, and all the related documents.
3. The property is zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay. The B-2 District allows a veterinary clinic with emergency services with approval of a Conditional Use Permit granted by the Plan Commission.
4. This property is located within the Prairie Ridge West Commercial Development known as PR West. The following is background information related to the PR West. On August 20, 2012, the Board had conditionally approved a Conceptual Plan for the development of PR West and adopted the PR West PUD #12-29. That PUD specifically allows for shared cross access for the lots as well as specific signage requirements for monument signs for each individual lot and the for two shared signs for Lots 1 through 3 in the Prairie Ridge West.

The Conceptual Plan for Prairie Ridge West encompasses 9.2 total acres located at the southeast corner of Highway 50 and 104th Avenue within the Prairie Ridge Development. The property was subdivided into four lots for commercial development sites. A Cheddar's Casual Café, was conditionally approved by the Plan Commission on November 12, 2012 on Lot 1 which they in fact did open today, October 14, 2013, and The Plaza at Prairie Ridge approved by the Plan Commission on May 28, 2013 is currently under construction within development. The proposed Regner Veterinary Clinic is proposed to be constructed on Lot 4. As noted above, Lot 4 is proposed then to be re-divided. And the purpose for the redivision, I'll just briefly mention now, is to create their specific lot and then an outlot that contains wetlands and other open space areas on the property.

On August 13, 2012, the Plan Commission approved Preliminary Site and Operational Plans to allow for the mass grading and installation of public and private infrastructure

improvements for Prairie Ridge West. On August 20, 2012, the Board approved the Development Agreement for the installation of the required public improvements.

A Prairie Ridge West Commercial Development Owner's Sub-Association to manage the shared maintenance responsibilities of all internal commonly owned improvements has been established for the four lots within PR West. A Declaration of Covenants and Restrictions for the Prairie Ridge West Commercial Development has been recorded. The lots within PR West shall conform to these restrictions, in addition to the original Prairie Ridge Commercial Development Declaration of Development Standards and Protective Covenants, which may be amended from time to time. So these particular lots have two sets of covenants that they have to follow in addition to the zoning ordinance.

5. On June 28, 2004, the Plan Commission approved a Conditional Use Permit #04-14 for the Regner Veterinary Clinic to operate a similar facility at 10715 75th Street which is just west of here. This facility is proposed to be re-located to this larger facility when construction is completed by April of 2014.
6. The new facility is proposed to be open Monday through Friday from 8:00 a.m. until 6:30 p.m., Saturdays from 8:00 a.m. to noon and after hours for emergencies only.
7. It is anticipated that there will be 10 full-time employees, including three doctors.
8. For security purposes and as required in the Planned Unit Development as part of the community benefit, the exterior of the site will be equipped with a DSIS. A draft DSIS Agreement and the Access Easement are included with the information that you have. The DSIS will afford the opportunity for the public safety departments including the Village Police Department and Fire and Rescue Department to visually examine commercial establishments and their sites and will provide emergency response personnel with a visual assessment of any emergency situation in advance of arrival without placing an undue burden on the Village taxpayers.

Following the owner's installation of the DSIS, the Village will inspect the system and verify accessibility. The DSIS will be owned and operated by the Veterinary Clinic. The agreement and associated access easement will need to be executed and the easement recorded prior to obtaining building permits for the project. The system shall be inspected and operational to the Village's satisfaction prior to the occupancy.

9. In addition to the DSIS Agreement, the medicine/drug cabinet will be locked and monitored by a camera. The interior monitoring of the medicine/drug cabinet is not required to be part of the exterior DSIS. So what I'm saying by that is that it's not being monitored by the police department inside the facility, but they will have separate monitoring in order to make sure that that area is protected.
10. The minimum amount of onsite parking spaces required for a office pursuant to the ordinance is four spaces for every doctor, plus one space for every additional employee or a total of 19 parking spaces. In addition, the required number of handicapped accessible spaces pursuant to the State code is also provided. The plans indicate 26

parking spaces including two handicapped accessible spaces adjacent to the main entrance are being provided.

11. The property owner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on September 25, 2013, and notices were published in the *Kenosha News* on September 30th and October 7, 2013 for the public hearing related to the conditional use. The petitioner received a copy of this staff report via e-mail on October 11, 2013.
12. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing this evening that the project as planned will not violate the intent and purpose of the ordinances and meets the minimum standards for granting of a Conditional Use Permit. In addition, the Plan Commission shall not approve any site and operational plans without finding in their decision coupled with satisfaction of any conditions of approval that it will comply with the Village ordinance requirements and all requirements of federal, State and local statutes and regulations.

With respect to the Certified Survey Map that's being proposed this evening, the CSM as you can see on the slide will subdivide Lot 4 of CSM 2726 into two lots: Lot 1 for the development of the Regner Veterinary Clinic right at the corner, and then Outlot 1 which is the remnant or the wetland and open space area on the property. The majority of Outlot 1 is wetlands and is intended to be maintained by the Prairie Ridge West sub-association as required by their Certified Survey map. By creating the area that the sub-association is responsible within the outlot rather than just in an easement it should make it a little bit easier for maintenance and for other individuals that they may hire to go onto the property to take care of the responsibilities as well as to deal with any taxes or other issues for their association.

With respect to the Development Agreement for this project, as part of this project there is an extension of a public sidewalk in 77th Street down to the corner. There is a need to replace or install a street tree, and actually some street trees out there do need some significant pruning. So those will be some of the public requirements that the property owners are responsible for maintaining on the site.

The Zoning Text Amendment, the property is currently zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. Specifically there's about four different areas that need to be amended as part of the PUD first of which is the legal descriptions, the second of which is the building and deck are proposed to be set back five feet from the lot line. The next is to allow for onsite sidewalks and a patio to be five feet from the wetlands at the northeast corner of the site. And then there are references in the PUD to the DSIS agreement and the access easement for the Regner Veterinary Clinic.

Again, even though is being developed as part of the Prairie Ridge West development, there's actually a separate DVR and a separate camera monitoring system for this particular site where on the north end Lots 1, 2 and 3 and Olive Garden are all linked into a separate DSIS. Just because of the trees and the proximity it was too difficult in order to connect their system into that system. So it will be a separate system, and theirs will be maintained and operated by the owner.

With that, I would like to continue our public hearing. Again, we have a number of items related to the same item. In the corner of the slide there is a very nice illustration of what they're proposing to build at this location. The architect is here, John Wallenkamp from Kueny Architects, and if he could just describe a little bit about the building and the functionality. And then David Hodge is also here, the owner, if there are any questions that you have for him as well.

John Wallenkamp:

John Wallenkamp, Kueny Architects, 10505 Corporate Drive, Pleasant Prairie. As you can see the main right elevation you're seeing is the southern elevation. There's a mixture of stonework, unit masonry and kind of a timber-type feel to it. We wanted a massive type building. When you're approaching the building from the south, north or even the west you're going to see the facility. So our goal was to make it as massive feeling as possible while still giving you the homey experience.

The main entrance is off the south elevation more on the west end, what you're seeing is the main gable end. On the north side there will be a deck overlooking the wetlands as Jean had mentioned. That's pretty much for visitors they can walk outside, walk a dog, things like that, wait to be taken care of. Other than that we've kind of used some materials as wing walls, things like that, to hide the garbage on the east elevation, all enclosed. The employee entrance is on the east elevation coming around off the main pavement area you're seeing there.

If you look at the landscape plan we've kind of created a friendly berm area on the northwest part of the facade, the site I'll call it, kind of just to create a different atmosphere back in the facility so we're not looking back to the intersection. With that, as Jean had mentioned, David Hodge is here. If you have operational questions we'd be happy to answer those.

Michael Serpe:

Any need for any outbuildings in this parcel?

John Wallenkamp:

Outbuildings?

Michael Serpe:

Yeah.

John Wallenkamp:

No, there are none.

Michael Serpe:

No garages?

John Wallenkamp:

Nope.

Don Hackbarth:

What do you plan on doing with the older facility, the other facility?

Tom Terwall:

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

David Hodge:

Certainly. David Hodge, 8115 Westridge Drive in Pleasant Prairie. To the question what we're going to do with the facility on Highway 50 it's currently for sale. So if you know of anybody that would like to buy a [inaudible] on Highway 50.

Don Hackbarth:

The other thing is how do you dispose of medical things like syringes or whatever?

David Hodge:

The only medical waste we have in our particular practice at this time are syringes, and those are captured in a sharps container. And the crematory who does provide crematory services for our friends also takes those off site to the crematory and is able to dispose of them.

Don Hackbarth:

But they'll be secured in the building --

David Hodge:

That's correct.

Don Hackbarth:

-- rather than out in the garbage?

David Hodge:

Oh, no.

Don Hackbarth:

There are trees on that lot. What is the plan for the existing trees?

David Hodge:

If they can be salvaged we will, but otherwise they'll have to come down obviously to make way for the parking lot primarily is where the trees are today.

Don Hackbarth:

I would like to see as many of them preserved as you could.

David Hodge:

Absolutely.

Don Hackbarth:

That's good for your site, too. The last question I have is it's in the documents that the doctors have four spots. How big a car do they own?

David Hodge:

I assure you my wife, Dr. Maggie, will be walking if at all possible. It's only half a mile from our home residents. Any other questions?

Tom Terwall:

Thank you. This is a matter for public hearing. Anybody else wishing to speak? Anybody else wishing to speak? Hearing none, any other comments or questions from the staff?

Don Hackbarth:

I move we approve the Certified Survey Map.

Michael Serpe:

Second.

Tom Terwall:

MOVED BY DON HACKBARTH AND SECONDED BY MIKE SERPE 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. Next we need a Conditional Use Permit.

Jim Bandura:

Move for approval.

John Braig:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED BY JOHN BRAIG TO APPROVE THE CONDITIONAL USE PERMIT 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. Third, we need a motion to send a favorable recommendation to the Village Board for the Zoning Text Amendment.

Michael Serpe:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO SEND FAVORABLE CONSIDERATION TO THE VILLAGE BOARD FOR THE ZONING TEXT AMENDMENT 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.

D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Rick Campagna to operate a tattoo and body-piercing studio (to be known as Earth Ink Tattoo and Piercing), in the Willow Point Retail Center located at 8501 75th Street.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission this is a public hearing and consideration of a Conditional Use Permit including Site and Operational plans for the request of Rick Campagna to operate a tattoo and body-piercing studio to be known as Earth Ink Tattoo and Piercing in the Willow Point Retail Center located at 8501 75th Street.

This is a public hearing, and as a part of the hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described in the staff memorandum:

Findings of Fact

1. The petitioner is requesting a Conditional Use Permit, including Site and Operational Plans, for the proposed Earth Ink Tattoo and Piercing, a tattoo and body-piercing studio to be located in the Willow Point retail center located at 8501 75th Street which is further identified as Tax Parcel Number 91-4-122-092-0170-0. The application is provided as Exhibit 1.
2. The current zoning of the property is B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. The B-2 District requires a Conditional Use Permit for tattoo studio. Earth Ink will occupy the same space that was formerly occupied by Black Pearl Tattoo that has recently relocated into the City of Kenosha. And the original Black Pearl Conditional Use was 03-25 as provided as Exhibit 2.
3. Pursuant to the submitted Operational Plan, Earth Ink provides an environment where clients feel welcome, comfortable and confident as they are greeting top quality attention and service. Their décor reflects their style and intentions. Traveling around the United States and to different countries, Japan being a major influence, has shaped their ideas about the history and the future of the art of tattooing as well as how they perceive it. They feel that the tattoo industry paradigm has shifted in the way tattoos are applied and received. Earth Ink reflects the art of tattooing in the most respected and positive as they are being perceived. Tattoos are about growth, healing and marking special moments in life which have deep seeded meaning for folks. They cover all aspects of tattooing from cover ups, color work, gray shading to whatever the clients can think up. Earth Ink proposes to offer the community a shop that provides quality work done by professionals that take pride in their chosen profession.

4. This tattoo and body-piercing establishment shall comply with all aspects of the State of Wisconsin Department of Health and Family Services, Chapter HFS 173 of the Wisconsin Administrative Code as provided in Exhibit 3). Specifically, a copy of the following items shall be provided to the Village prior to operating the tattoo and body-piercing establishment:
 - a. The Tattoo and Body Piercing Practitioner's State license.
 - b. The licenses for each individual performing tattooing and/or body-piercing activities.
 - c. The State Inspection Report of the facility to ensure it complies with all State requirements.
5. There shall be no sales or services provided at Earth Ink Tattoo and Piercing that would be classified as "adult uses".
6. There shall be no loitering on-site within the parking lot of the Willow Point Retail Center or within the general area of the tattoo and body-piercing facility. It will be the responsibility of the owners of the tattoo and body-piercing facility to monitor and enforce this no loitering provision.
7. According to the application the hours of operation are being proposed at 10:00 a.m. to 10:00 p.m. One of the things that we do need to talk about or get clarified this evening is that the Plan Commission did limit the hours of the Black Pearl Tattoo and Piercing to the following hours for customers and patrons: Monday - Thursday, 8:00 a.m. - 8:00 p.m.; Friday & Saturday - 8:00 a.m. - 9:00 p.m. and Sunday - 10:00 a.m. - 6:00 p.m. The Village staff is recommending that the hours be limited to 9:00 in the evenings and on Sundays from 10 until 6. Again, something that we do need to have clarified for the Conditional Use Permit this evening.
8. The petitioner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on September 25, 2013 of this hearing. Public hearing notices were also published in the *Kenosha News* on September 30 and October 7, 2013.
9. The petitioner was mailed a copy of this memo and emailed a copy on October 11, 2013.
10. According to the Article XVIII of the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials that the project as planned will not violate the intent and purpose of all ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements as well as any other conditions of approval and applicable federal, State or any other local requirements.

With that I'd like to continue the public hearing. The petitioner is in the audience as well as the owner of the retail center, and I'd ask them to come up and make a brief presentation.

Rick Campagna:

Hello, Rick Campagna, 8501 75th Street, Suite F.

Tom Terwall:

Welcome.

Rick Campagna:

Thank you.

Tom Terwall:

Anything you wanted to add?

Rick Campagna:

Well, I just wanted to maybe question the hours on that as far as how that is regarding. I just want to be looked at as any other business that would provide a service in the mall, in Willow Point.

Michael Serpe:

What hours are you proposing?

Rick Campagna:

10 a.m. to 10 p.m.

Michael Serpe:

10 to 10?

Rick Campagna:

Correct?

Michael Serpe:

Every day?

Rick Campagna:

I would like that, not to say that I wouldn't like a day off.

Michael Serpe:

Why are we imposing -- why are we suggesting the hours that we have here in the memo?

Jean Werbie-Harris:

That was what the Plan Commission had required when Black Pearl came in back in 2003.

Michael Serpe:

I have a question on that. When Black Pearl was in operation did we have any problems with that?

Jean Werbie-Harris:

We did not.

Michael Serpe:

Then that was the first tattoo parlor that we actually okayed, so we were anticipating maybe a problem that never happened. I have to agree with Mr. Campagna. I don't want to see a guy spend the money to go into a business and we restrict his hours of operation if there's not going to be a problem. If we encounter a problem while he's there I think we should address it at another time. But I have to -- he's in the business and he knows what it takes. I would have to agree with him on his suggestion.

Tom Terwall:

Jean what are the hours of operation of the other --

Jean Werbie-Harris:

Sure. Honada their hours are until 9:30 at night during the week, and on Friday and Saturday they're 10:30. Tropical Tan closes at about 10:00 on most nights. Miss Pole closes at about 9:00 on most nights. And then the others vary.

John Braig:

These hours are at their volition rather than an imposition on the part of the Village.

Jean Werbie-Harris:

I'm not understanding what you're saying. But this is a conditional use permit so you can set any conditions that you want. If you want the hours to be consistent with some of the other businesses. For example, Tropical Tan and Miss Pole and some of the others that close at 9:30 or 10:00 then you can set those specific hours for this particular use. He does not open at 8 in the

morning, he opens at 10, so he's opening a little later so that's why I'm assuming he wants to be open a little bit later at night.

John Braig:

My point is the various hours that you described to us are not an imposition or a restriction created by the Village but rather by the operators of these establishments. They chose those hours.

Jean Werbie-Harris:

They close the hours, but those other uses are not conditional uses. So I'm not sure if it was an issue for Black Pearl or not. I know that they relocated into the City. They did not approach us about their hours. But, again, I think when Black Pearl came in I'm thinking that a lot of the rest of the center might not have been occupied. I mean I think that they were one of the beginning uses out there as well.

Wayne Koessl:

Thank you, Mr. Chairman. I agree with Commissioner Serpe. I think that we should give him the 10 to 10 hours, and if there's a problem we can address that at that time.

Tom Terwall:

Do we need 10 to 10 on Sundays as well? You could 10 to 10 Monday through Saturday and 10 to 6 on Sunday that would work for you?

Wayne Koessl:

There are other businesses that are open on Sunday until, what is that, Jean, 9:30 or 10:00?

Jean Werbie-Harris:

Until 9:30.

Wayne Koessl:

So I can't see another half an hour. If he was alone out there it would be different.

Don Hackbarth:

How many employees are you going to have?

Rick Campagna:

I hope to have four artists working.

Don Hackbarth:

What is the typical time it takes to put a tattoo on?

Rick Campagna:

I'll tell you what, a lot of people get off of work at 5:00.

Don Hackbarth:

That's what I'm saying.

Rick Campagna:

So in addition to that there's prep time and other things to take into consideration. So say someone gets off of work at 5:00, they get in at 5:30, maybe they're not out of there until 10:00 or 10:30.

Don Hackbarth:

Oh, really?

Rick Campagna:

Yeah. So I just want to have the opportunity to work at night when people do get off.

Don Hackbarth:

I hear you. Are you established?

Rick Campagna:

Absolutely.

Don Hackbarth:

Are you coming from someplace else?

Rick Campagna:

Yeah, I'm licensed in Milwaukee for three years. I have my State license, so yes.

Michael Serpe:

Do you have one in any NFL city?

Rick Campagna:

What's that?

Michael Serpe:

Do you have a store in any NFL city?

Rick Campagna:

No, no I don't.

Don Hackbarth:

Mr. Chairman, I move approval with the 10 to 10 time.

Michael Serpe:

Second.

John Braig:

Was that 10 to 10 seven days of the week?

Don Hackbarth:

Yup.

Tom Terwall:

IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY JOHN BRAIG TO GRANT A CONDITIONAL USE PERMIT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM WITH THE HOURS BEING 10 A.M. TO 10 P.M. SEVEN DAYS A WEEK. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. One last question. Are you from Kenosha?

Rick Campagna:

I am.

Tom Terwall:

Are you in any way related to the former Richard Campagna.

Rick Campagna:

That's my father, yes.

Tom Terwall:

It is? I played ball with your dad for many years. We're not going to hold that against you.

Jean Werbie-Harris:

I just need to clarified. He is allowed to have his business open from 10 to 10. He doesn't have to have his business open that long.

Tom Terwall:

Correct.

Rick Campagna:

Thank you on that.

Jean Werbie-Harris:

The way the motion was it was a little confusing. So I just want to clarify that he may have his business open during those hours.

Tom Terwall:

When do you plan to start?

Rick Campagna:

Well, I had to go through the protocol of this. I suppose when I can get everything into there and coordinate the move, the first of November.

Tom Terwall:

Oh, good, welcome.

Rick Campagna:

Thank you, thank you very much. I appreciate that. I look to being a positive business in the community. I don't plan on selling anything adult. That has nothing to do with my business. I hope those negative stereotypes aren't associated with me. I don't know what that would be as

far as selling adult things. It's the art of tattoo. That's what I think -- I wish that to not be an association with me.

Tom Terwall:

Thank you, appreciate it.

Rick Campagna:

One more question about the signage. Would the Village have any apprehensions of any -- neon signs are very conducive to the tattoo business. They're very artistic handmade ones.

Tom Terwall:

Inside your store you mean?

Rick Campagna:

Correct, yes.

Tom Terwall:

He's allowed to do what he wants, right?

Jean Werbie-Harris:

Well, he has to follow Village ordinances no different than any other business. So actually after the meeting tonight could visit with either Peggy or myself and we could give him the regulations. Some folks have different types of signage. You're only allowed so much signage inside your store. And if it's lit only so much of the window can be occupied by signage. But he can certainly talk to the staff to get the regulations so that he can determine what he can use.

Don Hackbarth:

Comment, what is the Japanese influence in tattooing?

Rick Campagna:

Well, they have the most recorded history on tattooing. It goes way back. People used to come, diplomats from different countries used to sail over to Japan to get tattooed. I think the history is not really revealed too much in Western society. They only see it on TV for what it is.

Don Hackbarth:

Thanks.

Rick Campagna:

You're welcome.

7. ADJOURN.

John Braig:

Motion to adjourn.

Michael Serpe:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned. Thank you.

Meeting Adjourned: 6:36 p.m.

- A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Richard O’Conor, on behalf of Wisconsin Electric Power Company for Kenosha Fuels, LLC to install and operate a facility at the Pleasant Prairie Power Plant to produce refined coal by mixing coal and reagents to reduce fuel costs for We Energies and its electric customers.

Recommendation:

Village staff recommends that the Plan Commission approve the **Conditional Use Permit and Site and Operational Plans** subject to the attached comments and conditions of the Village Staff Report of November 11, 2013.

VILLAGE STAFF REPORT OF NOVEMBER 11, 2013

CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Richard O’Conor, on behalf of Wisconsin Electric Power Company for Kenosha Fuels, LLC to install and operate a facility at the Pleasant Prairie Power Plant to produce refined coal by mixing coal and reagents to reduce fuel costs for We Energies and its electric customers.

PUBLIC HEARING COMMENTS:

As a part of the hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner’s request as presented and described below:

Findings of Fact

1. The petitioner is requesting approval of a Conditional Use Permit, including Site and Operational Plans for Kenosha Fuels, LLC to install and operate a facility at the Pleasant Prairie Power Plant to produce refined coal by mixing coal and reagents to reduce fuel costs for We Energies and its electric customers. (See **Exhibit 1** for the Application and related materials.)
2. The subject property is located at 8000 95th Street in a part of U.S. Public Land Survey Section 16, Township 1 North, Range 22 East in the Village of Pleasant Prairie and is further identified as Tax Parcel Number 92-4-122-164-0011.
3. The current zoning of the property is M-4, Power Generating District and the operation and maintenance of an electrical generation power plant is allowed within the M-4 District with a Conditional Use Permit(s) for each project.
4. The Kenosha Fuels Company, LLC ("Kenosha Fuels "), a subsidiary of DTE Energy Services, Inc. ("DTE"), is proposing to install, own and operate coal handling equipment at the Pleasant Prairie Power Plant ("P4 "). The coal handling equipment will be used to produce refined coal ("RC). The production of RC qualifies for a tax credit that will reduce P4 fuel costs for We Energies and its electric customers.

DTE is a licensee of the Chem-Mod technology, and the proposed project will be using the Chem-Mod technology. The Chem-Mod technology consists of the addition and mixing of two proprietary chemicals, Mersorb and S-Sorb, with coal to produce refined coal. Mersorb is a calcium bromide solution. S-Sorb is a powder consisting of byproducts from the cement industry.
5. The proposed project will not cause a change in the existing operations, processes, and functions at the Pleasant Prairie Power Plant site, which is a coal-fired electrical generation facility. The proposed project will be an addition to the coal handling system that is in place to provide fuel to the Pleasant Prairie Power Plant coal-fired electrical generation facility. Kenosha Fuels will lease an area of approximately one acre from We Energies for their operations.
6. The proposed project is not expected to have any adverse impacts on neighboring properties and will not result in an increase in noise or odors from the site. The proposed project will be located within the power plant site at a distance of approximately 1400 feet from the nearest property line and road (95'h Street). The exterior of the proposed buildings will be corrugated sheet metal consistent with the existing coal handling equipment and will blend in visually at the site. The proposed project will result in an additional 15 to 25 truck deliveries per week.

7. The RC production equipment to be installed is depicted on the Facility Layout plan (See Exhibit 1) and consists of three new conveyors, two transfer towers, an S-Sorb storage silo, a Mersorb storage tank and containment, a blower building, a motor control center, transformer, construction trailers with office and bathroom facilities, and a pug-mill building that will include a pug-mill mixer, S-Sorb day-bin storage, and metering equipment.

The Mersorb and S-Sorb additives will be delivered to the RC production area by truck. Mersorb will be transferred from the truck via pump to a double walled, insulated 8, 700 gallon storage tank located in containment capable of holding at least 100% of the tank contents. The S-Sorb will be pneumatically conveyed from the truck to a 750-ton capacity storage silo.

The mixing of the coal and Mersorb and S-Sorb additives will occur in a paddle wheel pug-mill mixer that will be located in the new pug-mill building. On an as-needed basis, the S-Sorb will be pneumatically conveyed from the 750-ton capacity storage silo to a 30-ton capacity day-bin located in the pug-mill building where it will be transferred into the pug-mill mixer. The Mersorb will be pumped from the storage tank directly into the pug-mill mixer. The additives will be applied on a percentage by weight of coal basis, using programmable logic controllers tied to conveyor belt scales that provide the weight of the coal being delivered to the pug-mill mixer.

The RC production equipment will be interconnected with the P4 fuel handling system and will be located just north of the existing Crusher House. Coal will be diverted from the existing Crusher House and routed through the RC process. RC will be delivered back onto existing P4 conveyors.

The additional structures, such as the blower building, motor control center, and transformer, are ancillary systems to support the RC production.

8. The proposed project will include the following new buildings; with approximate square footage for each building included in parenthesis:
 - Pug-mill Building (3,600 square feet): houses pug-mill mixer, S-Sorb day bin, and metering equipment
 - Transfer House 1 (400 square feet): structure where coal/RC transfers from one conveyor to the next
 - Transfer House 2 (1,050 square feet): structure where coal/RC transfers from one conveyor to the next
 - Blower Building (625 square feet): houses air compressor
9. The proposed project will operate when the Pleasant Prairie Power Plant fuels, which is anticipated to be approximately 12 to 18 hours per day but can occur more frequently depending on the demand for generated electricity. Site operations are not open to the public. Deliveries will be scheduled Monday through Saturday from 6 a.m. - 6 p.m.; however, it is possible that emergency deliveries could occur outside of those hours.
10. The proposed project is expected to take three to four months to construct after all approvals are received. Once operational, 15 full-time positions are anticipated to be required. No part-time employees are anticipated. The proposed project is anticipated to operate on a three shift/day basis, with five employees on day shift and two employees on each of the other two shifts.
11. It is anticipated that an average of two (2) to four (4) truck deliveries per day will occur, with an anticipated maximum of six truck deliveries per day.

12. There are no solid or liquid byproducts of the RC process. The new conveyors and RC production buildings will be periodically washed down with water as a matter of good housekeeping practice. In addition, it is anticipated that small quantities of miscellaneous oils will be generated during equipment maintenance that will require disposal. General office waste will also be generated.
13. Waste materials will be handled, stored, and disposed in compliance with appropriate rules and regulations. Recycling will be used, when possible.
14. The proposed buildings and conveyors will be frequently washed down with water as a matter of good housekeeping, and a maintenance program will be implemented by operations and maintenance staff to ensure safe and reliable equipment and site operations.
15. A Minor Air Pollution Control Construction Permit from the Wisconsin Department of Natural Resources will be required for the project, but has not yet been obtained. The copy of the permit shall be provided to the Village prior to the issuance of Village permits.
16. The Village needs to evaluate the impacts of the existing Power Plant fugitive coal dust and to ascertain whether the proposed refined coal project will exacerbate that problem prior to approval of the project.
17. Notices were sent to adjacent property owners via regular mail on October 18, 2013 and notices were published in the Kenosha News on October 28 and November 4, 2013.
18. The petitioner was emailed a copy of this staff report on November 8, 2013.
19. According to the Article XVIII of the Village General Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any Site and Operational Plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable Federal, State or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, noise, storm water management, streets and highways and fire protection.

Village Staff Conclusions and Recommendation: (to be read out loud)

The Village staff has determined that based upon the foregoing information presented in the application and related materials provided and the public hearing this evening, that the proposed project, meets the following standards for granting a Conditional Use Permit in that:

- a. The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services.
- b. The project does not impair an adequate supply of light and air to the adjacent properties.
- c. The project does not increase danger of fire.

- d. The project does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare.
- e. There are no existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use.
- f. The proposed and applied for use on this particular parcel is not inherently inconsistent with the Districts in which it is located or the adjoining zoning districts and land uses.

Based on the foregoing information and the comments received during the public hearing, the Village staff recommends that if the Plan Commission determines that the petitioner has met the specific standards for the granting of a Conditional Use Permit, including Site and Operational Plans, as specified above, then approval of the Conditional Use Permit shall be approved subject to the following conditions:

1. The plans shall be revised to include the size of the relocated culverts along with a visual of where the existing culverts are located in the project site.
2. Pursuant to the Site and Operational Plan Application, a Minor Air Pollution Control Construction Permit from the WIDNR shall be obtained for the Refined Coal facility. A copy of the Permit shall be submitted to the Village.
3. The petitioner shall provide the name and title of the authorized representative for the property owner who will be required to execute the Conditional Use Grant document for the Village to prepare said document. The Conditional Use Permit shall be executed prior to issuance of any required permits. The petitioner is responsible to pay the required recording and filing fees for Conditional Use Grant document to be recorded at the Kenosha County Register of Deeds Office.
4. Due to restricted access to the WE Energies P4 property, WE Energies shall provide the Village contractor's business name, contact name, telephone number and shall guarantee that someone will meet the Village inspector at a designated P4 gate for immediate access at a designated time for each Village inspection.
5. Compliance with the **attached** Village Fire & Rescue Department's comments dated October 24, 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.**
6. Compliance with the **attached** Building Inspector comments dated October 19, 2013.
7. Continued compliance with all previously approved Conditional Use Permits associated with this property.
8. All required Village permits shall be obtained from the Village for the project work and the Village shall issue a Certificate of Compliance once the work is completed.
9. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 8:00 a.m. to 9:00 p.m.
10. There shall be no construction parking permitted on 95th Street or any other public street. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.

11. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in any rights-of-way or block any on-site fire lanes. All construction related signage shall be approved and permitted by the Village.
12. The project shall comply with the Site and Operational Plan requirements pursuant to Article IX of the Village Zoning Ordinance.
13. The use, site, building and structures shall be designed, laid out, constructed and maintained in full compliance with the approved site and operational plan, any required conditional use permit and zoning ordinance performance standards, any required license and all other applicable provisions of this chapter and of all other Village ordinances and codes.
14. The use, site, building and structure shall comply with all applicable performance standards set forth in § 420-38 of the Village Zoning Ordinance.
15. The site, building and structure shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
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.
17. All plans and the proposed and applied for use shall conform to applicable Village Ordinance requirements, and to all other applicable local, County, State and Federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water management, noise, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive shall apply.
18. 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.
19. This Conditional Use Grant shall become effective upon the execution and recording of said document and shall constitute an effective covenant running with the land.
20. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance. Construction and operation of the uses granted shall be in strict conformity to the approved plans and operational standards filed in connection with the petition for this permit. Violations of these conditions may result in the revocation of the Conditional Use Permit(s) or zoning violation prosecution, or both.



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 Refined Coal Project Plans
DATE: October 24, 2013

The Facility is classified under Wisconsin Administrative Code, and the International Building Code, specifically: Factory – Industrial: F-1 (Moderate Hazard); Storage: S-1 (Moderate Hazard) not separated; Construction Class Type IIB, 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:

- Fire sprinkler systems including fire sprinkler and fire alarm shall be installed in the Pug-mill building, Transfer House 1 & 2, and all conveyor belts.
 - 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.
 - Severe Weather Shelter: The architect shall identify the area within the Pug-mill 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.
 - Training about the refined coal process and equipment shall be provided to the Fire & Rescue Department by DTE Energy. There shall be a minimum of three training sessions, including one on a Tuesday evening, a Wednesday afternoon and a Thursday morning.
4. **Plan Review, Permits and Fees:** The plans for the underground and aboveground fire protection 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.
 5. **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.
 6. **The following information must be submitted with the sprinkler plans for review:**
 - Building height:
 - Number of stories/floors:
 - Mezzanines:
 - Clear space:
 - Elevators:
 - Hazard class:
 - Commodity:
 - Maximum storage height:
 - Square footage, office space:
 - Exterior storage:
 - Fire protection:

7. **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
- Fire Protection Plans for Aboveground
- Fire Alarm System Plans
- Occupancy Permit & Re-Inspection fees

Permit fees shall be paid for prior to review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

8. **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.
9. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire & Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.
10. **Sprinkler System:** The building shall be equipped with an “automatic fire sprinkler system”. The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers.
11. **Standpipes:** In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.
12. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance.
13. **Fire Alarm System:** **The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system.

- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
- c. **Smoke and Heat Detection:** Shall be installed as required.
- d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
- e. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire & Rescue Department. The Fire Alarm Control Panel shall be located within the fire sprinkler riser 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

- 14. **Knox Box:** Knox Boxes shall be provided for the building, a determination of the exact number required will need to be made during the pre-construction meeting. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
- 15. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data

Sheet storage shall be provided to contain the data sheets on all products that are considered hazardous within the facility.

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

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

MEMORANDUM

TO: Peggy Herrick, Assistant Zoning Administrator

FROM: Ralph Nichols, Senior Building Inspector

SUBJECT: Site and Operational Plans comments/conditions for Refined Coal System Building at WE Energies, Pleasant Prairie Power Plant.

DATE: October 19, 2013

The following are my comments/conditions:

- 1) All building, plumbing, lighting and HVAC plans will need to be designed to the IBC Codes, prior to submitting (4 sets) for building permits to the Village of Pleasant Prairie. Since the total cubic footage exceeds 100,000 cubic ft. review by the state is required. All sub-contractors will be required to apply for permits.
- 2) Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, Comm 16.46, 51.15(5), 54.06(2), and 54.11. The Village Fire & Rescue Department should be contacted for further information and requirements. Contact Fire & Rescue Chief Doug McElmury at 262-694-8027.
- 3) The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form DSPS 9720, **prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.**
- 4) **The electrical contractor shall obtain a permit from the Village prior to beginning work. All contractors must be licensed or registered with the State of Wisconsin.**
- 5) Building plans will need to show detail on fire stopping of all penetrations through fire rated walls and fire separation walls as required by emergency rule that took affect on January 28, 1998.
- 6) Any Sprinkler plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department.
- 7) Any and all fire alarm installations require plan review and permit from the Village of Pleasant Prairie Fire & Rescue Department.

Should you have any questions, please contact me directly.



**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	20
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: Wisconsin Electric Power Company

SITE ADDRESS: 8000 95th Street

BRIEF PROJECT DESCRIPTION: Installation and operation of a facility to produce refined coal by mixing coal and reagents to reduce fuel costs at the Pleasant Prairie Power Plant. Facility will be operated by Kenosha Fuels, LLC.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 15

PROPOSED NUMBER OF PART-TIME EMPLOYEES: 0

SITE SIZE: approximately 40,000 sq. ft. _____ acres

PROPOSED BUILDING SIZE: ~~3600~~ 6000 sq.ft. **HEIGHT:** 83 ft.

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

LEGAL DESCRIPTION: 604-D PT SE 1/4 SEC 9 & PT SEC 16 & PT N 1/2 SEC 21 T 1 R 22 LANDS LOCATED S OF BAIN STATION RD & N OF 95TH ST BETWEEN E ROW LN CHICAGO PACIDIF RR ON THE W & W ROW LN

TAX PARCEL NUMBER(S) : 92-4-122-164-0011

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) _____ 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 _____ 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: 20 GPM.

THIS APPLICATION IS FOR A: (check one)

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

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

Are there any existing buildings on the site? YES NO

- If yes, provide an attachment that explains the current uses on the property and current uses in each building and if the use(s) is proposed to continue; and the gross floor area and height of each building. Electrical Generating Power Plant
- 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.

* MSDS SHEETS

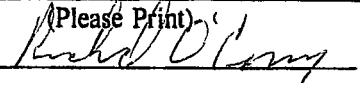
SECTION 8: SIGNATURES

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:

Name: JIM PETERSEN
 (Please Print)
 Signature: 
 Address: 231 W. MICHIGAN ST.
MILWAUKEE WI 53203
 (City) (State) (Zip)
 Phone: 414-221-4239
 Fax: _____
 E-mail: JIM.PETERSEN@WE-ENERGIES.COM
 Date: 10-10-13

APPLICANT:

Name: RICHARD DEONOR
 (Please Print)
 Signature: 
 Address: 231 W. MICHIGAN ST.
MILWAUKEE WI 53203
 (City) (State) (Zip)
 Phone: 414-221-2515
 Fax: _____
 E-mail: RICHARD.DEONOR@WE-ENERGIES.COM
 Date: 10-10-13

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)

Name: _____
 (Please Print)
 Signature: _____
 Address: _____

 (City) (State) (Zip)
 Phone: _____
 Fax: _____
 E-mail: _____
 Date: _____

USER OR OCCUPANT OF SITE:

Name: Katherine Panczak
 (Please Print)
 Signature: 
 Address: 414 S MAIN SUITE 600
ANN ARBOR MI 48106
 (City) (State) (Zip)
 Phone: 734 302.4800
 Fax: 734.302.5335
 E-mail: panczakke@teenergy.com
 Date: 10/10/13

Pleasant Prairie Power Plant - Refined Coal Project
Operational Plan

- (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.

The Kenosha Fuels Company, LLC ("Kenosha Fuels"), a subsidiary of DTE Energy Services, Inc. ("DTE"), is proposing to install, own and operate coal handling equipment at the Pleasant Prairie Power Plant ("P4"). The coal handling equipment will be used to produce refined coal ("RC"). The production of RC qualifies for a tax credit that will reduce P4 fuel costs for We Energies and its electric customers.

DTE is a licensee of the Chem-Mod technology, and the proposed project will be using the Chem-Mod technology. The Chem-Mod technology consists of the addition and mixing of two proprietary chemicals, Mersorb and S-Sorb, with coal to produce refined coal. Mersorb is a calcium bromide solution. S-Sorb is a powder consisting of byproducts from the cement industry.

The proposed project will not cause a change in the existing operations, processes, and functions at the Pleasant Prairie Power Plant site, which is a coal-fired electrical generation facility. The proposed project will be an addition to the coal handling system that is in place to provide fuel to the Pleasant Prairie Power Plant coal-fired electrical generation facility. Kenosha Fuels will lease an area of approximately one acre from We Energies for their operations.

The proposed project is not expected to have any adverse impacts on neighboring properties and will not result in an increase in noise or odors from the site. The proposed project will be located within the power plant site at a distance of approximately 1400 feet from the nearest property line and road (95th Street). The exterior of the proposed buildings will be corrugated sheet metal consistent with the existing coal handling equipment and will blend in visually at the site. The proposed project will result in an additional 15 to 25 truck deliveries per week.

- (b) A detailed description of the proposed project or activity giving rise to the need for site and operations 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.

The RC production equipment to be installed is depicted on the attached RC Facility Layout found in Exhibit A and consists of three new conveyors, two transfer towers, an S-Sorb storage silo, a Mersorb storage tank and containment, a blower building, a motor control center, transformer, construction trailers with office and bathroom facilities, and a pug-mill building that will include a pug-mill mixer, S-Sorb day-bin storage, and metering equipment.

The Mersorb and S-Sorb additives will be delivered to the RC production area by truck. Mersorb will be transferred from the truck via pump to a double walled, insulated 8,700 gallon storage tank located in containment capable of holding at least 100% of the tank contents. The S-Sorb will be pneumatically conveyed from the truck to a 750-ton capacity storage silo. Material Safety Data Sheets for Mersorb and S-Sorb are attached as Exhibits B and C.

The mixing of the coal and Mersorb and S-Sorb additives will occur in a paddle wheel pug-mill mixer that will be located in the new pug-mill building. On an as-needed basis, the S-Sorb will be pneumatically conveyed from the 750-ton capacity storage silo to a 30-ton capacity day-bin located in the pug-mill building where it will be transferred into the pug-mill mixer. The Mersorb will be pumped from the storage tank directly into the pug-mill mixer. The additives will be applied on a percentage by weight of coal basis, using programmable logic controllers tied to conveyor belt scales that provide the weight of the coal being delivered to the pug-mill mixer.

The RC production equipment will be interconnected with the P4 fuel handling system and will be located just north of the existing Crusher House. Coal will be diverted from the existing Crusher House and routed through the RC process. RC will be delivered back onto existing P4 conveyors.

The additional structures, such as the blower building, motor control center, and transformer, are ancillary systems to support the RC production.

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

The proposed project will include the following new buildings; with approximate square footage for each building included in parenthesis:

- *Pug-mill Building (3,600 square feet): houses pug-mill mixer, S-Sorb day bin, and metering equipment*
- *Transfer House 1 (400 square feet): structure where coal/RC transfers from one conveyor to the next*
- *Transfer House 2 (1,050 square feet): structure where coal/RC transfers from one conveyor to the next*
- *Blower Building (625 square feet): houses air compressor*

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

The proposed project will operate when the Pleasant Prairie Power Plant fuels, which is anticipated to be approximately 12 to 18 hours per day but can occur more frequently depending on the demand for generated electricity. Site operations are not open to the public. Deliveries will be scheduled Monday through Saturday from 6 a.m. – 6 p.m.; however, it is possible that emergency deliveries could occur outside of those hours.

(e) Anticipated start up and total number of full and part-time employees

The proposed project is expected to take three to four months to construct after all approvals are received. Once operational, 15 full-time positions are anticipated to be required. No part-time employees are anticipated.

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

The proposed project is anticipated to operate on a three shift/day basis, with five employees on day shift and two employees on each of the other two shifts.

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

The proposed project is anticipated to have a maximum of five full-time employees on site during the day shift.

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

Not applicable

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

Not applicable

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

Employees associated with the proposed project will use the existing Pleasant Prairie Power Plant parking area.

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

It is anticipated that each employee will make one automobile trip to and from the site during each day of employment.

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

It is anticipated that an average of two to four truck deliveries per day will occur, with an anticipated maximum of six truck deliveries per day.

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

Please see answers provided in items a and b above.

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

The equipment to be used on site is described in item b above. In addition, it is anticipated that mobile equipment including an extended fork lift, golf cart and/or truck, and skid-steer will be used.

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

There are no solid or liquid byproducts of the RC process. The new conveyors and RC production buildings will be periodically washed down with water as a matter of good housekeeping practice. In addition, it is anticipated that small quantities of miscellaneous oils will be generated during equipment maintenance that will require disposal. General office waste will also be generated.

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

Waste materials will be handled, stored, and disposed in compliance with appropriate rules and regulations. Recycling will be used, when possible.

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

The proposed project will use the same security personnel employed by We Energies at the Pleasant Prairie Power Plant.

(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.

The proposed buildings and conveyors will be frequently washed down with water as a matter of good housekeeping, and a maintenance program will be implemented by operations and maintenance staff to ensure safe and reliable equipment and site operations.

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

No adverse impacts to neighboring properties or public facilities are anticipated from the proposed project.

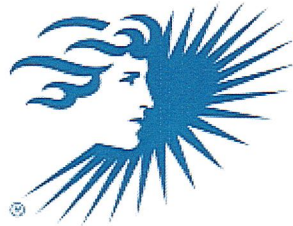
(t) A list of all local, county, state and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval and copies of such permits and approvals that have been obtained.

A Minor Air Pollution Control Construction Permit from the Wisconsin Department of Natural Resources will be required for the project, but has not yet been obtained. It is anticipated that local and state building permits will be required, but those have not yet been obtained.

Further, the applicant has reviewed and understands the operational plan standards 2(a) through (h).

Yes

DTE Energy[®]



DTE Energy Services

**Conditional Use Permit Application
for a Refined Coal Project
at the
Pleasant Prairie Power Plant
Exhibit A**

October 10, 2013

Project Summary

- DTE Energy Services, Inc. (“DTE”), a wholly-owned subsidiary of DTE Energy Company (NYSE: DTE), has developed facilities qualified to produce Refined Coal (“RC”)
 - DTE Energy is an investment grade Fortune 500 company comprised primarily of electric and gas utility subsidiaries
- RC is a coal-based fuel that is produced by mixing proprietary additives with coal prior to combustion
 - The existing coal supply at the Pleasant Prairie Power Plant can be converted to RC
- The production and sale of RC qualifies for a tax credit
 - A qualified RC production facility can generate tax credits for 10 years from date first placed in service
 - The DTE facility to be relocated was placed in service in 2009 and is eligible for tax credits through December 2019
- Transaction summary and value to We Energies and their electric customers:
 - DTE will purchase raw coal from We Energies, produce RC from that coal, and sell the RC to We Energies
 - The project will reduce the cost of fuel for the Pleasant Prairie Power Plant
- DTE will build, own, operate and maintain the RC facility at the Pleasant Prairie Power Plant site under a subsidiary, Kenosha Fuels, LLC.
 - DTE will lease an area of approximately 1 acre from We Energies just north of the coal crusher building
 - The project will employ 15 full time employees for operation and maintenance



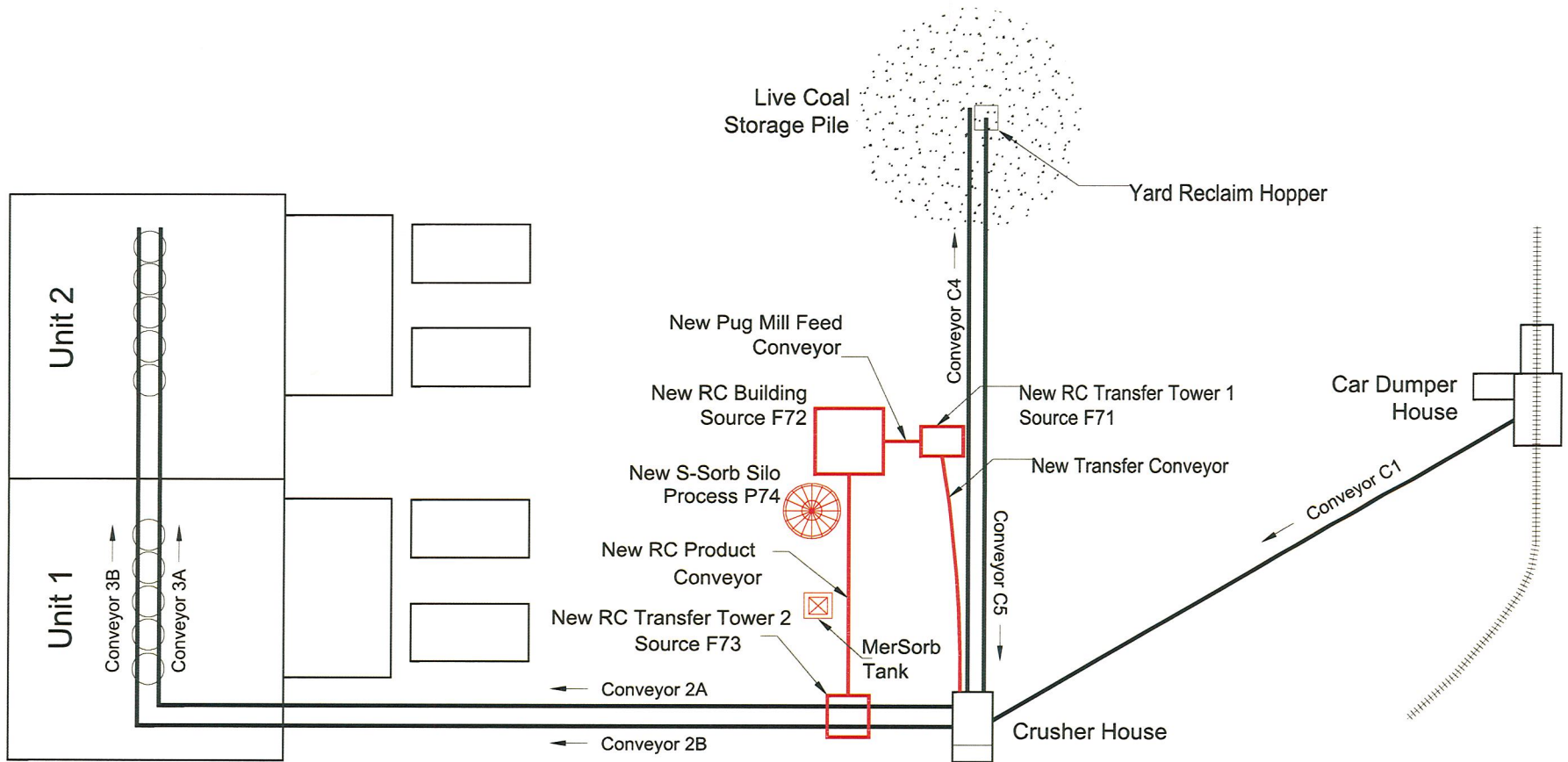
DTE has a proven track record developing projects

- Since 1995, DTE has developed numerous tax-incentivized energy projects
 - DTE's portfolio includes landfill gas, coke, coal synfuel, steel industry fuels and RC projects
- DTE currently has seven operating RC projects that have produced over 20 million tons of refined coal since 2009
 - Three of these are located at affiliate DTE Electric power plants
 - Four are located at power plants owned by other utilities
- The DTE RC facility is integrated within the existing coal handling system
 - DTE installs a stand-alone building to house the pug-mill and associated equipment
 - This requires that DTE construct new conveyors to pull coal from, and deliver refined coal back to, the existing coal feed system

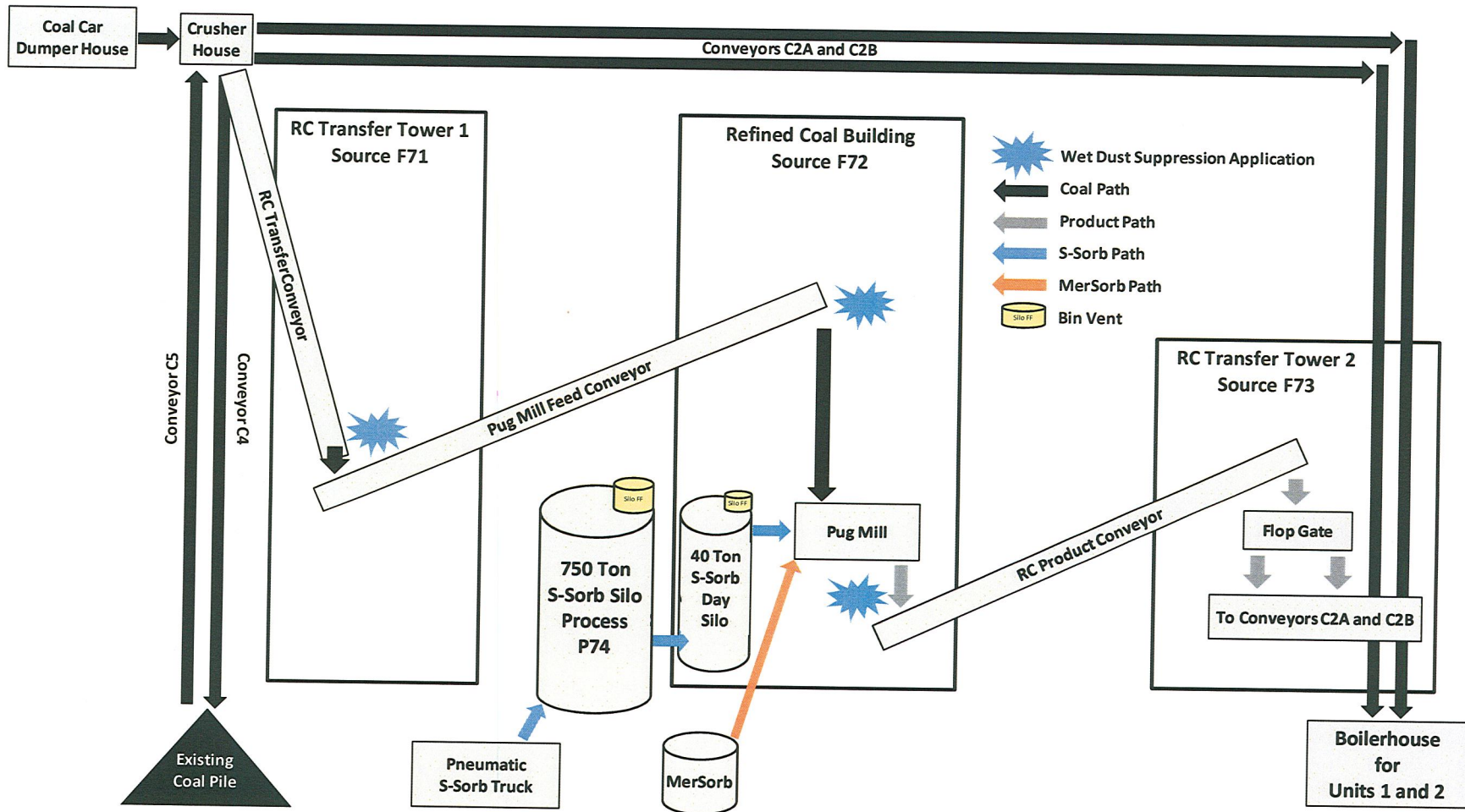
View of Pleasant Prairie Power Plant from the east entrance on 95th Street



Refined Coal Facility Layout

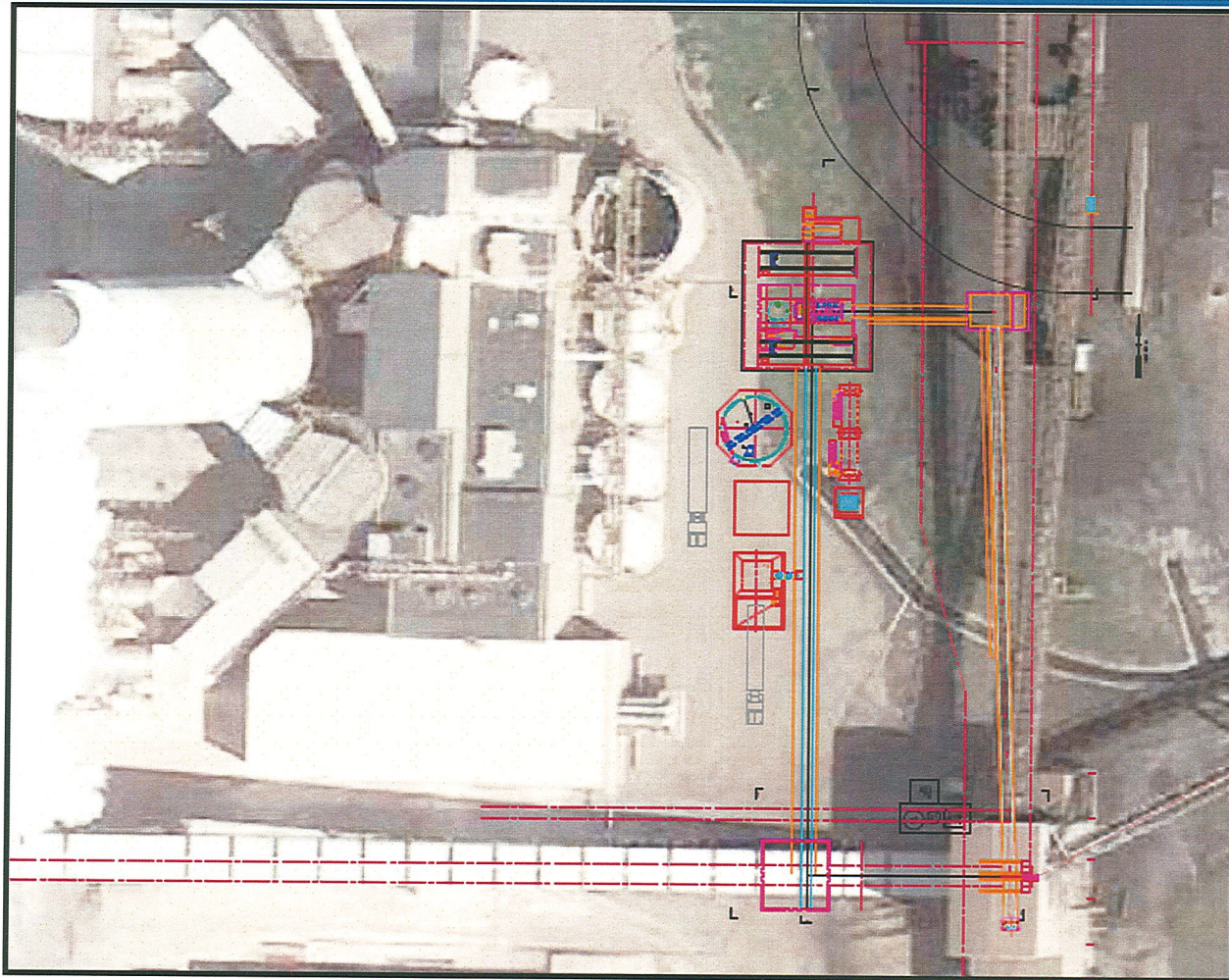


Refined Coal Process Flow Diagram



CONFIDENTIAL

Refined Coal Facility Layout – Plan View



MATERIAL SAFETY DATA SHEET – MERSORB

1. Product and Company Identification

Supplier

Chem-Mod LLC
 2 Pierce Place
 Itasca, IL 44224
 Telephone: 630-285-3463

Manufacturrer

Various

Supplier & Manufacturer Emergency Contacts & Telephone Number:

Chem-Mod, LLC – Telephone: 630-285-3463

Issue Date: 12/28/2009

Product: MerSorb

Chemical Family – Halide Salt Solution

2. Composition/Information of Ingredients

INGREDIENT NAME	CAS No.	%	EXPOSURE LIMITS
Calcium bromide	7789415	> or = 51.5	Y (Hazardous) 15 mg/m ³ (PNOR) (OSHA PEL TWA) Not established (OSHA PEL STEL) Not established (OSHA PEL CEIL) 10 mg/m ³ (PNOS) (ACGIH TLV TWA) Not established (ACGIH TLV STEL) Not established (ACGIH TLV CEIL)
Water	7732185	< or = 48.5	N (Hazardous) Not established (OSHA PEL TWA) Not established (OSHA PEL STEL) Not established (OSHA PEL CEIL) Not established (ACGIH TLV TWA) Not established (ACGIH TLV STEL) Not established (ACGIH TLV CEIL)

MATERIAL SAFETY DATA SHEET – MERSORB

3. Hazards Identification

Eye Hazards: Prolonged exposure to elevated concentrations of this material is corrosive to the eyes. Direct contact with the aqueous solutions may cause conjunctival edema and corneal damage. Prolonged contact to concentrated solutions may cause conjunctivitis.

Skin Hazards: Prolonged exposure to elevated concentrations of this material is corrosive to the skin. During prolonged skin contact, this material can penetrate the unprotected skin slowly. The extent of damage depends on duration of contact. Chronic dermatitis may follow repeated contact at elevated concentrations

Ingestion Hazards: Prolonged exposure to elevated concentrations of this material may be corrosive to the digestive tract.

Inhalation Hazards: Injection of this material may be corrosive to the respiratory system. Injection of low concentrations may cause sore throat, coughing, choking, difficulty in breathing, and symptoms of headache. Chronic exposure may lead to bronchial irritation with chronic cough.

Conditions Aggravated By Exposure: Respiratory disorders, dermatitis or other skin disorders.

4. First Aid Measures

Eye: Wash eyes immediately with large amounts of water lifting upper and lower eyelids until no evidence of chemical remains, usually 15-20 minutes or more. Obtain qualified medical attention immediately. Administration of drugs, ointment, or other treatments to the eyes must be done by qualified medical personnel

Skin: Remove contaminated clothing and shoes. Wash affected area with soap or mild detergent and large amounts of water for approximately 15-20 minutes. In the event of mild chemical irritation, cover the affected area with sterile dry dressing. Bandage securely but not tightly. Seek medical attention.

Ingestion: If ingested, consult a physician immediately.

5. Fire Fighting Measures

Flash Point: None °F
Flammability Class: Not Applicable
Lower Exposure Limit: Not Applicable

Fire And Explosion Hazards: Not applicable as this material is non-combustible.

Extinguishing Media: For fires involving materials surrounding or containing this product, all conventional media correct for the material involved are acceptable

MATERIAL SAFETY DATA SHEET – MERSORB

6. Accidental Release Measurers

Stop leak if possible and safe to do so.

Wear appropriate PPE. Collect spill with the aid of inert absorbent material and place into containers for later disposal. Move containers from spilled area. For large spills, dike far ahead of spill for later disposal.

While there is no discharge limit for Calcium Bromide solutions, good practice includes avoiding discharge to the environment. Dispose of collected absorbed material in accordance with federal, state, and local regulations.

7. Handling and Storage Precautions

Handling And Storage Precautions: Solutions of this product may have an elevated pH and be corrosive to unprotected skin and eyes. Avoid prolonged contact with the skin. Refer to Section 8 for PPE when handling this product.

Work/Hygienic Practices: After working with this material, workers should shower with soap and water. Launder all clothing before reuse.

8. Exposure Controls/Personal Protection

Engineering Controls: If fugitive release areas are enclosed, provide local exhaust ventilation for those areas. Where there is possibility of exposure, eyewash station should be provided close to the work area.

Eye/Face Protection: For normal operations, safety glasses with side shields are required. When performing operations on pressurized vessels (offloading delivery trucks) or when performing maintenance where spray of material is possible, wear tight fitting chemical goggles.

Skin Protection: Use rubberized work gloves. Long sleeved shirts and long pants should be worn. Protective barrier creams may be used on exposed skin surfaces.

Ingredient(s) – Exposure Limits

Calcium Bromide - CaBr₂ OSHA PEL: Not yet established

Water – H₂O OSHA PEL: N/A

Respiratory: A respirator is not indicated under normal handling. Should a leak occur which results in misting or vapor cloud, allow the cloud to dissipate before entering the area. If a vapor cloud must be entered, use NIOSH/MSHA approved organic/acid gas cartridge respirator.

MATERIAL SAFETY DATA SHEET – MERSORB

9. Physical Appearance and Chemical Properties

Appearance: Clear liquid.

Odor: Normally odorless but may have faint “earth” odor.

Chemical Type: Mixture

Physical State: Liquid

Melting Point: N/A

Boiling Point: >246 °F

Specific Gravity: >1.68

10. Stability and Reactivity

Stability: Stable as supplied

Hazardous Polymerization: Will not occur

Conditions To Avoid (Stability): None known

Incompatible Materials: Strong oxidizing agents or water reactive materials.

Hazardous Decomposition Products: Thermal decomposition may produce hydrogen bromide, bromine, or oxides of calcium.

11. Toxicological Information

Calcium Bromide:

Acute Oral Toxicity LD50: 4,068 mg/kg, rat

Acute Dermal Toxicity LD50: 2008 mg/kg, rabbit

Acute Inhalation Toxicity LD50: > 203 mg/l, rat

Skin irritation : Result: slight irritation

Eye irritation : Result: Moderate eye irritation. May cause burns or external ulcers.

Sensitisation : The results of a test on guinea pigs showed this substance to be a weak skin sensitizer.

Further information: Prolonged or repeated contact may cause rash, depression, emaciation. Long term exposure may cause effects in the central nervous system, The toxicological properties of this material have not been fully characterized. Other acute and chronic health hazards, as well as target organs, are unknown.

NTP: US. National Toxicology Program (NTP) Report on Carcinogens

No component of this product present at levels greater than or equal to 0.1% is identified as a known or anticipated carcinogen by NTP.

IARC: US. IARC Monographs on Occupational Exposures to Chemical Agents

No component of this product present at levels greater than or equal to 0.1% is identified as probable, possible or confirmed human carcinogen by IARC.

MATERIAL SAFETY DATA SHEET – MERSORB

OSHA: US. OSHA Specifically Regulated Substances (29 CFR 1910.1001-1050)

No component of this product present at levels greater than or equal to 0.1% is identified as a carcinogen or potential carcinogen by OSHA.

ACGIH: US. ACGIH Threshold Limit Values

No component of this product present at levels greater than or equal to 0.1% is identified as a carcinogen or potential carcinogen by ACGIH.

12. Ecological Information

No ecological information or effects are known at this time.

13. Disposal Considerations

Dispose in accordance with local, state and federal requirements.

RCRA Information: This material, if discarded as produced, is not a RCRA “listed” hazardous waste. Use which results in chemical or physical change or contamination may subject it to regulation as a hazardous waste. It is the responsibility of the generator to fully characterize for toxicity and other RCRA parameters prior to disposal (40 CFR 261).

14. Transport Information

CAS NO. 7789-41-5

Hazard Class: Not applicable

DOT Identification Number: Not a DOT controlled material (United States)

DOT Shipping Label: Not applicable

Packaging Exceptions: Not applicable

Packaging Requirements: Not applicable

MATERIAL SAFETY DATA SHEET – MERSORB

15. Regulatory Information

U.S. Regulatory Information:

Stratospheric Ozone Depletion Statement: This product neither contains nor is directly manufactured with any controlled ozone depleting substances, Class 1 and 11.

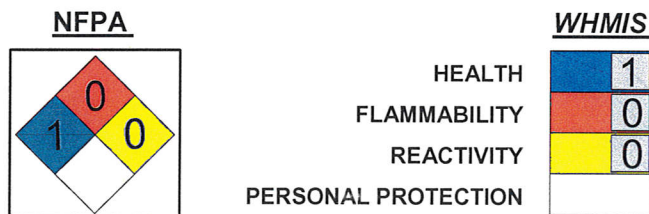
SARA Title III Section 313 Toxic Release reporting: This product is not listed or subject to the release reporting requirements of Section 313.

SARA Hazard Classes:

Acute Health Hazard

Canadian Regulatory Information:

Not controlled under WHMIS (Canada)



Precautionary Label:

None

Reference Documentation:

The following were the primary references including internet websites used in the creation of this MSDS: Information and material safety data sheets on similar materials from the National Institute for Occupational Safety and Health (NIOSH), Tetra Technologies, Chemtura, Synergy Fluids, the US Department of Transportation Federal Highway Administration, Perfect Earth, and California Earth Minerals.

Disclaimer

SELLER MAKES NO WARRANTY. EXPRESSED OR IMPLIED, CONCERNING THE PRODUCT OR THE MERCHANTABILITY OR FITNESS THERE OF FOR ANY PURPOSE OR CONCERNING THE ACCURACY OF ANY INFORMATION PROVIDED BY CHEM-MOD LLC OR GALLAGHER CLEAN ENERGY.

Material Safety Data Sheet

Section 1: PRODUCT AND COMPANY INFORMATION

Product Name(s): Cement Kiln Dust

Product Identifiers: Cement Kiln Dust (CKD), Kiln Dust, Cement Lime, New Lime™.

Manufacturer: Lafarge North America Inc.
12950 Worldgate Drive, Suite 500
Herndon, VA 20170

Information Telephone Number: 703-480-3600 (9am to 5pm EST)

Emergency Telephone Number: 1-800-451-8346 (3E Hotline)

Product Use: Kiln dust used in the manufacture of bricks, mortar, cement, concrete, plasters, paving materials, and other construction applications.

Note: This MSDS covers many types of kiln dust. Individual composition of hazardous constituents will vary between types of kiln dust.



Section 2: COMPOSITION/INFORMATION ON INGREDIENTS

Component	Percent (By Weight)	CAS Number	OSHA PEL -TWA (mg/m ³)	ACGIH TLV-TWA (mg/m ³)	LD ₅₀ (mouse, intraperitoneal)	LC ₅₀
Portland Cement Kiln Dust	100	68475-76-3	NA	NA	NA	NA
Calcium Carbonate*	10-80	1317-65-3	15 (T); 5 (R)	10 (T)	NA	NA
Calcium Oxide	5-50	1305-78-8	5 (T)	2 (T)	3059 mg/kg	NA
Crystalline Silica	0-10	14808-60-7	[(10) / (%SiO ₂ +2)] (R); [(30) / (%SiO ₂ +2)] (T)	0.05 (R)	NA	NA
Magnesium Oxide	0-2	1309-48-4	15 (T)	10 (T)	NA	NA

Note: Exposure limits for components noted with an * contain no asbestos and <1% crystalline silica

Cement is made from materials mined from the earth and is processed using energy provided by fuels. Trace amounts of chemicals may be detected during chemical analysis of cement and cement kiln dust. For example, cement kiln dust may contain trace amounts of potassium and sodium sulfate compounds, chromium compounds, nickel compounds, and other trace compounds.

Section 3: HAZARD IDENTIFICATION

	WARNING	
<p>Corrosive - Causes severe burns. Toxic - Harmful by inhalation. (Contains crystalline silica)</p> <p>Use proper engineering controls, work practices, and personal protective equipment to prevent exposure to wet or dry product.</p> <p>Read MSDS for details.</p>		

Section 3: HAZARD IDENTIFICATION (continued)

Emergency Overview: Kiln dust is a solid, grey or tan, odorless powder. It is not combustible or explosive. A single, short-term exposure to the dry powder presents little or no hazard. Exposure of sufficient duration to wet kiln dust, or to dry kiln dust on moist areas of the body, can cause serious, potentially irreversible tissue (skin, eye, respiratory tract) damage due to chemical (caustic) burns, including third degree burns.

Potential Health Effects:

Eye Contact: Airborne dust may cause immediate or delayed irritation or inflammation. Eye contact with large amounts of dry powder or with wet kiln dust can cause moderate eye irritation, chemical burns and blindness. Eye exposures require immediate first aid and medical attention to prevent significant damage to the eye.

Skin Contact: Kiln dust may cause dry skin, discomfort, irritation, severe burns, and dermatitis.

Burns: Exposure of sufficient duration to wet kiln dust, or to dry kiln dust on moist areas of the body, can cause serious, potentially irreversible damage to skin, eye, respiratory and digestive tracts due to chemical (caustic) burns, including third degree burns. A skin exposure may be hazardous even if there is no pain or discomfort.

Kiln dust may be shipped or stored hot and can cause thermal burns to unprotected skin.

Dermatitis: Kiln dust is capable of causing dermatitis by irritation and allergy. Skin affected by dermatitis may include symptoms such as, redness, itching, rash, scaling, and cracking.

Irritant dermatitis is caused by the physical properties of kiln dust including alkalinity and abrasion.

Allergic contact dermatitis is caused by sensitization to hexavalent chromium (chromate) present in kiln dust. The reaction can range from a mild rash to severe skin ulcers. Persons already sensitized may react to the first contact with kiln dust. Others may develop allergic dermatitis after years of repeated contact with kiln dust.

Inhalation (acute): Breathing dust may cause nose, throat or lung irritation, including choking, depending on the degree of exposure. Inhalation of high levels of dust can cause chemical burns to the nose, throat and lungs.

Inhalation (chronic): Risk of injury depends on duration and level of exposure.

Silicosis: This product contains crystalline silica. Prolonged or repeated inhalation of respirable crystalline silica from this product can cause silicosis, a seriously disabling and fatal lung disease. See Note to Physicians in Section 4 for further information.

Carcinogenicity: Kiln dust is not listed as a carcinogen by IARC or NTP; however, kiln dust contains trace amounts of crystalline silica and hexavalent chromium which are classified by IARC and NTP as known human carcinogens.

Autoimmune Disease: Some studies show that exposure to respirable crystalline silica (without silicosis) or that the disease silicosis may be associated with the increased incidence of several autoimmune disorders such as scleroderma (thickening of the skin), systemic lupus erythematosus, rheumatoid arthritis and diseases affecting the kidneys.

Section 3: HAZARD IDENTIFICATION (continued)

<u>Tuberculosis:</u>	Silicosis increases the risk of tuberculosis.
<u>Renal Disease:</u>	Some studies show an increased incidence of chronic kidney disease and end-stage renal disease in workers exposed to respirable crystalline silica.
Ingestion:	Do not ingest kiln dust. Although ingestion of small quantities of kiln dust is not known to be harmful, large quantities can cause chemical burns in the mouth, throat, stomach, and digestive tract.
Medical Conditions Aggravated by Exposure:	Individuals with lung disease (e.g. bronchitis, emphysema, COPD, pulmonary disease) or sensitivity to hexavalent chromium can be aggravated by exposure.

Section 4: FIRST AID MEASURES

Eye Contact:	Rinse eyes thoroughly with water for at least 15 minutes, including under lids, to remove all particles. Seek medical attention for abrasions and burns.
Skin Contact:	Wash with cool water and a pH neutral soap or a mild skin detergent. Seek medical attention for rash, burns, irritation, dermatitis, and prolonged unprotected exposures to wet cement or kiln dust, cement mixtures or liquids from wet cement.
Inhalation:	Move person to fresh air. Seek medical attention for discomfort or if coughing or other symptoms do not subside.
Ingestion:	Do not induce vomiting. If conscious, have person drink plenty of water. Seek medical attention or contact poison control center immediately.
Note to Physician:	<p>The three types of silicosis include:</p> <ul style="list-style-type: none"> • Simple chronic silicosis – which results from long-term exposure (more than 20 years) to low amounts of respirable crystalline silica. Nodules of chronic inflammation and scarring provoked by the respirable crystalline silica form in the lungs and chest lymph nodes. This disease may feature breathlessness and may resemble chronic obstructive pulmonary disease (COPD). • Accelerated silicosis – occurs after exposure to larger amounts of respirable crystalline silica over a shorter period of time (5-15 years). Inflammation, scarring, and symptoms progress faster in accelerated silicosis than in simple silicosis. • Acute silicosis – results from short-term exposure to very large amounts of respirable crystalline silica. The lungs become very inflamed and may fill with fluid, causing severe shortness of breath and low blood oxygen levels.

Progressive massive fibrosis may occur in simple or accelerated silicosis, but is more common in the accelerated form. Progressive massive fibrosis results from severe scarring and leads to the destruction of normal lung structures.

Section 5: FIREFIGHTING MEASURES

Flashpoint & Method:	Non-combustible	Firefighting Equipment:	Kiln dust poses no fire-related hazard. A SCBA is recommended to limit exposures to combustion products when fighting any fire.
General Hazard:	Avoid breathing dust. Wet kiln dust and cement is caustic.		
Extinguishing Media:	Use extinguishing media appropriate for surrounding fire.	Combustion Products:	

Section 8: EXPOSURE CONTROLS AND PERSONAL PROTECTION (continued)

Skin Protection: Wear gloves, boot covers and protective clothing impervious to water to prevent skin contact. Do not rely on barrier creams, in place of impervious gloves. Remove clothing and protective equipment that becomes saturated with wet kiln dust or cement and immediately wash exposed areas.

Section 9: PHYSICAL AND CHEMICAL PROPERTIES

Physical State:	Solid (powder).	Evaporation Rate:	NA.
Appearance:	Gray, tan, or white powder.	pH (in water):	10 – 13
Odor:	None.	Boiling Point:	>1000° C
Vapor Pressure:	NA.	Freezing Point:	None, solid.
Vapor Density:	NA.	Viscosity:	None, solid.
Specific Gravity:	2.6-2.8	Solubility in Water:	2-20%

Section 10: STABILITY AND REACTIVITY

Stability: Stable. Keep dry until use. Avoid contact with incompatible materials. Kiln dust reacts with water, resulting in a slight release of heat, depending on the amount of lime (Calcium oxide) present.

Incompatibility: Kiln dust and wet cement is alkaline and is incompatible with acids, ammonium salts and aluminum metal. Kiln dust and cement dissolves in hydrofluoric acid, producing corrosive silicon tetrafluoride gas. Kiln dust and cement reacts with water to form silicates and calcium hydroxide. Silicates react with powerful oxidizers such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride, and oxygen difluoride.

Hazardous Polymerization: None.

Hazardous Decomposition: None.

Section 11 and 12: TOXICOLOGICAL AND ECOLOGICAL INFORMATION

For questions regarding toxicological and ecological information refer to contact information in Section 1.

Section 13: DISPOSAL CONSIDERATIONS

Dispose of waste and containers in compliance with applicable Federal, State, Provincial and Local regulations.

Section 14: TRANSPORT INFORMATION

This product is not classified as a Hazardous Material under U.S. DOT or Canadian TDG regulations.

Section 15: REGULATORY INFORMATION


OSHA/MSHA Hazard Communication: This product is considered by OSHA/MSHA to be a hazardous chemical and should be included in the employer's hazard communication program.

CERCLA/SUPERFUND: This product is not listed as a CERCLA hazardous substance.

EPCRA SARA Title III: This product has been reviewed according to the EPA Hazard Categories promulgated under Sections 311 and 312 of the Superfund Amendment and Reauthorization Act of 1986 and is considered a hazardous chemical and a delayed health hazard.

EPCRA SARA Section 313: This product contains none of the substances subject to the reporting requirements of Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 and 40 CFR Part 372.

Section 15: REGULATORY INFORMATION (continued)

RCRA:	If discarded in its purchased form, this product would not be a hazardous waste either by listing or characteristic. However, under RCRA, it is the responsibility of the product user to determine at the time of disposal, whether a material containing the product or derived from the product should be classified as a hazardous waste.
TSCA:	Kiln dust and crystalline silica are exempt from reporting under the inventory update rule.
California Proposition 65:	Crystalline silica (airborne particulates of respirable size) and Chromium (hexavalent compounds) are substances known by the State of California to cause cancer.
WHMIS/DSL: 	Products containing crystalline silica and calcium carbonate are classified as D2A, E and are subject to WHMIS requirements.

Section 16: OTHER INFORMATION
Abbreviations:

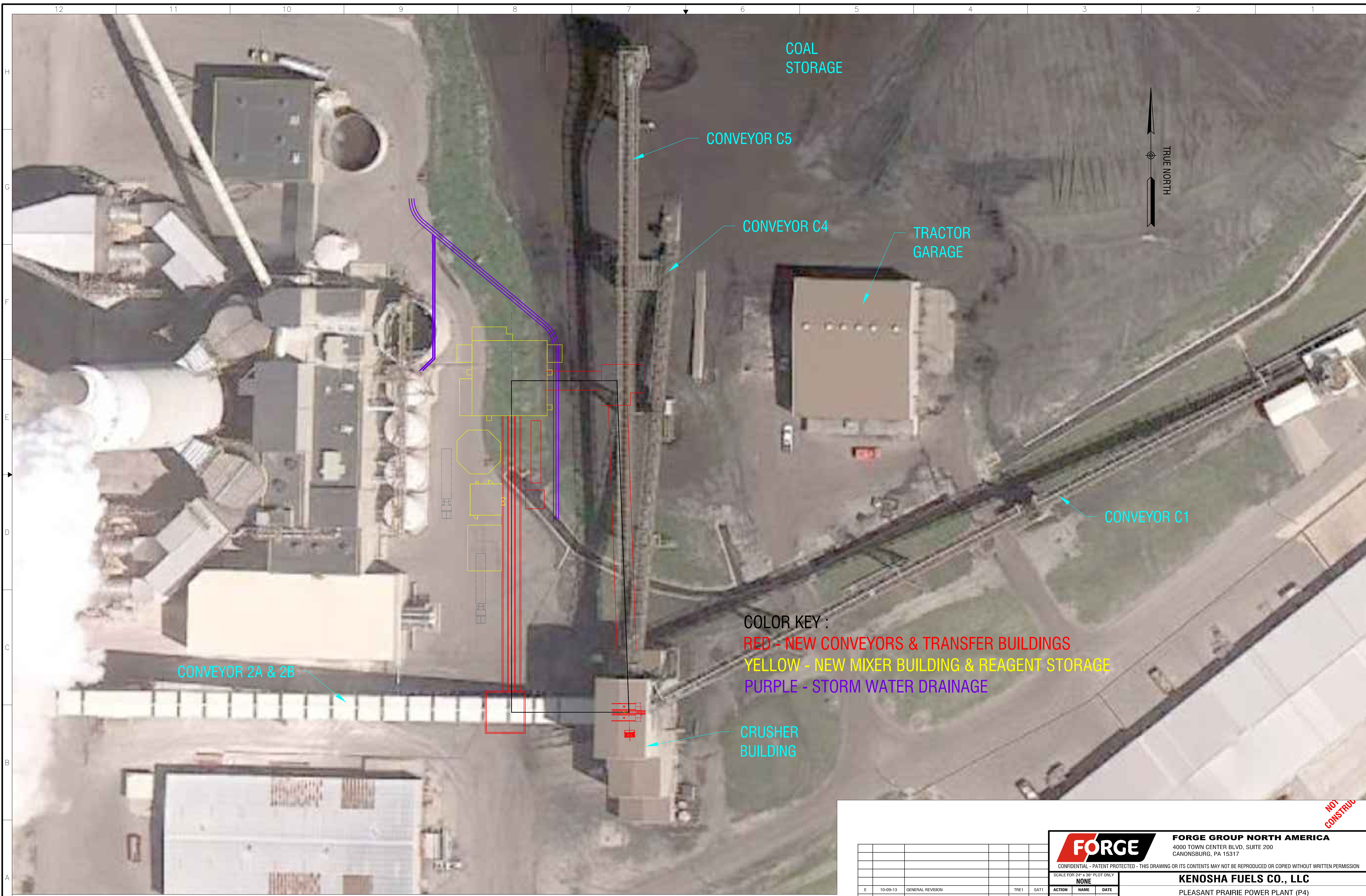
>	Greater than	NA	Not Applicable
ACGIH	American Conference of Governmental Industrial Hygienists	NFPA	National Fire Protection Association
CAS No	Chemical Abstract Service number	NIOSH	National Institute for Occupational Safety and Health
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act	NTP	National Toxicology Program
		OSHA	Occupational Safety and Health Administration
CFR	Code for Federal Regulations	PEL	Permissible Exposure Limit
CL	Ceiling Limit	pH	Negative log of hydrogen ion
DOT	U.S. Department of Transportation	PPE	Personal Protective Equipment
EST	Eastern Standard Time	R	Respirable Particulate
HEPA	High-Efficiency Particulate Air	RCRA	Resource Conservation and Recovery Act
HMIS	Hazardous Materials Identification System	SARA	Superfund Amendments and Reauthorization Act
		T	Total Particulate
IARC	International Agency for Research on Cancer	TDG	Transportation of Dangerous Goods
		TLV	Threshold Limit Value
LC ₅₀	Lethal Concentration	TWA	Time Weighted Average (8 hour)
LD ₅₀	Lethal Dose	WHMIS	Workplace Hazardous Materials Information System
mg/m ³	Milligrams per cubic meter		
MSHA	Mine Safety and Health Administration		

This MSDS (Sections 1-16) was revised on March 3, 2005.

An electronic version of this MSDS is available at: www.lafarge-na.com under the Products section.

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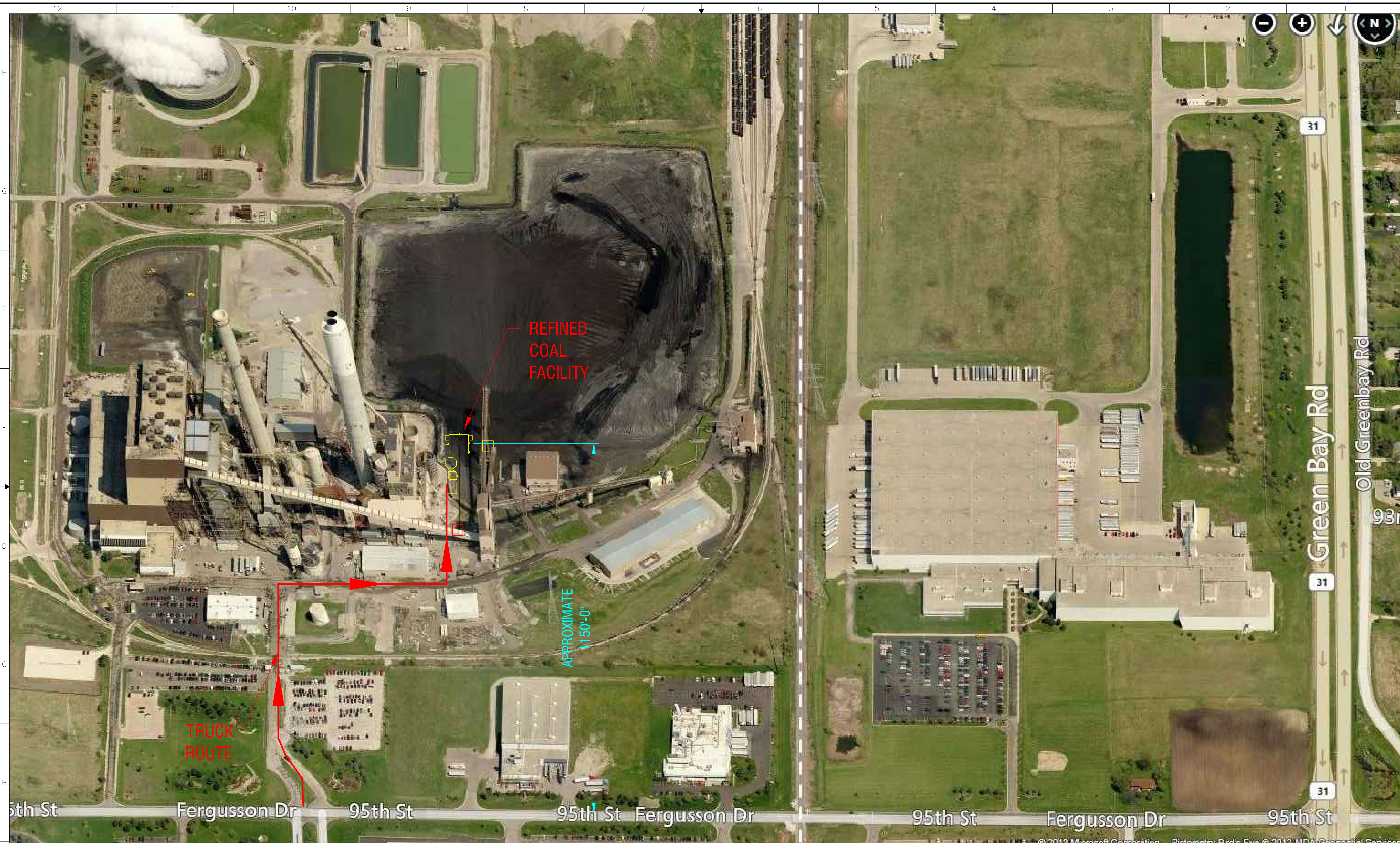
06-10-13 TEHRENBARGER

COLOR KEY :
 RED - NEW CONVEYORS & TRANSFER BUILDINGS
 YELLOW - NEW MIXER BUILDING & REAGENT STORAGE
 PURPLE - STORM WATER DRAINAGE

REV	DATE	DESCRIPTION	GRID	BY	APPR
E	10-09-13	GENERAL REVISION		TRE1	SAT1
D	9-24-13	GENERAL REVISION		TRE1	SAT1
C	4-16-13	GENERAL REVISIONS		TRE1	
B	02-05-13	GENERAL UPDATE		TRE1	
A	01-17-13	FOR APPROVAL		TRE1	

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		PLEASANT PRAIRIE POWER PLANT (P4) REFINED COAL SYSTEM PLOT PLAN OVERLAY	
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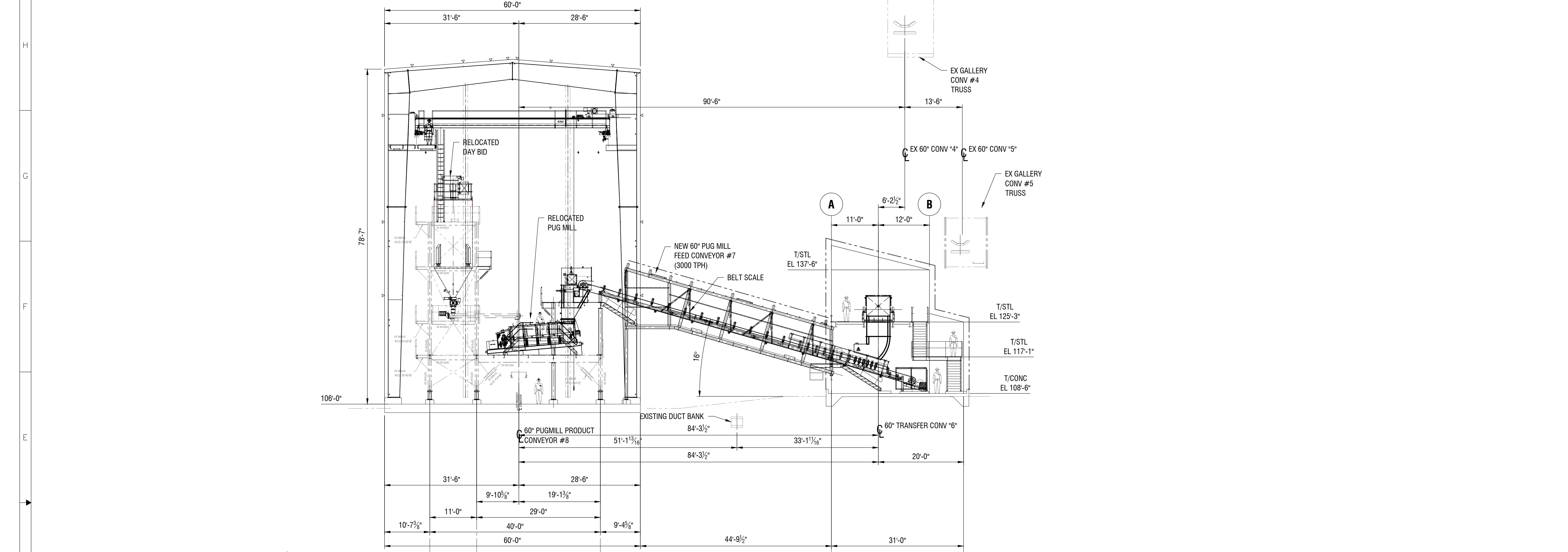
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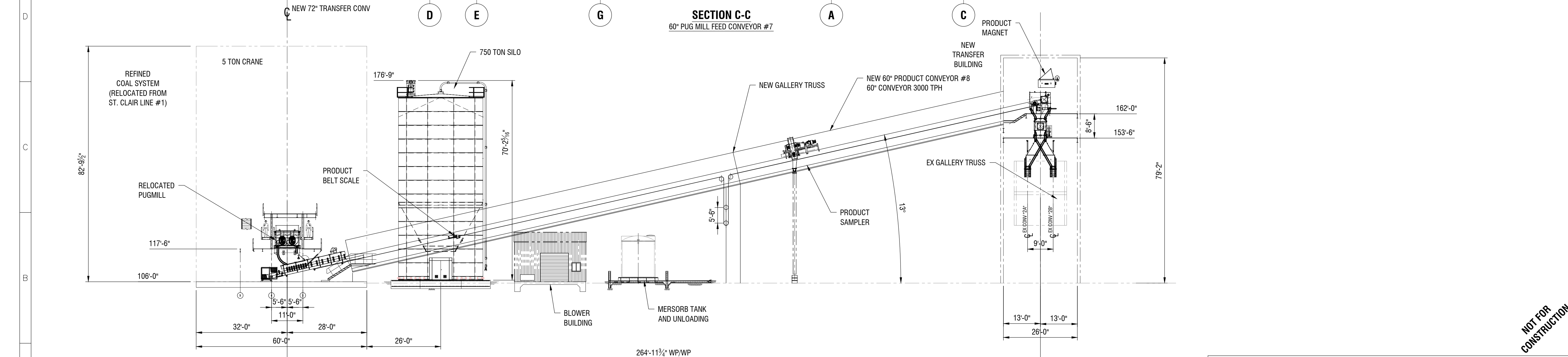
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SECTION C-C
60° PUG MILL FEED CONVEYOR #7



SECTION B-B
60° PUG MILL PRODUCT CONVEYOR #8

NOT FOR CONSTRUCTION

Oct-10-13 TEHRENBARGER

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E	09-18-13	DRAWING REVISION		TRE1	SAT1
D	04-16-13	GENERAL REVISIONS		TRE1	
C	03-04-13	GENERAL REVISION		TRE1	
B	02-05-13	GENERAL REVISION		TRE1	
A	01-17-13	FOR APPROVAL		TRE1	ALH1

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CANONSBURG, PA 15317

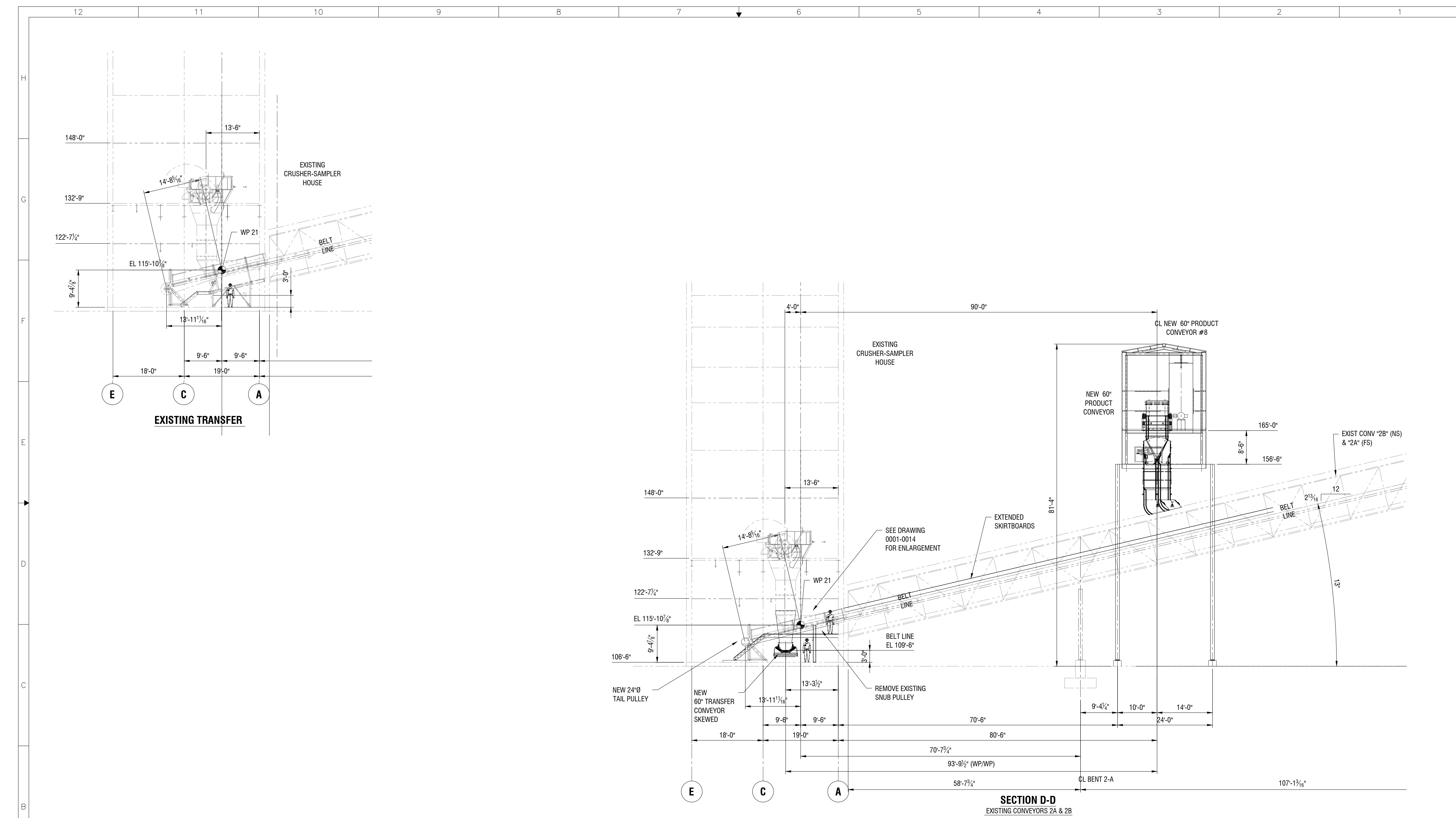
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KENOSHA FUELS CO., LLC
PLEASANT PRAIRIE POWER PLANT (P4)
REFINED COAL SYSTEM
GENERAL ARRANGEMENT - PUGMILL FEED AND PRODUCT CONVEYOR

REV	DATE	DESCRIPTION	GRID	BY	APPR
F	09-24-13	GENERAL REVISION		TRE1	SAT1
E	09-18-13	DRAWING REVISION		TRE1	SAT1
D	04-16-13	GENERAL REVISIONS		TRE1	
C	03-04-13	GENERAL REVISION		TRE1	
B	02-05-13	GENERAL REVISION		TRE1	
A	01-17-13	FOR APPROVAL		TRE1	ALH1


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D	06-16-13	GENERAL REVISIONS		TRE1	SAT1
C	03-04-13	GENERAL REVISION		TRE1	SAT1
B	02-05-13	GENERAL REVISION		TRE1	CHECK
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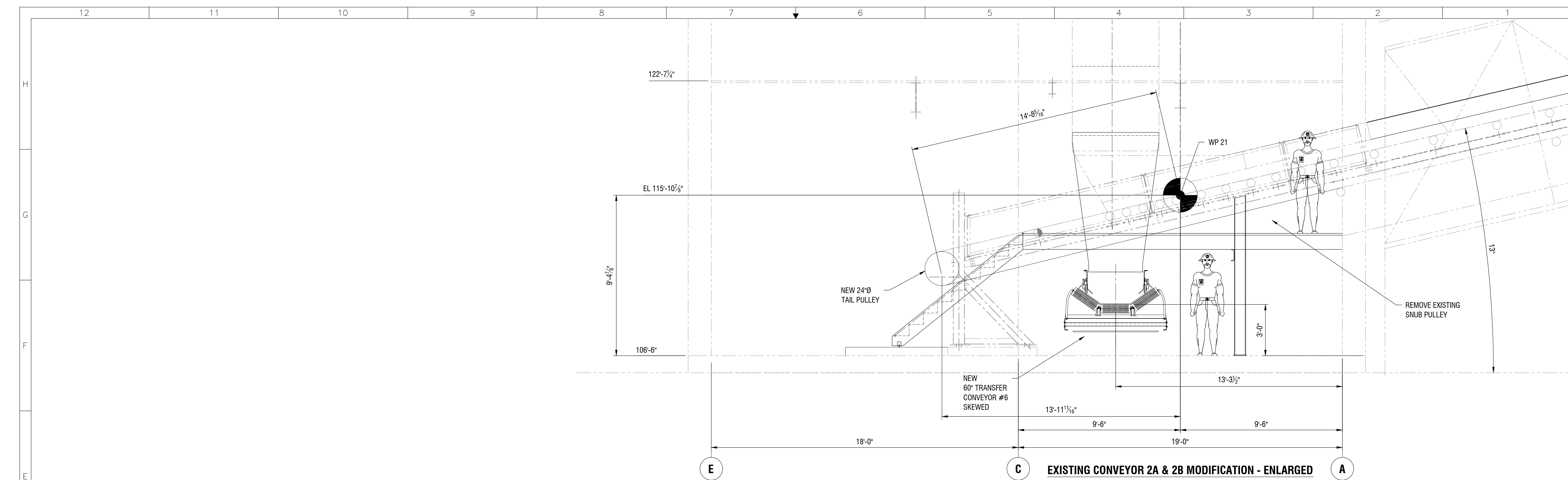
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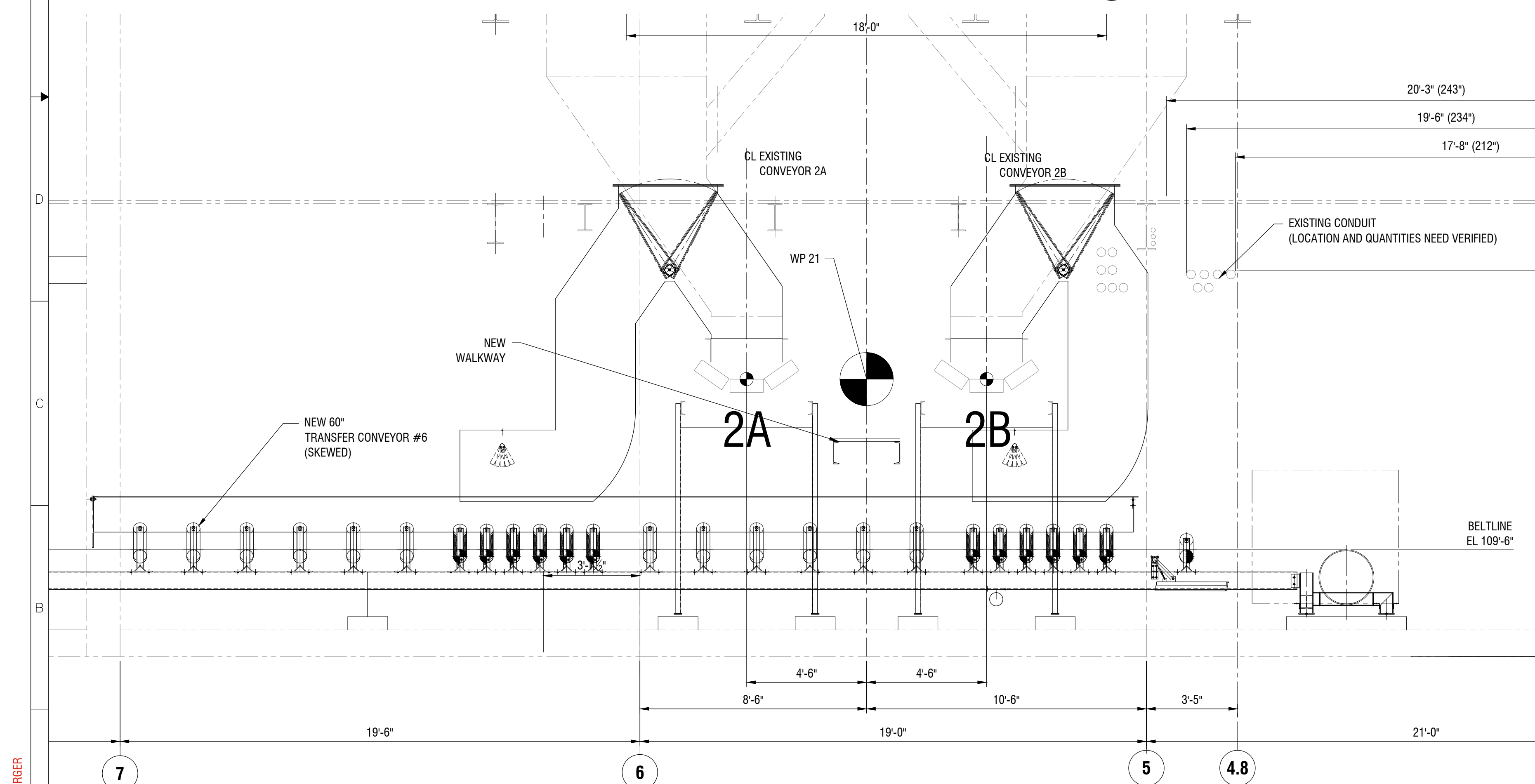
KENOSHA FUELS CO., LLC

PLEASANT PRAIRIE POWER PLANT (P4)
REFINED COAL SYSTEM
GENERAL ARRANGEMENT - REFINED COAL PLANT & PRODUCT DISCHARGE

FORMAT	DWG TYPE	DWG NO.	REV
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EXISTING CONVEYOR 2A & 2B MODIFICATION - ENLARGED



NEW 60" REFINED COAL TRANSFER CONVEYOR #6 - ENLARGED

0ct-10-13 TEHRENBARGER

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<small>SCALE FOR 24" x 36" PLOT ONLY</small> 3/8" = 1'-0"		KENOSHA FUELS CO., LLC PLEASANT PRAIRIE POWER PLANT (P4) REFINED COAL SYSTEM TAIL END OF EXISTING 2A AND 2B CONVEYORS - ENLARGED																																																	
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- B. Consider the request of Brad Forkert on behalf of Uline for approval of **Site and Operational Plans** for Uline to occupy the entire building located at 8505 100th Street for additional warehouse and distribution for bulk storage/material handling equipment.

Recommendation: Village staff recommends that the Plan Commission approve the **Site and Operational Plans** for Uline to occupy the entire building located at 8505 100th Street for additional warehouse and distribution for bulk storage/material handling equipment subject to the comments and conditions of the Village Staff Report of November 11, 2013.

VILLAGE STAFF REPORT OF NOVEMBER 11, 2013

Consider the request of Brad Forkert on behalf of Uline for approval of **Site and Operational Plans** for Uline to occupy the entire building located at 8505 100th Street for additional warehouse and distribution for bulk storage/material handling equipment.

The petitioner is requesting to occupy the entire 256,240 square foot building located at 8505 100th Street for additional warehouse and distribution for bulk storage/material handling equipment. All material proposed to be stored are classified as Occupancy Type Storage Group S-2 (Low Hazard pursuant to Chapter 3 of the 2006 International Commercial Code.

The occupancy is proposed to be completed in phases. Phase 1 (permits being reviewed for issuance) will allow for Uline to occupy less than 50% of the building (125,440 square feet). Anticipated startup date for Phase 1 is November 18, 2013. At that time they anticipate 1-4 full-time employees.

Phase 2 will allow for Uline to occupy the entire building (256,000 square feet). Anticipated startup date for Phase 2 is January 1, 2014. At full operation, the facility is proposed have a total of 12-17 employees working two shifts (First shift 10-12 employees and 2nd shift 2-5 employees. It is anticipated that there will be approximately 30 trucks arriving and departing per day when the entire building is occupied.

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 proposed; however additional dock doors are being added (permit issued on November 4, 2013) and they intend to paint the building using the Uline green as accent colors on the building.

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

1. Subject to compliance with the attached comments dated November 4, 2013 from the Village Fire & Rescue Department. **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.**
2. The Village Department of Public Works inspected the sampling manhole at the property and found that the top rings are offset and the flume is not installed properly. Therefore, the bench needs to be raised to the lip of the flume and the flume needs to be secured properly. This shall be corrected prior to occupancy of the building. Once this is fixed contact the John Steinbrink Jr. Village Public Works Director at 262-925-6765 to schedule the required inspection.
3. Subject to compliance with the attached memo dated November 5, 2013 from the Village Building Inspection Department.
4. The primary monument signs shall be modified prior to occupancy. A permit application for the sign has been submitted for review and issuance of permits.
5. 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.

6. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
7. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.



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 Uline Warehouse 5 (Phase 2) 8505 100th Street
DATE: November 4, 2013

This is a review for storage in the 8505 100th street facility. Uline will be taking the remaining 130,560 square feet of an existing building in Phase 2.

Fire and Rescue Department comments are based on the information given by Uline.

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

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

- This is a review of the Final Site and Operational plan, however, it is understood, that typical and customary fire protection features have not been shown on the plans.
- AED. Because of the overall building size the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire & Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire safety system plans, such as fire sprinkler and fire alarm plans, may need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

- Fire hydrants: Meets the Village Ordinance of a maximum distance of 350 feet apart on the revised plans. Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged.
- Truck staging shall not decrease the width of the fire lanes.
- Rack storage: If it is the intent to use rack storage, that rack storage configuration must be reviewed by the fire protection contractor to assure adequate fire sprinkler protection. Rack storage shall not adversely affect the maximum exit distance requirements. This process needs to begin immediately to assure no interruption in the construction timeline and to assure the opening date will be met.
- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.

4. Fire and Rescue Department Review and Comments:

A. 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. **The following information must be submitted with the sprinkler plans for review:**
 - Building height:
 - Number of stories/floors:
 - Mezzanines:
 - Clear space:
 - Elevators:
 - Hazard class:
 - Commodity:
 - Maximum storage height:

Square footage, office space:
Square footage, Manufacturing including maintenance and equipment:
Square footage, receiving space:
Square footage, shipping space:
Square footage, warehouse space:
Exterior storage:
Fire protection:

8. **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
- 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.

9. **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.

10. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire & Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.

11. **Sprinkler System:** The building shall be equipped with an “automatic fire sprinkler system”. The systems shall be designed and constructed to the current edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Fire Sprinkler plans will need to be submitted for build outs within the building as well as the new standpipes added in at the new exterior doors.

- **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.

12. **Standpipes:** In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors on the same side as the door handle/knob, including the new doors being added as part of this project. Village Ordinance 180.16 G.
13. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.

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

14. **Pumper Pad:** Pumper Pad is already in place. Must meet the current standard of the Fire and Rescue Department with only the 5 inch Storz fitting. The Siamese fitting is to be eliminated.
15. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. Fire Alarm plans will need to be submitted for build outs within the building as well as for pull-stations to be located at the new exterior doors.
 - 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

- 16. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire & Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
- 17. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. The Fire & Rescue Department will evaluate this lighting prior to occupancy during the evening hours after sunset. An Emergency light shall be placed within the fire pump room. Emergency and Exit lighting will be inspected after sunset to assure it is adequate and meets the Code.
- 18. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
 - a. The fire protection contractor shall provide the owner with a letter (upon completion

of the sprinkler work) stating the sprinkler system, or portion thereof, is “100% operational and built according to the design”, Village Ordinance, 180-16 N.

- b. Copy of contract with fire alarm central monitoring station.
 - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - d. Copies of the fire sprinkler hydrostatic test certificates.
 - e. Copies of the fire sprinkler operational test certificates.
 - f. Copies of the fire alarm test documents.
 - g. Copies of other test documents such as, hood/duct, smoke, etc...
 - h. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - i. 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.
 - j. 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.
 - k. 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.
 - l. AED, in place at such time each tenant takes occupancy.
 - m. MSDS sheets shall be submitted for all products and chemicals
 - n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.
 - o. Occupancy inspection fee of \$175 will be assessed at the final inspection in accordance with ordinance 180-17.
19. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.

MEMORANDUM

TO: Peggy Herrick, Assistant Zoning Administrator

FROM: Ralph Nichols, Senior Building Inspector

SUBJECT: Site and Operational Plans comments/conditions for Uline located at 8505 100th Street.

DATE: November 5, 2013

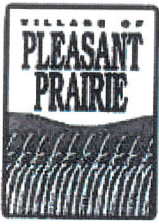
The following are my comments/conditions:

- 1) All building, plumbing, lighting and HVAC plans will need to be designed to the IBC Codes, Wisconsin Plumbing Code prior to submitting (4 sets) for building permits from the Village of Pleasant Prairie. HVAC and Plumbing may require approval from the State of Wisconsin, Department of Commerce, Safety and Building Division. All sub-contractors will be required to apply for permits.
- 2) Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, Comm 16.46, 51.15(5), 54.06(2), and 54.11. The Village Fire & Rescue Department should be contacted for further information and requirements. Contact Fire & Rescue Chief Doug Maculmurry at 262-694-8027.
- 3) If water main is to serve both domestic and fire protection combined, the plans will need Department of Commerce approval and Village Fire & Rescue Department approval prior to obtaining permits and commencing work.
- 4) The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form SBD 9720, **prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.**
- 5) **The electrical contractors for high voltage and low voltage shall obtain a permit from the Village prior to beginning work. All contractors must be licensed or registered with the State of Wisconsin.**
- 6) Building plans will need to show detail on fire stopping of all penetrations through fire rated walls and fire separation walls as required by emergency rule that took affect on January 28, 1998.
- 7) Sprinkler plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department.

- 8) Any and all fire alarm installations require plan review and permit from the Village of Pleasant Prairie Fire & Rescue Department.

Should you have any questions, please contact me directly.

* * * *



Phase 2

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	20
Preliminary Determination of Completeness on:	20
Revised Plans Submitted:	20
Public Hearing Required: Hearing Date:	20
Published on: and	20 Notices sent on: 20
Approved by Plan Commission on	20
Zoning Administrator on	20
Denied by Plan Commission on	20
Zoning Administrator on	20

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: Ulive, Inc

SITE ADDRESS: 8505 100th Street

BRIEF PROJECT DESCRIPTION: paint building, buildout office space
NW corner rock building

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 8-12

PROPOSED NUMBER OF PART-TIME EMPLOYEES: 1-2

SITE SIZE: 256.240 sq. ft. _____ acres

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

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

LEGAL DESCRIPTION: As An Attachment

TAX PARCEL NUMBER(S): As An Attachment

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: _____

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

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

- Factory Group F-1 (Moderate-hazard) _____ sq ft
- Factory Group F-2 (Low-hazard) _____ sq ft
- Storage Group S-1 (Moderate-hazard) _____ sq ft
- Storage Group S-2 (Low-hazard) 256,000 sq ft
- Business Group B _____ 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: 50

THIS APPLICATION IS FOR A: (check one)

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

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

Are there any existing buildings on the site? YES NO

- If yes, provide an attachment that explains the current uses on the property and current uses in each building and if the use(s) is proposed to continue; and the gross floor area and height of each building. general warehouse, 256,000 sf, 30 foot height
- 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:

Name: TOM PHILBIN - CENTERPOINT
 (Please Print)
 Signature: [Signature]
 Address: 1800 SWIFT DRIVE
Oak Brook IL 60523
 (City) (State) (Zip)
 Phone: 630-584-8276
 Fax: _____
 E-mail: TPhilbin@centerpoint.com
 Date 10/24/13

APPLICANT:

Name: BRAD FOLKERT
 (Please Print)
 Signature: [Signature]
 Address: 12575 Uline Dr
Pleasant Prairie WI 53150
 (City) (State) (Zip)
 Phone: 262-612-4200 x5590
 Fax: 262-612-4250
 E-mail: BFOLKERT@ULINE.COM
 Date: OCT. 24, 2013

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)

Name: _____
 (Please Print)
 Signature: _____
 Address: _____

 (City) (State) (Zip)
 Phone: _____
 Fax: _____
 E-mail: _____
 Date _____

USER OR OCCUPANT OF SITE:

Name: _____
 (Please Print)
 Signature: _____
 Address: _____

 (City) (State) (Zip)
 Phone: _____
 Fax: _____
 E-mail: _____
 Date: _____

PARCEL I:

PARCEL 13 OF CERTIFIED SURVEY MAP NO. 1917, BEING A REDIVISION OF ALL OF CERTIFIED SURVEY MAP NOS. 1370 AND 1377 LOCATED IN THE NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, SOUTHWEST $\frac{1}{4}$ AND NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWN 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

PARCEL II:

COMMON CROSS EASEMENT FOR INGRESS AND EGRESS DATED FEBRUARY 28, 1997 EXECUTED BY AND BETWEEN WISPARK CORPORATION AND ROGER MAYER, RECORDED FEBRUARY 28, 1977, AS DOCUMENT NO. 1050378.

8505 100TH Street, Pleasant Prairie, Wisconsin
PIN: 92-4-122-213-0035

Operational plan. **SEE ULINE RESPONSES IN RED – PHASE 2**

(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. – **Warehouse space will be used as a distribution center for bulk storage / material handling equipment. This space will be used as a hub sending products out to branch facilities, there will be no customer pick-up at this location.**

(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. – **Uline will take over the lease on this property for a (2) year period increasing our presence in Pleasant Prairie. In order to make the project ready for Uline use, the exterior will be painted, interior offices created and the facility will be racked out.**

(c) Gross floor area of the existing building(s) and/or proposed addition. – **130,560 SF Total of 256,000 SF**

(d) Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments. **Building will operate seven days a week with various shifts. Will not be open to the public, deliveries and shipments will occur throughout the hours of operation.**

(e) Anticipated startup and total number of full- and part-time employees. – **Anticipated startup date for phase 1 use will be November 18th, at this time there will be 1-4 full time employees bulk storing product on the floor of phase 1. The full building will be targeted for use on January 1st, 2014, at this time there will be between 8-12 employees on site.**

(f) Anticipated number of shifts and the anticipated number of employees per shift. – **Two shifts. First shift 10-12 employees, 2nd shift 2-5 employees.**

(g) Anticipated maximum number of employees on site at any time of the day. - **12**

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

(i) Number of parking spaces required per this chapter and the method used to calculate such number. – **There are ample spaces around the NW and North side of the building to accommodate the employee vehicles.**

(j) Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped spaces to be stated separately). – **Will not change from current layout.**

(k) Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks). – **Anticipated average = 40 trips**

(l) Anticipated daily average and maximum potential number of truck trips to and from the site. – **30 trucks when the entire building is in use.**

(m) Types of goods and materials to be made, used or stored on site. – **Material handling supplies**

(n) Types of equipment or machinery to be used on site. – **There will be electric fork trucks and a propane floor scrubber.**

(o) Types of solid or liquid waste materials which will require disposal. – **N/A**

(p) Method of handling, storing and disposing of solid or liquid waste materials. – **N/A**

(q) Methods of providing site and building security other than the Village Police Department. – Site will be monitored by employees that are on site during their shifts.

(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. – Would invite you to visit our facilities on HWY 165 (104th) or 88th Ave for a sample of how these grounds will be kept. Current Landscape Plan will be maintained.

(s) Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts. - none

(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. - A building permit will be required.

(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. – agreed

(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. – agreed

(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. – agreed

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

(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; - N/A

[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 N/A

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

(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. N/A

(h) Indoor pyrotechnic displays are prohibited. – N/A



3201 West Canal Street
Milwaukee, WI 53208
main 414.921.7580 | fax 414.344.2433
www.jfahern.com

October 21, 2013

Mr. Patrick Schultz
Uline Corporation
12575 Uline Drive
Pleasant Prairie, WI 53158
Phone 262.612.4200
Fax 262.612.4250
Email pschultz@uline.com



**RE: 8505 100th Street Building
Sprinkler Fire Protection Limitations**

Dear Mr. Schultz,

Having now completed our survey of the fire protection systems within the above listed building, the following storage classifications can be properly protected without change to the existing overhead sprinkler systems. Based on our conversations, this will meet your needs for storage protection.

- Per table 14.4.1 (see attached) ESFR Protection of Palletized and solid –Piled Storage (encapsulated no open top containers or solid shelves) of Class I-IV Commodities on the floor up to 30'-0" in a 35'-0" building height utilizing 14.0K Sprinklers at 75 psi (12 sprinklers).
- Per table 15.4.1 (see attached) ESFR Protection of Palletized and solid –Piled Storage (encapsulated no open top containers or solid shelves) of Cartoned Unexpanded Plastic Commodities on the floor up to 30'-0" in a 35'-0" building height utilizing 14.0K Sprinklers at 75 psi (12 sprinklers).

In the future the following rack storage will also be properly protected without change to the existing overhead sprinkler systems.

- Per table 16.3.3.1 ESFR Protection of Rack Storage without Solid Shelves of Class I-IV Commodities (encapsulated or un-encapsulated no open top containers) Stored Over 25'-0" in Height in a 35'-0 building utilizing 14.0K Sprinklers at 75 psi (12 sprinklers). All storage needs to be 36" below the sprinkler deflector.
- Per table 17.2.3.1 ESFR Protection of Rack Storage without Solid Shelves of Cartoned Unexpanded Group A Plastic Commodities (no open top containers) Stored up to 25'-0" in Height in a 35'-0 building utilizing 14.0K Sprinklers at 75 psi (12 sprinklers). All storage needs to be 36" below the sprinkler deflector.

80% of all Ahern employees
hold professional certifications.

Since 2010, more than 99.5% of Ahern's work was completed without follow-up warranty replacement.

If you have further questions or comments, please feel free to contact me at 414.921.7336.

Sincerely,



Randy Conrad
Account Executive

Z:\COMMON\JFA BID DOCS\2013\QUOTED PROJECTS\U LINE 8505 BUILDING\ULINE 8505 BLDG CLASSIFICATION LETTER 10-21-13.DOCX

***ACCEPTED:** _____ **DATE:** _____ **PO#:** _____



Table 15.3.1(b) Specific Application Control Mode [16.8 K-Factor (242)] Sprinkler Design Criteria for Palletized and Solid-Piled Storage of Plastic and Rubber Commodities

Configuration	Commodity Class	Maximum Storage Height		Maximum Building Height		Type of System	Number of Design Sprinklers by Minimum Operating Pressure		Hose Stream Allowance		Water Supply Duration (hours)
		ft	m	ft	m		10 psi (0.7 bar)	22 psi (1.5 bar)	gpm	L/min	
Palletized	Cartoned or exposed unexpanded plastics	25	7.6	30	9.1	Wet	—	15	500	1900	2
Solid-piled	Cartoned or exposed unexpanded plastics	25	7.6	30	9.1	Wet	—	15	500	1900	1½

15.3.3 Open Wood Joist Construction.

15.3.3.1 Where large drop K-11.2 (161) sprinklers are installed under open wood joist construction, their minimum operating pressure shall be 50 psi (3.4 bar).

15.3.3.2 Where each joist channel of open, wood joist construction is fully fire-stopped to its full depth at intervals not exceeding 20 ft (6.1 m), the lower pressures specified in Table 15.3.1(a) shall be permitted to be used.

15.3.4 The design area shall be a rectangular area having a dimension parallel to the branch lines at least 1.2 times the square root of the area protected by the number of sprinklers to be included in the design area. Any fractional sprinkler shall be included in the design area.

15.3.5 Hose stream allowance and water supply duration requirements shall be in accordance with Table 15.3.1(a) and Table 15.3.1(b).

15.3.6 Preaction Systems. For the purpose of using 15.3.1, preaction systems shall be classified as dry pipe systems.

15.3.7 Building steel shall not require special protection where Table 15.3.1(a) or Table 15.3.1(b) is applied as appropriate for the storage configuration.

15.4 Early Suppression Fast-Response (ESFR) Sprinklers for Palletized, Solid Piled of Plastic and Rubber Commodities.

15.4.1 Protection of palletized and solid-piled storage of cartoned or uncartoned unexpanded plastic and cartoned expanded plastic shall be in accordance with Table 15.4.1.

15.4.2 ESFR sprinkler systems shall be designed such that the minimum operating pressure is not less than that indicated in Table 15.4.1 for type of storage, commodity, storage height, and building height involved.

15.4.3 The design area shall consist of the most hydraulically demanding area of 12 sprinklers, consisting of four sprinklers on each of three branch lines.

15.4.4 Where ESFR sprinklers are installed above and below obstructions, the discharge for up to two sprinklers for one of the levels shall be included with those of the other level in the hydraulic calculations.

15.4.5 Special Design for Palletized, Solid-Piled, Bin Box, or Shelf Storage of Plastic and Rubber Commodities. (Reserved)

15.5 High Expansion Foam — Reduction to Ceiling Density. A reduction in ceiling density to one-half that required for Class I through Class IV commodities, idle pallets, or plastics shall be permitted without revising the design area, but the density shall be no less than 0.15 gpm/ft² (6.1 mm/min).

17.2.2.8 Building steel shall not require special protection where Table 17.2.2.1(a) or Table 17.2.2.1(b) is applied as appropriate for the storage configuration.

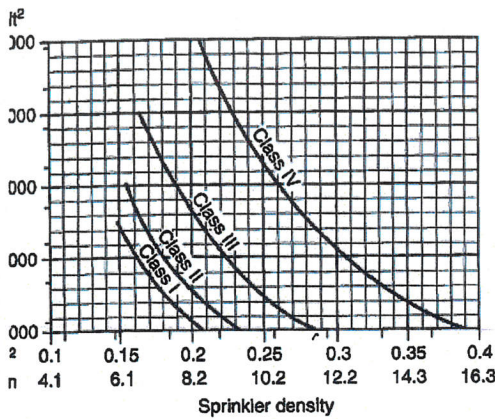
17.2.3.1 Protection of single-, double-, and multiple-row rack storage of cartoned or uncartoned unexpanded plastic and cartoned expanded plastic shall be in accordance with Table 17.2.3.1.

17.2.3* Early Suppression Fast-Response (ESFR) Sprinklers for Rack Storage of Plastics Commodities Stored Up to and Including 25 ft (7.6 m) in Height.

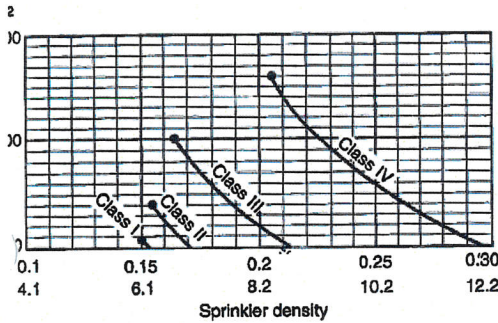
Table 17.2.3.1 ESFR Protection of Rack Storage Without Solid Shelves of Plastics Commodities Stored Up to and Including 25 ft (7.6 m) in Height

Storage Arrangement	Commodity	Maximum Storage Height		Maximum Ceiling/ Roof Height		Nominal K-Factor	Orientation	Minimum Operating Pressure		In-Rack Sprinkler Requirements	Hose Stream Allowance		Water Supply Duration (hours)
		ft	m	ft	m			psi	bar		gpm	L/min	
Single-row, double-row, and multiple-row rack (no open-top containers)	Cartoned unexpanded	20	6.1	25	7.6	14.0 (201)	Upright or pendent	50	3.4	No	250	946	1
						16.8 (242)	Upright/Pendent	35	2.4	No			
						22.4 (322)	Pendent	25	1.7	No			
						25.2 (363)	Pendent	15	1.0	No			
				30	9.1	14.0 (201)	Upright or pendent	50	3.4	No			
						16.8 (242)	Upright/Pendent	35	2.4	No			
						22.4 (322)	Pendent	25	1.7	No			
						25.2 (363)	Pendent	15	1.0	No			
				35	10.7	14.0 (201)	Upright or pendent	75	5.2	No			
						16.8 (242)	Upright/Pendent	52	3.6	No			
						22.4 (322)	Pendent	35	2.4	No			
						25.2 (363)	Pendent	20	1.4	No			
				40	12.2	14.0 (201)	Pendent	75	5.2	No			
						16.8 (242)	Pendent	52	3.6	No			
						22.4 (322)	Pendent	40	2.8	No			
						25.2 (363)	Pendent	25	1.7	No			
				45	13.7	14.0 (201)	Pendent	90	6.2	Yes			
						16.8 (242)	Pendent	63	4.3	Yes			
						22.4 (322)	Pendent	40	2.8	No			
						25.2 (363)	Pendent	40	2.8	No			

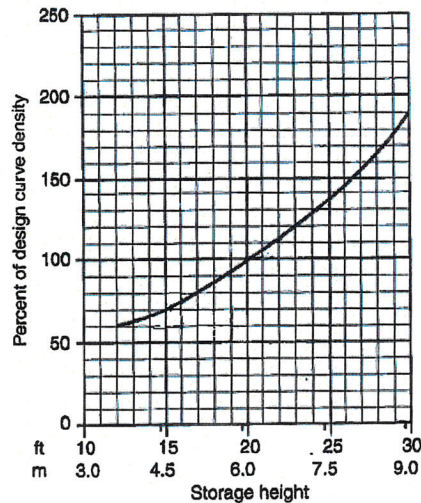
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14.2.4.1 Sprinkler System Design Curves, 20 ft High Storage — Ordinary Temperature-Rated Sprinklers



14.2.4.2 Sprinkler System Design Curves, 20 ft High Storage — High Temperature-Rated Sprinklers



14.2.4.3 Ceiling Sprinkler Density vs. Storage

14.3.3 The minimum number of design sprinklers for ordinary hazard and miscellaneous storage in accordance with this standard shall be 15 for wet pipe systems and 25 for preaction systems and dry pipe systems.

14.3.4 Open Wood Joist Construction.

14.3.4.1 Where large drop K-11.2 (161) sprinklers are installed under open wood joist construction, their minimum operating pressure shall be 50 psi (3.4 bar).

14.3.4.2 For large drop sprinklers, where each joist channel of open, wood joist construction is fully fire-stopped to its full depth at intervals not exceeding 20 ft (6.1 m), the lower pressures specified in Table 14.3.1(a) shall be permitted to be used.

14.3.5 For large drop sprinklers, the design area shall be a rectangular area having a dimension parallel to the branch lines at least 1.2 times the square root of the area protected by the number of sprinklers to be included in the design area. Any fractional sprinkler shall be included in the design area.

14.3.6 Hose stream allowance and water supply duration requirements shall be in accordance with Table 14.3.1(a) and Table 14.3.1(b).

14.3.7 Preaction Systems.

14.3.7.1 For the purpose of using Table 14.3.1(a) and Table 14.3.1(b), preaction systems shall be classified as dry pipe systems.

14.3.8 Building steel shall not require special protection where Table 14.3.1(a) and Table 14.3.1(b) are applied as appropriate for the storage configuration.

14.4 Early Suppression Fast-Response (ESFR) Sprinklers for Palletized or Solid Piled Storage of Class I Through Class IV Commodities.

14.4.1 Protection of palletized and solid-piled storage of Class I through Class IV commodities shall be in accordance with Table 14.4.1.

14.4.2 ESFR sprinkler systems shall be designed such that the minimum operating pressure is not less than that indicated in Table 14.4.1 for commodity, storage height, and building height involved.

14.4.3 The design area shall consist of the most hydraulically demanding area of 12 sprinklers, consisting of four sprinklers on each of three branch lines.

14.4.4 Where ESFR sprinklers are installed above and below obstructions, the discharge for up to two sprinklers for one of the levels shall be included with those of the other level in the hydraulic calculations.

14.5 Special Design for Palletized, Solid Piled, Bin Box, or Shelf Storage of Class I Through Class IV Commodities. Bin box and shelf storage that is over 12 ft (3.7 m) but not in excess of the height limits of 14.2.1 and that is provided with walkways at vertical intervals of not over 12 ft (3.7 m) shall be protected with automatic sprinklers under the walkway(s). Protection shall be as follows:

- (1) Ceiling design density shall be based on the total height of storage within the building.
- (2) Automatic sprinklers under walkways shall be designed to maintain a minimum discharge pressure of 15 psi (1 bar) for the most hydraulically demanding six sprinklers on each level. Walkway sprinkler demand shall not be required to be added to the ceiling sprinkler demand. Sprinklers under walkways shall not be spaced more than 8 ft (2.4 m) apart horizontally.

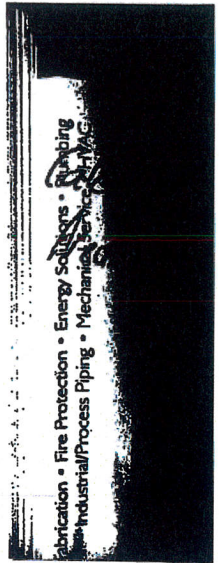


Table 14.3.1(a) Large Drop Sprinkler Design Criteria for Palletized and Solid-Piled Storage of Class I Through Class IV Commodities

Storage Arrangement	Commodity Class	Nominal K-Factor	Maximum Storage Height		Maximum Ceiling/Roof Height		Type of System	Number of Design Sprinklers / Minimum Pressure		Hose Stream Allowance		Water Supply Duration (hours)
			ft	m	ft	m		/psi	/bar	gpm	L/min	
			Palletized	I, II, III	11.2 (161)	25		7.6	35	10.7	Wet	
Dry	25/25	25/1.7					500				1900	2
IV	11.2 (161)	20		6.1	30	9.1	Wet	20/25	20/1.7	500	1900	2
							Dry	N/A	N/A	N/A	N/A	N/A
IV	11.2 (161)	20		6.1	30	9.1	Wet	15/50	15/3.4	500	1900	2
							Dry	N/A	N/A	N/A	N/A	N/A
Solid-Piled	I, II, III	11.2 (161)	20	6.1	30	9.1	Wet	15/25	15/1.7	500	1900	2
							Dry	25/25	25/1.7	500	1900	2
	IV	11.2 (161)	20	6.1	30	9.1	Wet	15/50	15/3.4	500	1900	2
							Dry	N/A	N/A	N/A	N/A	N/A

Table 14.3.1(b) Specific Application Control Mode [16.8 K-Factor (242)] Sprinkler Design Criteria for Palletized and Solid-Piled Storage of Class I Through Class IV Commodities

Configuration	Commodity Class	Maximum Storage Height		Maximum Building Height		Type of System	Number of Design Sprinklers by Minimum Operating Pressure		Hose Stream Allowance		Water Supply Duration (hours)
		ft	m	ft	m		10 psi (0.7 bar)	22 psi (1.5 bar)	gpm	L/min	
		Palletized	I or II	25	7.6		30	9.1	Wet	15	
Palletized	III or IV	25	7.6	30	9.1	Wet	—	15	500	1900	2
Solid-piled	I or II	25	7.6	30	9.1	Wet	15	—	500	1900	1½
Solid-piled	III or IV	25	7.6	30	9.1	Wet	—	15	500	1900	1½

Table 14.4.1 ESFR Protection of Palletized and Solid-Piled Storage of Class I Through Class IV Commodities

Commodity	Maximum Storage Height		Maximum Ceiling/Roof Height		Nominal K-Factor	Orientation	Minimum Operating Pressure		Hose Stream Allowance		Water Supply Duration (hours)
	ft	m	ft	m			psi	bar	gpm	L/min	
Class I, II, III, or IV, encapsulated (no open-top containers or solid shelves)	20	6.1	25	7.6	14.0 (201)	Upright or pendent	50	3.4	250	946	1
						Upright/Pendent	35	2.4			
						Pendent	25	1.7			
						Pendent	15	1.0			

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Table 14.4.1 Continued

Commodity	Maximum Storage Height		Maximum Ceiling/Roof Height		Nominal K-Factor	Orientation	Minimum Operating Pressure		Hose Stream Allowance		Water Supply Duration (hours)		
	ft	m	ft	m			psi	bar	gpm	L/min			
Class I, II, III, or IV, encapsulated (no open-top containers or solid shelves)	25	7.6	30	9.1	14.0 (201)	Upright or pendent	50	3.4	250	946	1		
					16.8 (242)	Upright/Pendent	35	2.4					
					22.4 (322)	Pendent	25	1.7					
					25.2 (363)	Pendent	15	1.0					
			32	9.8	14.0 (201)	Upright or pendent	60	4.1					
					16.8 (242)	Pendent	42	2.9					
			30	9.1	35	10.7	14.0 (201)	Upright or pendent				75	5.2
							16.8 (242)	Upright/Pendent				52	3.6
	22.4 (322)	Pendent					35	2.4					
	25.2 (363)	Pendent					20	1.4					
	35	10.7	40	12.2	14.0 (201)	Pendent	75	5.2					
					16.8 (242)	Upright/Pendent	52	3.6					
					22.4 (322)	Pendent	40	2.8					
					25.2 (363)	Pendent	25	1.7					
	35	10.7	45	13.7	22.4 (322)	Pendent	40	2.8					
					25.2 (363)	Pendent	40	2.8					
40	12.2	45	13.7	22.4 (322)	Pendent	40	2.8						
				25.2 (363)	Pendent	40	2.8						

Table 15.4.1 ESFR Protection of Palletized and Solid-Piled Storage of Plastic and Rubber Commodities

Storage Arrangement	Commodity	Maximum Storage Height		Maximum Ceiling/ Roof Height		Nominal K-Factor	Orientation	Minimum Operating Pressure		Hose Stream Allowance		Water Supply Duration (hours)
		ft	m	ft	m			psi	bar	gpm	L/min	
Palletized and solid-piled storage (no open-top containers or solid shelves)	Cartoned unexpanded plastic	20	6.1	25	7.6	14.0 (201)	Upright or pendent	50	3.4	250	946	1
						16.8 (242)	Upright/Pendent	35	2.4			
						22.4 (322)	Pendent	25	1.7			
						25.2 (363)	Pendent	15	1.0			
				30	9.1	14.0 (201)	Upright or pendent	50	3.4			
						16.8 (242)	Upright/Pendent	35	2.4			
						22.4 (322)	Pendent	25	1.7			
						25.2 (363)	Pendent	15	1.0			
				35	7.6	14.0 (201)	Upright/Pendent	75	5.2			
						16.8 (242)	Upright/Pendent	52	3.6			
						22.4 (322)	Pendent	35	2.4			
						25.2 (363)	Pendent	20	1.4			
		40	12.2	14.0 (201)	Pendent	75	5.2					
				16.8 (242)	Pendent	52	3.6					
				22.4 (322)	Pendent	40	2.8					
				25.2 (363)	Pendent	25	1.7					
		45	13.7	22.4 (322)	Pendent	25	1.7					
				25.2 (363)	Pendent	40	2.8					
				30	9.1	14.0 (201)	Upright or pendent	50	3.4			
						16.8 (242)	Upright/Pendent	35	2.4			
		22.4 (322)	Pendent			25	1.7					
		25.2 (363)	Pendent			15	1.0					
		25	7.6	32	9.8	14.0 (201)	Upright or pendent	60	4.1			
						16.8 (242)	Upright/Pendent	42	2.9			
35	7.6			14.0 (201)	Upright or pendent	75	5.2					
				16.8 (242)	Upright/Pendent	52	3.6					
22.4 (322)	Pendent	35	2.4									
25.2 (363)	Pendent	20	1.4									

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Table 15.4.1 Continued

Storage Arrangement	Commodity	Maximum Storage Height		Maximum Ceiling/ Roof Height		Nominal K-Factor	Orientation	Minimum Operating Pressure		Hose Stream Allowance		Water Supply Duration (hours)
		ft	m	ft	m			psi	bar	gpm	L/min	
Palletized and solid-pile storage (no open-top containers or solid shelves)	Cartoned unexpanded plastic	25	7.6	40	12.2	14.0 (201)	Pendent	75	5.2	250	946	1
						16.8 (242)	Pendent	52	3.6			
						22.4 (322)	Pendent	40	2.8			
				25.2 (363)	Pendent	25	1.7					
				22.4 (322)	Pendent	40	2.8					
				25.2 (363)	Pendent	40	2.8					
		35	10.7	35	10.7	14.0 (201)	Upright or pendent	75	5.2			
						16.8 (242)	Upright/Pendent	52	3.6			
						22.4 (322)	Pendent	35	2.4			
				25.2 (363)	Pendent	20	1.4					
				30	9.1	40	12.2	14.0 (201)	Pendent	75	5.2	
								16.8 (242)	Pendent	52	3.6	
		22.4 (322)	Pendent					40	2.8			
		40	12.2	45	13.7	25.2 (363)	Pendent	25	1.7			
						22.4 (322)	Pendent	40	2.8			
						25.2 (363)	Pendent	40	2.8			
				35	10.7	40	12.2	14.0 (201)	Pendent	75	5.2	
								16.8 (242)	Pendent	52	3.6	
								22.4 (322)	Pendent	40	2.8	
		45	13.7	45	13.7	25.2 (363)	Pendent	25	1.7			
						22.4 (322)	Pendent	40	2.8			
						25.2 (363)	Pendent	40	2.8			
		40	12.2	45	13.7	22.4 (322)	Pendent	40	2.8			
						25.2 (363)	Pendent	40	2.8			
20	6.1	25	7.6	14.0 (201)	Pendent	50	3.4					
				16.8 (242)	Pendent	35	2.4					
		30	9.1	30	9.1	14.0 (201)	Pendent	50	3.4			
						16.8 (242)	Pendent	35	2.4			

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Table 16.3.2.1(b) Specific Application Control Mode [16.8 K-factor (242)] Sprinkler Design Criteria for Single-, Double-, and Multiple-Row Racks Without Solid Shelves of Class I Through Class IV Commodities Stored over 25 ft (7.6 m) in Height

Commodity Class	Nominal K-Factor	Maximum Storage Height		Maximum Ceiling/ Roof Height		Type of System	Number of Design Sprinklers/ Minimum Pressure		Hose Stream Allowance		Water Supply Duration (hours)
		ft	m	ft	m		#/psi	#/bar	gpm	L/min	
I, II	16.8 (242)	35	10.7	40	12.2	Dry*	36/22	36/1.5	500	1900	1½
III, IV	Design criteria not applicable to Class III or Class IV commodities stored in excess of 25 ft (7.6 m) in height										

*High temperature rated sprinklers shall be used. Dry system water delivery shall be determined in accordance with 7.2.3.4 with a minimum time of water delivery of 30 seconds with four sprinklers initially open.

16.3.3* Early Suppression Fast-Response (ESFR) Sprinklers for Rack Storage of Class I Through Class IV Commodities Stored Over 25 ft (7.6 m) in Height.

16.3.3.1 Protection of single-, double-, and multiple-row rack storage of Class I through Class IV shall be in accordance with Table 16.3.3.1.

16.3.3.2 ESFR protection as defined shall not apply to the following:

- (1) Rack storage involving solid shelves
- (2) Rack storage involving combustible, open-top cartons or containers

16.3.3.3 ESFR sprinkler systems shall be designed such that the minimum operating pressure is not less than that indicated in Table 16.3.3.1 for type of storage, commodity, storage height, and building height involved.

16.3.3.4 The design area shall consist of the most hydraulically demanding area of 12 sprinklers, consisting of four sprinklers on each of three branch lines.

16.3.3.5 Where required by Table 16.3.3.1, one level of K-8.0 (115) quick-response, ordinary-temperature in-rack sprinklers shall be installed at the tier level closest to but not exceeding ½ of the maximum storage height. In-rack sprinkler hydraulic design criteria shall be the most hydraulically remote eight sprinklers at 50 psi (3.4 bar). In-rack sprinklers shall be located at the intersection of the longitudinal and transverse flue space. Horizontal spacing shall not be permitted to exceed 5 ft (1.5 m) intervals.

16.3.3.6 Where ESFR sprinklers are installed above and below obstructions, the discharge for up to two sprinklers for one of the levels shall be included with those of the other level in the hydraulic calculations.

16.3.4 In-Rack Sprinklers for Rack Storage of Class I Through Class IV Commodities Stored Over 25 ft (7.6 m) in Height.

16.3.4.1 In-Rack Sprinkler Location for Rack Storage of Class I Through Class IV Commodities Stored Over 25 ft (7.6 m) in Height.

16.3.4.1.1* Double-Row Racks.

16.3.4.1.1.1 In double-row racks without solid shelves and with a maximum of 10 ft (3.1 m) between the top of storage and the ceiling, in-rack sprinklers shall be installed in accordance with Table 16.3.1.1 and Figure 16.3.4.1.1(a) through Figure 16.3.4.1.1(j). The highest level of in-rack sprinklers shall be not more than 10 ft (3.1 m) below the

top of storage. Where a single-row rack is mixed with double-row racks, Table 16.3.1.1 and Figure 16.3.4.1.1(a) through Figure 16.3.4.1.1(j) shall be used.

16.3.4.1.1.2 Figure 16.3.4.1.2(a) through Figure 16.3.4.1.2(c) shall be permitted to be used for the protection of the single-row racks.

16.3.4.1.2* Single-Row Racks. In single-row racks without solid shelves with storage height over 25 ft (7.6 m) and a maximum of 10 ft (3.1 m) between the top of storage and the ceiling, sprinklers shall be installed in accordance with Figure 16.3.4.1.2(a) through Figure 16.3.4.1.2(e). In single-row racks, where figures show in-rack sprinklers in transverse flue spaces centered between the rack faces, it shall be permitted to position these in-rack sprinklers in the transverse flue at any point between the load faces.

16.3.4.1.3* In-Rack Sprinkler Location — Multiple-Row Racks for Rack Storage of Class I Through Class IV Commodities Stored Over 25 ft (7.6 m) in Height. In multiple-row racks with a maximum of 10 ft (3.1 m) between the top of storage and the ceiling, protection shall be in accordance with Table 16.3.1.2 and in-rack sprinklers shall be installed as indicated in Figure 16.3.4.1.3(a) through Figure 16.3.4.1.3(c). The highest level of in-rack sprinklers shall be not more than 10 ft (3.1 m) below maximum storage height for Class I, Class II, or Class III commodities or 5 ft (1.5 m) below the top of storage for Class IV commodities.

16.3.4.2 In-Rack Sprinkler Spacing for Rack Storage of Class I Through Class IV Commodities Stored Over 25 ft (7.6 m) in Height.

16.3.4.2.1 In-Rack Sprinkler Spacing. In-rack sprinklers shall be staggered horizontally and vertically where installed in accordance with Table 16.3.1.1, Figure 16.3.4.1.1(a) through Figure 16.3.4.1.1(j) and Figure 16.3.4.1.2(a) through Figure 16.3.4.1.2(e).

16.3.4.2.2 In-rack sprinklers for storage higher than 25 ft (7.6 m) in double-row racks shall be spaced horizontally and located in the horizontal space nearest the vertical intervals specified in Table 16.3.1.1 and Figure 16.3.4.1.1(a) through Figure 16.3.4.1.1(j).

16.3.4.2.3 In-Rack Sprinkler Spacing. Maximum horizontal spacing of sprinklers in multiple-row racks with storage higher than 25 ft (7.6 m) shall be in accordance with Figure 16.3.4.1.3(a) through Figure 16.3.4.1.3(c).

Table 16.3.3.1 ESFR Protection of Rack Storage Without Solid Shelves of Class I Through Class IV Commodities Stored Over 25 ft (7.6 m) in Height

Storage Arrangement	Commodity	Maximum Storage Height		Maximum Ceiling/Roof Height		Nominal K-Factor	Orientation	Minimum Operating Pressure		In-Rack Sprinkler Requirements	Hose Stream Allowance		Water Supply Duration (hours)		
		ft	m	ft	m			psi	bar		gpm	L/min			
Single-row, double-row, and multiple-row rack (no open-top containers)	Class I, II, III, or IV, encapsulated or unencapsulated	35	10.7	35	10.7	14.0 (201)	Upright or pendent	75	5.2	No	250	946	1		
						16.8 (242)	Upright/Pendent	52	3.6	No					
						22.4 (322)	Pendent	35	2.4	No					
						25.2 (363)	Pendent	20	1.4	No					
				40	12.2	40	12.2	14.0 (201)	Pendent	75				5.2	No
								16.8 (242)	Pendent	52				3.6	No
								22.4 (322)	Pendent	40				2.8	No
								25.2 (363)	Pendent	25				1.7	No
		45	13.7	45	13.7	14.0 (201)	Pendent	90	6.2	Yes					
						16.8 (242)	Pendent	63	4.3	Yes					
						22.4 (322)	Pendent	40	2.8	No					
						25.2 (363)	Pendent	40	2.8	No					
		35	10.7	40	12.2	14.0 (201)	Pendent	75	5.2	No					
						16.8 (242)	Pendent	52	3.6	No					
						22.4 (322)	Pendent	40	2.8	No					
						25.2 (363)	Pendent	25	1.7	No					
				45	13.7	45	13.7	14.0 (201)	Pendent	90				6.2	Yes
								16.8 (242)	Pendent	63				4.3	Yes
								22.4 (322)	Pendent	40				2.8	No
								25.2 (363)	Pendent	40				2.8	No
40	12.2	45	13.7	14.0 (201)	Pendent	90	6.2	Yes							
				16.8 (242)	Pendent	63	4.3	Yes							
				22.4 (322)	Pendent	40	2.8	No							
				25.2 (363)	Pendent	40	2.8	No							

RECEIVED
OCT 23 2013

Village of Pleasant Prairie

Return to: Katrina Karow
Kenosha Water Utility
4401 Green Bay Road
Kenosha, WI 53144
Email: kkarow@kenosha.org

Date Sent: _____

Date Due: _____

**VILLAGE OF PLEASANT PRAIRIE
INDUSTRIAL WASTE SURVEY**

To be submitted to the

Kenosha Water Utility

General Information

1. Facility Name: Ulize, INC
2. Mailing Address: 12575 Ulize Drive, Pleasant Prairie, WI 53158
3. City, State, Zip Code: Pleasant Prairie, WI 53158
4. Site Address: 8505 100th Street, Pleasant Prairie, WI 53158
5. Standard Industrial Classification Code (SIC): Storage Group 5-2
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

Authorized Representative

Name: Patrick Schultz
Title: Construction PM
Phone #: 414-748-1081

Company Contact

Name: Patrick Schultz
Title: Construction PM
Phone #: 414-748-1081

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 8-17 Part Time 1-2
- 2. Operational Schedule: Days/Wk 7 Hours/Day varied # 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): general warehousing
- 4. List principal raw materials used: material handling equipment
- 5. List products produced and the average rate of production: N/A
- 6. List types of wastes created during production and any by-products produced: N/A
- 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. _____ gallons.
Indicate the source of the facility's water: Kenosha _____ Pleasant Prairie X
Meter number or address assigned to water meter(s). 8505 100th Street
- 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: water will be used for toilets, coffee ice and for floor scrubber use

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	Time and Duration of Discharges
_____	_____
_____	_____
_____	_____
_____	_____

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 fir each employee (i.e. water balance).

	Gallons per Day		Type of Wastewater Discharge (Continuous, Batch, None)
	Consumed	Discharges	
Sanitary Usage	<u>620</u>	<u>500</u>	<u>Cont</u>
Process Wastewater Usage	<u>N/A</u>		
Cooling Water Usage	<u>N/A</u>		
Other Usage	<u>N/A</u>		
Total Volume			

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

6. Is there a sampling manhole on site? No X Yes _____

If yes, describe the locations: _____

7. Are sanitary and process wastewaters separated? No N/A Yes _____
8. Is boiler blowdown water discharged to the sanitary sewer? No N/A 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 N/A Yes _____

3. Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility?

No N/A 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: N/A

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.

N/A

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.

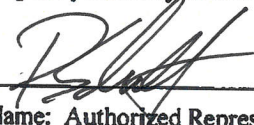
N/A

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.



Print Name: Authorized Representative

Signature: Authorized Representative

no Const. PM

Title

10/24/13

Date

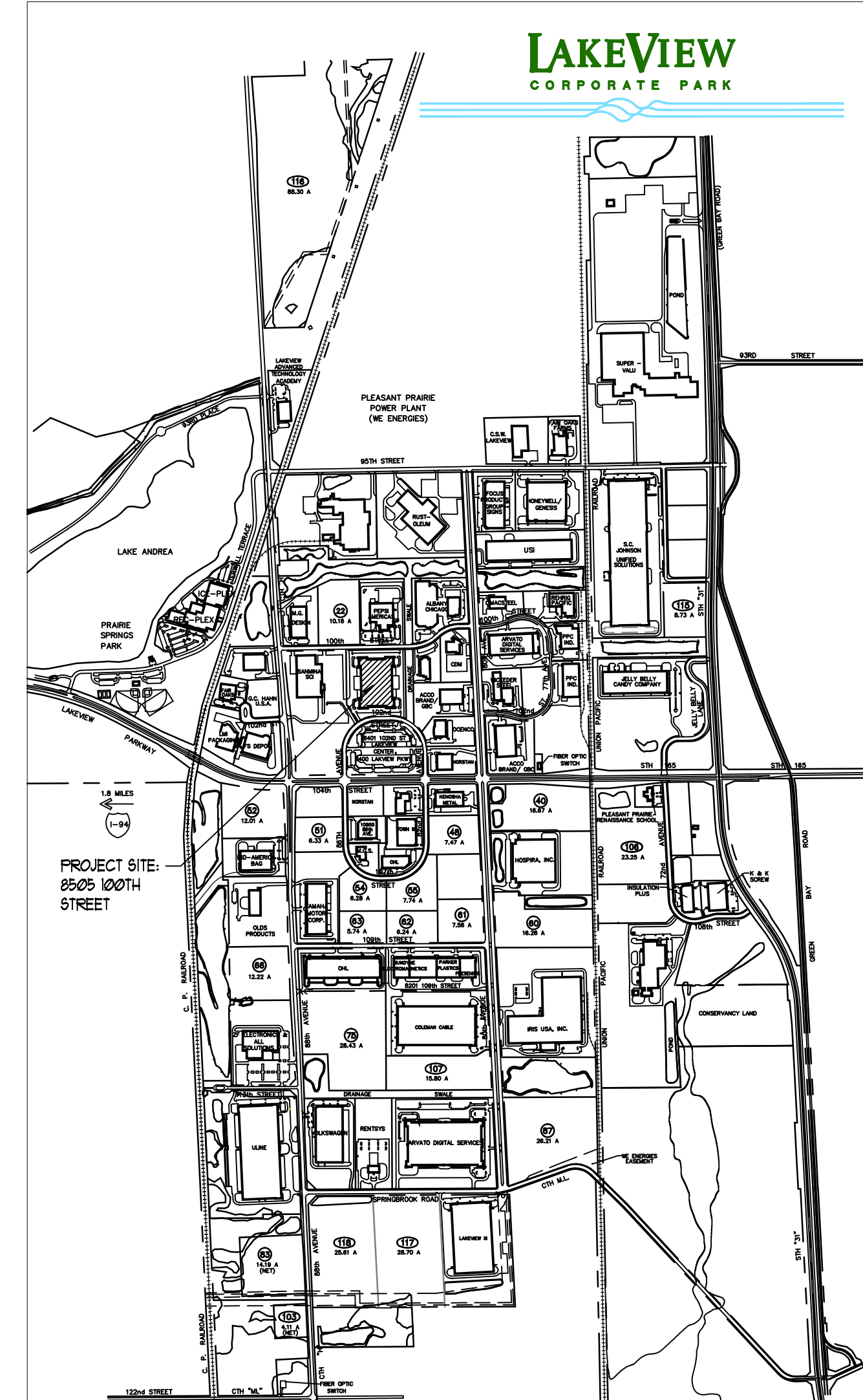


Existing Elevation



ULINE W5 TENANT IMPROVEMENTS

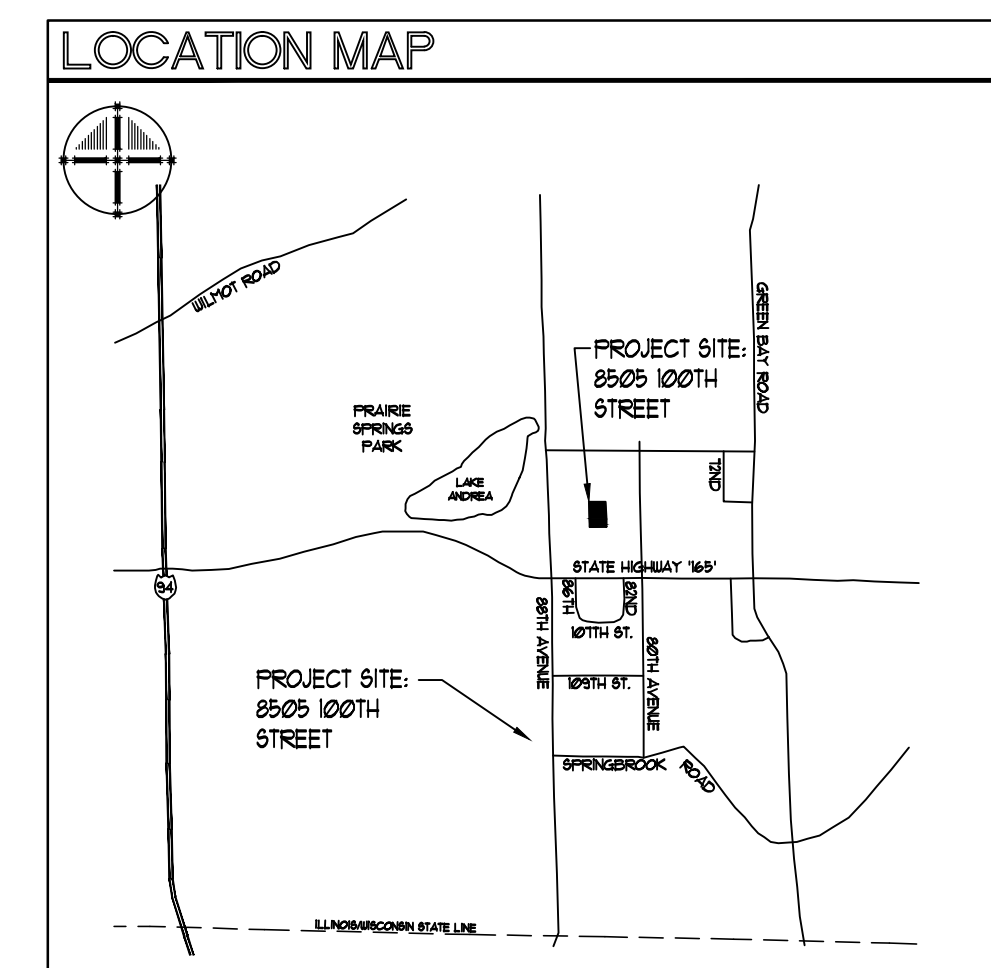
8505 100TH STREET
LAKEVIEW CORPORATE PARK
PLEASANT PRAIRIE, WISCONSIN



PROJECT DATA	
APPLICABLE CODES: INTERNATIONAL BUILDING CODE - 2009 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTERS COMM 61 AND COMM 62.	
BUILDING CLASSIFICATION: FACTORY-INDUSTRIAL: F-1 (MODERATE HAZARD) STORAGE: S-1 (MODERATE HAZARD) NON-SEPARATED	
CONSTRUCTION CLASSIFICATION: TYPE 2B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM	
BUILDING AREA: TOTAL BUILDING: 256,142 SF PROJECT IMPROVEMENTS AREA: 2,900 ± SF	
ZONING CLASSIFICATION: M-2, GENERAL MANUFACTURING DISTRICT	


GENERAL NOTES	
1. DO NOT SCALE DRAWINGS.	
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.	
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.	
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.	

SHEET INDEX	
T1	TITLE
ARCHITECTURAL	
A1.0	OVERALL FLOOR PLAN
A2.0	ENLARGED FLOOR PLANS AND PARTITION TYPES
A2.1	ROOM FINISH AND DOOR SCHEDULES
A3.0	TOILET FLOOR PLAN, INT. ELEVATIONS, AND MILLWORK
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	WALL SECTION AND PLAN DETAILS
A6.0	REFLECTED CEILING PLANS AND DETAILS



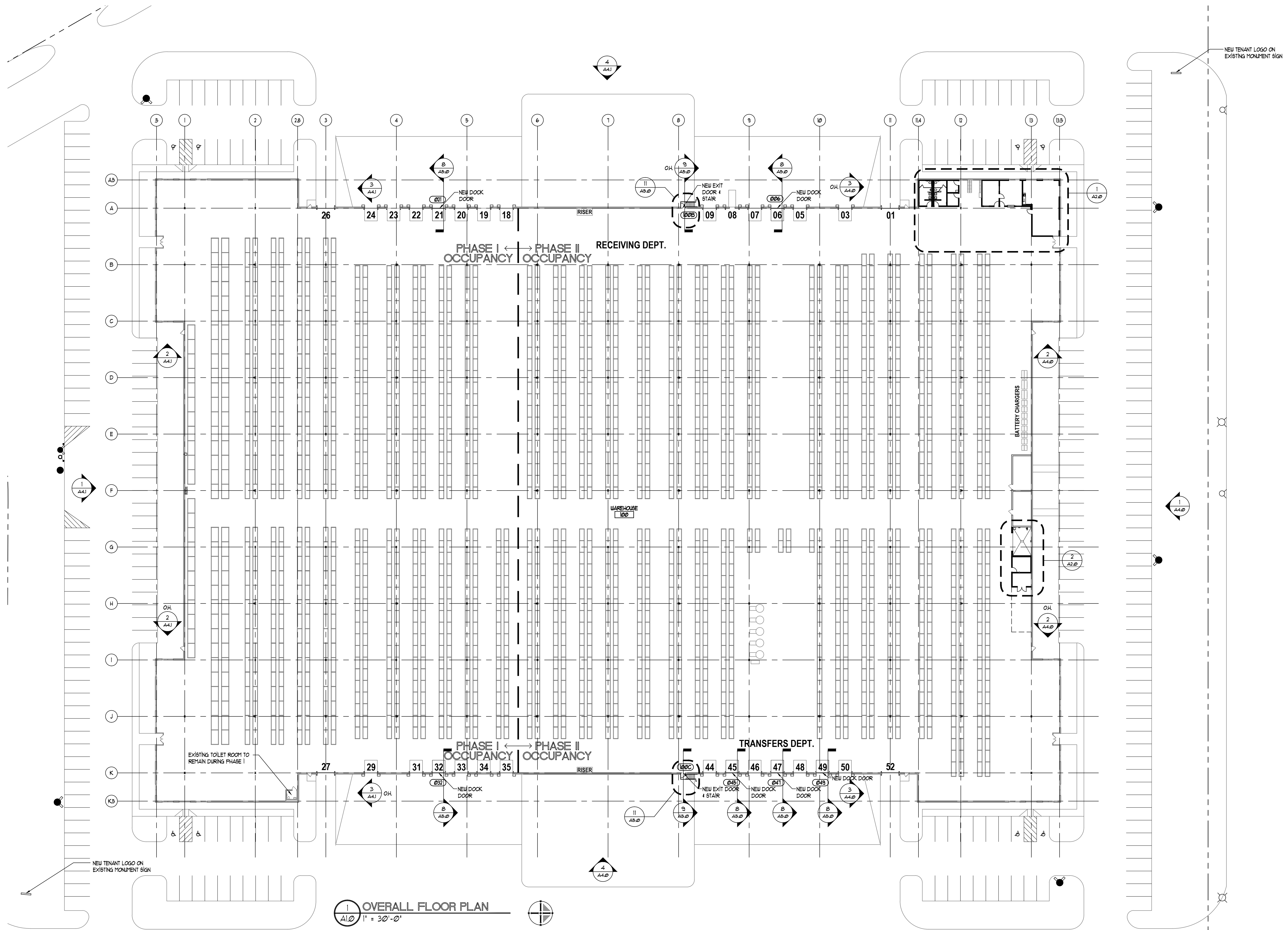
REVISIONS	

ULINE

<p>CLIENT: ULINE 2575 ULINE DRIVE PLEASANT PRAIRIE, WI 53150 PHONE: 262.617.4100 x6500 FAX: 262.617.4150 ATTN: PATRICK SCHULTZ</p>	
<p>ARCHITECT: PARTNERS IN DESIGN ARCHITECTS 2610 LAKE COOK ROAD, SUITE 200 RIVERWOODS, ILLINOIS 60075 PHONE: 847.940.0300 FAX: 847.940.0345 ATTN: WERNER BRISSEKE, AIA OR CHAD SILVESTER, AIA</p>	



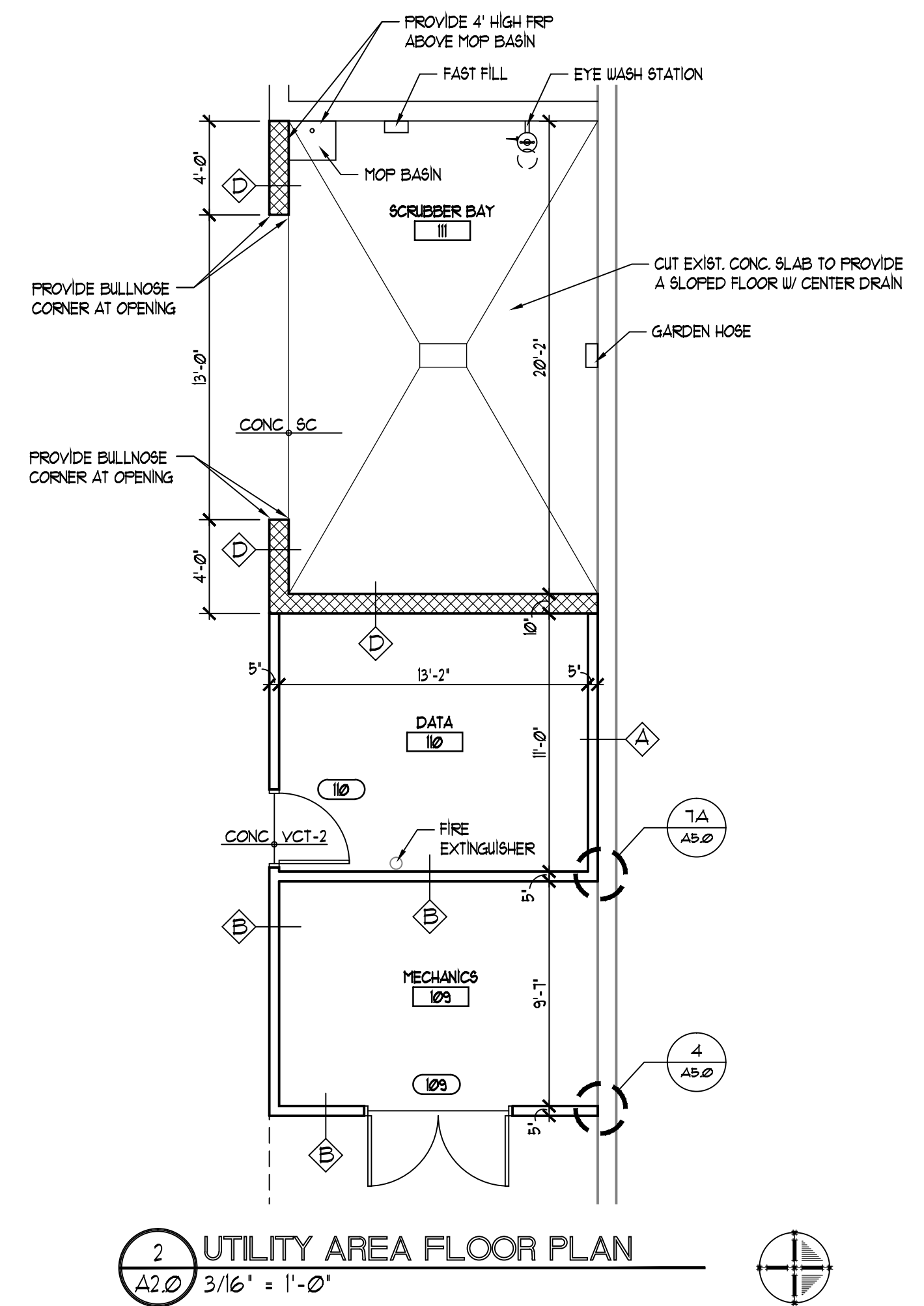
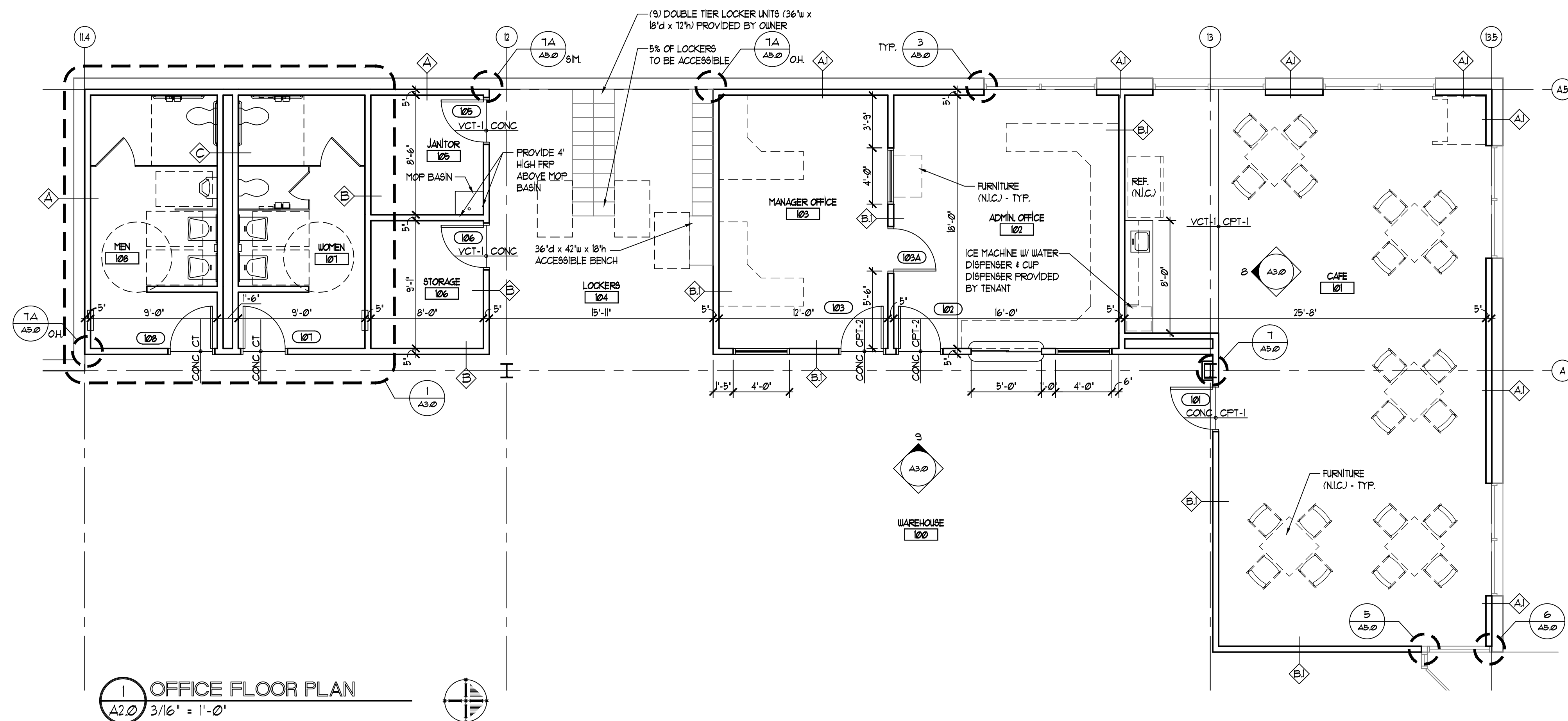
PROJECT NUMBER:
712.13.126
DATE: OCTOBER 24, 2013
SITE & OPERATIONAL
SUBMITTAL



1 OVERALL FLOOR PLAN
A1.0 1" = 30'-0"

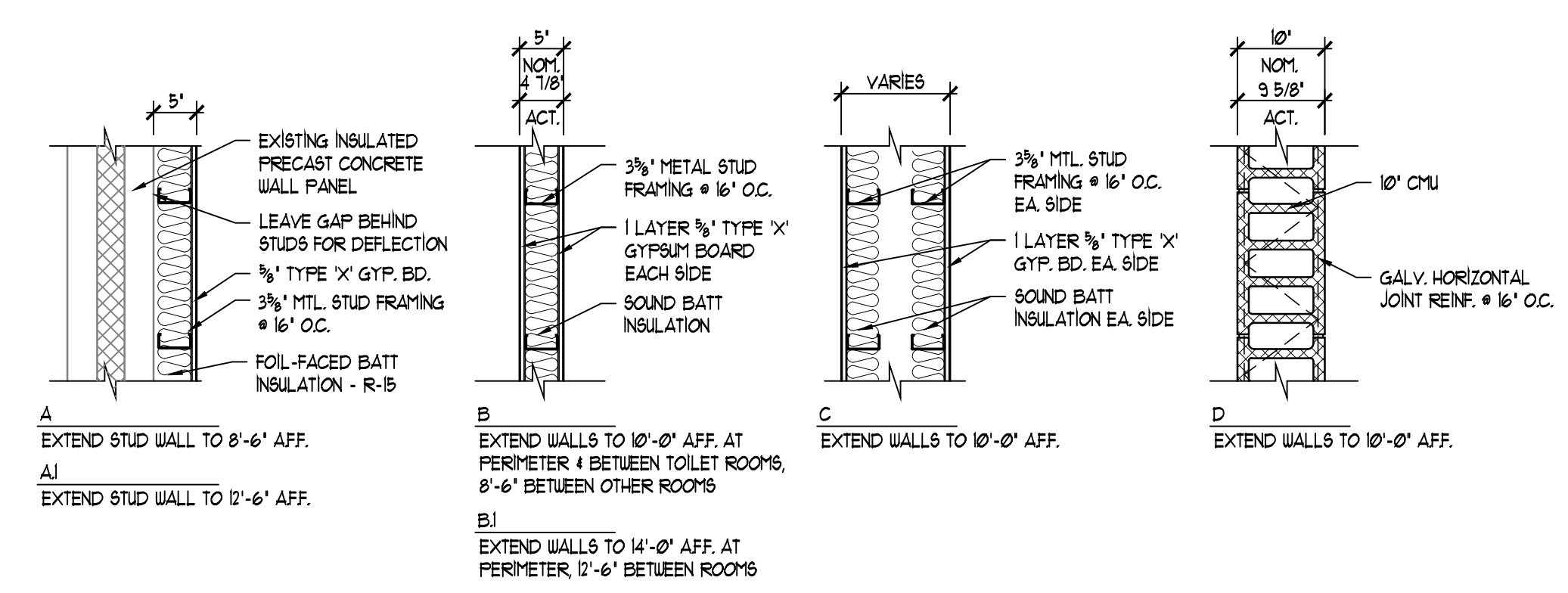
2610 Lake Cook Road Suite 280 Riverwoods, IL 60015 Ph: (847)940-0300 Fax: (847)940-0405	
Partners in Design ARCHITECTS	
PROJECT NO: 712.13.126	
DRAWN BY: CTS	CHECKED BY: WJH
DATE: 10/24/13	
SHEET NO: A1.0	

ULINE W5 TI
 8505 100th Street, Pleasant Prairie, WI
 OVERALL FLOOR PLAN

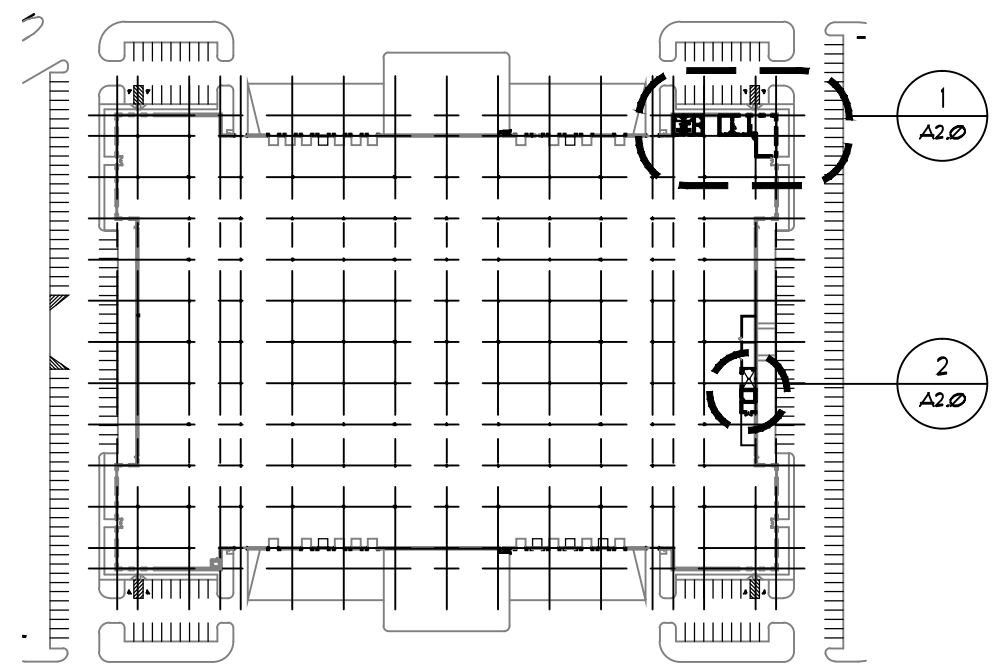
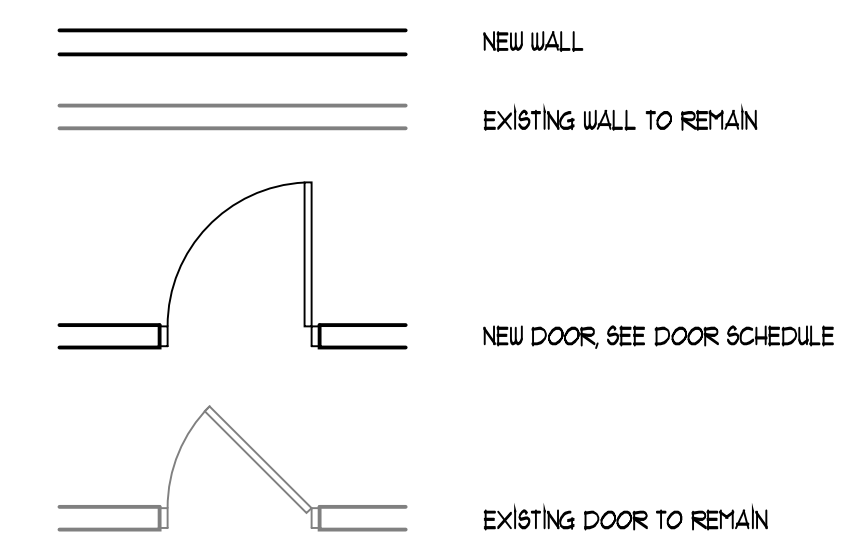


WALL TYPES

1. ALL GYP. BD. TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.



FLOOR PLAN LEGEND



2810 Lake Cook Road
 Suite 280
 Riverwoods, IL 60015
 Ph: (847)940-0300
 Fax: (847)940-1045

Partners in Design
 ARCHITECTS

ULINE W5 TI
 8505 100th Street, Pleasant Prairie, WI
 ENLARGED FLOOR PLANS & PARTITION TYPES

PROJECT NO: 12.13.126
 DRAWN BY: CTG
 CHECKED BY: WHE
 DATE: 10/24/13
 SHEET NO: A2.0

ROOM FINISH SCHEDULE

ROOM NAME	NO.	FLOOR	BASE	WALLS				CEILING		PAINT		REMARKS
				NORTH	EAST	SOUTH	WEST	MAT'L	H.T.	WALLS	CLG.	
WAREHOUSE	100	EX. CONC.		EX. CONC./GYP. BD./CMU	EX. CONC.	EX. CONC.	EX. CONC./GYP. BD.	DECK		YES	NO	NOTE 2
CAFE	101	CFT-1/VCT-1	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	12'-0"	YES	NO	--
ADMIN. OFFICE	102	CFT-2	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	12'-0"	YES	NO	--
MANAGER OFFICE	103	CFT-2	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	9'-0"	YES	NO	--
LOCKERS	104	EX. CONC.	VNTL	GYP. BD.	OPEN	GYP. BD.	EX. CONC.	DECK		YES	NO	NOTE 2
JANITOR	105	VCT-1	VNTL	GYP. BD./FRP	GYP. BD./FRP	GYP. BD.	GYP. BD.	S.A.T.	8'-0"	YES	NO	NOTES 1, 4, 5
STORAGE	106	VCT-1	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	8'-0"	YES	NO	--
WOMEN	107	CT	CT	GYP. BD.	GYP. BD.	GYP. BD./CT	GYP. BD./CT	S.A.T.	8'-0"	YES	NO	NOTE 1
MEN	108	CT	CT	GYP. BD./CT	GYP. BD.	GYP. BD.	GYP. BD./CT	S.A.T.	8'-0"	YES	NO	NOTE 1
MECHANICS	109	SC	VNTL	EX. CONC.	GYP. BD.	GYP. BD.	GYP. BD.	S.A.T.	8'-0"	YES	NO	NOTE 2
DATA	110	VCT-2	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	CMU	S.A.T.	8'-0"	YES	NO	NOTE 3
SCRUBBER BAY	111	SC	VNTL	EX. CONC.	CMU	CMU/FRP/OPEN	EX. CMU/FRP	DECK		YES	NO	NOTES 4, 5

ROOM FINISH SCHEDULE NOTES:

- USE MOISTURE RESISTANT GYP. BD. AT IET WALL LOCATIONS.
- PROVIDE VNTL BASE AT GYP. BD. WALLS ONLY.
- PROVIDE STATIC-DISSIPATING VCT.
- PROVIDE WALL MOUNTED MOP HOLDER, BROBRICK B-239, COORD. LOCATION W/ TENANT.
- PROVIDE FRP WALL PANELS BEHIND MOP BASIN TO A HEIGHT OF 48".

FINISH LEGEND

SYMBOL	DESCRIPTION
CONC	EXISTING CONCRETE
SC	SEALED CONCRETE
CPT	CARPETING
CT	CERAMIC TILE
VCT	VINYL COMPOSITE TILE
FRP	FIBERGLASS REINFORCED PLASTIC PANEL
CMU	CONCRETE MASONRY UNIT
SAT	CEILING TILE

DOOR SCHEDULE

NO.	SIZE	MATERIAL		TYPE		HDW SET	REMARKS
		DOOR	FRAME	DOOR	FRAME		
006	9'-0" x 10'-0" x 2"	STEEL		C		SET 1	
021	9'-0" x 10'-0" x 2"	STEEL		C		SET 1	
032	9'-0" x 10'-0" x 2"	STEEL		C		SET 1	
045	9'-0" x 10'-0" x 2"	STEEL		C		SET 1	
041	9'-0" x 10'-0" x 2"	STEEL		C		SET 1	
049	9'-0" x 10'-0" x 2"	STEEL		C		SET 1	
100B	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 2	
100C	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 2	
101	3'-0" x 7'-0" x 1 3/4"	UD	HM	B	A	SET 3	
102	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 4	
103	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 4	
103A	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 5	
105	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 6	
106	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 6	
107	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 6	
108	3'-0" x 7'-0" x 1 3/4"	UD	HM	A	A	SET 7	
109	FR 3'-0" x 7'-0" x 1 3/4"	HM	HM	A	B	SET 8	
110	3'-0" x 7'-0" x 1 3/4"	HM	HM	A	A	SET 9	

DOOR SCHEDULE NOTES:

- COORDINATE KEYING WITH TENANT.

HARDWARE NOTES

- VERIFY HARDWARE FUNCTIONS AND KEYING REQUIREMENTS WITH OWNER.
- ALL DOOR HARDWARE TO COMPLY WITH ADA REQUIREMENTS AND AS DEFINED IN ANSI A-111. DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMBTURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE.
- DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT, THRESHOLDS EXCEEDING ONE QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1/2" BEVEL.
- DOOR CLOSERS SHALL MEET OPENING FORCE AND SLEEP PERIOD REQUIREMENTS.
- ALL ENTRY DOORS AND FIREWALL DOORS SHALL BE EQUIPPED WITH FINISH HARDWARE WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE LOCAL CODES.
- ALL REQUIRED ENTRY/EXIT AND FIREWALL DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- SIGNS, IF REQUIRED, SHALL BE READILY VISIBLE AND DURABLE WITH LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND.
- ACCESSIBLE TOILET ROOM SIGNAGE TO BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR WITH A MOUNTING HEIGHT OF 60" FROM THE FINISHED FLOOR TO THE CENTER OF THE SIGN. PROVIDE KNURLED HANDLES ON EXTERIOR SIDE OF DOORS TO HAZARDOUS AREAS WHERE REQUIRED BY CODE.
- DOORS AND FRAMES SHALL BE REINFORCED FOR SURFACE MOUNTED HARDWARE AS NECESSARY. DRILLING AND TAPPING FOR SURFACE MOUNTED HARDWARE SHALL BE PERFORMED BY INSTALLATION CONTRACTOR. PROVIDE PROPER DOOR REINFORCING TO ELIMINATE THE USE OF THRU-BOLTS.
- ALL STANDARD TYPE HARDWARE WILL BE LOCATED AT THE MANUFACTURER'S STANDARD LOCATION AS SHOWN ON DOOR AND FRAME ELEVATION.
- HARDWARE ITEMS SUCH AS PANIC EXIT DEVICES, DEADLOCKS, ETC. WILL ALSO BE LOCATED AT THE MANUFACTURER'S STANDARD LOCATION UNLESS SPECIFICALLY ADDRESSED IN SUBMITTAL AND/OR SUBMITTAL REVIEW.
- ALL FRAMES SHALL BE PREPARED FOR DRILLED DOOR SILENCERS, THREE FOR SINGLE SWING OPENING AND TWO PER HEAD FOR DOUBLE SWING OPENINGS.
- ALL FRAMES MUST BE SET PLUMB AND LEVEL TO ENSURE PROPER OPERATION OF DOORS AND HARDWARE.
- FRAMES TO BE WELDED FULL DEPTH 4" WIDTH.
- INSTALL DOOR CLOSERS ON NON-PUBLIC SIDE OF DOORS TO THE GREATEST EXTENT POSSIBLE. DOOR SURFACES WITHIN 10' OF THE FLOOR OR GROUND SHALL BE SMOOTH AND EXTEND THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS SHALL BE WITHIN 1/16" OF THE SAME PLANE. ANY CAVITIES CREATED BY ADDING A KICKPLATE SHALL BE CAPPED.
- PROVIDE A THRESHOLD AND WEATHERSTRIP PACKAGE FOR ALL EXTERIOR DOORS INCLUDING COMPRESSIBLE GASKETS AROUND FRAME AND DOOR SWEEPS AT BOTTOM. PROVIDE MANUFACTURER'S STANDARD PACKAGE AT STOREFRONT DOORS AND PAIRS.
- ALL EXTERIOR DOORS TO HAVE A RAIN CHANNEL, CAP THE WIDTH OF THE DOOR 4" JAMBS COMBINED.
- HM DOORS TO BE 18 GA. CONSTRUCTION.
- HM FRAMES TO BE 16 GA. SHOP WELDED (KNOCK DOWN FRAMES NOT ALLOWED).

GLAZING NOTES

- PROVIDE TEMPERED GLAZING AT THE FOLLOWING LOCATIONS (AND ANY OTHER LOCATIONS REQUIRED BY CODE):
 - INGRESS AND MEANS OF EGRESS DOORS.
 - FIXED PANELS IN SWINGING DOORS.
 - INDIVIDUAL FIXED PANELS ADJACENT TO DOORS.
 - FIXED PANELS WHERE BOTTOM EDGE IS LESS THAN 18 INCHES FROM THE FLOOR.
 - GLAZING IN GUARDS AND RAILINGS.
- ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL CODES.
- ALL GLAZING IN OR ADJACENT TO DOORS OR IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION SHALL BE TEMPERED.
- PROVIDE TEMPERED GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHEN ALL OF THE FOLLOWING CRITERIA APPLY. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS GREATER THAN 9 SF, THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36" HORIZONTALLY FROM THE PLANE OF THE GLAZING.

FINISH LEGEND

GENERAL NOTES

- ULINE TO FURNISH CARPETING & CARPET PAD TO BE INSTALLED BY G.C.

SYMBOL	DESCRIPTION	SPECIFICATION	SYMBOL	DESCRIPTION	SPECIFICATION
CPT-1	CARPET TILE	PRODUCT: MOHAUK BROADLOOM STYLE: SURREAL COLOR: NEUTRALITY #143 PAD: TRED-MOR 2580 TRAFFIC TOUGH CARPET CUSHION, 80-OZ, DOUBLE GLUE	FRP	FIBER-REIN. PANELS	PRODUCT: MARLITE, STANDARD FRP OR EQUAL TRIM: WHITE PVC TRIM COLOR: WHITE
	VINYL BASE	PRODUCT: JOHNSONITE, 4" COVE BASE COLOR: FAUN #80	P	PAINT	PRODUCT: PPG CEILING: PPG INTERIOR DRY-FOG SPRAY PAINT, WHITE FLAT LATEX PRECAST: PPG SPEED CRAFT ENAMEL, SEMI-GLOSS LATEX 5-510 SERIES COMMERCIAL WHITE AND HIDING BASE DRYWALL: PPG SPEED CRAFT W/ PRIMER DOORS & FRAMES: BM SAFETY WHITE, SEMI-GLOSS OIL BASED ENAMEL (ADVANCE OR IMPERVO) BOLLARDS: PPG HIGH PERFORMANCE COATINGS 1-282 SERIES 1 HANDRAILS: PPG HIGH PERFORMANCE COATINGS 1-283 SERIES 1
CPT-2	CARPET TILE	PRODUCT: MOHAUK TUFTED BROADLOOM STYLE: SURREAL EVERSET COLOR: T.B.D. PAD: MOHAUK RIGHT STEP 28 ALLADIN COLLECTION, 30 THICK, TACKLESS	TP	TOILET PARTITIONS	PRODUCT: GLOBAL PARTITIONS MATERIAL: METAL FOLDER COAT MOUNTING: CEILING HUNG COLOR: ALMOND #103
	VINYL BASE	PRODUCT: JOHNSONITE, 4" COVE BASE COLOR: FAUN #80	SAT	CEILING TILE	PRODUCT: USG 2' x 2' STYLE: FROST #440, REGULAR EDGE GRID: 3/4" DxDX/L GRID, WHITE
VCT-1	VNTL TILE	PRODUCT: MANNINGTON 12" x 12" STYLE: COMMERCIAL ESSENTIALS COLOR: SANDRIFT #31			
	VNTL BASE	PRODUCT: JOHNSONITE, 4" COVE BASE COLOR: FAUN #80			
VCT-2	VNTL TILE	PRODUCT: ARMSTRONG 12" x 12" STYLE: SDT COLOR: MARBLE BEIGE #51950			
	VNTL BASE	PRODUCT: JOHNSONITE, 4" COVE BASE COLOR: FAUN #80			
CT	CERAMIC FLOOR TILE	PRODUCT: DAL-TILE, SIERRA COLOR: ALMOND, #1009 SIZE: 6"x6" GROUT: MAPEI EPOXY GROUT, COLOR IVORY MARFIL			
CT	CERAMIC WALL TILE	PRODUCT: AMERICAN OLEAN, BRIGHT MATTE COLOR: MATTE BISCUIT #0092 SIZE: FIELD TILE 6"x6" COVE 4" COVE CORNER, TOP TILE 6"x6" BULLNOSE 4" BULLNOSE CORNER GROUT: MAPEI EPOXY GROUT, COLOR IVORY MARFIL			

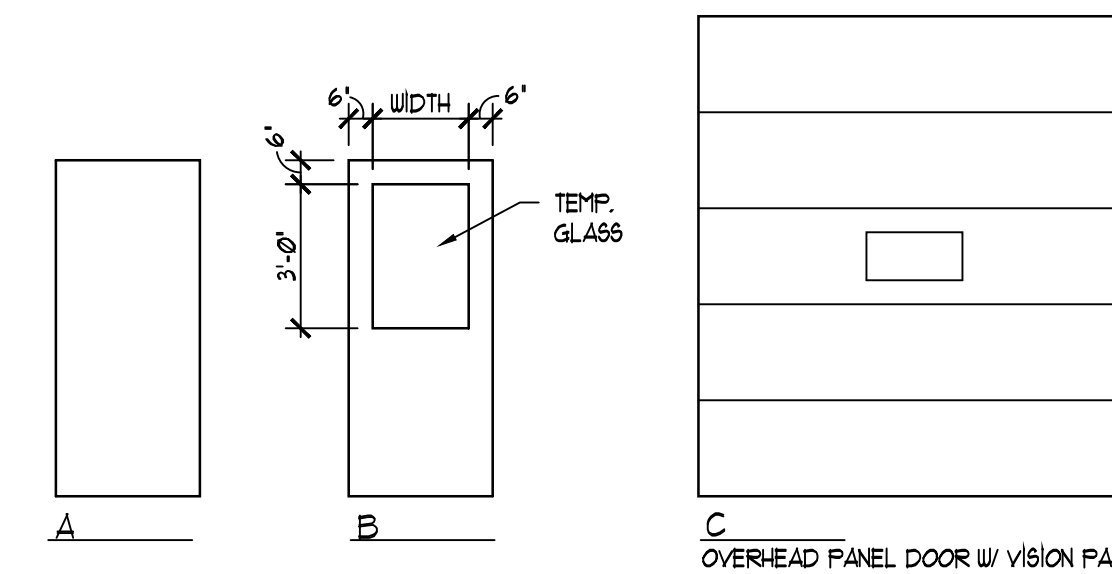
HARDWARE SETS

SET 1 (OH DOOR DOOR - EXT)	SET 2 (EXT. ENTRY)	SET 3 (CAFE)	SET 4 (OFFICE)	SET 5 (OFFICE)	SET 6 (STORAGE)	SET 7 (MULTI-STALL TOILET)	SET 8 (DOUBLE STORAGE)	SET 9 (DATA)
OVERHEAD DOOR HARDWARE TO MATCH EXISTING	3 HINGES 1 ENTRANCE LOCKSET 1 CLOSER 1 SILEEP 1 RAIN DRIP CAP WEATHERSTRIPPING SILENCERS	3 HINGES 1 PASSAGE LOCKSET 1 CLOSER 1 OVERHEAD STOP 1 KICKPLATE SILENCERS	3 HINGES 1 CLASSROOM LOCKSET 1 CLOSER 1 WALL STOP 1 KICKPLATE SILENCERS	3 HINGES 1 CLASSROOM LOCKSET 1 CLOSER 1 OVERHEAD STOP 1 KICKPLATE SILENCERS	3 HINGES 1 STORAGE LOCK SET 1 CLOSER 1 WALL STOP 1 KICKPLATE SILENCERS	3 HINGES 1 PUSH & PULL PLATE 1 CLOSER W/ HOLD OPEN 1 KICKPLATE 1 WALL STOP 1 ADA SIGN SILENCERS	6 HINGES 1 STORAGE LOCKSET 1 DUMMY LEVER 2 CLOSERS W/ HOLD OPEN 1 AUTOMATIC FLUSH BOLTS 1 AUTOMATIC DOOR COORDINATOR 1 DUSTPROOF STRIKE 2 KICKPLATES SILENCERS	3 HINGES 1 STORAGE LOCKSET 1 CARD READER 1 ELECTRIC STRIKE 1 CLOSER 1 WALL STOP 1 KICKPLATE SILENCERS

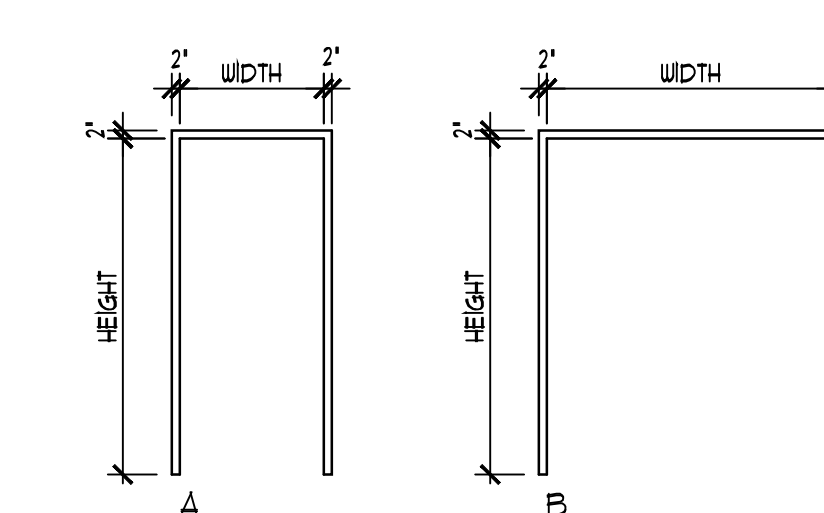
DOOR & HARDWARE SPECIFICATIONS

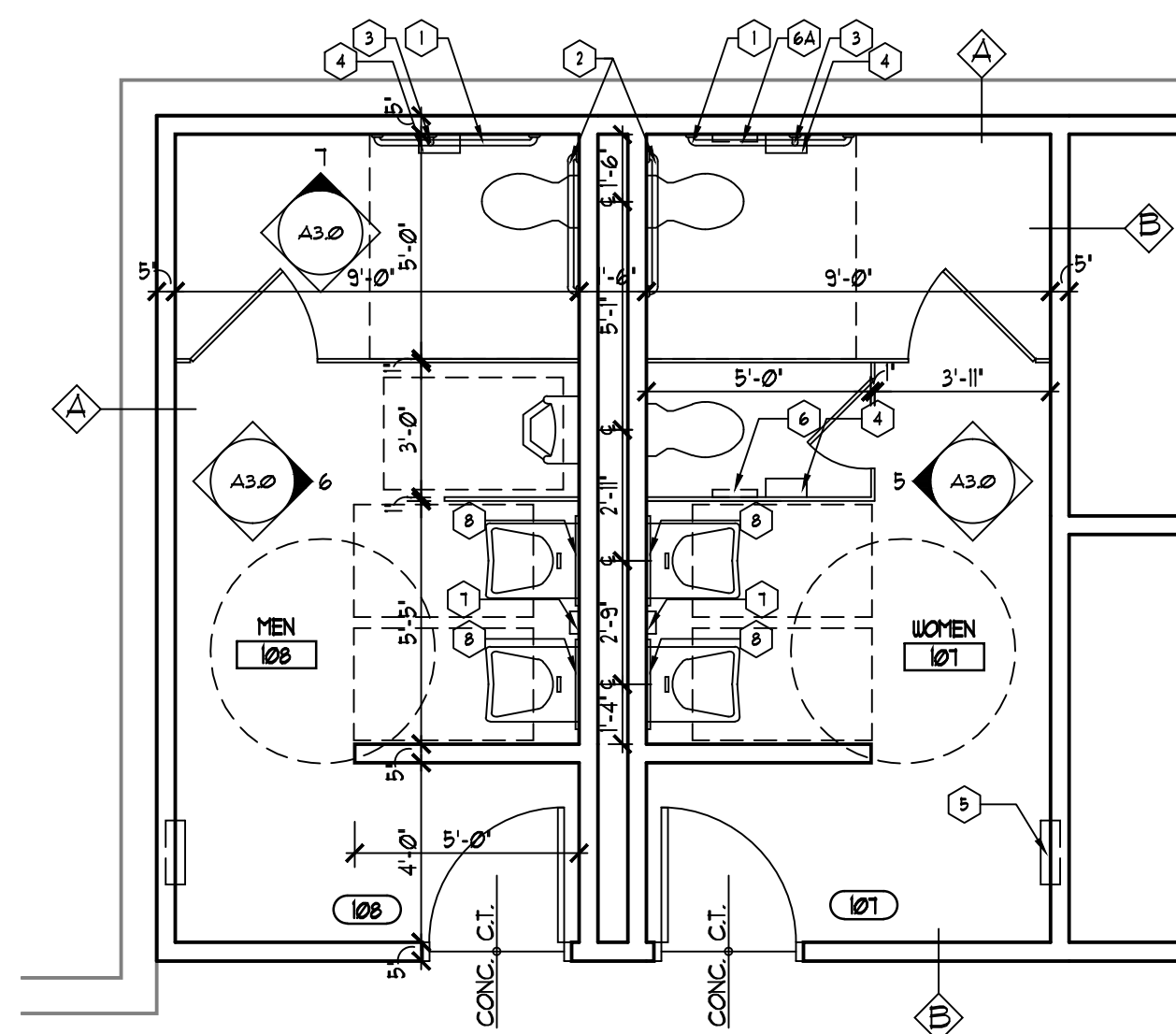
- LOCKSETS TO BE DORMA CL800 SERIES W/ GRADE 1 HEAVY DUTY CYLINDER AND 1R LEVER DESIGN. FINISH TO BE STAINLESS STEEL.
- CLOSERS TO BE LCN 4100 SERIES W/ PARALLEL ARM, METAL FINISH TO MATCH LOCKSET, FUNCTION TO BE 100 CUSH-HUSH, TOILET ROOM CLOSERS TO BE MOUNTED ON HINGE SIDE W/ HOLD-OPEN FUNCTION 140.
- AUTOMATIC FLUSH BOLTS TO BE IVEB, FB4P W/ COR SERIES BAR COORDINATOR.
- ELECTRIC STRIKE TO BE VON DUPRIN, 6211, COORDINATE W/ TENANT'S CARD READER SYSTEM REQUIREMENTS.
- WALL STOPS TO BE HAGER, CONCAVE 236W.
- DOOR SILENCERS TO BE HAGER, 30TD.
- KICKPLATES TO BE ROCKWOOD K1062 'B4E', FINISH TO MATCH LOCKSET.
- HINGES TO BE HAGER, BB1213.
- FLUSH PLATE TO BE ROCKWOOD, 70C, FINISH TO MATCH LOCKSETS.
- FULL PLATE TO BE ROCKWOOD, 12X70C, FINISH TO MATCH LOCKSETS.
- WOOD DOORS TO BE V1 INDUSTRIES #5901A, FLAM Sliced RED OAK WOOD VENEER W/ BONDED PARTICLE BOARD CORE, 5 PLY CONSTRUCTION, PROVIDE REINFORCING FOR ALL HARDWARE DEVICES. PROVIDE MATCHING EDGES, 1/8" TOP AND SIDES, 3/4" UNDERCUT, EDGES BEVELED 1/8" N 2", MACHINE FINISHED AND SEALED EDGES.

DOOR TYPES



DOOR FRAME TYPES

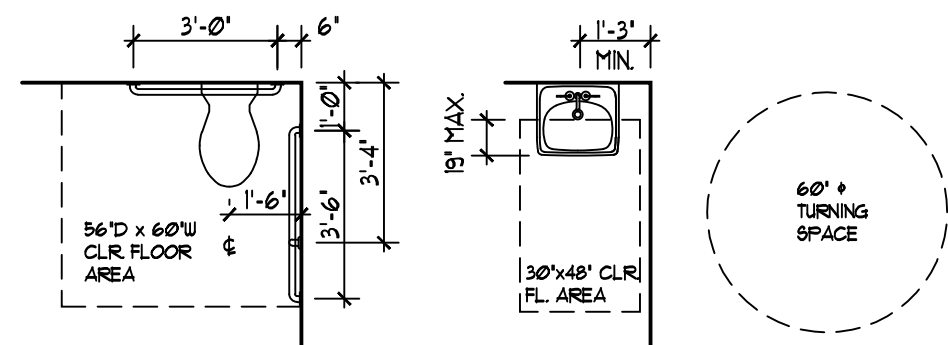




1 ENLARGED TOILET PLAN
A3.0 1/4" = 1'-0"

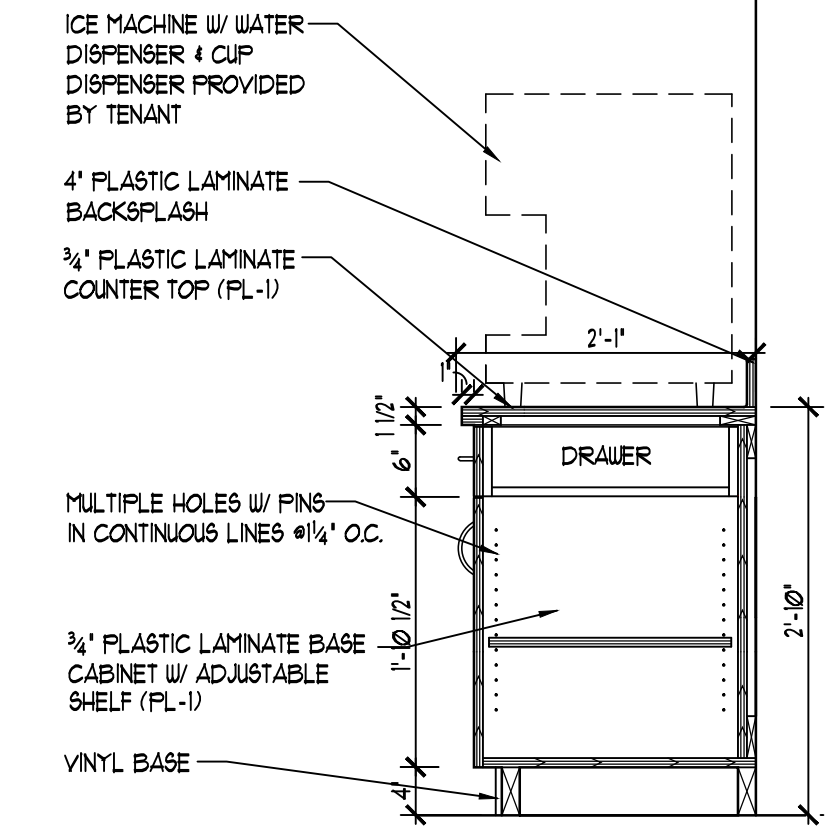
TAG	DESCRIPTION	MANUFACTURER	MODEL*
1	42" GRAB BAR	BOBRICK	B-5806 (42)
2	36" GRAB BAR	BOBRICK	B-5806 (36)
3	18" GRAB BAR	BOBRICK	B-5806 (18)
4	TOILET PAPER DISPENSER	ULINE	H-1271
5	SEMI-RECESSED PAPER TOWEL DISPENSER/DISPOSAL	BOBRICK	B-3347
6	PARTITION MOUNTED FEMINE NAPKIN DISPOSAL	ULINE	
6A	RECESSED FEMINE NAPKIN DISPOSAL	ULINE	
7	WALL MOUNTED AUTOMATIC SOAP DISPENSER	ULINE	
8	WALL MTD. MIRROR (CUSTOM SIZE)	BOBRICK	B-290 (24 x 36)

GENERAL NOTES:
ULINE WILL FURNISH ITEMS 4, 6, 6A, 7 FOR INSTALLATION BY GC.

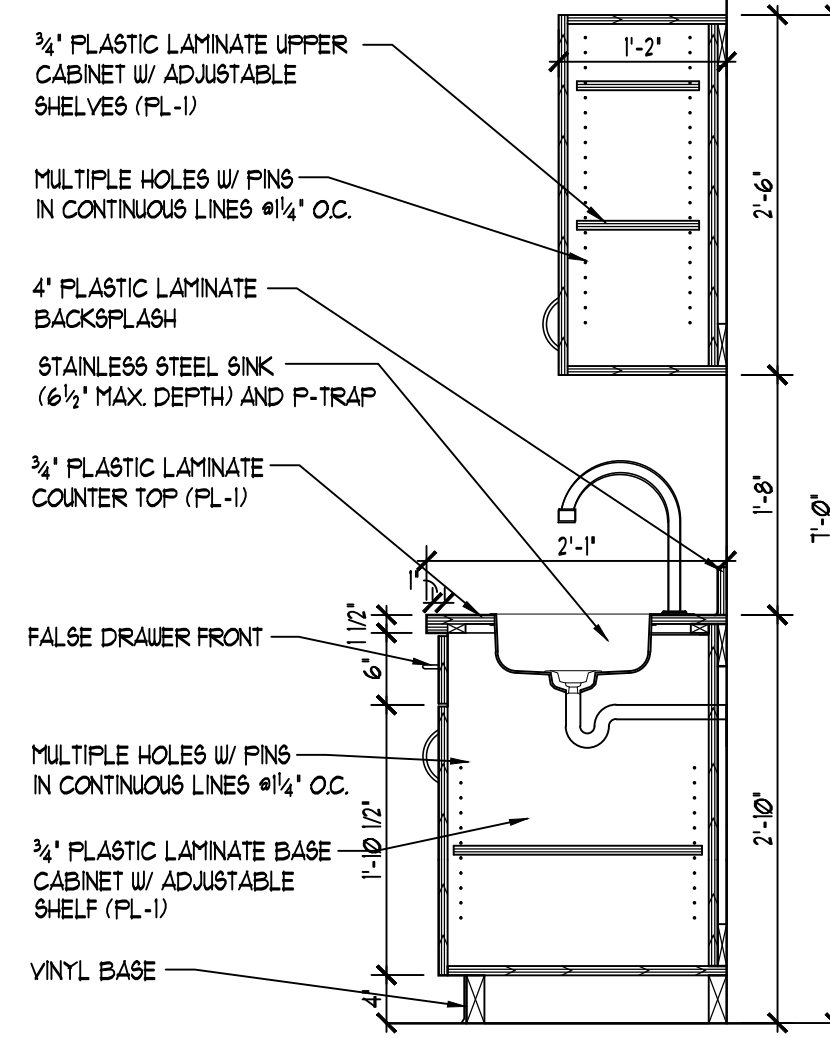


2 FIXTURE CLEARANCES
N.T.S.

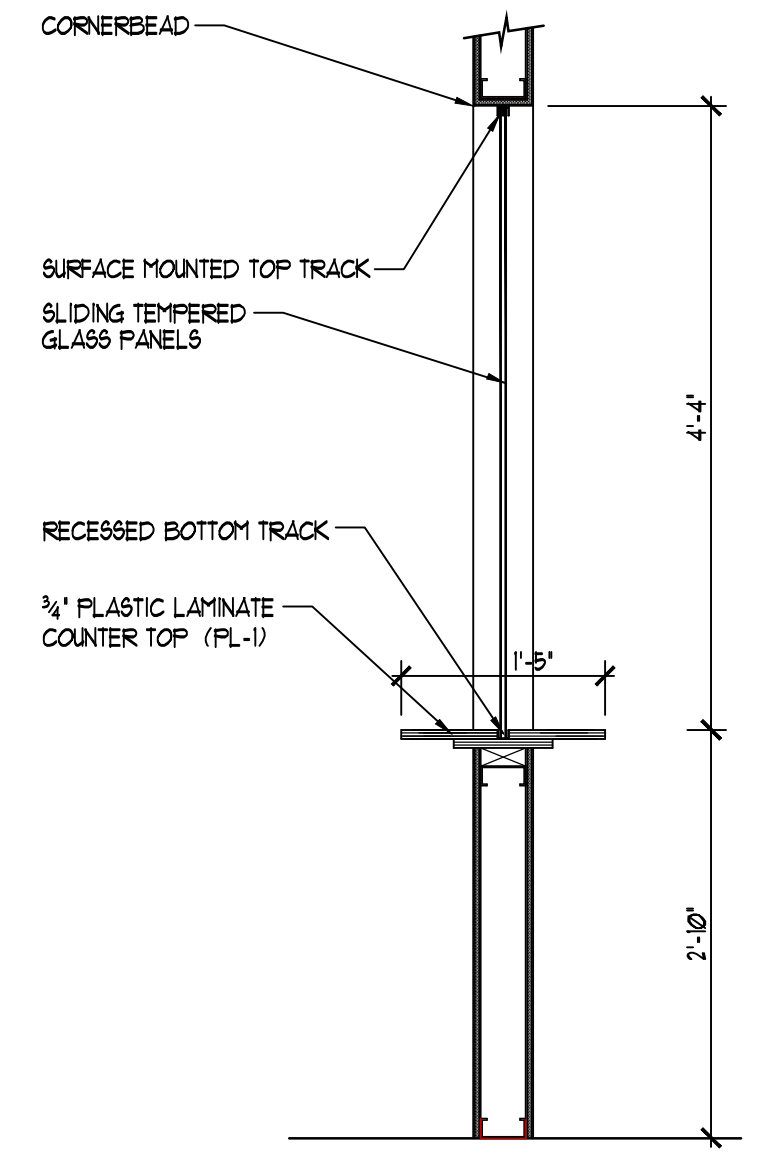
GENERAL NOTES:
1. ALL FIXTURES TO MEET ADAAG CLEARANCE AND HEIGHT REQUIREMENTS.
2. ALL TOILET'S FLUSH CONTROLS SHALL BE ON THE WIDE SIDE OF STALL.
3. ALL PIPING UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED AGAINST ACCIDENTAL CONTACT.



2 MILLWORK SECTION
A3.0 3/4" = 1'



3 MILLWORK SECTION
A3.0 3/4" = 1'



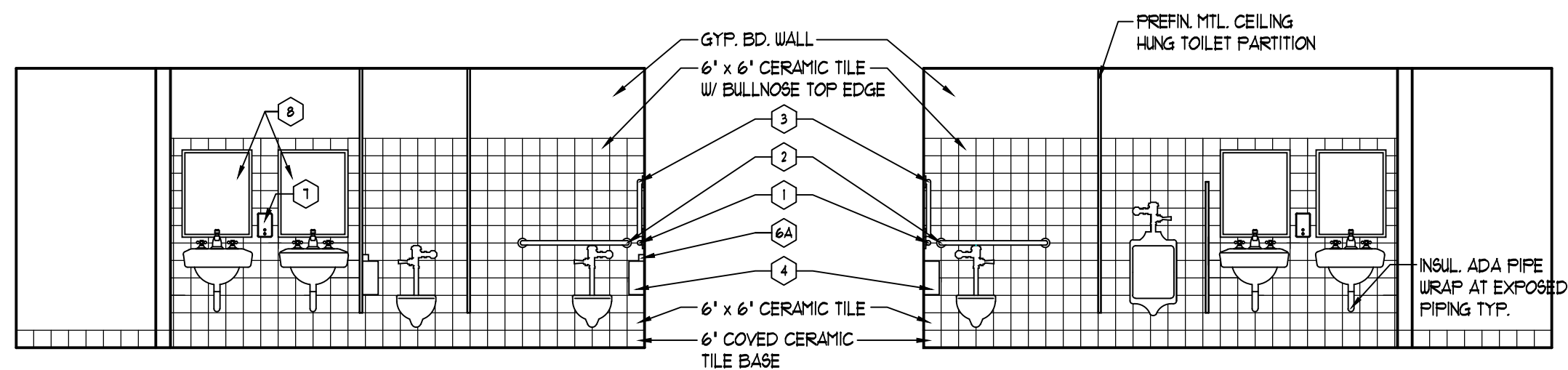
4 PASS-THRU WINDOW SECTION
A3.0 3/4" = 1'

PLASTIC LAMINATE NOTES:

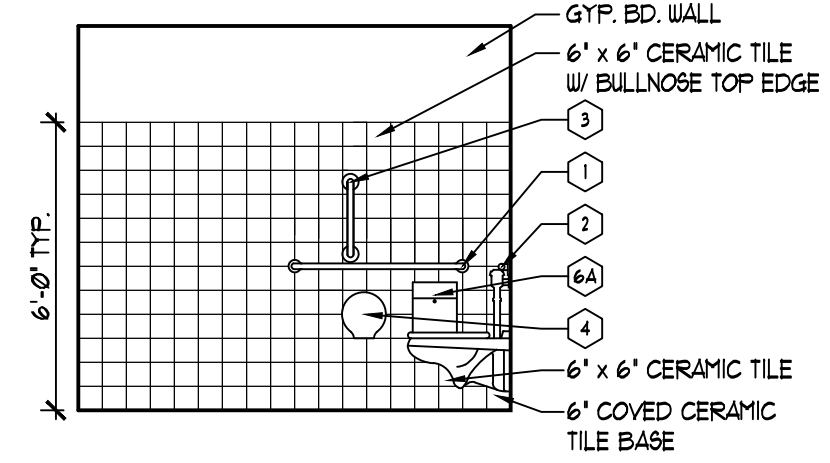
- SUBSTRATE TO BE PLYWOOD OR PARTICLEBOARD (M-1 OF BETTER) - USE EXTERIOR GLUE WHEN USED IN COUNTERTOPS WITH SINKS.
 - HIGH PRESSURE PLASTIC LAMINATE ON ALL SIGHT EXPOSED SURFACES AND BOTH SIDES OF ALL DOORS.
 - WHITE MELAMINE SURFACE TO BE USED ON CABINET INTERIORS EXCEPT WHERE NOTED TO BE LAMINATE.
 - PULLS TO BE BOSETTI MARELLA CLASSIC SERIES, 101045-22, OIL RUBBED BRONZE.
 - HINGES: BLUM 117580, TOTALLY CONCEALED, SELF CLOSING, OPENING 120 DEG. W/ 175H100, 0 DEGREE PLATE.
 - DRAWER GLIDES: BTL B4503A FULL EXTENSION, SELF CLOSING, 100° RATING, CLEAR ZINC.
1. ADJUSTABLE SHELF SUPPORTS: HAFELE 282.04.111 FIN. 5mm DIA. DRILLED HOLES @ 1/4" O.C. - PROVIDE 4 SHELF SUPPORT PEGS FOR EACH SHELF PLUS 10% STOCK.

MILLWORK MATERIAL LEGEND:

FL-1	FLASTIC LAMINATE	PRODUCT:	FORMICA
		COLOR:	ALMOND P30-58

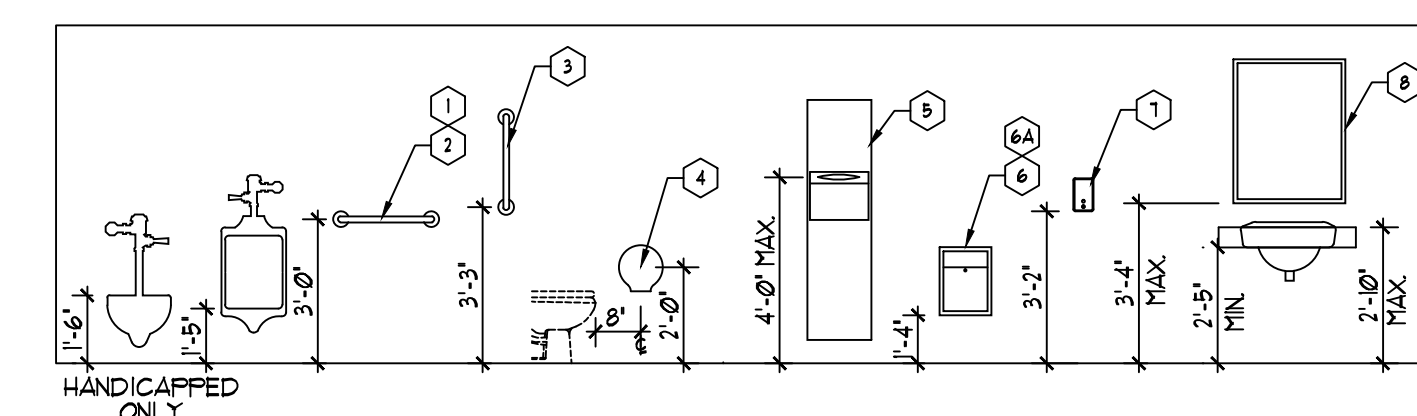


5 TOILET 107 WEST ELEVATION
A3.0 1/4" = 1'-0"



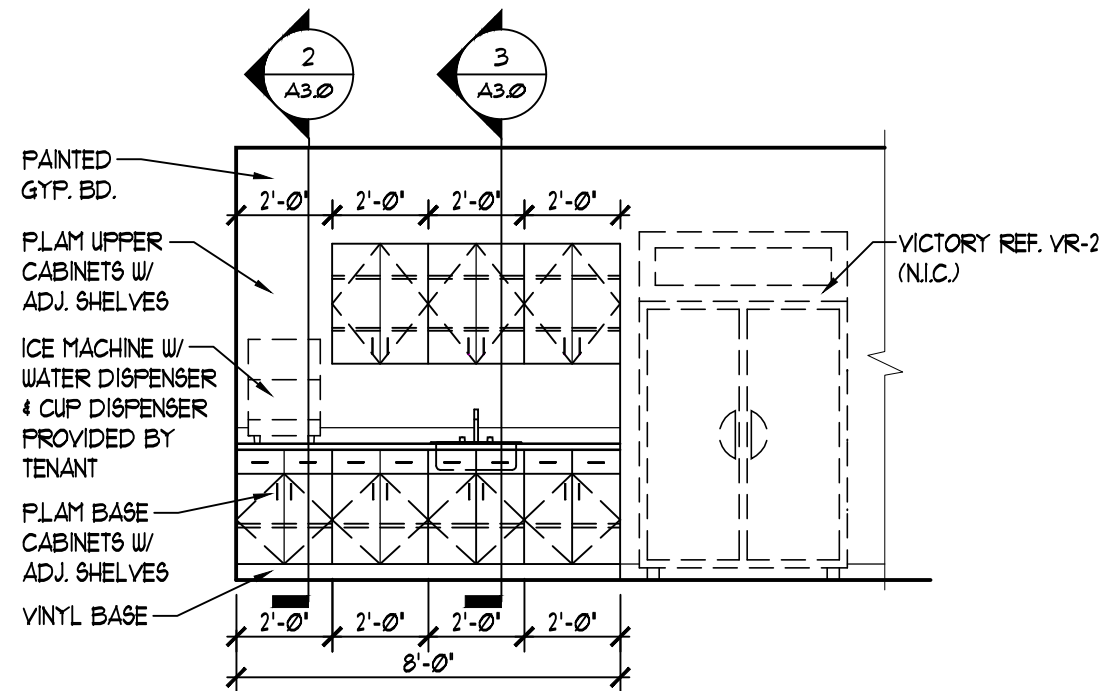
6 TOILET 108 EAST ELEVATION
A3.0 1/4" = 1'-0"

7 TOILET 108 NORTH ELEVATION
A3.0 1/4" = 1'-0"

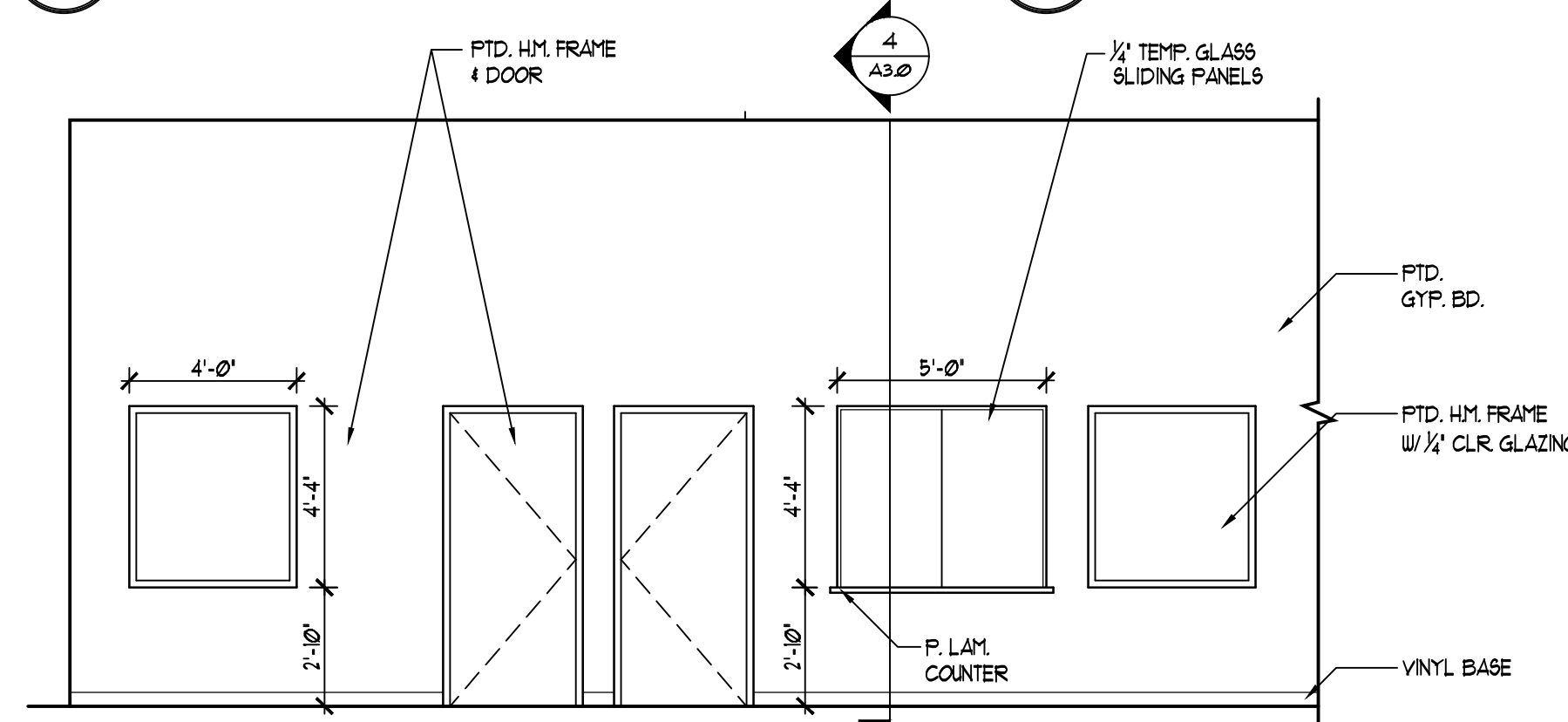


8 TOILET ACCESSORIES MOUNTING HEIGHTS
N.T.S.

GENERAL NOTES:
1. ACCESS TO ALL DISPENSING AND OPERABLE CONTROLS SHOULD BE 15" TO 48" AFF.
2. REFER TO MANUFACTURERS' GUIDELINES FOR INSTALLATION.
3. T.O.O. INDICATES TOP OF OPENING.
4. UNDER LAVATORY PIPING TO BE UNRAFFED TO PROTECT AGAINST CONTACT.
5. PROVIDE SOLID BLOCKING AT ALL GRAB BAR LOCATIONS AND IN WALLS AS REQ'D.



8 CAFE ROOM 101 WEST ELEVATION
A3.0 1/4" = 1'-0"



9 OFFICES 102 & 103 NORTH ELEVATION
A3.0 1/4" = 1'-0"

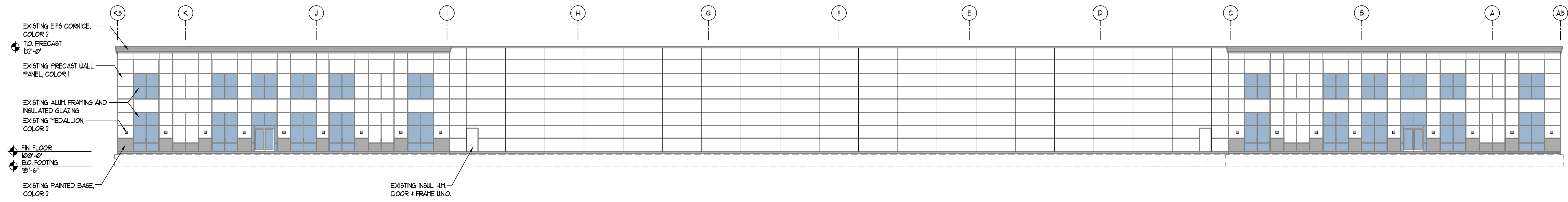
REVISIONS:

 ULINE W5 T1
 8505 100th Street, Pleasant Prairie, WI
 TOILET FLOOR PLAN, INT. ELEVS, & MILLWORK

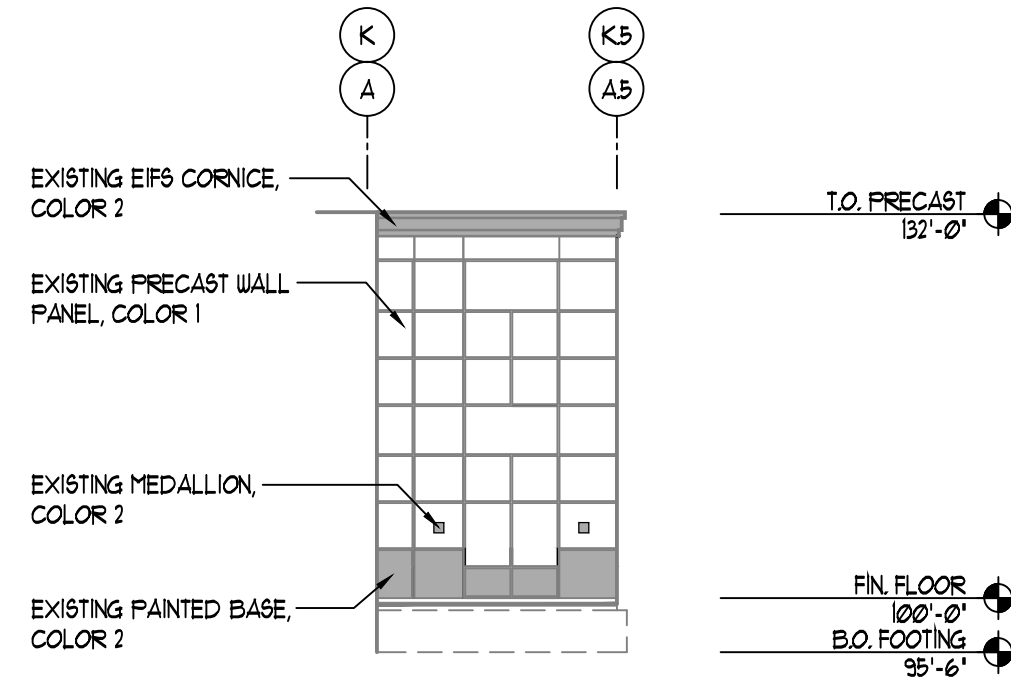
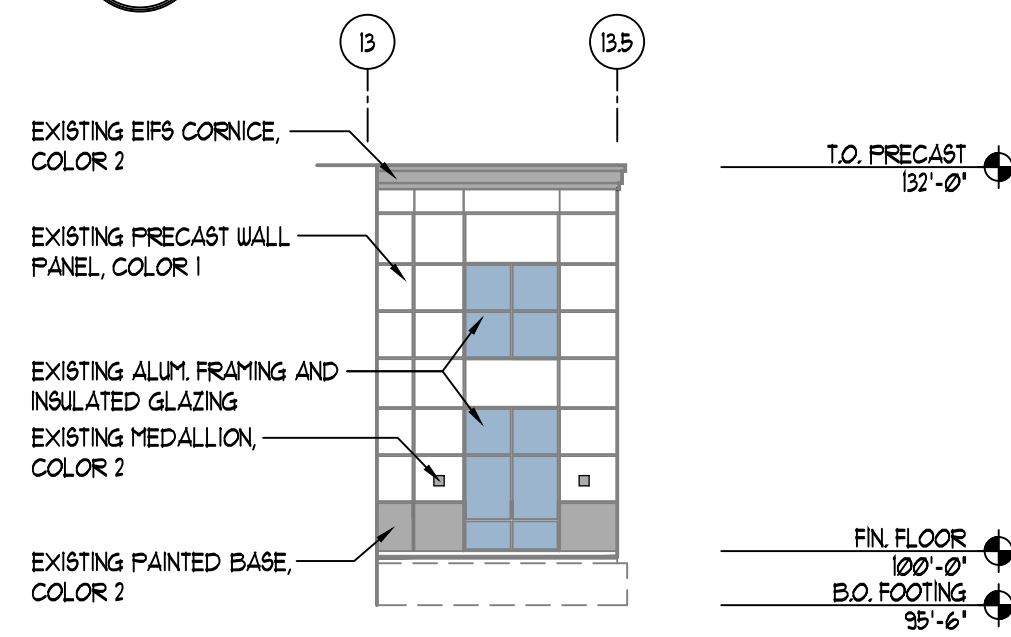
 2810 Lake Cook Road
 Suite 280
 Riverwoods, IL 60015
 Ph.: (847)940-0300
 Fax: (847)940-0445

Partners in Design
 ARCHITECTS

 PROJECT NO.:
 T12.13.126
 DRAWN BY: CTG
 CHECKED BY: UHB
 DATE: 10/24/13
 SHEET NO.:
 A3.0

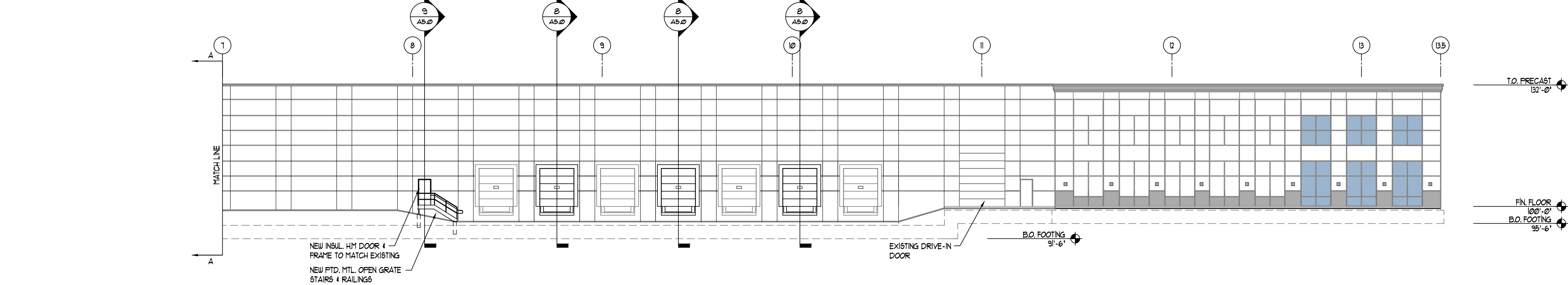
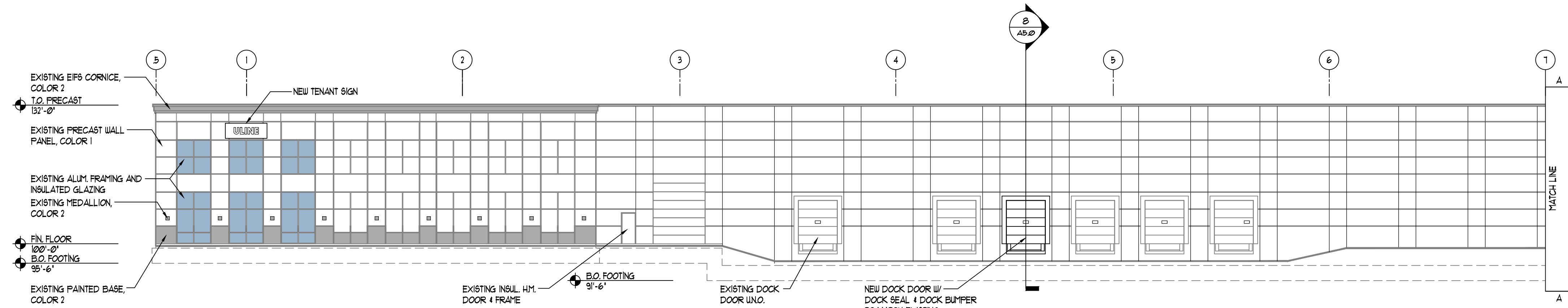


1 NORTH ELEVATION
A4.0 1/16" = 1'



2 STEPBACK ELEVATION (ADJACENT TO NORTH WALL)
A4.0 1/16" = 1'

3 STEPBACK ELEVATION (ADJACENT TO EAST DOCK WALL)
A4.0 1/16" = 1'



4 EAST ELEVATION
A4.0 1/16" = 1'

REVISIONS:

ULINE W5 TT
8505 100th Street, Pleasant Prairie, WI
EXTERIOR ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverviews, IL 60015
Ph.: (847) 940-0300
Fax: (847) 940-045

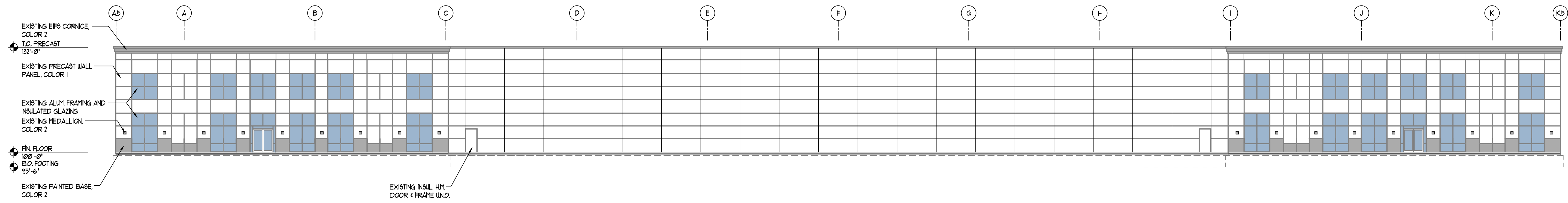
Partners in Design
ARCHITECTS

PROJECT NO.:
112.13.126

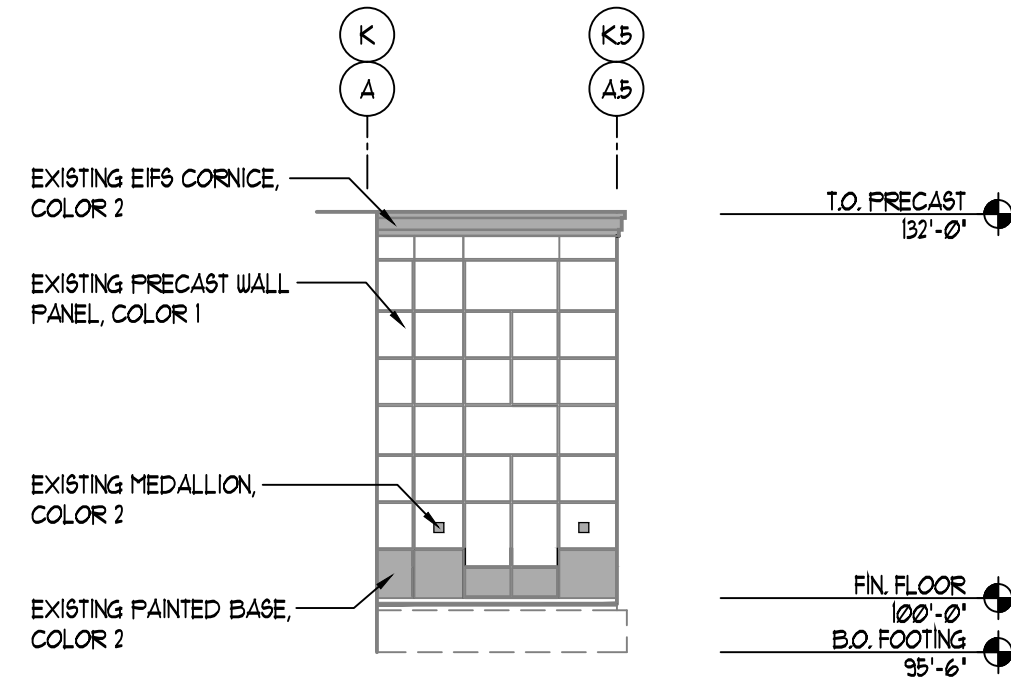
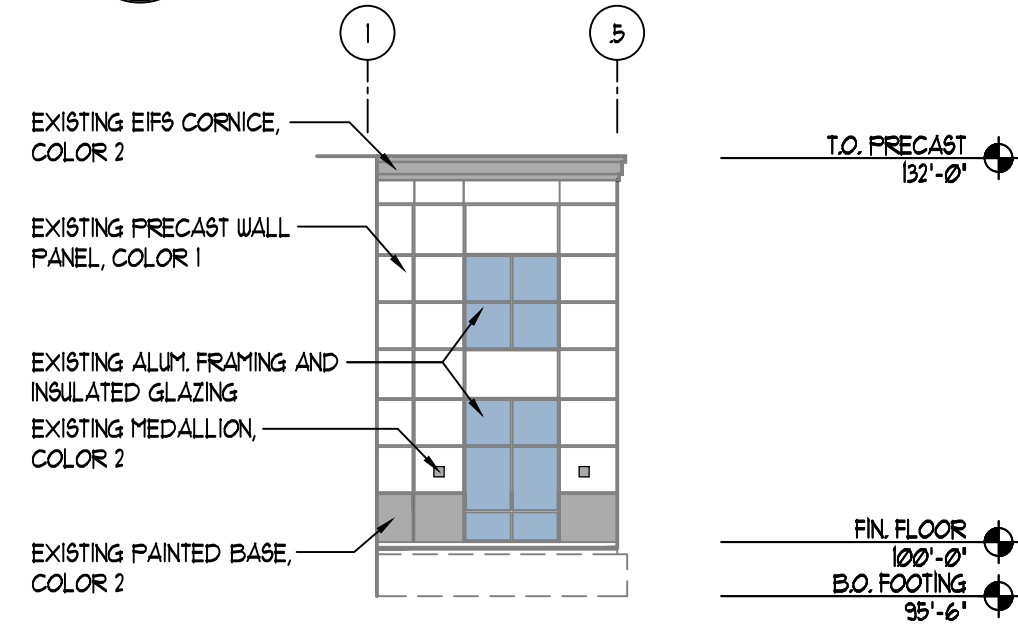
DRAWN BY: CTS
CHECKED BY: UWB

DATE: 10/24/13

SHEET NO.:
A4.0

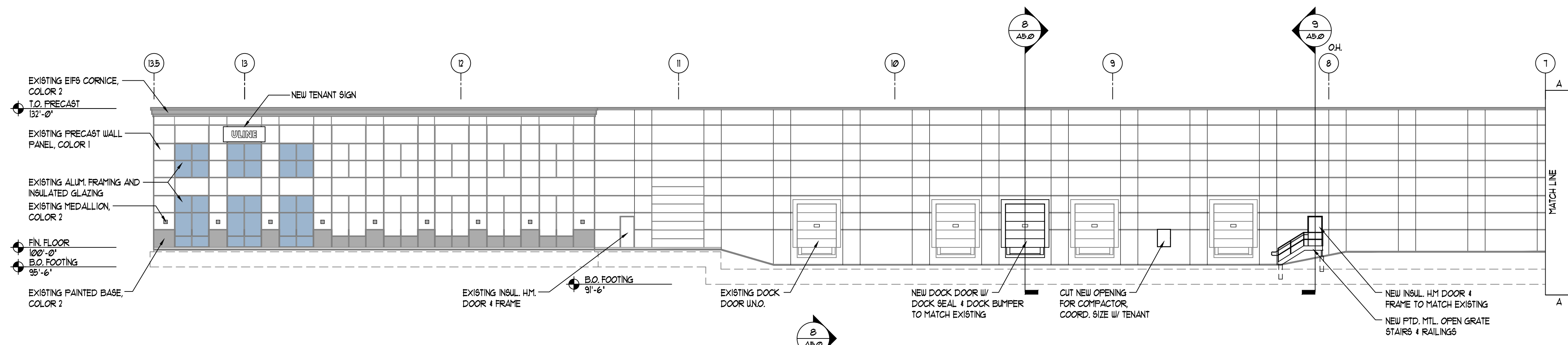


1 SOUTH ELEVATION
 A4.1 1/16" = 1"

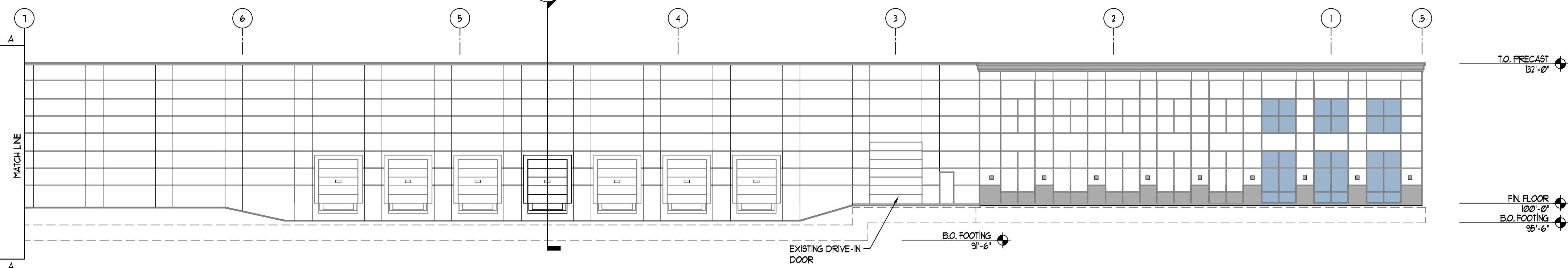


2 STEPBACK ELEVATION (ADJACENT TO SOUTH WALL)
 A4.1 1/16" = 1"

3 STEPBACK ELEVATION (ADJACENT TO WEST DOCK WALL)
 A4.1 1/16" = 1"



4 WEST ELEVATION
 A4.1 1/16" = 1"



REVISIONS:

ULINE W5 TT
 8505 100th Street, Pleasant Prairie, WI
 EXTERIOR ELEVATIONS

2610 Lake Cook Road
 Suite 280
 Riverwoods, IL 60015
 Ph.: (847) 940-0300
 Fax: (847) 940-045

Partners in Design
 ARCHITECTS

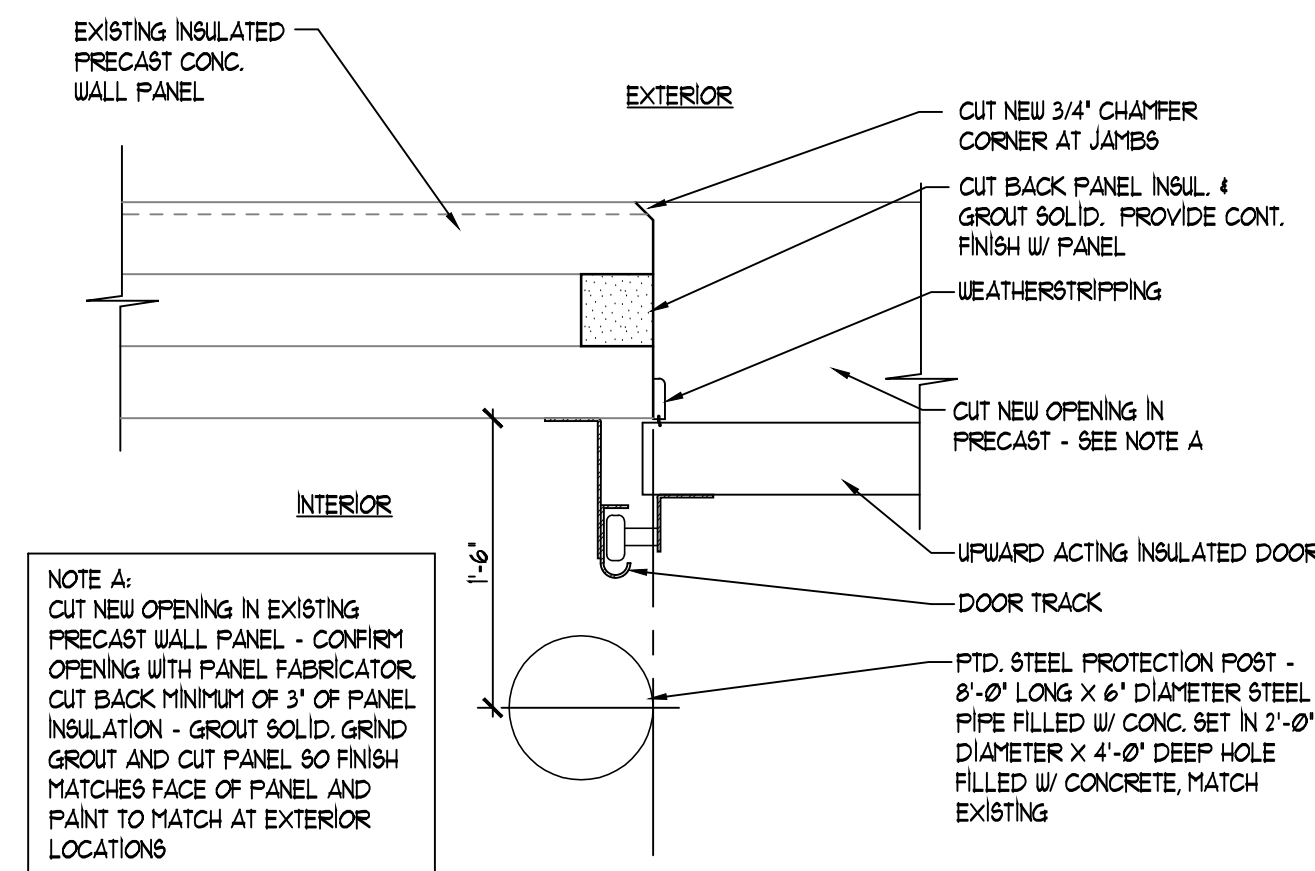
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 112.13.126

DRAWN BY:
 CTS

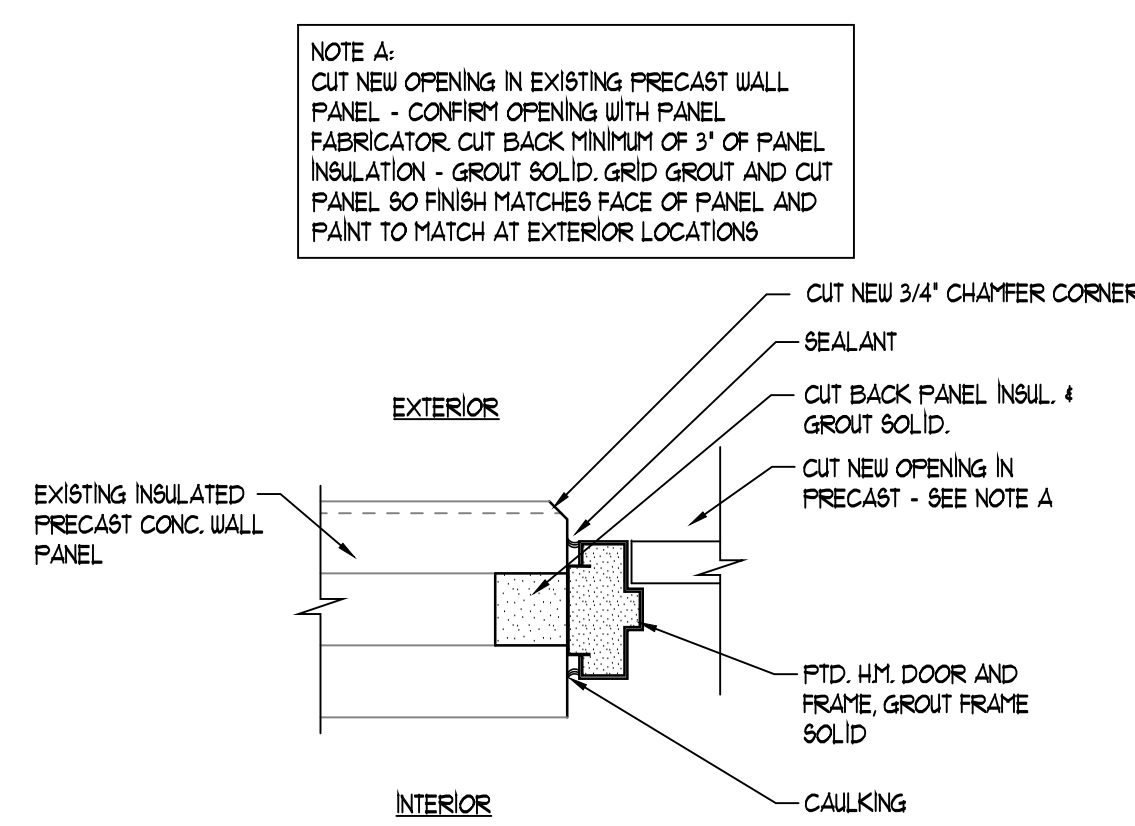
CHECKED BY:
 UHB

DATE:
 10/24/13

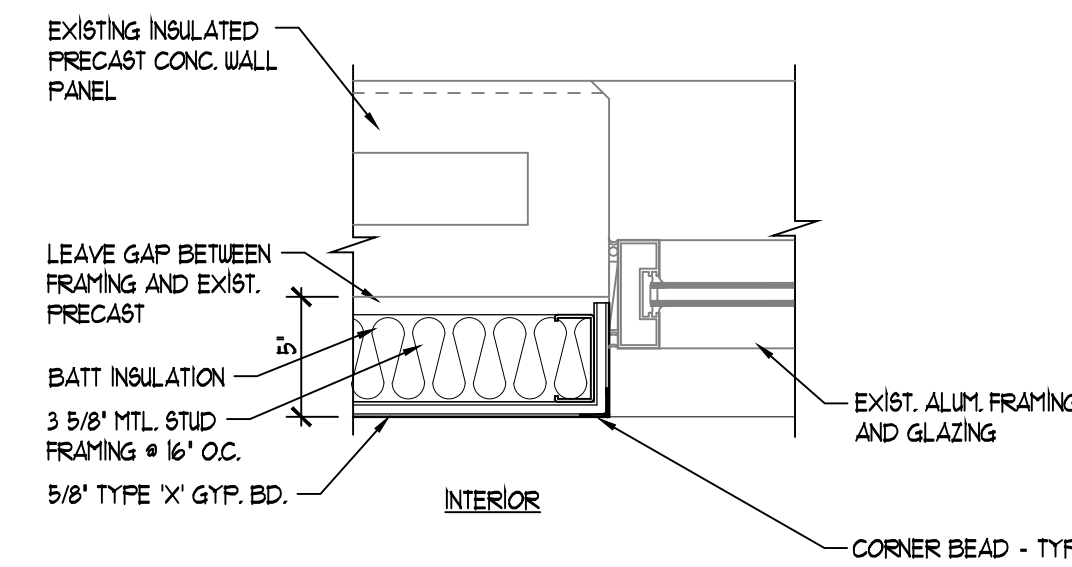
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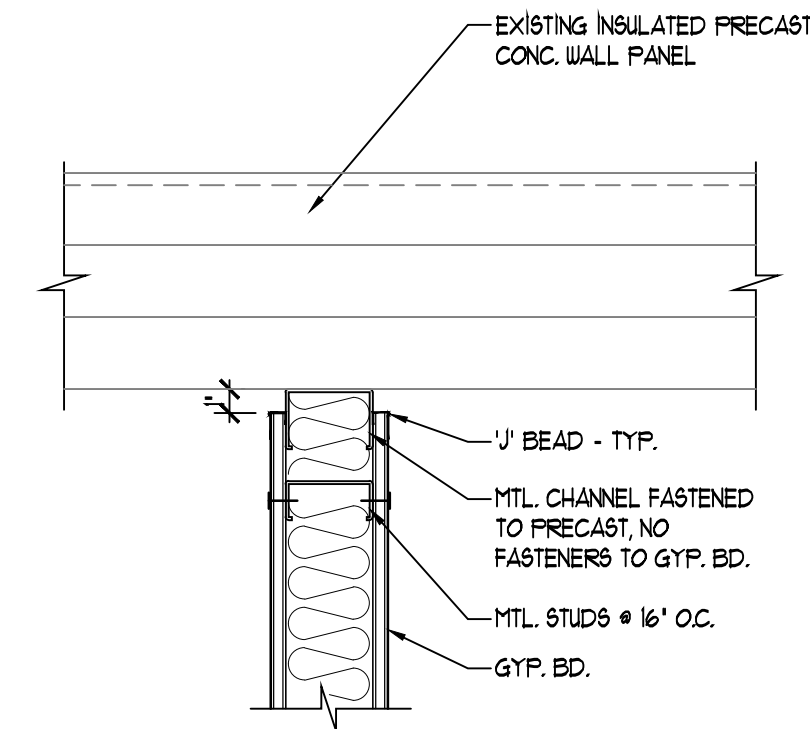
1 DOCK DOOR JAMB DETAIL
A5.0 1/2" = 1'-0"



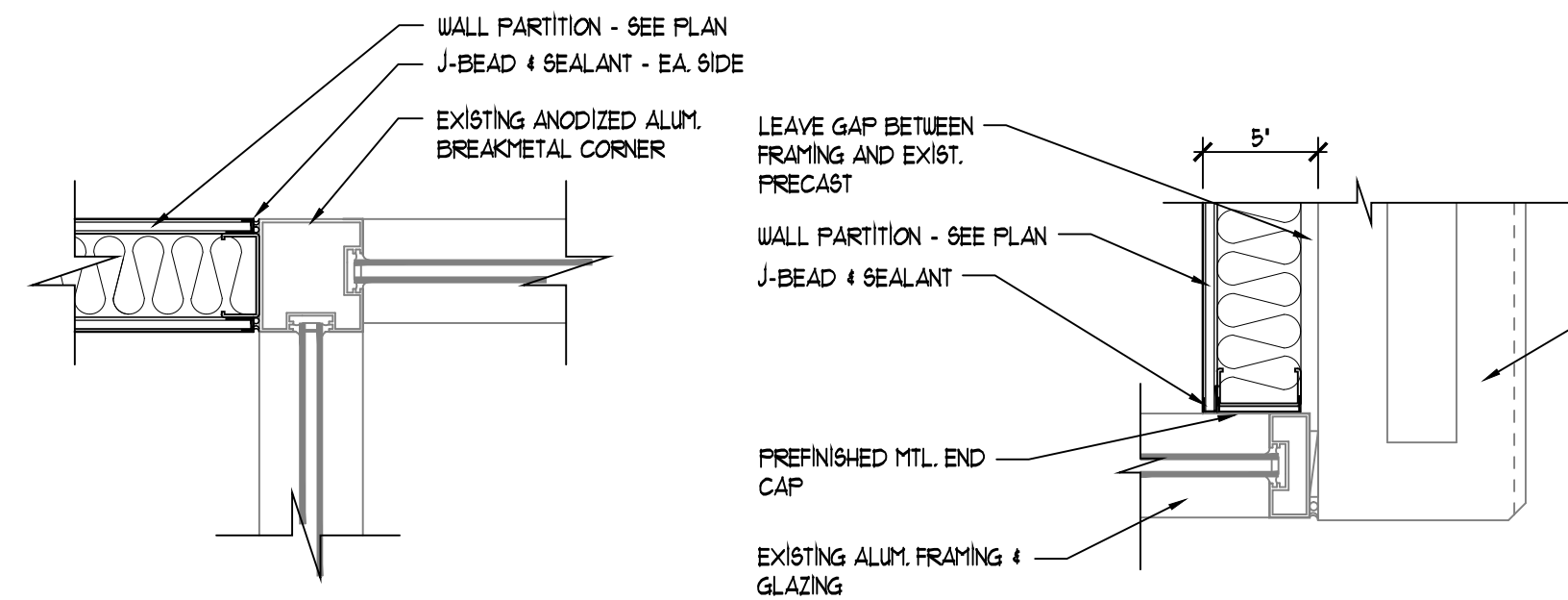
2 DOOR JAMB DETAIL
A5.0 1/2" = 1'-0"



3 WINDOW JAMB DETAIL
A5.0 1/2" = 1'-0"

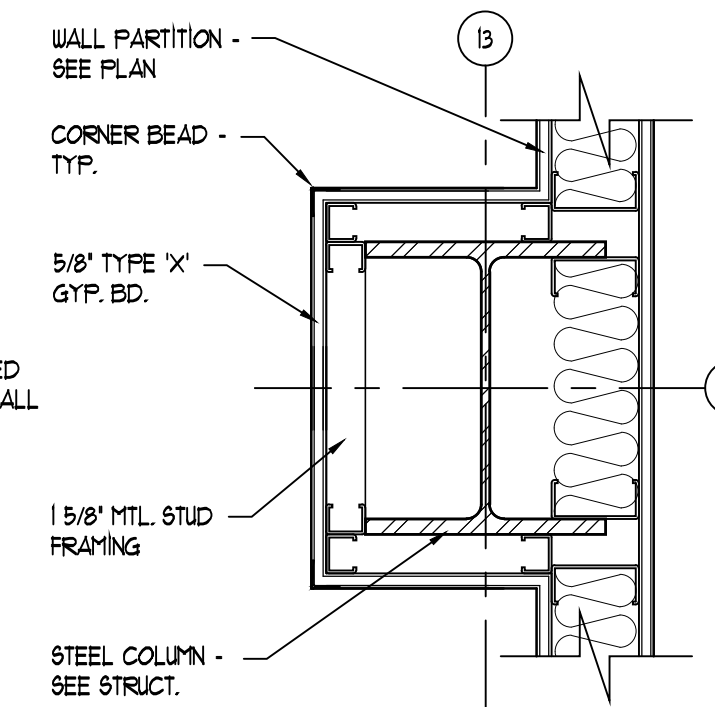


4 GYP. BD. TO PRECAST PLAN DETAIL
A5.0 1/2" = 1'-0"

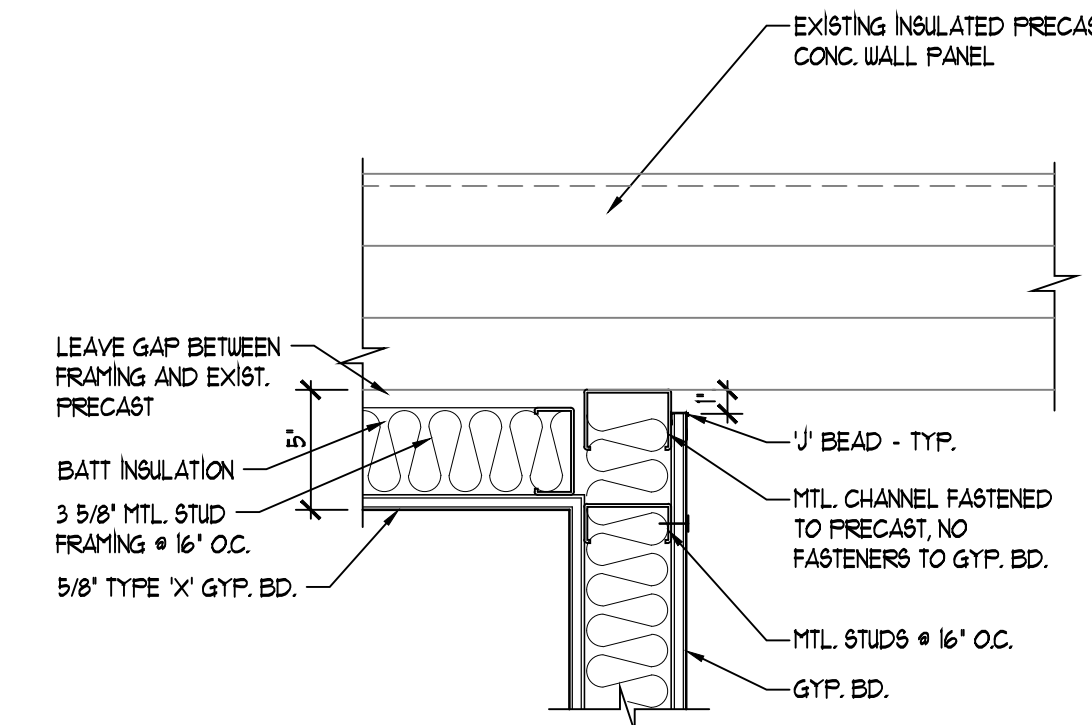


5 PLAN DETAIL
A5.0 1/2" = 1'-0"

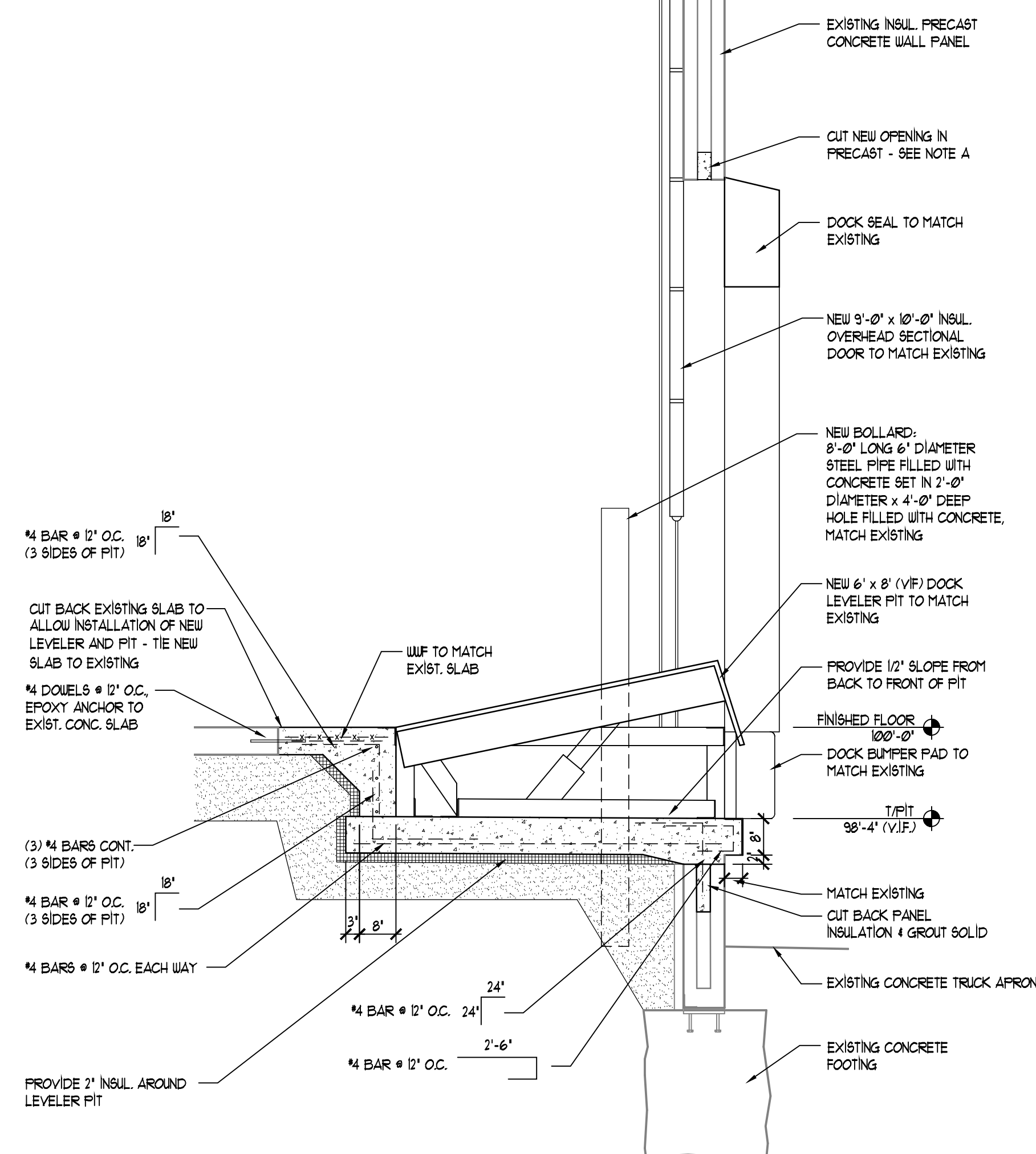
6 PLAN DETAIL
A5.0 1/2" = 1'-0"



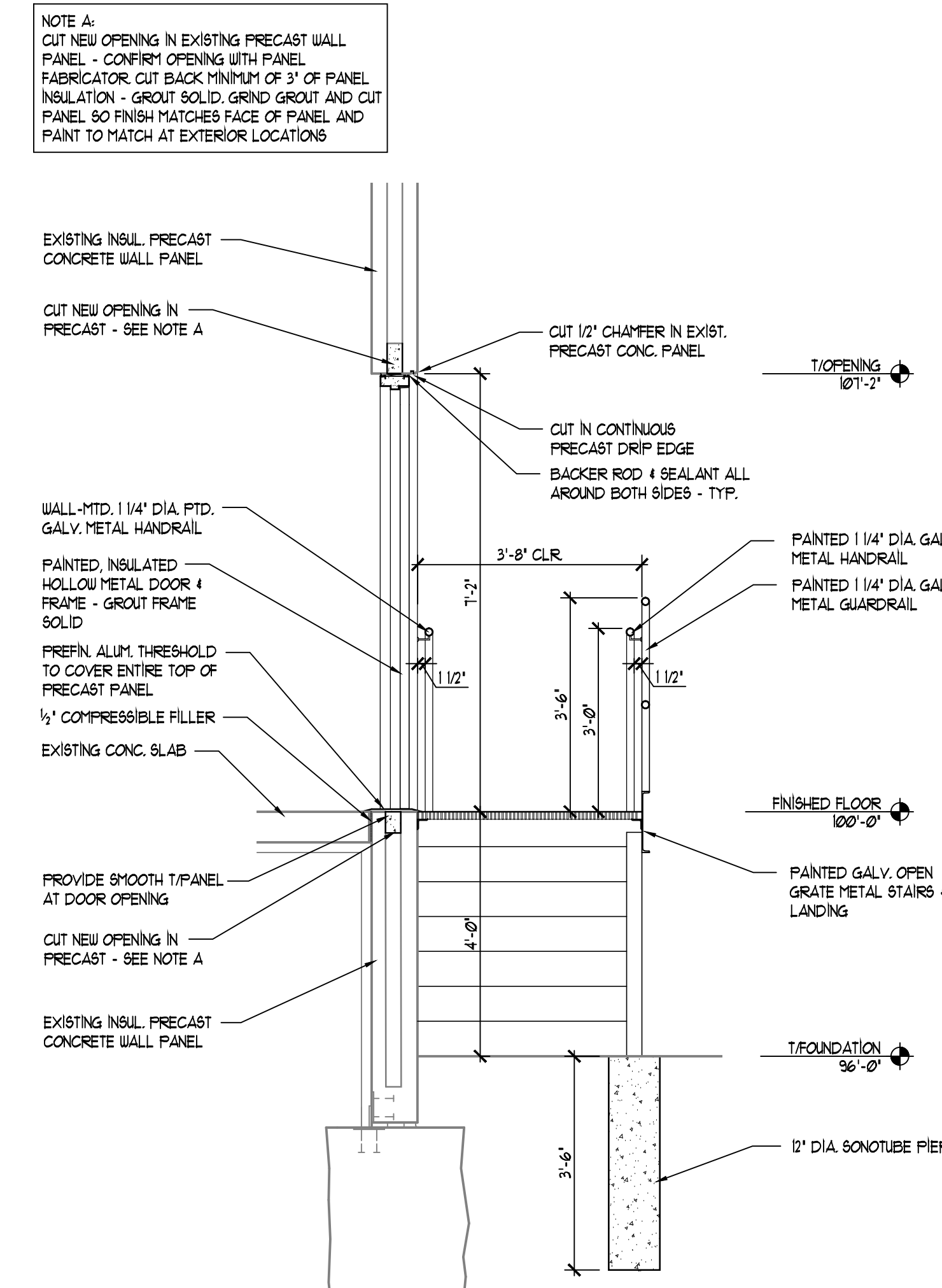
7 PLAN DETAIL
A5.0 1/2" = 1'-0"



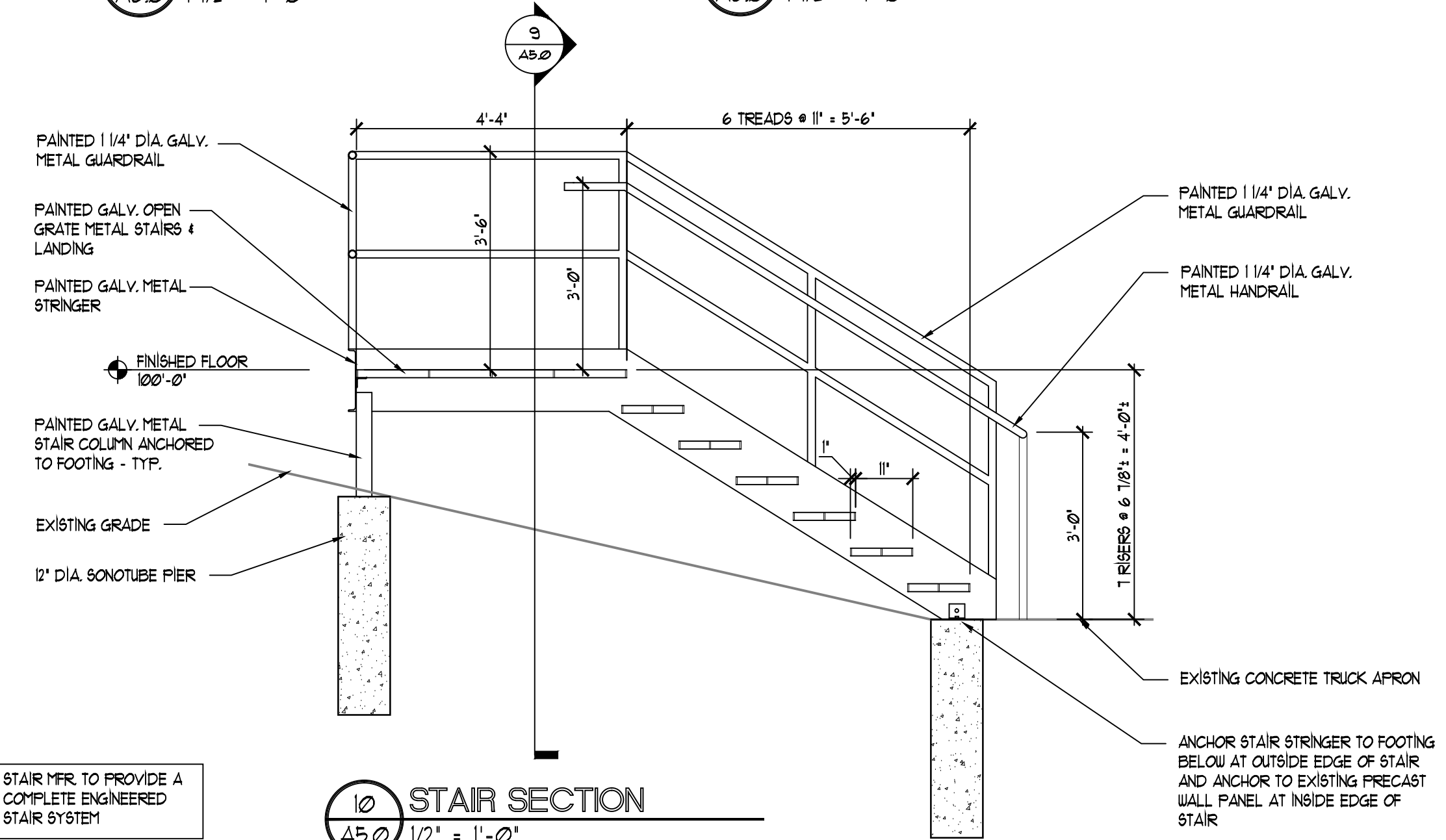
7A GYP. BD. TO PRECAST PLAN DETAIL
A5.0 1/2" = 1'-0"



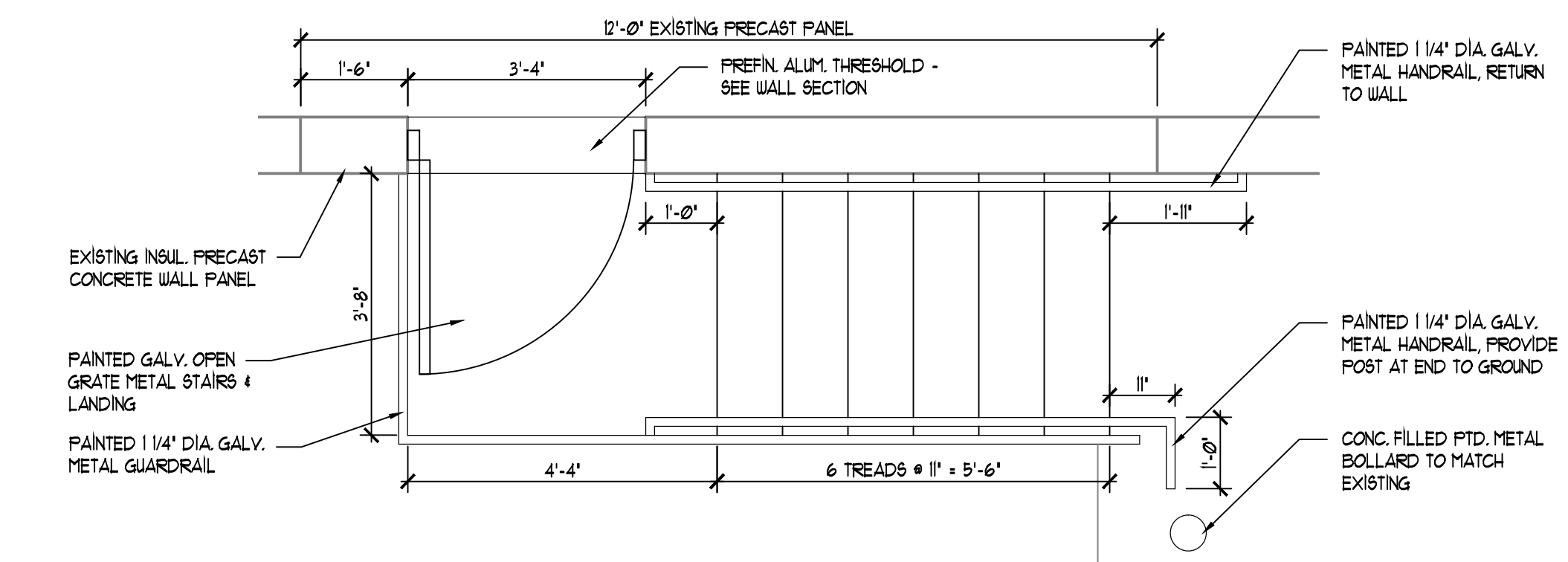
8 WALL SECTION
A5.0 1/2" = 1'-0"



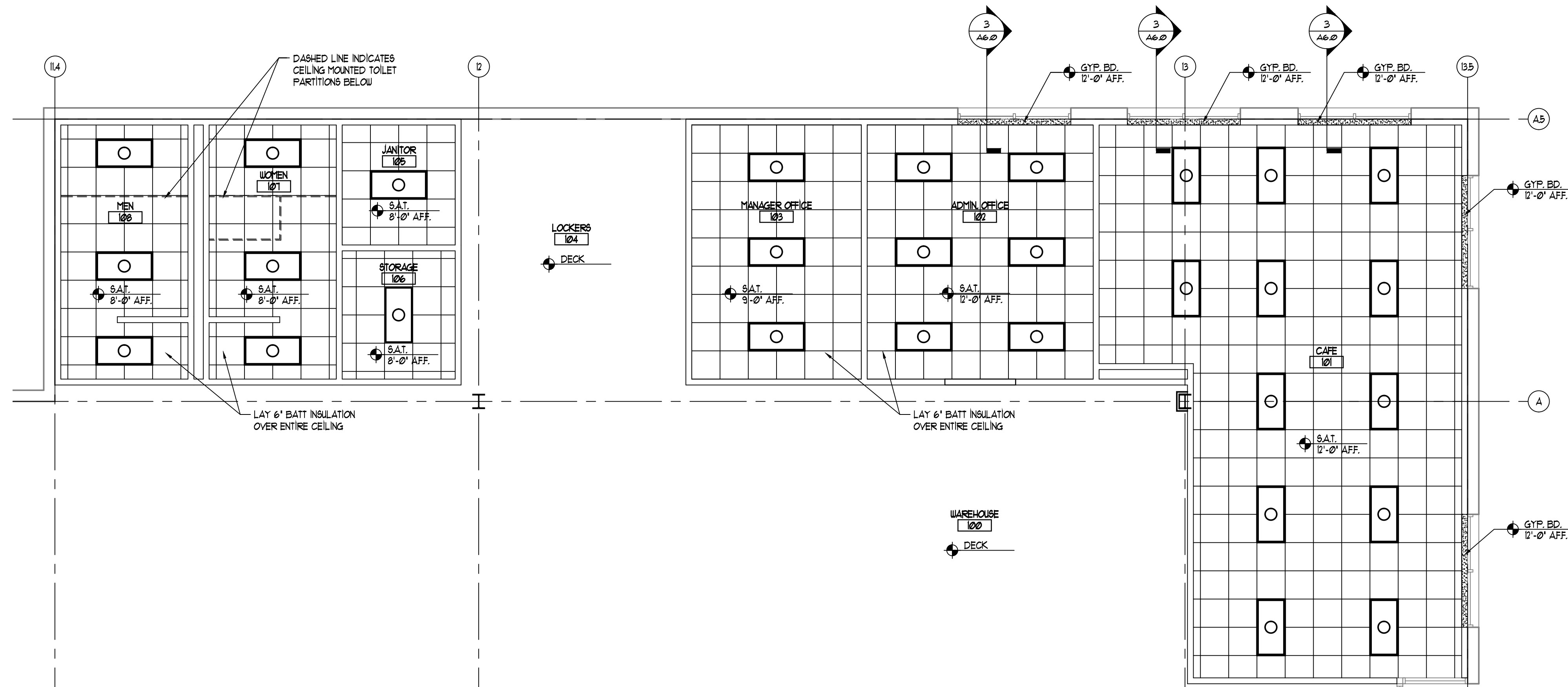
9 WALL SECTION
A5.0 1/2" = 1'-0"



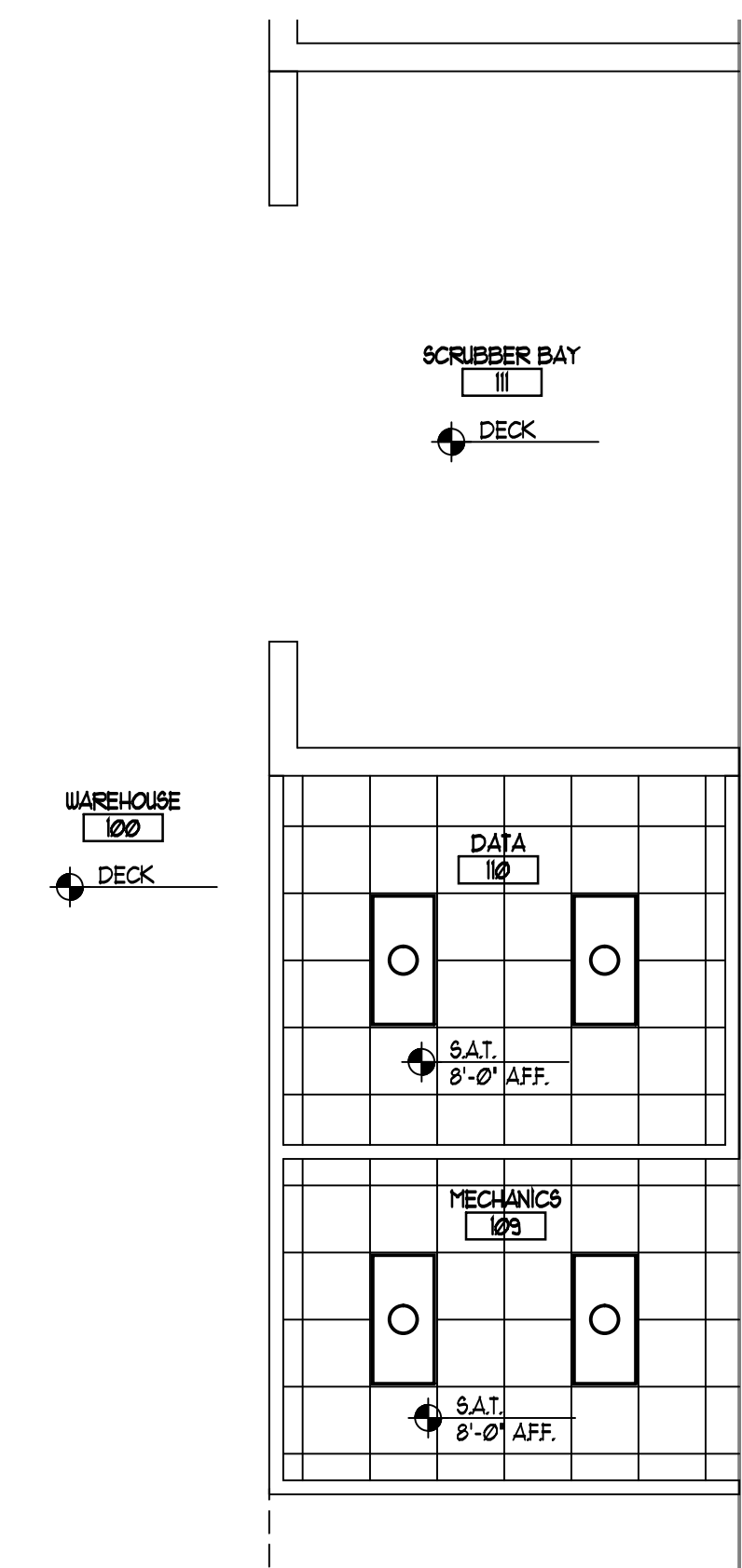
10 STAIR SECTION
A5.0 1/2" = 1'-0"



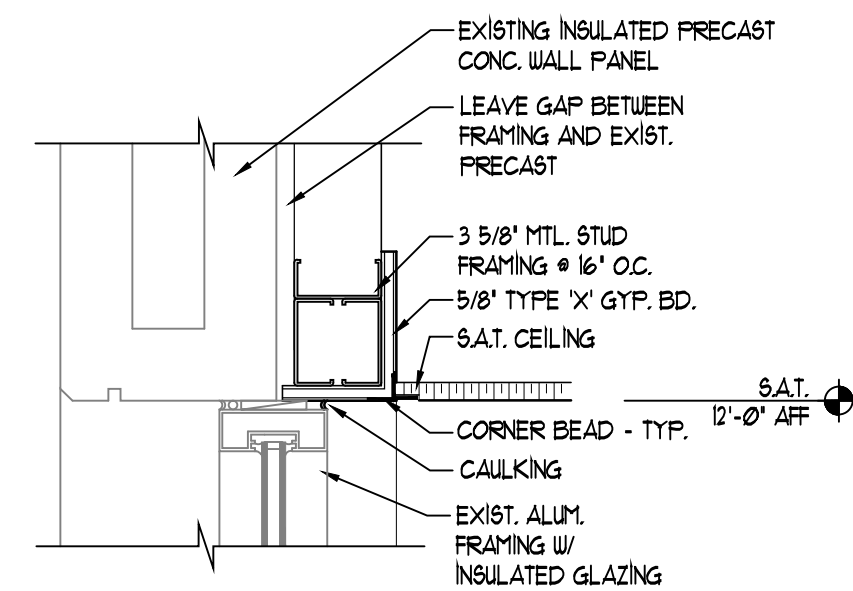
11 STAIR PLAN DETAIL
A5.0 1/2" = 1'-0"



1 OFFICE REFLECTED CEILING PLAN
A6.0 3/16" = 1'-0"



2 UTILITY AREA REFLECTED CEILING PLAN
A6.0 3/16" = 1'-0"

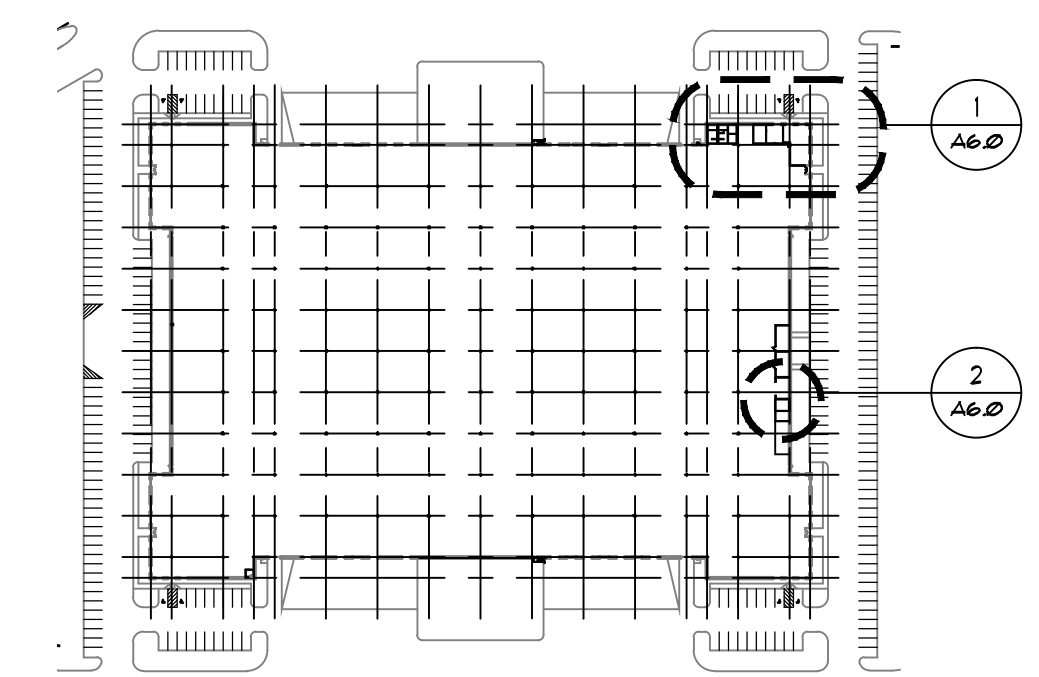
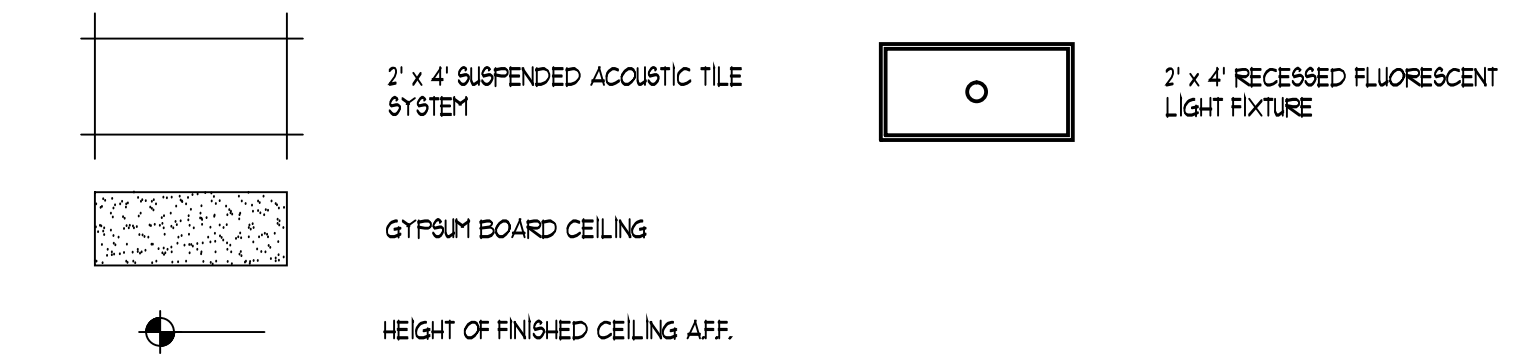


3 WINDOW HEAD DETAIL
A6.0 1/2" = 1'-0"

CEILING LEGEND

GENERAL NOTES:

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN AND MEP DESIGN BUILD DRAWINGS FOR DEVICE LOCATIONS, ADVISE ARCHITECT OF ANY CONFLICTS.
2. ALL CEILING GRIDS TO BE CENTERED AND LIGHT FIXTURES TO BE SYMMETRICALLY SPACED UNO.
3. ALL CEILINGS, LIGHTING, SPRINKLER LINES, DUCTWORK & ELECTRICAL TO BE SUSPENDED FROM C JOIST FRAMING ABOVE.



KEY PLAN

ULINE W5 TI
 8505 100th Street, Pleasant Prairie, WI
 REFLECTED CEILING PLANS & DETAILS

2810 Lake Cook Road
 Suite 280
 Riverwoods, IL 60015
 Ph: (847)940-0300
 Fax: (847)940-1045

Partners in Design
 ARCHITECTS

PROJECT NO.:
 T12.13.126
 DRAWN BY: CTG CHECKED BY: WJH
 DATE: 10/24/13
 SHEET NO.:

A6.0

- C. Consider the request of Ronald Runkels owner of the property located at 10368 Bain Station Road for approval of a **Lot Line Adjustment** between his property and the property to the north located at 8423 104th Avenue owned by George and Rita Nicholson.

Recommendation:

Village staff recommends that the Village Plan Commission send a favorable recommendation to the Village Board to approve the **Lot Line Adjustment** subject to the comments and conditions of the November 11, 2013 Village Staff Report.

VILLAGE STAFF REPORT OF NOVEMBER 11, 2013

Consider the request of Ronald Runkels owner of the property located at 10368 Bain Station Road for approval of a **Lot Line Adjustment** between his property and the property to the north located at 8423 104th Avenue owned by George and Rita Nicholson.

The properties located at 10368 Bain Station Road (91-4-122-083-00037) owned by Ronald Runkels and 8423 104th Avenue (91-4-122-083-0040) owned by George and Rita Nicholson are proposed to be adjusted so that 20.34 feet is transferred from the property at 8423 104th Avenue to the property at 10368 Bain Station Road.

Both properties are zoned R-5, Urban Single Family Residential District which requires lots to be a minimum of 10,000 square feet. After the adjustment both lots will continue to meet the minimum lot area of the R-5 District.

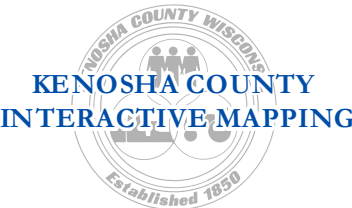
The existing buildings on the property at 10368 Bain Station Road will become conforming with the proposed Lot Line Adjustment and will comply with the requirements set forth in the Village Zoning Ordinance and Land Division and Development Control Ordinance.

The Village staff recommends approval of the Lot Line Adjustment subject to the petitioner recording the proper transfer documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit with the Kenosha County Register of Deeds Office within 30 days of final Village approval.

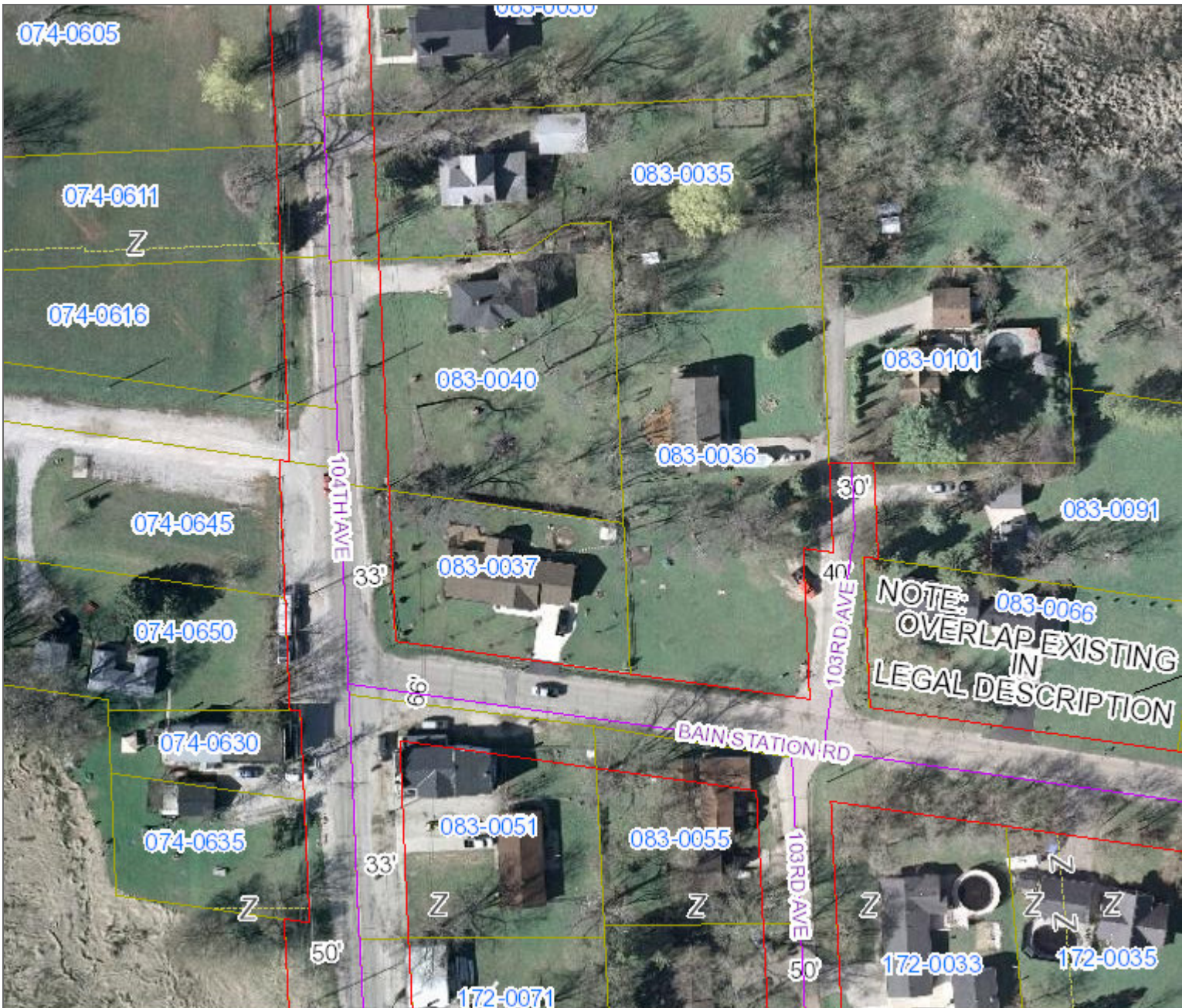
15 OCT 2013

I AM REQUESTING APPROVAL OF A LOT LINE ADJUSTMENT
TO ADD 20.34 FT OF LAND FROM MY NEIGHBOR GEORGE &
RITA MICHELSON AT 8423 104TH AVE.

RONALD F RUNKLES
10368 BAIN STATION RD
PLEASANT PRAIRIE WI 53158



- Legend
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels



1 inch = 100 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 10/17/2013

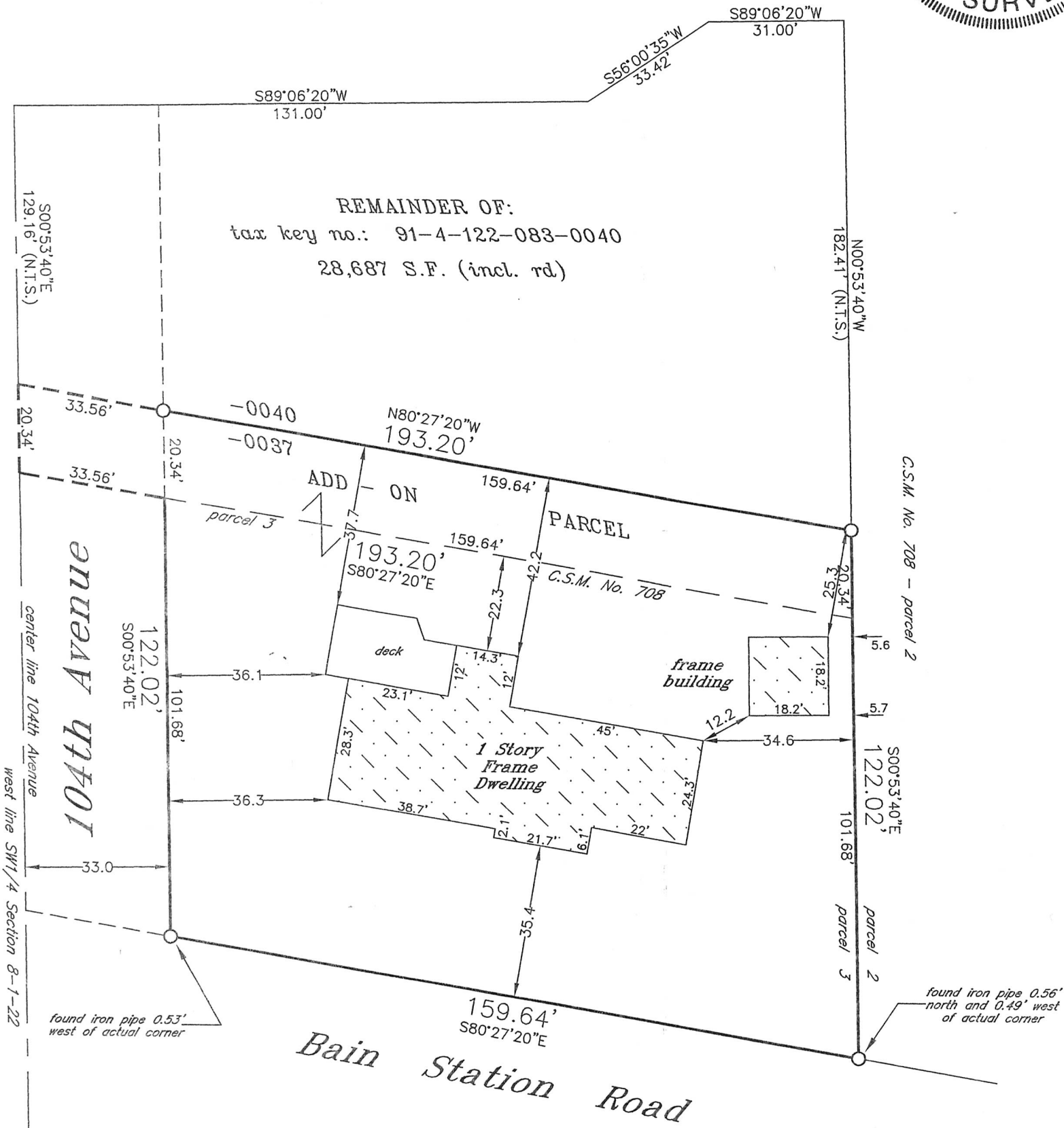
LEGAL DESCRIPTION OF PARCEL TO BE DETACHED FROM TAX KEY NO: 91-4-122-083-0040 AND ADD-ON PARCEL TO TAX KEY NO: 91-4-122-083-0037 (Parcel 3 of Certified Survey Map No. 708); lying and being in part of the Southwest Quarter of Section 8, Town 1 North, Range 22 East of the Fourth Principal Meridian and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin and being more particularly described as: Beginning at the northeast corner of Parcel 3 of Certified Survey Map No. 708, a plat of record; thence N00°53'40"W 20.34 feet; thence N80°27'20"W parallel to the north line of said Parcel 3, 193.20 feet to the west line of said quarter section; thence S00°53'40"E along said west line 20.34 feet; thence S80°27'20"E 193.20 feet to the northeast corner of aforesaid Parcel 3 and the point of beginning; said parcel being subject to a public road over and across the westerly portion thereof; containing 3,864 square feet (0.09 Acre), more or less including road; 3,193 square feet (0.07 Acre), more or less excluding road.

J.K.P. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

[Signature]
Reg. Land Surveyor
October 11, 2013



Scale
1" = 30'



denotes iron pipe set (unless noted)

This plat of survey for lot line adjustment is hereby approved by the Village Board of the Village of Pleasant Prairie on the day of, 20__.

PLAN COMMISSION CHAIRPERSON

Thomas W. Terwall

VILLAGE PRESIDENT

John P. Steinbrink

ATTEST: VILLAGE CLERK

Jane M. Romanowski

SW COR. SW1/4 SECTION 8-1-22 (concrete monument)

Addresses:

(8423-104th Avenue -0040)

(10368 Bain Station Road -0037)

Plat of Survey for Lot Line Adjustment between PARCEL 3 of CERTIFIED SURVEY MAP NO. 708 (-0037) & Tax Key No: 91-4-122-083-0040

in SW1/4 Section 8-1-22

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-
Ron Runkles

- D. Consider the request of John Steinbrink, Jr. agent for the Village of Pleasant Prairie for approval of a **Certified Survey Map** to dedicate road right-of-way within Ingram Park and create two parcels.

Recommendation:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Certified Survey Maps subject to the comments and conditions of the Village Staff Report of November 11, 2013.

VILLAGE STAFF REPORT OF NOVEMBER 11, 2013

Consider the request of John Steinbrink, Jr. agent for the Village of Pleasant Prairie for approval of a **Certified Survey Map** to dedicate road right-of-way within Ingram Park and create two parcels.

The Village is requesting approval of a Certified Survey Map (CSM) to dedicate Ingram Park Drive, a 66 foot wide public road right-of-way that will subdivide the parcel into two lots. The property is known as Ingram Park and has a rural roadway constructed within the dedicated right-of-way.

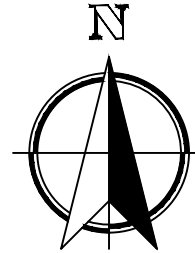
There is an existing home and outbuilding and Lot 1 within the park. Lots 1 and 2 are zoned I-1, Institutional District and a portion of the Lot 2 is located with the 100-year floodplain and zoned FPO, Floodplain Overlay District as shown on the CSM. The properties are being developed for park purposes.

Village staff recommends approval of the Certified Survey Maps subject to the original Certified Survey Map document being submitted to the Village for signatures and the recorded with the Kenosha County Register of Deeds Office within 30 days of Village Board approval.

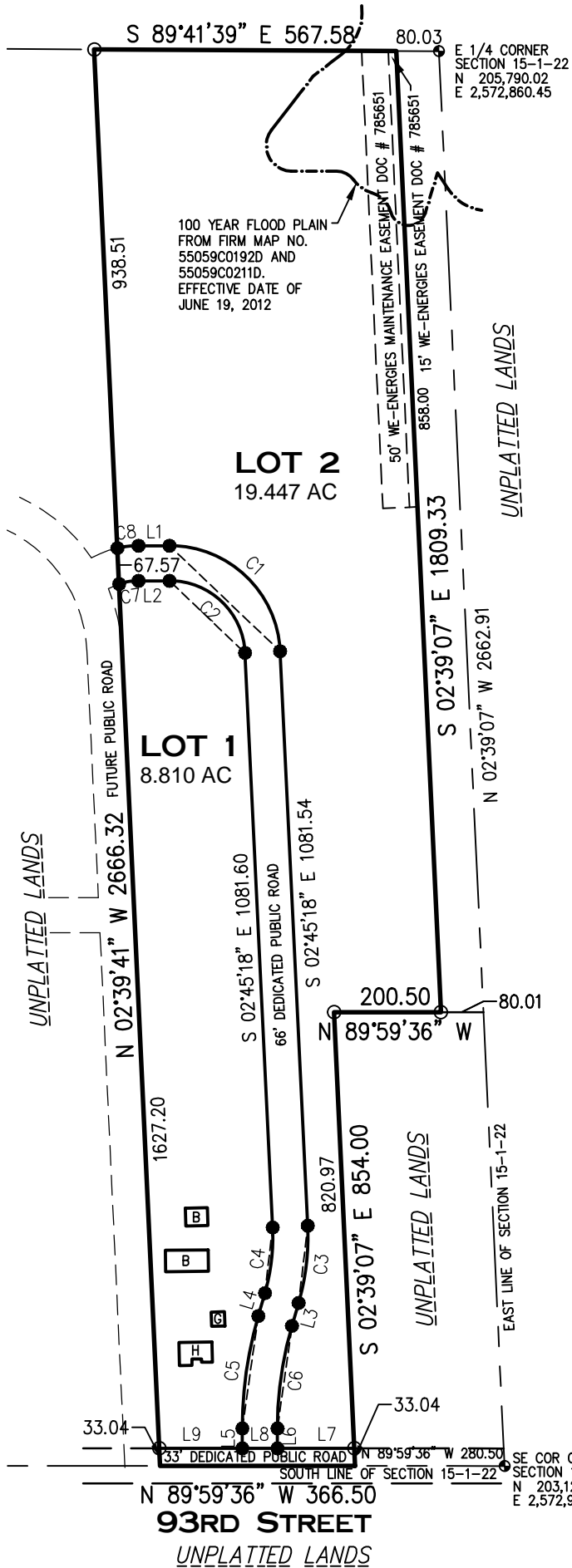
CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY,
WISCONSIN.

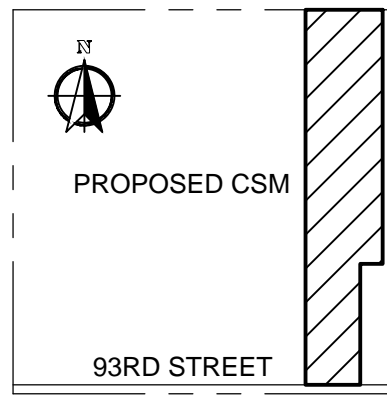
UNPLATTED LANDS



SCALE 1"=300'



LOCATION MAP



SE 1/4 SECTION 15-1-22

NOTES:

ZONING OF PARCELS IS PR-1

OWNER/LAND SPLITTER: VILLAGE OF PLEASANT PRAIRIE
ADDRESS 9915 39th Ave, PLEASANT PRAIRIE, WI. 53158

SURVEYOR: NIELSEN MADSEN & BARBER, S.C.
1458 HORIZON BLVD. SUITE 200, RACINE, WI 53406

ALL ELEVATIONS REFER TO NATIONAL
GEODETIC DATUM OF 1929.

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.

BASED UPON NAD 1927. THE EAST LINE OF
SECTION 15-1-22 IS ASSUMED TO BEAR
N 02°39'07" W.

LEGEND:

- 1" O.D. IRON PIPE FOUND
- 1.315" O.D.x18" IP - 1.68LBS/LIN FT. SET
- ⊙ 6" CONC. MON. W / BRASS CAP FOUND

Date: November 4, 2013
This Instrument was drafted by Mark R. Madsen
2013.0121.01.DWG

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Registered Land Surveyor, hereby certify:
THAT I have prepared this Certified Survey Map at the direction of the OWNERS; THAT the exterior boundaries are described as being that part of the SE 1/4 of the SE 1/4 of Section 15 Township 1 North, Range 22 East, described as follows: Begin on the South line of said Section located N89°59'36"W 280.50 feet from said Southeast Corner; continue thence N89°59'36"W 366.50 feet along said South line; thence N02°39'41"W 2666.32 feet to a point on the North line of said Section; thence S89°41'39"E 567.58 along said North line; thence S02°39'07"E 1809.33 feet parallel the the East line of said Section; thence N89°59'36"W parallel with the South line of said Section; thence S02°39'07"E 854.00 feet parallel to said East line to the South line of said Section and the point of beginning, subject to the rights of the public in and to the South 33.00 feet. Containing 30.736 acres.

THAT said Certified Survey Map is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof made and I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance.

November 4, 2013

Mark R. Madsen, S-2271
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588

OWNER'S CERTIFICATE OF DEDICATION

The Village of Pleasant Prairie, as Owner does hereby certified that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map and does further certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection: Village of Pleasant Prairie.

The Village of Pleasant Prairie

Signed: _____

Print Name: _____
John P. Steinbrink, Village President

IN WITNESS WHEREOF, this ____ day of _____, 2013.

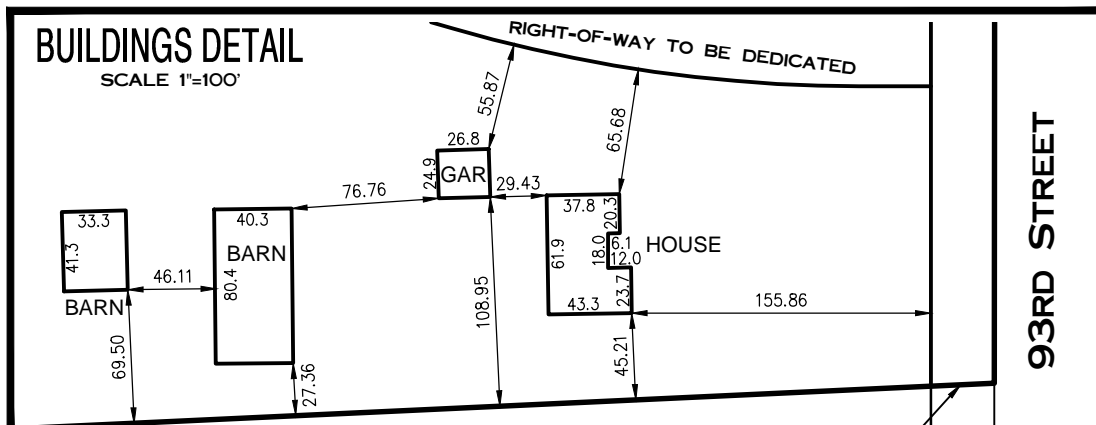
Witness: _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 1 NORTH,
RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY,
WISCONSIN.

Parcel Line Table		
Line #	Length	Direction
L1	58.22	N90° 00' 00"E
L2	58.22	N90° 00' 00"E
L3	44.85	S16° 08' 55"W
L4	44.85	S16° 08' 55"W
L5	37.49	S00° 00' 24"W
L6	37.49	S00° 00' 24"W
L7	144.50	N89° 59' 36"W
L8	66.00	N89° 59' 36"W
L9	156.00	N89° 59' 36"W

Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	87.34	208.00	317.06	198.56	S46° 19' 51"E	287.25	N90°00'00"E S02°39'41"E
C2	87.36	142.00	216.51	135.60	S46° 19' 15"E	196.14	N90°00'00"E S02°38'30"E
C3	18.90	445.00	146.82	74.08	S06° 41' 48"W	146.15	S02°45'18"E S16°08'55"W
C4	18.90	379.00	125.04	63.09	S06° 41' 48"W	124.48	S02°45'18"E S16°08'55"W
C5	16.14	760.00	214.11	107.77	S08° 04' 39"W	213.41	S16°08'55"W S00°00'24"W
C6	16.14	694.00	195.52	98.41	S08° 04' 39"W	194.87	S16°08'55"W S00°00'24"W
C7	18.17	117.00	37.10	18.70	S80° 55' 02"W	36.94	N90°00'00"E S71°50'03"W
C8	12.50	183.00	39.93	20.04	S83° 44' 57"W	39.85	N90°00'00"W S77°29'54"W



VILLAGE PLAN COMMISSION APPROVAL

Approved by the Village Plan Commission, Village of Pleasant Prairie on this _____ day of _____, 2013.

Thomas W. Terwall, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board, Village of Pleasant Prairie on this _____ day of _____, 2013.

John P. Steinbrink, Village President

Attest: _____
Jane M. Romanowski, Village Clerk