

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
5:00 P.M.  
DECEMBER 1, 2014**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the November 10, 2014 Plan Commission meeting.
4. Correspondence.
5. Citizen Comments.
6. New Business.
  - A. Consider the required of Nate Franke agent on behalf of Towne LakeView VI LLC owner of the property at 7152 99<sup>th</sup> Street for approval of **Site and Operational Plans** for a proposed manufacturing, storage and distribution facility.
  - B. Consider **Plan Commission Resolution #14-16** to initiate Zoning Map Amendments related to land within the Chiwaukee Prairie/Carol Beach Land Use Plan area that have been acquired by a public or non-profit agency for open space and/or preservation.
7. Adjourn.

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

**The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39<sup>th</sup> 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.  
November 10, 2014**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on November 10, 2014. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Deb Skarda (Alternate #2) was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Village Administrator; and Jean Werbie-Harris, Community Development Director.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE OCTOBER 27, 2014 PLAN COMMISSION MEETING.**

Judy Juliana:

Move to approve.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY JOHN BRAIG TO APPROVE THE MINUTES OF THE OCTOBER 27, 2014 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

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

Tom Terwall:

If you're here for the only item that's on the agenda because it's a matter for public hearing we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as an official part of the record. However, if you're here for any other reason 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. Is there anybody wishing to speak under citizens' comments?

**6. NEW BUSINESS**

**A. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to consider an amendment to Section 420-139 B (2) (b) of the Village Zoning Ordinance related to the required street setback for access to a Manufactured Home/Mobile Home within a licensed park.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a public hearing in consideration of a zoning text amendment to consider an amendment to Section 420-139B (2) (b) of the Village zoning ordinance related to the required street setback for access to a manufactured home/mobile home within a licensed mobile home park.

The owners of the Westwood Manufactured Mobile Home Park are requesting an amendment to the Village zoning ordinance to allow for the setback for a deck and porches including steps and stairs to encroach into the required street setback a maximum of four feet to all for a minimum required deck or porch area for the required ingress or egress to a manufactured home. The R-12 District requires that all manufactured homes be set back a minimum of 30 feet as measured from the foundation to the private street or public right of way with an exception to allow for a reduced setback to the average of the existing abutting homes provided that the setback is not less than 10 feet from the Village's right of way or less than 5 feet from a private roadway.

So in the newer areas of the Village there's typically a 30 foot setback. But we have a number of older areas of the Village where the homes were much closer to the street, so we automatically put this exception in so that if there are existing homes on either side and you're replacing the lots typically would not be deep enough, and you would not be able to put one at 30 foot setback. So we have two different kind of sets of provisions and exceptions within the zoning ordinance at this time.

But what we're looking at today is we're specifically looking for a street setback for decks and porches including steps and stairs which require that the deck porch, steps and stairs meet the minimum setback as part of the manufactured home. The amendment would allow for the setback for a deck and porch, including their steps and stairs, to be allowed to encroach into the required street setback a maximum of four feet in order to allow for the minimum required deck or porch area for the required ingress or egress to the manufactured home.

So specifically we have a situation where their setback is typically 30 feet, and even with a single family home we do allow for some encroachments into the setback for that required ingress or

egress. So what we're saying is we would like to incorporate that into the ordinance for manufactured home as well.

So I'm going to read the whole section, and the area that's highlighted in yellow on your screens or bolded on the screen those are the changes that we're making. The required street setback distance of principle structures for all manufactured mobile homes located within a licensed park as of January 1, 1998 may be decreased to the average of the existing street setback distance of the abutting structures on each side. But in no case shall the setback distances be reduced to less than 10 feet from a Village right of way or less than 5 feet from a private roadway as measured from the back of the curb or road pavement. The required street setback distance for the deck or a porch including steps or stairs used for the minimum required ingress or egress into any manufactured mobile home located within a licensed park may encroach up to 4 feet into the required street setback. But in no case shall the setback distance be reduced to less than 10 feet from the Village right of way or less than 5 feet from the private roadway as measured from the back of curb or the road pavement.

With that I'd like to continue the public hearing. There are representatives here from Westwood that have requested this specific amendment. The staff does support this amendment, and I'm not sure if you have any questions for them or the staff.

Tom Terwall:

Anything you wanted to add? Need your name and address.

Kendra Corkins:

Thank you. I'm Kendra Corkins, the community manager at Westwood Estates. Our address there is 7801 88th Avenue. We met with Jean and several members of her staff, and they assisted us in this process. And we're very comfortable with what her and her staff have written up. This is what we're asking for.

Tom Terwall:

Thank you.

Kendra Corkins:

Anything else?

Tom Terwall:

You are available to answer questions, right?

Kendra Corkins:

Yes.

Tom Terwall:

Jean, I have a question. These porches and so forth cannot be enclosed, is that correct?

Jean Werbie-Harris:

That's correct, that's correct. I mean it's intended to be used for just getting in and out of the units. So coming out it's the landing, it's the steps or the deck area. But it's not intended to add onto the front of the unit because then they'd have to meet the required setback.

Tom Terwall:

Thank you.

Jim Bandura:

Just a quick issue. Is that the edge of the road pavement that we're doing the measuring?

Jean Werbie-Harris:

Well, if it's a public road it would have curb and gutter and so it's the back of curb that we measure, and then for the road pavement for a private street.

Jim Bandura:

Okay, so it would be the edge of the road.

Jean Werbie-Harris:

Correct, as opposed to the gravel edge.

Jim Bandura:

Do you think it would be wise to just add that in there, edge of road pavement for clarification, the last sentence?

Jean Werbie-Harris:

We can add the word edge of the road pavement as opposed to the center of the pavement. Usually it's the closest distance, but we can put edge of road pavement as opposed to the gravel or to the center if it's more clear.

Tom Terwall:

Any other comments or questions?

Don Hackbarth:

Move approval.

Wayne Koessler:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY DON HACKBARTH AND SECONDED BY WAYNE KOESSL TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE 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.

Kendra Corkins:

Thank you.

**7. ADJOURN.**

John Braig:

Move adjournment.

Judy Juliana:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JOHN BRAIG AND SECONDED BY JUDY JULIANA THAT WE ADJOURN. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? I think that breaks the record. We stand adjourned.

Meeting Adjourned at 6:08 p.m.

- A. Consider the required of Nate Franke agent on behalf of Towne LakeView VI LLC owner of the property at 7152 99<sup>th</sup> Street for approval of **Site and Operational Plans** for a proposed manufacturing, storage and distribution facility.

**Recommendation:** Village staff recommends that the Plan Commission approve the **Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of December 1, 2014.



## VILLAGE STAFF REPORT OF DECEMBER 1, 2014

Consider the required of Nate Franke agent on behalf of Towne LakeView VI LLC owner of the property at 7152 99<sup>th</sup> Street for approval of **Site and Operational Plans** for a proposed light manufacturing, storage and distribution facility.

*The petitioner is requesting approval for interior tenant modifications for a light manufacturing, storage and distribution facility to occupy the entire 176,433 square feet building located at 7152 99<sup>th</sup> Street in the LakeView Corporate Park in Pleasant Prairie.*

The property is zoned M-2, General Manufacturing District and no exterior site modifications are proposed at the recently completed Zilber Towne VI building. Pursuant to the application, 81,248 square feet will be classified as Occupancy Type Factory Group F-1 (Moderate-Hazard), 84,241 square feet will be classified a Storage Group S-1 (Moderate-hazard) and 10,944 square feet will be classified as Business Group B pursuant of the Chapter 3 of the 2006 International Commercial Code. Therefore this use is a permitted use in the M-2 District.

The Company plans to create more than 100 full-time positions beginning in first quarter 2015 in addition to seasonal employment opportunities. Additional job creation is expected over time based on demand for Company products. The facility is proposed to operate 24 hours per day Monday thru Friday, be open to the public from 9:00 am to 5:00 pm and deliveries will occur Monday-Friday 7:00 am and 5:00 pm. The use is anticipated to average two (2) truck trips per day with a maximum of five (5) truck trips per day. The site has 215 existing parking spaces including seven (7) handicapped accessible parking spaces which will provide the adequate parking for the facility.

Additional information will be presented at the Plan Commission meeting.

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

1. Compliance with the memorandum forthcoming from the Village Fire & Rescue Department.
2. Compliance with the memorandum forthcoming from the Village Building Inspection Department.
3. Permits shall be submitted and obtained prior the interior alterations being started and all required inspections shall be completed by the Village prior to occupancy of the building by this tenant.
4. Prior to occupancy, a permit to modify the Primary Monument Signs shall be obtained and the sign modified.
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. All operations related to this use shall be conducted within the building, no outside storage of materials is allowed.
7. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
8. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
9. 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.
10. 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.

11. 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 outdoor storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: raw materials, business supplies, pallets, crates, etc., is prohibited.
12. 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.



**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:** MANUFACTURING PROSPECT

**SITE ADDRESS:** 7152 99TH STREET, PLEASANT PRAIRIE, WI 53158

**BRIEF PROJECT DESCRIPTION:** THE PURPOSE OF THIS FACILITY IS FOR LIGHT MANUFACTURING, STORAGE, DISTRIBUTION AND OFFICE SPACE.

**PROPOSED NUMBER OF FULL TIME EMPLOYEES:** 100

**PROPOSED NUMBER OF PART-TIME EMPLOYEES:** 0

**SITE SIZE:** 486,130 sq. ft. 11.16 acres

**PROPOSED BUILDING SIZE:** 176,433 sq.ft. **HEIGHT:** 30 ft.

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

**LEGAL DESCRIPTION:** SEE ATTACHED CSM

**TAX PARCEL NUMBER(S) :** 92 - 4 - 122 - 222 - 0402

**CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY:** M - 2 (General Manufacturing District)

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)                      81,248 sq ft
- Factory Group F-2 (Low-hazard)                                      \_\_\_\_\_ sq ft
- Storage Group S-1 (Moderate-hazard)                      84,241 sq ft
- Storage Group S-2 (Low-hazard)                                      \_\_\_\_\_ sq ft
- Business Group B    10,944 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: 40 Gallons per Minute

**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:** On File at Village of Pleasant Prairie
  - **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. SEE CURRENT AND PAST PLANS SUBMITTED TO THE VILLAGE OF PLEASANT PRAIRIE.
- 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 - SEE BUILDING PLANS ON FILE & PROVIDED T.I. 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.
- X = INDICATES ON FILE AT VILLAGE OF PLEASANT PRAIRIE

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: TOWNE LAKEVIEW VI LLC - NATHAN P. FRANKE

(Please Print)

Signature: *Nate Franke*

Address: 9560 58TH PLACE, SUITE 350

KENOSHA                      WI                      53144

(City)                              (State)                      (Zip)

Phone: 414-274-2648

Fax: 262-652-6397

E-mail: NATE.FRANKE@ZILBER.COM

Date: \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

(Please Print)

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

(City)                              (State)                      (Zip)

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_

**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: MANUFACTURING PROSPECT-NATHAN P. FRANKE

(Please Print)

Signature: *Nate Franke*

Address: 9560 58TH PLACE, SUITE 350

KENOSHA                      WI                      53144

(City)                              (State)                      (Zip)

Phone: 414-274-2648

Fax: 262-652-6397

E-mail: NATE.FRANKE@ZILBER.COM

Date: \_\_\_\_\_

OPERATIONAL PLAN – MANUFACTURING PROSPECT

(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.

Manufacturing Prospect will occupy 176,433 SF of a 176,433 SF existing industrial facility located at LakeView Corporate Park (commonly known as Towne Industrial VI or 7152 99<sup>th</sup> Street)

(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.

The purpose of this facility is for light manufacturing, storage, distribution and office space.

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

Gross floor area of existing building: 176,433 SF

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

Hours of Operation: 12:00 am – 11:59 pm; Monday – Friday  
Hours Open to Public: 9:00 am – 5:00 pm; Monday – Friday  
Hours of Deliveries: 7:00 am – 5:00 pm; Monday – Friday

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

The Company plans to create more than 100 full-time positions beginning in first quarter 2015 in addition to seasonal employment opportunities. Additional job creation is expected over time based on demand for Company products.

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

3 Shifts (employee shift numbers to be determined)

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

To be determined

(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.

25 parking spaces (Office: 2.5 spaces per 1,000 SF) – 10,000 SF Office

105 parking spaces (Manufacturing: 5 spaces plus 1 space/employee on largest shift)

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

208 Conventional spaces; 7 Handicapped Accessible spaces



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

Average: 100; Maximum 150 Auto trips

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

Average: 2; Maximum 5 Trucks Trips

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

Information forthcoming

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

Information forthcoming

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

All manufactured material is recycled in interior recycle dumpsters

No liquid waste

Scrap material is placed in interior waste dumpsters to be landfilled

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

Interior dumpsters to be handled by a private waste management service

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

Security to be provided by Manufacturing Prospect with security system providers

(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.

Exterior site and structure will be maintained by the building ownership group

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

The proposed use of the facility will create no adverse impacts to neighboring properties or public facilities. Please see Performance Standards Compliance Plan (PSCP).

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

N/A

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

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

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

(c) (reserved)

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

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

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

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

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

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

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

(h) Indoor pyrotechnic displays are prohibited.

**Towne Industrial VI – Manufacturing Prospect**  
**7152 99<sup>th</sup> Street**  
**Tax Parcel Number 92-4-122-222-0402**

**Performance Standards Compliance Plan (PSCP)**

Air Pollution:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No air pollution is associated with this operation or facility.

Electrical, Radioactive or other disturbances:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No electrical, radioactive or other disturbances are associated with this operation or facility.

Fire and explosive hazards:

The proposed use of the facility should not increase the danger of fire as it will be adequately supplied with internal fire protection systems and will permit appropriate Fire Department access to the site (see building/site plans, etc on file with the Village of Pleasant Prairie). No flammable materials are anticipated to be stored above the quantities listed in the PSCP. As part of this application, Manufacturing Prospect(Tenant) is providing a list of main products to be stored on site.

Glare and heat:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No glare and heat issues are associated with this operation or facility.

Noise:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No noise levels above those stipulated in the PSCP are associated with this operation or facility.

Odor:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No odor shall be emitted from this operation and facility that is in conflict with PSCP standards.

Erodible land regulations:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No erodible land issues are associated with this operation or facility.

Soil capacity regulations:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No soil capacity issues are typically associated with such type of operation or facility.

Steep land regulations:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No steep land issues are associated with this operation or facility.

Vibrations:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No vibration shall be emitted that is in conflict with PSCP standards from this operation and facility.

Water quality protection:

The proposed use is for an office/manufacturing/distribution/industrial center operation. No water quality issues are associated with this operation or facility.

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: TOWNE INDUSTRIAL VI AT LAKEVIEW CORPORATE PARK - MANUFACTURING PROSPECT
2. Mailing Address: 9560 58TH PLACE, SUITE 350
3. City, State, Zip Code: KENOSHA, WI 53144
4. Site Address: 7152 99TH STREET, PLEASANT PRAIRIE, WI 53158
5. Standard Industrial Classification Code (SIC): \_\_\_\_\_
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

*Authorized Representative*

Name: NATHAN P. FRANKE  
Title: DEVELOPMENT & LEASING DIRECTOR  
Phone #: 414-274-2648

*Company Contact*

Name: SAME AS REPRESENTATIVE  
Title: \_\_\_\_\_  
Phone #: \_\_\_\_\_

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 100 Part Time 0
- 2. Operational Schedule: Days/Wk 5 Hours/Day 24 # Shifts 3
- 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): \_\_\_\_\_  
MANUFACTURING AND DISTRIBUTION OF COMMERCIAL EQUIPMENT AND PRODUCTS
- 4. List principal raw materials used: INFORMATION FORTHCOMING
- 5. List products produced and the average rate of production: INFORMATION FORTHCOMING
- 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. 81,600 gallons.  
Indicate the source of the facility's water: Kenosha \_\_\_\_\_ Pleasant Prairie X  
Meter number or address assigned to water meter(s). 7152 99TH STREET - PLEASANT PRAIRIE, WI 53158
- 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: \_\_\_\_\_  
TYPICAL OFFICE AND PRODUCTION RESTROOM SANITARY USAGE

**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
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____
_____	_____

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

NONE

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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? NO

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	680	680	CONTINUOUS
Process Wastewater Usage	0	0	
Cooling Water Usage	0	0	
Other Usage	0	0	
Total Volume	680	680	CONTINUOUS

5. Describe all locations where wastewaters enter the collection system SANITARY
- 
- 

6. Is there a sampling manhole on site? No \_\_\_\_\_ Yes X  
 If yes, describe the locations: SEE ATTACHED SITE PLAN PROVIDED BY OWNERSHIP
- 
- 

7. Are sanitary and process wastewaters separated? No X Yes \_\_\_\_\_

8. Is boiler blowdown water discharged to the sanitary sewer? No X Yes \_\_\_\_\_

9. Does your facility haul any process wastewater? No X Yes \_\_\_\_\_

**Compliance Information**

1. Is there any usage of toxic compounds at the facility? No X Yes \_\_\_\_\_  
 If yes, list and use check list on last page.

2. Are there any floor drains in the manufacturing or chemical storage area? No X Yes \_\_\_\_\_

3. Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility? N/A  
 No \_\_\_\_\_ Yes \_\_\_\_\_ If yes, describe procedure: \_\_\_\_\_
- 
-

5. Is any form of waste water pretreatment practiced at this facility? No x 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.

NATHAN P. FRANKE

Print Name: Authorized Representative



Signature: Authorized Representative

DEVELOPMENT & LEASING DIRECTOR

Title

11-7-14

Date

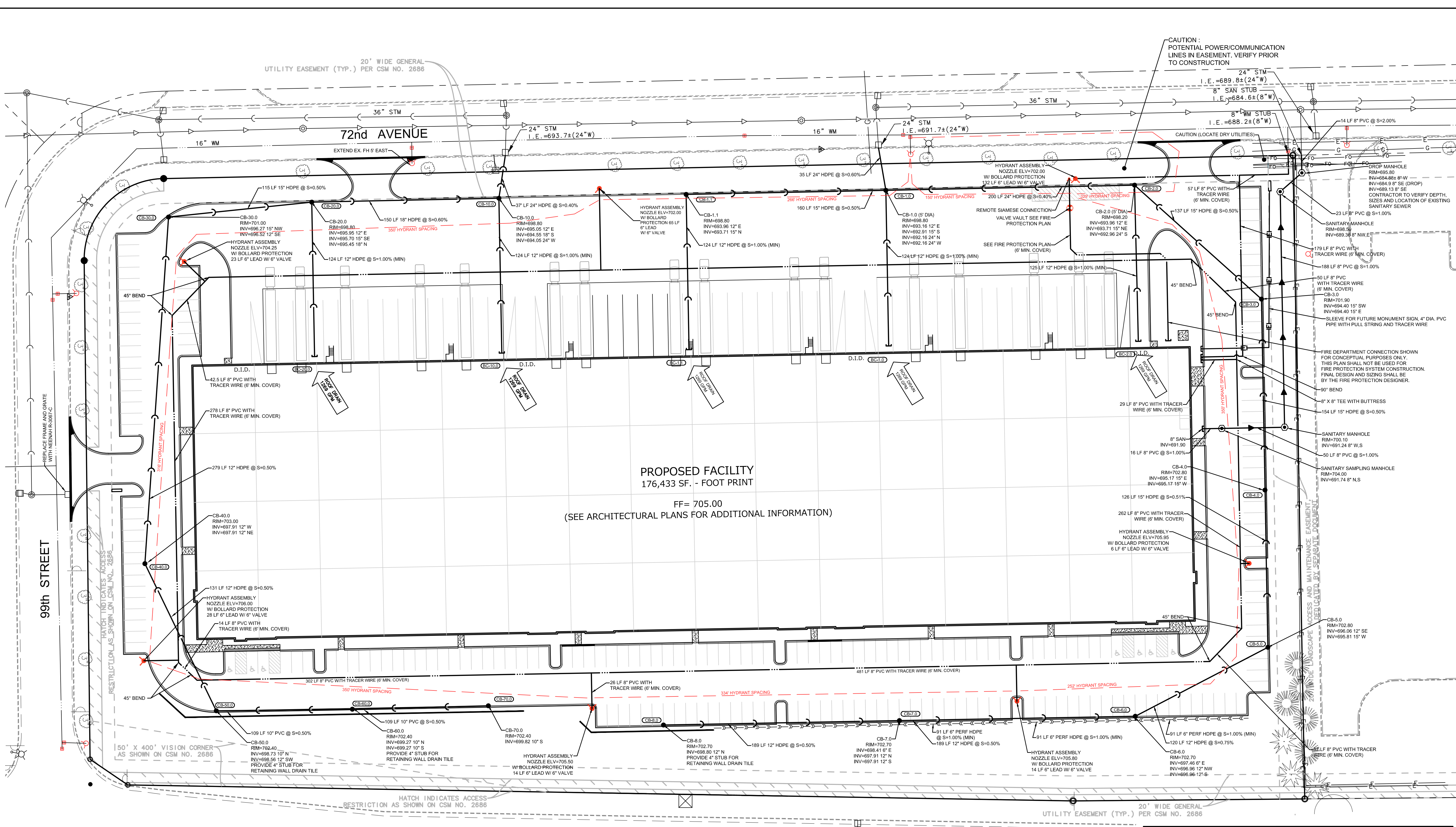
**Appendix  
Toxic Pollutants Listed in 40CFR 307(a)**

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

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



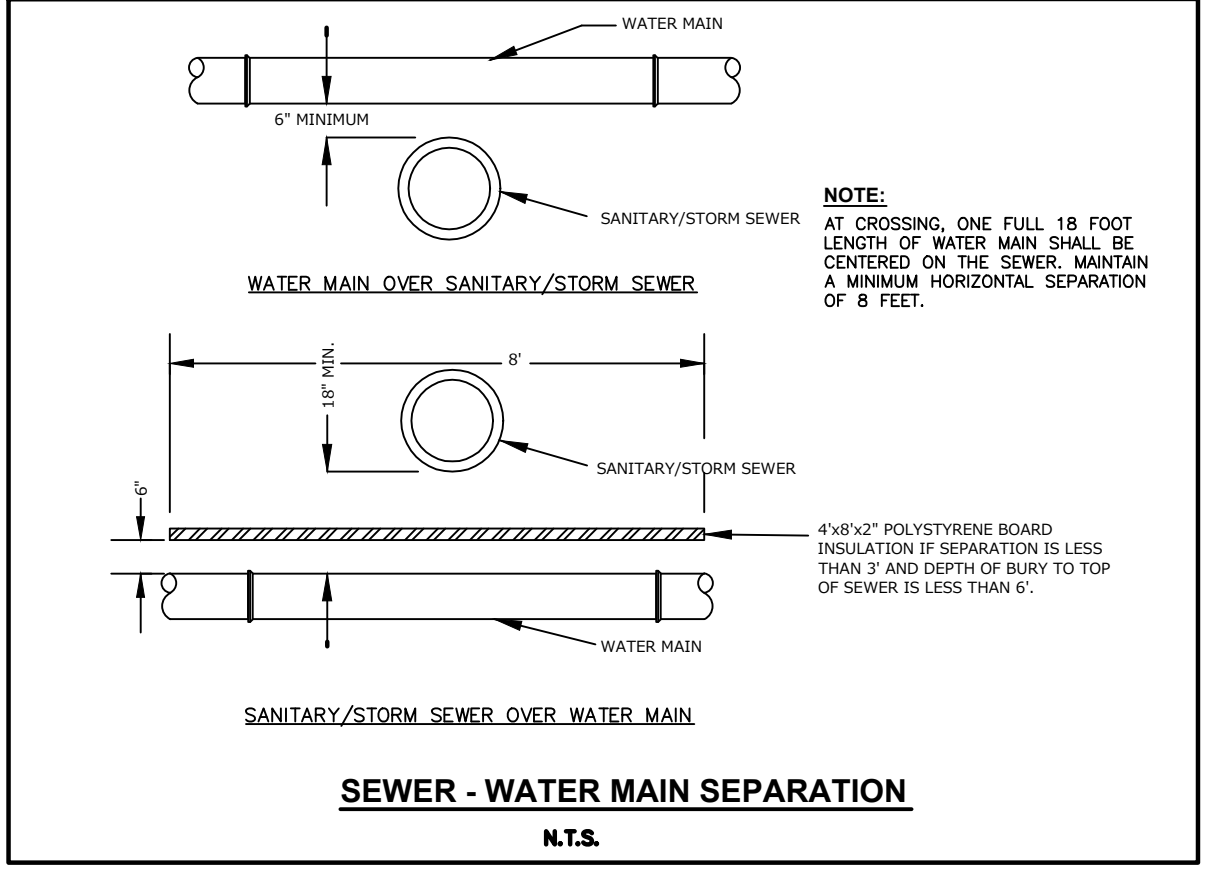
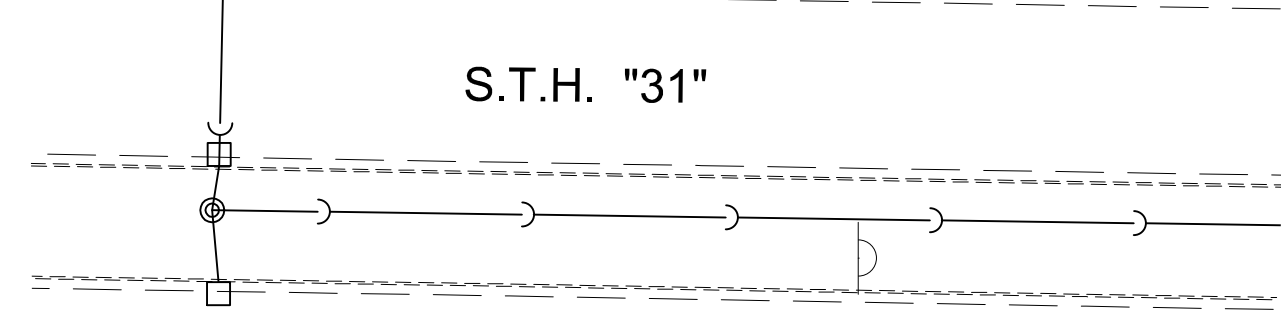
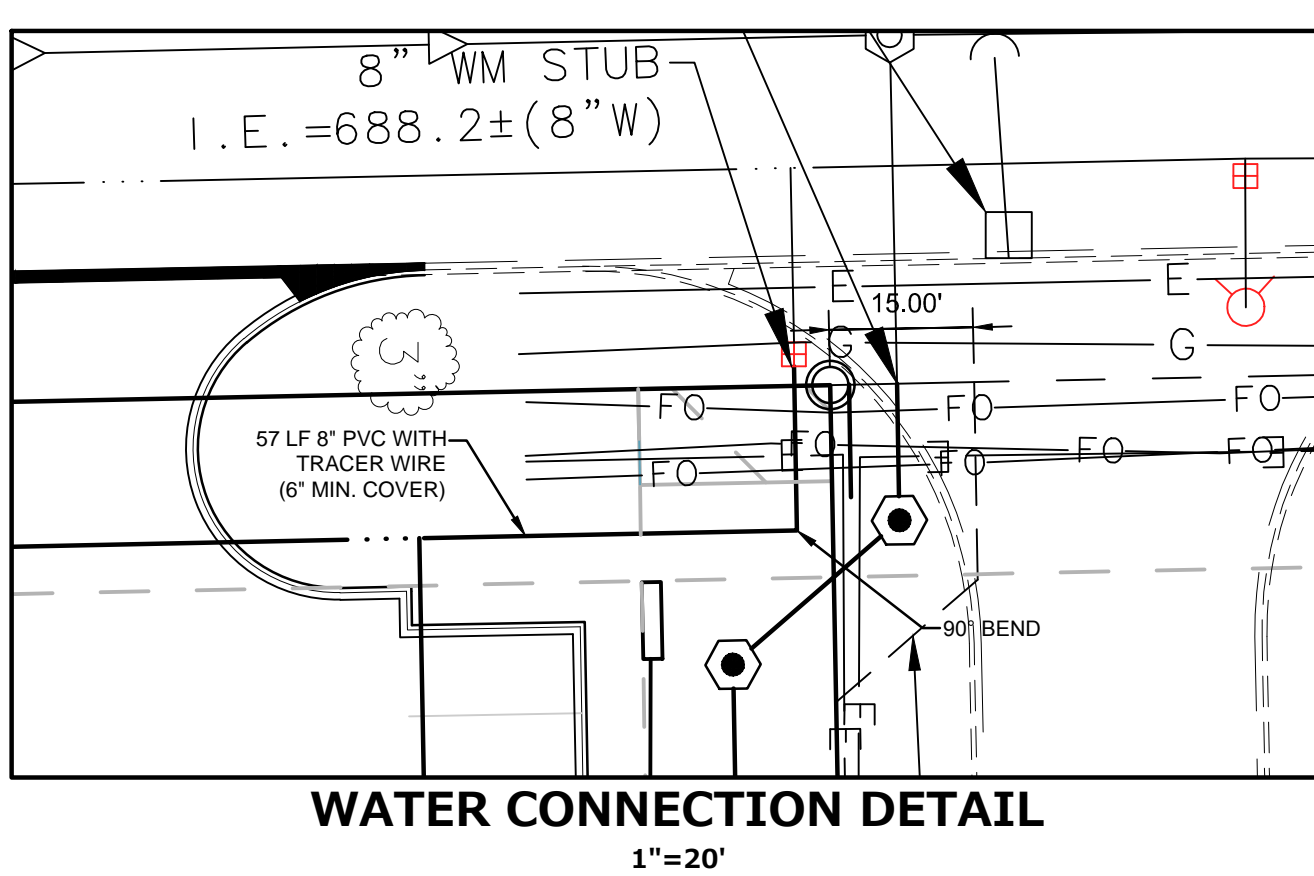
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### LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- PRECAST FLARED END SECTION
- CONCRETE HEADWALL
- VALVE VAULT
- VALVE BOX
- FIRE HYDRANT
- BUFFALO BOX
- CLEANOUT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- WATER MAIN
- UTILITY CROSSING
- GRANULAR TRENCH BACKFILL
- LIGHTING
- ELECTRICAL CABLE
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHT
- STREET SIGN
- GAS MAIN
- TELEPHONE LINE

- ### NOTES
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
  - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
  - UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF COMMERCE COMM 82.
  - TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2)(R) OF THE STATE STATUTES AND VILLAGE OF PLEASANT PRAIRIE REQUIREMENTS.
  - LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
  - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, UTILITY COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION. MAXIMUM HEIGHT OF ADJUSTING RINGS IS 16 INCHES.
  - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
  - ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. OWNER SHALL ENTER INTO MAINTENANCE AGREEMENT AS REQUIRED BY VILLAGE.
  - THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE ENGINEERING DEPARTMENT (262-948-8951) 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
  - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER OR WATER MAIN LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.



"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

DESIGNED: BOJ  
CHECKED: BOJ  
REVIEWED: ABA

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
15550 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

# TOWNE INDUSTRIAL VI AT LAKEVIEW CORPORATE PARK PLEASANT PRAIRIE, WI

## UTILITY PLAN

REVISIONS	
1. PER CLIENT & CITY REVIEW	12/11/13
2. VPP S&O RESUBMITTAL SET	01/24/14
3. PER VILLAGE COMMENTS	02/20/14
4. PER VILLAGE COMMENTS	03/07/14
5. PER FIRE DEPT. COMMENTS	04/08/14
6. ISSUED FOR CONSTRUCTION	04/21/14

PEB JOB No. 118.001  
AREA  
START DATE 05/24/12  
SCALE 1" = 40'

**SHEET**  
C-5  
of  
C-9

UTILITY PLAN  
S.C. COPYRIGHT 2012

www.pinnacle-engr.com

CLIENT:  
ZILBER PROPERTY GROUP  
9650 58TH PLACE, SUITE 350  
KENOSHA, WISCONSIN 53144  
PHONE: 630.318.6042  
FAX: 762.852.6391  
ATTN: JASON LUEDERS



ARCHITECT:  
PARTNERS IN DESIGN ARCHITECTS  
2610 LAKE COOK ROAD, SUITE 280  
RIVERWOODS, ILLINOIS 60015  
PHONE: 847.940.2900  
FAX: 847.940.1045  
ATTN: WERNER BRISKE, AIA  
OR  
JEREMY HALL, AIA

# MANUFACTURING PROSPECT TENANT IMPROVEMENTS

TOWN INDUSTRIAL VI  
LAKEVIEW CORPORATE PARK  
PLEASANT PRAIRIE, WISCONSIN

## PROJECT DATA

**APPLICABLE CODES:**  
INTERNATIONAL BUILDING CODE - 2006 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:** 176,433 SF.

**ZONING CLASSIFICATION:**  
M-2, GENERAL MANUFACTURING DISTRICT

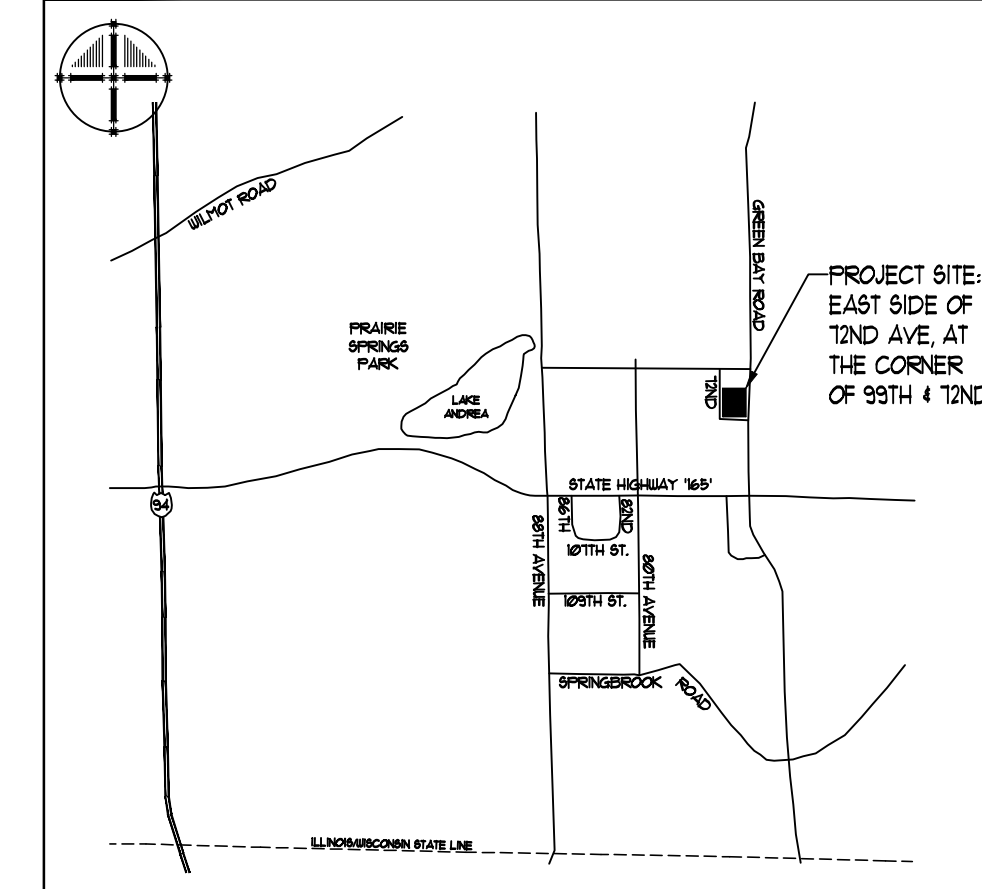
## GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
- EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
- ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

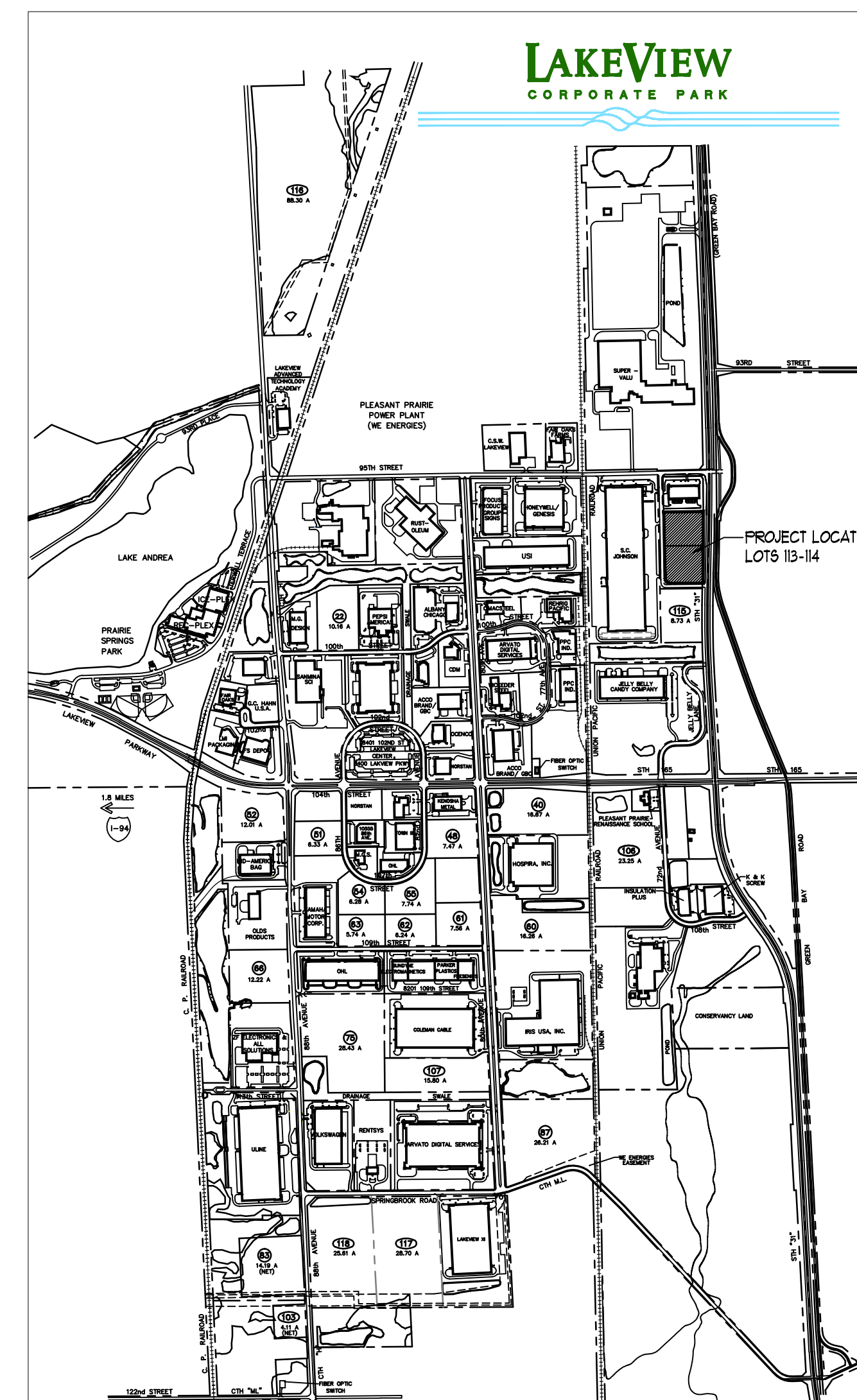
## SHEET INDEX

- T1 TITLE SHEET
- ARCHITECTURAL**  
A11 TENANT FLOOR PLAN LAYOUT  
A12 TENANT FLOOR PLAN LAYOUT

## LOCATION MAP

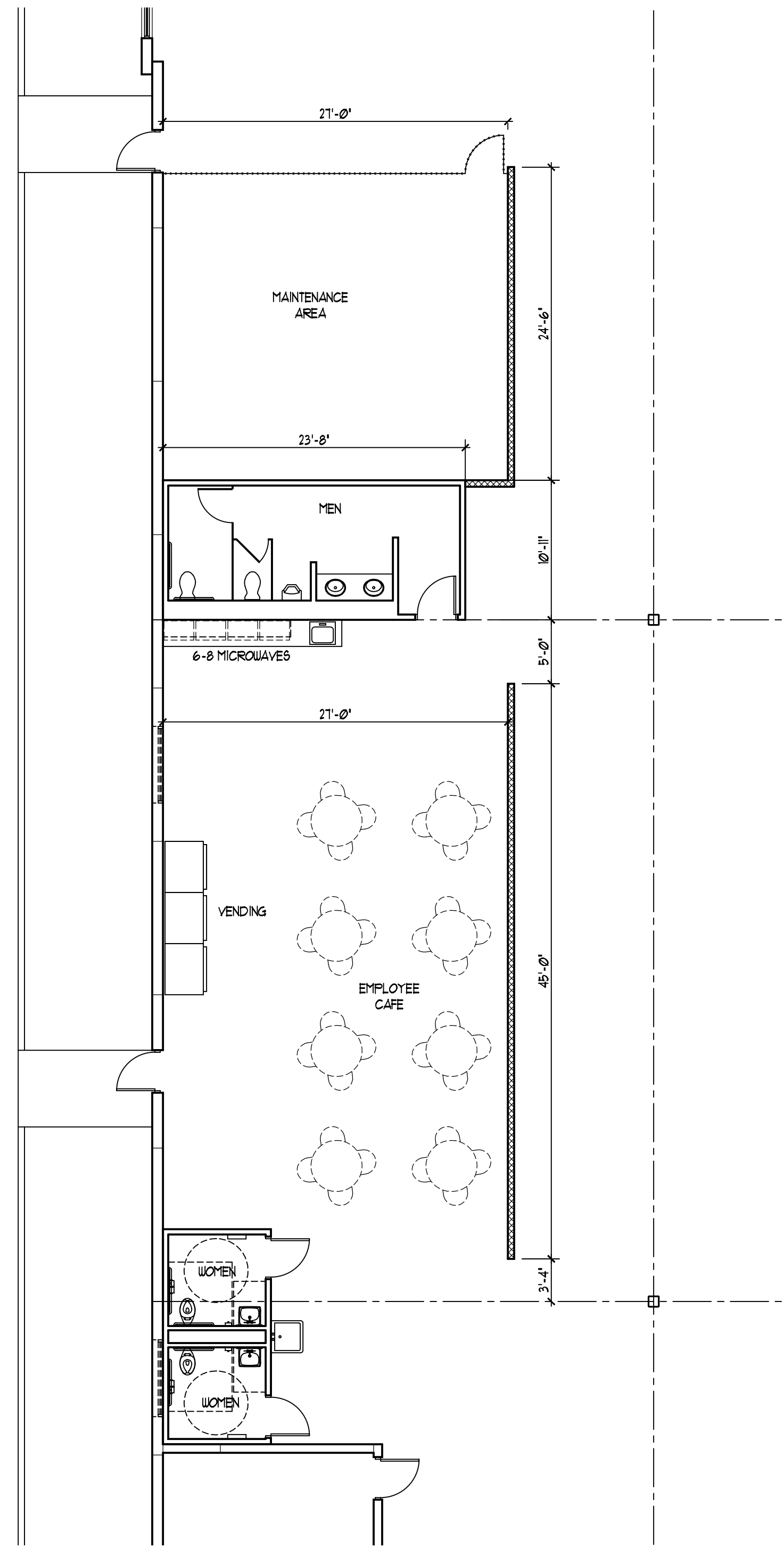


## REVISIONS

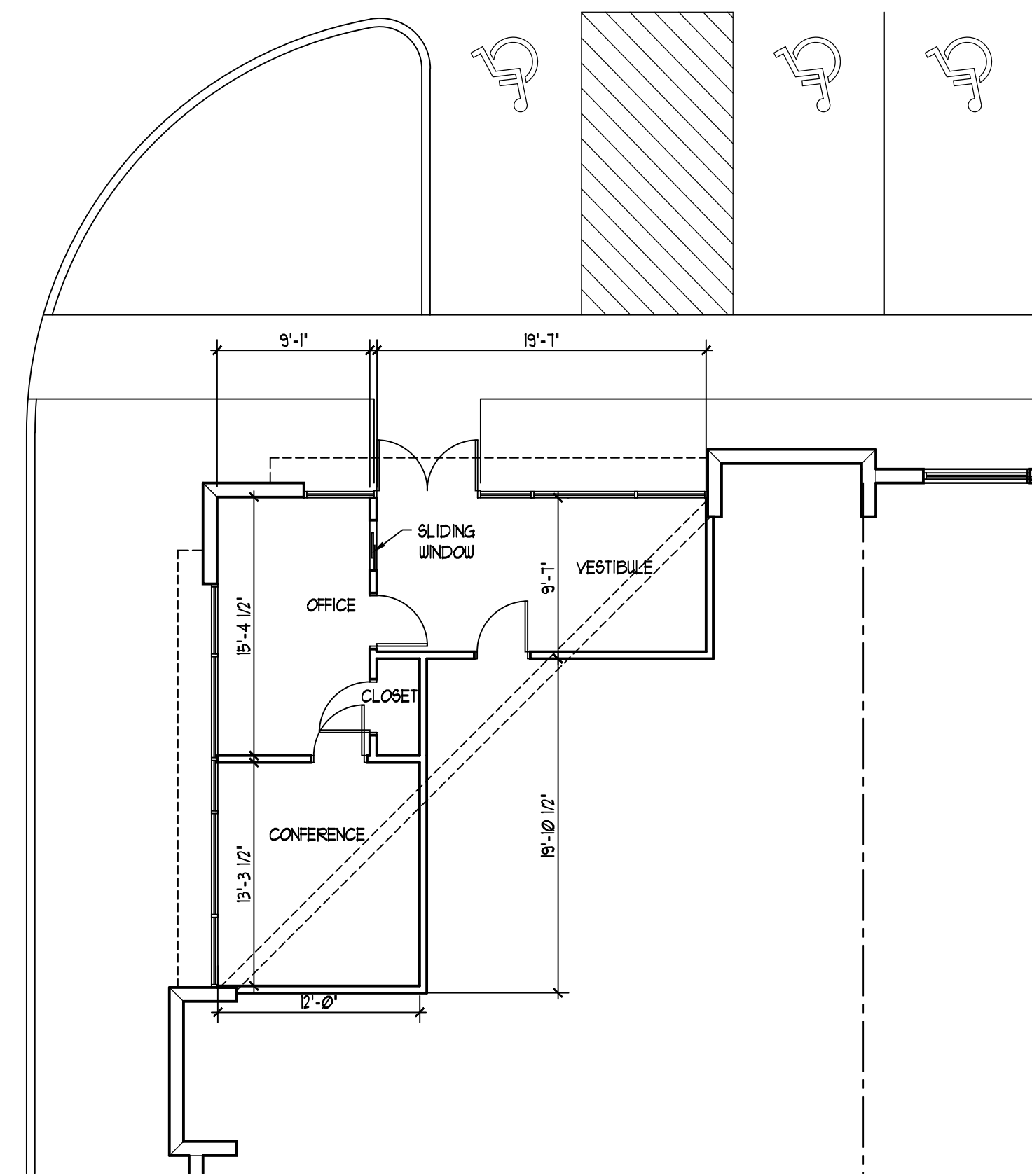


PROJECT NUMBER:  
522.12.025  
DATE: NOVEMBER 05, 2014  
SITE AND OPERATIONAL SUBMITTAL

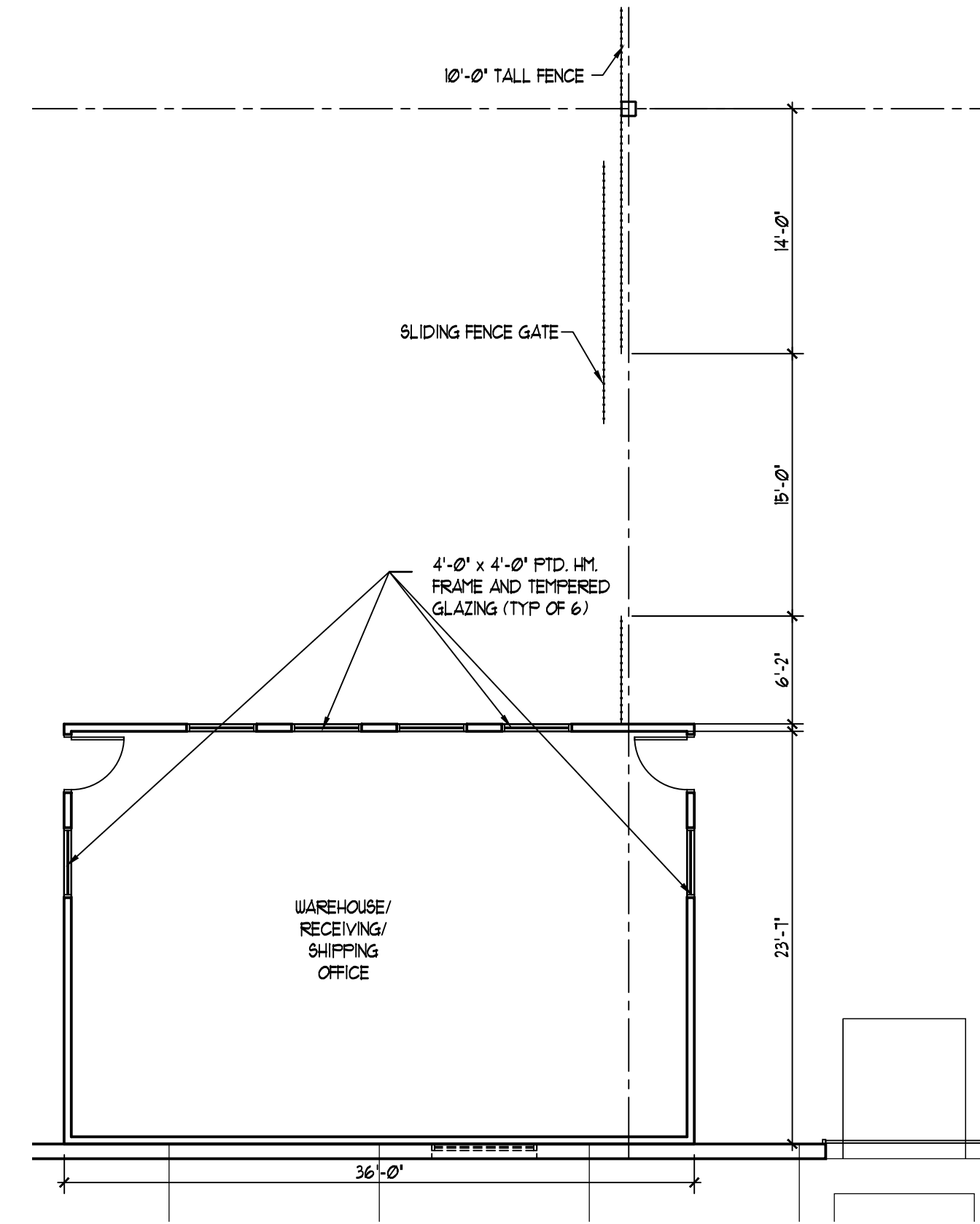




1 MANUFACTURING CAFE AREA  
A1.2 1/8" = 1'-0"



2 MANUFACTURING OFFICE AREA  
A1.2 1/8" = 1'-0"



3 SHIPPING/ RECEIVING OFFICE  
A1.2 1/8" = 1'-0"



**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION  
RESOLUTION #14-16  
RESOLUTION TO INITIATE AMENDMENTS TO THE  
ZONING MAP AMENDMENTS**

**WHEREAS**, the Village Plan Commission may initiate a petition for an amendment of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance.

**WHEREAS**, the Community Assistance Planning report No. 88, entitled A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area of the Town of Pleasant Prairie, (now known as the Village of Pleasant Prairie), dated February 1985 and prepared by the Southeastern Wisconsin Regional Planning Commission recommended that ultimately all the lands within the Plan identified as an open space preservation area should be placed in the C-3, Natural and Scientific Area Resource Conservancy District, the designated natural resource base preservation and protection district; and

**WHEREAS**, the C-3 Natural and Scientific Area Resource Conservancy District is intended to preserve and enhance existing natural features including: scenic, historic, and scientific areas and associated plant and animal communities and to prevent the destruction of valuable natural, scenic and scientific resources, including wetlands, shorelands or navigable waters, prairies, meadows, sand dunes, woodlands, wildlife habitat and areas with high erosion hazard at such time as said lands are acquired by any Federal or State Agency, Kenosha County or the Village for the public interest; and

**WHEREAS**, lands mapped as natural and scientific areas should include those lands identified in a continuous open space preservation area consisting of continuous environmental corridor including: valuable natural, scenic and scientific resources of special scientific interest; wildlife habitat areas; critical plant habitat areas where several Wisconsin rare threatened or endangered plant species are identified; and wetlands, prairies, meadows, sand dunes, woodlands and areas subject to flooding and high erosion hazards; and

**WHEREAS**, the Land Use Management Plan seeks to preserve a substantial portion of the existing natural features of the area through the maintenance of a continuous environmental corridor connecting the Kenosha Sand Dunes on the north end and the area within the Chiwaukee Prairie preserve on the south end; and

**WHEREAS**, the Land Use Management Plan identifies that the lands within the corridor be acquired and maintained as a natural area/wildlife area by a combination of public and private conservancy interests; and

**WHEREAS**, the Wisconsin Department of Natural Resources and The Nature Conservancy of Wisconsin have identified land acquisition areas for permanent resource protection; and

**WHEREAS**, the Land Use Management Plan recommended that Kenosha County and Pleasant Prairie proceed on an incremental basis in the following manner:

1. Kenosha County, and since 1989, the Village of Pleasant Prairie, shall follow Chapter NR 115/NR 117 of the Wisconsin Administrative Code that requires the rezoning of wetlands within the shoreland area of Lake Michigan; and
2. The remaining lands within the proposed open space preservation area shall be preserved either as wetlands beyond the shoreland zone or as significant uplands. Such lands shall remain in their current zoning category until acquisition takes place, and then the lands shall be rezoned after they have been acquired within the public's interest into the C-3 District.

**WHEREAS**, any properties that have been acquired in the public's interest in 2012 and other properties in the Carol Beach and Chiwaukee Prairie area shall be evaluated and rezoned into the appropriate zoning classification pursuant to The Plan.

**NOW THEREFORE, BE IT RESOLVED**, by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions to amend the Official Zoning Map, as it relates to those properties that have been acquired in the public's interest in in 2013 and 2014, and other properties in the Carol Beach and Chiwaukee Prairie area shall be evaluated and rezoned into the appropriate zoning classifications pursuant to The Plan; and
2. That these proposed changes in the Zoning Map are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Map, but rather, is only initiating the process by which the proposed changes in the Zoning Map can be promptly evaluated.

**Adopted this 1<sup>st</sup> day of December 2014**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

\_\_\_\_\_  
Donald Hackbarth  
Secretary

\_\_\_\_\_  
Thomas W. Terwall  
Plan Commission Chairman

Date Posted: \_\_\_\_\_

16-DNR TNC C-3 rzn