

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39<sup>th</sup> AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
JULY 13, 2015**

**AGENDA**

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the June 8 and 22, 2015 Plan Commission meetings.
4. Correspondence.
5. Citizen Comments.
6. New Business.
  - A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT** for the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC to rezone the property generally located north of STH 50 and west of 91<sup>st</sup> Avenue from the B-2, Community Business District with an Urban Landholding Overlay District in to the B-2 (PUD), Community Business District within a Planned Unit Development Overlay District and Zoning Text Amendment to create the specific PUD requirements for the proposed development of a 6,300 square foot professional office building.
  - B. Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of **Certified Survey Map** for the property generally located north of STH 50 and west of 91<sup>st</sup> Avenue for the proposed development of a 6,300 square foot professional office building.
  - C. Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of **Preliminary Site and Operational Plans** for the development of a 6,300 square foot professional office building generally located north of STH 50 and west of 91<sup>st</sup> Avenue.
  - D. Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of a **Certified Survey Map** to subdivide the property generally located at the southeast corner of STH 50 and 94<sup>th</sup> Avenue within the Prairie Ridge development for the development of two (2) proposed multi-tenant retail buildings to be known as The Bulls-Eye development.
  - E. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent to create the specific PUD requirements for two (2) proposed multi-tenant retail buildings for The Bulls-Eye development proposed on the property generally located at the southeast corner of STH 50 and 94<sup>th</sup> Avenue within the Prairie Ridge development.
  - F. Consider the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval of **Preliminary Site and Operational Plans** to begin mass grading, installation of underground utilities and early footing and foundation permits for two (2) proposed multi-tenant retail buildings for The Bulls-Eye development on the property generally located at the southeast corner of STH 50 and 94<sup>th</sup> Avenue within the Prairie Ridge development.
  - G. Consider the request of Justin Hammerbeck, owner of the property located at 6724 Springbrook Road for approval of a **Certified Survey Map** to subdivide the property into 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 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.  
June 8, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on June 8, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda (Alternate #2); Jim Bandura; John Braig; Judy Juliana; and Bill Stoebig (Alternate #1). Donald Hackbarth was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**
- 4. CITIZEN COMMENTS.**

Tom Terwall:

If you're here tonight for an item that appears as a 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're here for an item that's not a matter for public hearing, or you want to raise an issue that's not on the agenda, now would be your opportunity to do so. We would ask you to step to the microphone and begin by giving your name and address. Anybody wishing to speak under citizens' comments?

**5. OLD BUSINESS**

Tom Terwall:

We have a request we're going to modify the sequence on the agenda, and I'm going to need a motion to do that. We want to do A and B under old business first. Then we'll drop down to Item B under new business, then go back and combine A under new business and C under old business, and then go back to the regular agenda. Is there a motion to that effect?

Wayne Koessler:

So moved, Chairman.

John Braig:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- A. TABLED PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT for the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.**
- B. Consider the tabled request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive for approval of Preliminary Site and Operational Plans for the grading of a portion of the property for the construction of a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.**

Jean Werbie-Harris:

So Item A under old business is a tabled public hearing and consideration of a floodplain boundary adjustment for the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain to compensate for the floodplain being filled for the purpose of constructing a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.

And Item B, consider the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive for approval of Preliminary Site and Operational Plans for the grading of a portion of the property for the future construction of a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.

These items are related and will be discussed at the same time, however separate action is needed by the Plan Commission.

The petitioner is requesting approval of a floodplain boundary adjustment to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain. This is to compensate for the floodplain being filled for the purpose of constructing a conference center to be located between the Uline Corporate Office building and the easternmost warehouse

building on the property. In addition, the petitioner is requesting Preliminary Site and Operational Plans to begin mass grading for the proposed Conference Center Building after obtaining all of the required permits and approvals.

The petitioner is requesting approval to place fill within the current 100-year floodplain limits along the northwest corner of the retention facility and to create additional 100-year floodplain storage in the southern portion of the retention facility. The floodplain will be impacted within the interior of the detention pond or the retention basin. Proposed mitigation is proposed at the south end of the pond to provide additional storage to maintain current floodplain elevations. Floodplain will be contained on the Uline property and will not impact any adjacent properties.

According to the Village's Floodplain Ordinance the Village shall not permit amendments to the floodplain boundary that are inconsistent with the purposes of Section 420-131 of the Village Zoning Ordinance or that might be in conflict with the rules of the Wisconsin DNR or the Federal Emergency Management Agency. Section 420-131 of the Village Zoning Ordinance indicates that amendments to the 100-year floodplain shall comply with the following Village requirements:

- The floodplain boundary adjustment shall be consistent with 420-131 of the Village Zoning Ordinance and not in conflict with the applicable rules of the Wisconsin DNR and FEMA.
- Amendments to the floodplain boundaries shall not be permitted where the change will increase the regional flood stage elevation unless the applicant has made appropriate legal arrangements with the Village, any other affected governmental units, and any other property owners affected by the flood stage increase.
- Petitions for the floodplain amendment shall provide adjusted water surface profiles and adjusted floodplain limits to reflect the increased flood elevation.
- Any area removed from the floodplain shall be contiguous to land lying outside the floodplain.
- Whenever any volume of flood storage capacity is removed from the floodplain, as defined by the ground surface and the regional flood elevation, an equal volume of flood storage capacity shall be created within the existing or newly created floodplain boundary in the vicinity of the removal to compensate for the lost flood storage capacity. Excavation below the ordinary high water mark shall not be considered as providing any equal volume of storage capacity for compensation purposes. Any such area of compensating flood storage capacity shall drain freely to the receiving stream.
- Removal of land from the floodplain shall not be permitted unless the land has been filled to an elevation at least two feet above the elevation of the floodplain.

The petitioner intends to obtain Village and Wisconsin DNR approvals to fill the floodplain as depicted on the application on the basis that the grading will satisfy volumetric compensatory mitigation requirements for a Conditional Letter of Map Revision based on fill known as a CLOMR F and ultimately a Letter of Map Revision based on fill, LOMR F, after construction is completed.

The site is intended to be used for the construction of a 2-level 22,500 square foot Uline conference center to be generally located on the north side banks of an existing retention pond which is located on the southwest side or approximately 300 feet away of Uline's corporate office headquarters.

This new facility will be for private use and will only be used on average of once per week for corporate meetings, conferences and events with approximately 200 to 300 attendees. Events at the conference center will be held in the morning, afternoon and evenings, weekdays and weekends. The building includes a large gathering area on main level overlooking the existing pond. There is also an outdoor deck at the south end overlooking the pond. No new employees will be hired to run the conference center, and existing corporate staff will be utilized for coordinating events. Catering companies may be used as well. Parking requirements for events will be met by the existing 800 stall parking lot adjacent to the Uline office building. No new parking stalls are proposed. Detailed Final Site and Operational Plans will be submitted for Village staff and Plan Commission review and approval over the next few months.

With that I'd like to continue the public hearing. There are representatives from Uline as well as Jockey and others that would like to comment this evening. But first I'd like to introduce representatives from Uline to see if they'd like to make some further comments.

Tom Terwall:

Yes, sir?

Randy Copenharve:

How you doing? Randy Copenharve of Uline, 12575 Uline Drive back here again. So we're here again to bring forward another project, a little bit smaller, to be on our corporate campus. We're very excited about this. It's a very integral piece to our business that we found is much needed for our success for our growing business. And, as you can see, it's a little unique going over the pond. It's something that we did a trial basis of last year with a temporary tent that turned out to be a success, and we wanted to do a more permanent structure. So we're here again seeking approval from this project. We have representatives from our architect firm, contractors and myself for any questions.

Tom Terwall:

Does the architect wish to make any comments at this time? This is a public hearing. Is there anybody else wishing to speak on this matter? Yes, sir?

Michael Reese:

I'm Michael Reese. I'm one of the neighbors to the proposed building.

Tom Terwall:

Give us your address, sir.

Michael Reese:

12086 116th Street. I have no qualms about the building. The only thing I want to make sure is that the engineers took into consideration the groundwater level as it correlates to the pond level so that they equal up.

Tom Terwall:

Okay, thank you. Anybody else wishing to speak? Yes, sir?

David Barnes:

Good evening. Attorney David Barnes, 722 Sheridan Road, Kenosha, Wisconsin. I'm here on behalf of Jockey International. Can we go -- yeah. If I may --

Tom Terwall:

Take the mic with you. Take it with you.

David Barnes:

Thank you. Jockey International owns this part right in here. There's a 40 acre parcel and a 30 acre parcel and that's 70 acres. So you can see they had some concern about this, and they just wanted to know what the impact was going to be on their property. So I assisted Jockey in retaining some consultants, environmental people from Trillium. They are here this evening. They went through, did an extensive report, read hundreds of pages of documents. Went out there, did site inspections, and they came up with some concerns.

So basically we're not here to oppose. We're here hoping to address our concerns, and we'd like to work with Uline to have those concerns. A couple of them, I see they have wonderful intent, but it says the floodplain will be impacted within the interior, and it will be contained on the Uline property. What our consultants have told us, a big concern, is that this encroaches on the Jockey property. It goes over by five feet on the Jockey. Jockey hasn't had a chance to evaluate if they want something coming over five feet on their property. That could be problematic, maybe not.

What the suggestion they have is let's table it two weeks, let's sit down with Uline, let's see what we can work out. Maybe we can address it without having a big problem. Because if it can't go on the Jockey property then it has to shorten up the pond and then you have it steeper on the sides. Then you have planting problems, retention of vegetation, those type of things. There's a few other concerns. And so what I would like to do is just respectfully suggest that we table it for two weeks. And, as you know, Jockey is not just kids down the street trying to horse around. They've been an established company in the community for over 100 years. They would have their consultants sit down and try to work out a reasonable solution so good neighbors can go forward together.

To the concerns that we have I am not the environmental engineer. I know little about it. So I will let these two gentlemen present it to you in a little bit more detail if you'd like.

Tom Terwall:

Thank you, please do.

Joshua Skolnick:

My name is Joshua Skolnick. I'm a certified wetland scientist with Trillium Native Landscapes. And I have over 15 years of experience dealing with stormwater issues, shoreland zoning, wetland delineations, site evaluations with regards to ecological impacts and drainage issues. What I found in my review of the plans you actually had that on the previous actually the next screen there showing -- okay, there is where it looked to me to be an encroachment. This looked to me to be the property line right there. And there was this little sliver. It's not floodplain. It's significantly above that so it's not introducing any floodplain onto Jockey's property. But it is on the edge of a grove of mature oaks, and it is over the property line. I didn't know if there's a consent. There has to be a consent of the property owner to allow that grading to happen even if it's minor and negligible. So there's kind of the boundary issue. That's the main issue that I see.

There's also the existing conditions, there's also a nice diverse native plant community that's been planted and seeded on that slope that's existing. And there's wetland plants in there so obviously those would be destroyed in the process. There needs to be some kind of addressing of that issue when the site is re-vegetated. I have not had the chance to review any plans nor were those provided to us. So we did have the grading plan but not a re-vegetation plan for that so I didn't have a chance to review anything.

Tom Terwall:

Thank you. Jean, did you want to comment? Go ahead, sir.

Kevin Rische:

My name is Kevin Rische, owner of Trillium Native Landscapes. Our concerns on the property are just that, the encroachments. And that property there to the east of that is an incredible woodland, mature oaks. Going over just a little bit can affect the root systems, and you guys have heard it all about the roots. Also, in order to correct this problem they will have to make the basin bottom a little larger. The slope already looks like a one to three pitch to me. If they make it larger the slope will be steeper. One to three is bare minimum for that kind of erosion control issues. Any steeper than that it becomes an issue down the road.

So as far as the maintenance as Joshua stated there should be a plan for re-vegetation. Jockey has been great. Their property looks fine, and I'm sure they'd have a great plan. We would just like to see it, and we'd like to see their management plan along with it. But once again that encroachment is serious enough. And I can imagine if you thought somebody was building something in your backyard you would [inaudible] to that. So we just need to look at another set of plans.

Tom Terwall:

Thank you.



Michael Serpe:

Could we have the engineer from Uline talk about this?

Adam Artz:

Good evening. Adam Artz, Pinnacle Engineering Group, 15850 West Bluemound Road, Brookfield, Wisconsin. Two issues. The encroachment, yes, I'll take that one square on my shoulders. That was something where we followed the tree line and not the property line right there. That has been removed and addressed. We are not impacting their property anymore. That was on our last submittal to the Village.

And the second concern that I heard was seeding on the slope. We put that seed there in the first place. That slope wasn't there when Uline was there. That was a design we had. We fully intend to re-vegetate that hillside. I don't think that's going to be an issue in any way. The slopes are being created on Uline's property. So I think those are the two items I heard of concern. We're addressing both of those and have been previously addressed.

Jean Werbie-Harris:

There was also a question by Dr. Reese regarding the ground level level. I don't know if you were here when he was speaking, but he was concerned about the groundwater elevation in relation to the pond.

Adam Artz:

The pond itself would equalize with the groundwater level. We've never had an issue with groundwater infiltrating into that pond. We're extending that same elevation. It's all relative. The same plane, if you will, will continue with the existing pond. If there was groundwater seepage out of that hillside you'd experience it today in the exact same conditions. There's no clay liner on that hill, anything along that nature. And as far as groundwater contamination we are sitting in the middle of clays out there. All the clay is percolated test to meet class C liners, and it's in accordance with the DNR. So the groundwater is not a concern in my eyes as a professional.

Tom Terwall:

Jean, do we have the revised plans that show it no longer interferes with Jockey's property?

Jean Werbie-Harris:

We did receive the revised plans.

Adam Artz:

And in there some of the points were it would be an increased slope if we took it off their property [inaudible] we kept to the one size slope just like there is out there today.

Jim Bandura:

How close is that going to come to the property?

Adam Artz:

Silt fence will probably within several feet of it. Previously in 2007 as part of the grading operations the property line all the way down that line was taken at a three to one slope all the way down with the exception of there was previously planned to be a walking trail imbedded into that hillside that would go into the Jockey woods. That was part of the master plan, if you will, for the Prairie Wood Corporate Park. That never came to fruition. So at this point we're taking out that bench, if you will, that 12 foot wide plateau on there. But the grading operations [inaudible] just changing the depth as you go south.

Tom Terwall:

Thanks.

Jim Bandura:

Just a quick question. Is this the first that we're hearing about this that there's a little discrepancy here? Has Jockey talked with Uline and Uline talked to Jockey earlier than now?

Adam Artz:

In terms of revising it? I don't know if there was a direct dialogue.

Randy Copenharve:

Yeah, we brought Jockey into this approximately six weeks ago to inform them. They had some questions when we submitted to the Village. Jockey then had called, and I personally had called Jockey and said, hey, this is what we're doing, invited them out to our site. With a representative from Jockey and myself and another gentlemen from Uline we walked our entire property including the pond, where the pond is going to be enlarged, as well as where the conference center is going to go. At that time he had asked if we'd delay this process for 30 days which I agreed and talked with Jean to delay it for 30 days and have not heard anything back. We've been asking for clarification. I think about two weeks ago one of the representatives from the landscape company had asked for some plans. I had sent them over some plans, sent them over everything that was submitted, and we've not heard back.

David Barnes:

Can I address that?

Tom Terwall:

Please do.

David Barnes:

We had some cooperation, we had some concerns. There were volumes and volumes and volumes of documents and plans that Trillium received. Trillium then went out there, inspected again, got more information. Trillium got to us on Thursday evening a letter, preliminary with their concerns. On Friday we contacted Uline and said we have more concerns. You're encroaching on the property. We had some other ones, the pitch. There were some other concerns that they wanted to address. They got back to Jockey, their corporate counsel, Monday morning and said should we sit down and can we go over this? That's what Jockey had asked. They said we want to go forward with the project, you can address it at the hearing.

So the first that we're hearing right now of updated plans that this has been addressed which causes me quite a bit of concern. Because, again, this is a significant neighbor who is also looking at doing potentially headquarters there and a new campus. And to have this stuff -- I mean they're moving, they're respectful of each other, they'd like to work with each other. They want to see good things go on. But they're also very concerned as to how is this going to impact us. I mean they're hiring outside consultants, they're hiring us and saying what can we do? We're not trying to stall this forever. But let's just sit down over the next couple weeks, and if we have issues let's sit down with their engineers, let's have our engineers look at it, let's look at it and make sure we're okay. To show up at the hearing and say I take it square on my shoulders, I appreciate his honestly, but to say I take it square on my shoulders, by the way I've modified the plan for good I'm blind sided. I don't know what the plans say. I haven't had an environmentalist look at it, I haven't had engineers look at it, I don't know. Like I said I'm not the environmental engineer, I don't know.

I'd like to keep this moving along in a neighborly fashion and say if we have just a couple weeks, not asking for a 30 day extension, just a couple weeks, table it and when we come back by that time maybe it can all be resolved. If not then they can work out what they want. But the goal is to try to make this work for everybody.

Michael Serpe:

With the information, Dave, that you have that Uline is not going to encroach on Jockey's property now does that change your thinking of the engineers?

David Barnes:

Well, I mean that's a positive, that's very good. If it's not going to affect the vegetation. There were some other issues that they had. How's it going to -- there was some fencing issues. There was some replanting issues. There was a drainage issue. And we all thought things that we could work out. Maybe they're in the plan, maybe they have addressed it. But I can't sit down here right now and say great it's all -- I mean these are things that were our concerns, if they're telling us they're addressing it or willing to address it that's great. Then let's just put the experts in a room and let them work it out and reschedule it and come back and say, hey, thumbs up, we're good or we have additional concern. I think it would be much more thumbs up, we're good, but I'd want to give them at least the courtesy --

Michael Serpe:

I would hope that Jockey does move forward with their corporate headquarters. I will say this, if they do I think you'd be hard pressed to find a better neighbor than Uline considering what they've done out there and the way it looks and the amount of money they put into that site. We're glad we have them.

David Barnes:

We would agree that they're two wonderful corporations to have in the community. And I know that Jockey only wishes them well. So we would hope that they can continue that way.

Jean Werbie-Harris:

I just want to mention that when Attorney Barnes and I talked last week Wednesday I thought that I was going to get some type of comments from Jockey. I did not receive them. That was the same time that our engineer Matt Fineour was reviewing these revised set of plans. So our original set of comments, the first time we reviewed it, we mentioned the encroachment. We mentioned that there was a need for an easement. We mentioned all those things. But Matt has since reviewed the revised set of plans, and the issues that were brought up were actually addressed as part of this revised set of plans. And maybe Matt can go into some of the detail with respect to that. But not having had those comments ahead of the meeting it was not possible for me to actually that as even part of my staff comments.

So I believe that the issues have all been addressed. We have the set of plans here. The engineers can sit down after the meeting and take a look at these things so maybe they don't have to postpone this for two weeks. But keeping in mind that this is the Plan Commission's recommendation, and then this matter goes onto the Village Board for their official recommendation. And it also needs to be approved by DNR, and then the CLOMR is needed by FEMA as well. So I don't know that we need two weeks, but maybe over this next week before it goes to the Village Board any and all final issues could get resolved during this week if it gets conditional approved by the Plan Commission tonight.

But if you would like Matt to address any of these concerns that were addressed. I mean he did this review less than a week ago, and I'm just looking at the plans now and the encroachment was eliminated. The three to one slope is still being provided. The path was taken out. So it looks like those comments have all been addressed that they had raised with respect to the encroachment.

Jim Bandura:

I'd like to hear from Matt. I would.

Matt Fineour:

The original plans had a slight encroachment on it. They have since addressed that so there is no more encroachment. From the engineering department's perspective if there was an encroachment they would have to get approval from Jockey. If there is no encroachment and they're keeping the slopes as is that's fine. So their revised plans, again, they did not have the encroachment, and the slopes were three to one which addressed our comments regarding that.

Jim Bandura:

Question to Jean real quick. If they sit down and don't come to an agreement or there are still issues, will that move forward to the Board?

Jean Werbie-Harris:

Normally I would be putting this item to the Board tomorrow night. It would go to the Board on their agenda on Monday night. If there is a reason for it not to be taken up the Board can actually table it at the Board meeting as well.

Jim Bandura:

I guess my question to Uline and Jockey are you okay with this type of schedule and what the Village is doing?

Jean Werbie-Harris:

Again, the Board meets next Monday which would be June 15th.

Wayne Koessl:

Mr. Chairman, I see no reason the Plan Commission cannot approve this recommendation. And we're sending it to the Board for their meeting on Monday. So if there is an issue that comes up the Board can send it back.

Jim Bandura:

And I agree with Mr. Koessl on that. I just want to make sure the two corporations are talking.

Wayne Koessl:

And I think they have a week to talk.

Tom Terwall:

Is that a formal motion then?

Wayne Koessl:

That's a formal motion, Chairman.

Jim Bandura:

Second.

Tom Terwall:

**IS THERE ANY FURTHER COMMENTS BEFORE I CLOSE THE PUBLIC HEARING? IF NOT WE'VE GOT A MOTION BY WAYNE KOESSL AND A SECOND BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE FLOODPLAIN BOUNDARY ADJUSTMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM, AND AN OPPORTUNITY FOR ULINE AND JOCKEY TO MEET OVER THE COURSE OF THE NEXT WEEK AND RAISE ANY ISSUES WITH THE VILLAGE BOARD BECAUSE THEY ARE THE AUTHORITY THAT WILL ACTUALLY APPROVE THIS. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Now we need a motion to approve the preliminary site and operational plans.

Jim Bandura:

So moved.

Judy Juliana:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JUDY JULIANA. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you. So, Jean, can Jockey get a copy of those revised plans?

Jean Werbie-Harris:

Certainly. In fact, we could have Adam Artz who is the engineer for Uline he could email them or get a paper copy sent overnight to Jockey or to their engineer. And then maybe they could set something up in the next day or so for them to go through any other concerns.

John Braig:

Just a comment. These are two very valued residents or participants in this community. And I think the attitude of the Commission and the staff is to protect their interest as much as possible. It seems like we're pushing something through, but I see some valuable safeguards at the end that if there is a problem the Board can arrest it and get us back on track. So rather than suggest that we're rushing this through I think we're trying to show a high level of cooperation.

Tom Terwall:

Good point, John.

## 6. NEW BUSINESS

**B. Consider the request of Michael Risselada of Partners In Design Architects, agent for Ocenco Incorporated for approval of Site and Operational Plans for the construction of a 35,182 square foot addition and site improvements at their facility located at 10225 82nd Avenue in LakeView Corporate Park.**

Jean Werbie-Harris:

Members of the Plan Commission and the audience, this is the request of Michael Risselada of Partners In Design Architects, agent for Ocenco Incorporated, for approval of Site and Operational Plans for the construction of a 35,182 square foot addition and site improvements at their facility located at 10225 82nd Avenue in LakeView Corporate Park.

The petitioner is requesting approval of a 35,182 square foot addition and associated site improvements including parking lot expansion and relocation of an existing oxygen tank and related equipment at the existing Ocenco Incorporated facility located at 10225 82nd Avenue in LakeView Corporate Park.

Ocenco Incorporated has designed, manufactured, warehoused, distributed, and serviced respiratory equipment in this facility since 1991. Ocenco, Incorporated manufactures three types of respiratory products at the site. Descriptive literature for each product type are provided with the application and they include:

1. Emergency Escape Breathing Devices which protects users from hazardous atmospheres during egress from confined spaces such as mines, tunnels and below-deck quarters of maritime vessels. The U.S. Navy is equipped exclusively with Ocenco EEED's. These products carry the brand name OCENCO.
2. Self Contained Breathing Apparatus, SCBA, which are employed by first responders in firefighting and rescue diving operations. Several local fire departments, including Pleasant Prairie, are equipped with these SCBA devices. SCBA products carry the brand name INTERSPIRO.
3. Medical Oxygen products which are typically utilized by medical professionals and first responders to administer supplementary oxygen to persons in respiratory distress. The

Pleasant Prairie RecPlex is equipped with the type of medical oxygen unit or kit. This medical oxygen product is branded ERIE MEDICAL.

All operational activities of design, manufacture, sales, warehousing, distribution and service are conducted in their existing building of 39,741 square feet. The proposed addition of 35,182 square feet is intended to house expansion of the existing activities of light assembly, inspection, and warehousing. This replication of activities is necessitated by their continued sales growth in existing markets and their planned participation in emerging markets.

Their offices are open Monday thru Friday from 8:00 am to 5:00 pm. Personnel are active in the manufacturing and warehousing spaces Monday thru Friday from 6:00 am to 5:00 pm and Saturdays from 6:00 am to 1:00 pm. Freight deliveries are accepted from 6:00 am to 5:00 pm Monday thru Friday.

Currently there are 110 employees working weekdays at the existing building. After the proposed addition is populated they anticipate a maximum daily workforce of 143 employees. Automobile traffic is estimated to be 150 trips per day as many of our workers arrive via car pool. Increased traffic on 82nd Avenue will be mitigated by the proposed secondary eastern access to 80th Avenue.

Upon completion of the addition and site improvements the facility will have 144 parking spaces and six handicapped accessible parking spaces with a second access to 80th Avenue.

Pursuant to the Zoning Ordinance, a manufacturing facility requires a minimum of five spaces plus one space per employee on the largest shift. In addition, the required handicapped accessible parking spaces pursuant to the State Code are also required. The site does appear to be short four parking spaces if all 143 employees will be working on one shift. If a parking problem develops, additional on-site parking will need to be provided as no as no regular parking for the business will be permitted on the adjacent roadways.

Sales, design, and other administrative activities are currently housed in the westernmost section of the existing building. These activities are planned to continue in the existing building.

Inward receipt of materials and shipment of finished goods occur at the existing enclosed truck docks. Approximately, six semi-trailers and five parcel trucks visit the site daily. Their planned business growth will likely increase only the semi-trailer traffic to ten visits daily. The proposed entrance to 80th Avenue will relieve the impact of increased traffic to neighboring businesses.

In the existing building environmentally controlled rooms house the sub-assembly activities of ultrasonic parts washing, processing and packaging of carbon dioxide absorbent, assembly and testing of oxygen delivery systems and filling of oxygen cylinders. Equipment residing in these rooms consists of compressors, an HVAC system, ultrasonic parts cleaners tableting machine, vibratory screeners, dispensers, hand tools, and various table-top holding fixtures. Continuation and planned expansion of these sub-assembly activities will reside in the existing building.

From the environmentally controlled rooms, sub-assemblies are advanced to the light assembly areas of the shop floor where they are joined with miscellaneous plastic, metal, rubber, and fabric components to form finished goods breathing apparatus. These activities are conducted with hand tools, pneumatic holding fixtures and table-top ultrasonic joining devices. Finished goods are subjected to visual inspections, leak tests and pneumatic flow tests performed in the light



assembly areas. Replicate light assembly and inspection/test activities will be also be housed in the proposed addition.

Warehousing activities are limited to storage of product constituents and finished goods. Most finished goods are shipped within days of manufacture. Components, packaging, and finished goods are stored on metal shelves and pallet racks to a maximum height of 15 feet. Product components are principally composed of thermoplastics, rubbers, metals and synthetic fibers. Their warehousing activities will be expanded into the proposed addition.

Carbon dioxide absorbent lithium hydroxide is contained in the plastic lined fiber drums in which it is received from the supplier. Isopropyl alcohol and 1-1-1 trichloroethylene, the solvents used for ultrasonic parts cleaning, are stored in the metal drums as received from the supplier. Gaseous oxygen is contained in secured metal cylinders conforming to U.S. DOT requirements.

In accordance with the previously issued Village of Pleasant Prairie Conditional Use Grant which was at that time 96-06, bulk liquid oxygen is currently stored in an exterior tank immediately east of the existing building and is proposed to be moved south of the proposed addition.

Three times weekly 16 yards of solid, non-hazardous waste is removed from their site by Advanced Disposal. Increased manufacturing activity will likely increase the frequency of waste removal to a maximum of five times per week.

Approximately 160 gallons of hazardous liquid waste is generated each year by their manufacturing activities. The liquid waste consists of depleted trichloroethylene and contaminated isopropyl alcohol. This waste material is manifested under their Wisconsin EPA Hazardous Waste Generator ID and is disposed by the Safety Kleen Corporation. Planned operations will likely increase our waste stream by 25 percent.

It is estimated that approximately 500 gallons of fresh water is consumed annually by their service operation when customers' breathing masks and harnesses are washed with detergent and water. Effluent from this operation is discharged directly to the sanitary waste service. No water is consumed in their manufacturing activities. The property owners will continue to engage local contractors such as Kenosha Grounds Care to maintain the integrity and appearance of their site.

I'd like to introduce representatives from either Ocenco or their consultants to see if they'd like to add any additional information regarding the proposed addition for the Ocenco operation.

Michael Risselada:

Good evening. I'm Michael Risselada. I'm with Partners in Design Architects, 600 52nd Street, Kenosha, Wisconsin.

Tom Terwall:

We've murdered your last name several times. Would you pronounce it again for us?

Michael Risselada:

Risselada just like it's spelled. We received your comments Friday afternoon, and we've done our first pass at them. And we feel there's no issues with compliance except with the exception of the vinyl slats requested for the chainlink fence around the oxygen tank. There's a problem with having combustibles that close to the oxygen tank. There's an excerpt in the code of NFPA regarding that.

John Braig:

Would aluminum slats substitute.

Michael Risselada:

Yes, sir.

Jean Werbie-Harris:

It should be vinyl coated, and then with the aluminum slats would be fine. I have not received any comments yet back from CenterPointe from Ed Harrington. They typically will review these additions in the Corporate Park and ask if there's any comments or any additions. One thing that they often ask for are some type of vinyl or aluminum slatting, and they also do typically ask for some type of additional landscaping. I just have not received anything from them yet.

Michael Risselada:

I spoke to him this afternoon and he's reviewing it now so we should be good.

Jean Werbie-Harris:

Okay, so we can address it and work with them as it may work for them.

Tom Terwall:

That's the only issue?

Michael Risselada:

That's the only one we see right now.

Tom Terwall:

Thank you very much. This is not a matter for public hearing so what's your --

Michael Serpe:

Move approval of site and operational plan.

Wayne Koessl:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE THE SITE AND OPERATIONAL PLAN AS SPECIFIED 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. Jean, you wanted to take Item A under new business and Item C under old business together. But A first is that correct?

Jean Werbie-Harris:

I would like to talk about them at the same time but requesting whether or not the Plan Commission wanted to take up Item A first and then go into Item C. So we could take them as two separate items, but I just have one slide presentation. So what I'd like to do is have the Plan Commission discuss Item A first, but it's likely that we might have some intermingled discussion with both. But I would like to bring up Item A first and have discussion on that item first.

**A. Consider Amendment #3 to the Settlement Agreement between the Village and VIDHYA Corp VIII, Inc. for the request of VIDHYA Corp. to modify the testing requirements and to follow the recommendation and approval of the Wisconsin Department of Natural Resource for testing at the BP Amoco gasoline station and convenience store located at 10477 120th Avenue.**

I think what I might do is I might at this point since the finding of fact covers a lot of items with respect to the conditional use permit, what I might do at this point is I'm going to turn it over to our Village Attorney and our Village Engineer and have them discuss this request for this Amendment #3 to the settlement agreement. Again, we have a current settlement agreement and amendments #1 and 2 that is in place as part of our approval process with BP, and it is the petitioner that's requesting a modification of that settlement agreement. And so with that I'd like to introduce Matt Fineour our Village Engineer and Tim Geraghty our Village Attorney,

Matt Fineour:

What I'm going to do is just kind of give you a background a little bit. I'm going to go through the site plan to show you where the site is and how it's laid out as far as the treatment system and where things are at. And I'll give you a little bit of a background on the site or the project, the current site status just to give you a background on it. Then I'll go through the proposed settlement agreement #3 just to give you an idea of what's coming up.

This is a diagram of BP gas station here. This is 165 and 120th Avenue. This is the gas station here. The gas station has some gasoline underground storage tanks here and a diesel underground storage tank located here. There is a treatment system right now that treats the groundwater from the BP site. This well here, another well there and north well here pump groundwater and take it to this treatment system. This treatment system then discharges the water back out into the storm sewer system. The site has an onsite storm sewer system. This is a catch basin that comes along here, goes up here and discharges to the 165 ditch line up in here.

These other locations here are monitoring wells for the site, so there's a monitoring well located on Culver's right there, three monitoring wells on the Culver's site, a monitoring well here, and you can see monitoring wells throughout the site over there. Those monitoring wells they can take water samples out of and sample the groundwater at those locations. So that gives you kind of an idea when we talk about the BP site what's going on. As far as illicit discharges from the past we're talking about the storm sewer discharge coming out into the 165 ditch line at this location here.

As far as a little bit of a background on the site, in 2011 it was reported that petroleum was being discharged from the BP gas station's onsite storm sewer system to the 165 ditch line. The petroleum discharge is an illicit discharge that violates Village ordinances. Following several reports, observations, citations, the Village enters into a settlement agreement with VIDHYA Corp. on November 19, 2012 as a means to address the illicit discharges.

As the project progressed the settlement agreement was amended twice, first on April 1, 2013 and again on February 3, 2014 in order to modify requirements. The BP property has a prior record of contamination that was investigated from 2000 to 2004 with a DNR case closure in 2006. With the new releases in 2011 the WDNR was notified, and a new site case was opened. The property owner must meet DNR criteria and approval for the site case closure, however there is no specified time frame set for the WDNR to accomplish this. So it's really on a time frame by the property owner if they would like to get site closure from the DNR.

The settlement agreement contains remedial and reporting requirements to bring a property into compliance with Village ordinances. Without going into a great amount of detail here of each specific requirement, the actions taken to address illicit discharges include the following broad scope items: A site investigation to determine the source and extent of the contamination; remedial plans and actions to remove contaminated soils from the ditch line by the storm sewer discharge locations and prevent site contamination from further contributing to illicit discharges. There's also requirements for sampling inspections and reporting to monitor the sites and the remedial treatment system.

As far as the site status currently over the past several years VIDHYA and their consultants have taken actions in order to comply with the settlement agreement and have made progress in addressing illicit discharges. The following broad scope items have been completed to date: A treatment system has been designed and installed to extract and treat contaminated groundwater that contains petroleum products. The groundwater is an identified contributing source for the illicit discharge due to the high groundwater elevations and interaction with the existing storm sewer trenches. So as the groundwater raises it can enter the storm sewer at least as a potential.

The treatment system is currently operational with an ongoing sampling and monitoring requirements. When we're talking about sampling and monitoring on the site keep in mind

there's two. There's the treatment system itself that we're monitoring as far as what's coming into the treatment system and what's going out of the treatment system. There's also monitoring of those groundwater monitoring wells around the site. So as the site as a whole there's also sampling requirements for those monitoring wells.

Contaminated soils were removed from the State Highway 165 ditch line in 2014 as part of work that they did in 2014. And they continued working on a site investigation plan in 2014 with additional soil and groundwater investigations which is documented in a report prepared by their consultant. And it was submitted and reviewed by the DNR and the Village. Over the past year the Village is aware of one illicit discharge that was reported during a routine inspection on September 4, 2014 which a petroleum sheen was noticed coming from the storm sewer outfall. The Village noticed BP representatives of this illicit discharge.

BP's representatives have requested to modify the settlement agreement to permit quarterly sampling and reporting of the ground water treatment system. Settlement agreement #3 has been drafted to provide modifications to the sampling and provide requirements for the ongoing site investigation based on the findings of the site investigation report and the WDNR's review comments. The presented amendment is the amendment that would be recommended by the Village staff for approval or for the modifications.

As far as amendment number 3 goes, amendment number 3 talks about really two major components of the site. It talks about the site investigation plan which is really the overall plan for the site. And from the property owner's perspective it's a plan that goes through the DNR, they have to go through the DNR process in order to get site case closure for it. So they've got to meet DNR requirements and criteria to get site closure.

Part A of the settlement agreement #3 deals with the site investigation plan. I'm going to just read through some of these requirements. I'm not going to necessarily go through every single one of them, but I want to give you a sense of what this settlement agreement #3 contains. A comprehensive site investigation plan dated December 19, 2014 was prepared by Fehr Graham Engineering and Environmental. The report was reviewed by the DNR and Village. Comments from the DNR including a May 4, 2015 email from Shanna Laube-Anderson are included in Exhibit A and incorporated into this agreement.

VIDHYA based on the report findings and the DNR's technical review to complete the following: Provide quarterly monitoring of all nine site monitoring wells for laboratory analysis to show a stable or decreasing contamination trend. Samplings shall include obtaining groundwater level measurements from all existing monitoring wells for evaluation of groundwater flow and treatment system influence and collection of extraction while depth measurements. The DNR in its May 4, 2015 email authorized VIDHYA to proceed with its plan to collect quarterly groundwater samples until a stable or decreasing plume is established, however long that may take. So in this quarterly sampling we are sampling all these monitoring wells around the site to really view to see what that contamination is and get a trending over time. And as part of their site case closure they've got to show a stable or decreasing contamination trend in those monitoring wells.

Number 2, if the DNR indicates further definition of the extent of contamination is necessary, VIDHYA will provide a revised plan acceptable to the Village. Number 3, a summary report will be provided to the Village and its consultant for the quarterly site investigation monitoring

results. The report shall be submitted no later than 45 days after the sampling event. The Village and its consultant shall be provided copies of the laboratory analytical reports for each quarterly sampling event within ten business days of report issuance by laboratory. Submittal of such laboratory analysis report via email to the Village and consultant within ten business days period will meet this requirement.

Number 4, VIDHYA shall notify the Village and its consultant of their intent to submit for WDNR case closure for site investigation at least five business days prior to the request, and shall provide the Village and its consultant with a copy of the case closure request report concurrently with its submittal of such a report to the DNR. So when they are eventually ready for site closure they're to notify us and also submit copies to the Village.

Number 5, the supplemental site investigation plan requirement shall be considered by the Village to have been completed upon VIDHYA receiving DNR conditional closure for the site subject to continuing obligations for the site. So if they go through the process and get site closure from the DNR that site investigation plan is essentially complete.

The second part of the settlement agreement deals with the sampling and analytical testing of the treatment system. So that is actually the treatment system here that treats the groundwater from the three wells that it's pumping into or pumping from. They've requested on this treatment system -- right now they're testing on a monthly basis the influent and effluent from that treatment system. They've requested to reduce that to quarterly sampling.

So this is part B. The Village agrees that reduced quarterly testing of active treatment system effluent may be permitted based on its review of the current site conditions so long as the laboratory analytical results for the effluent samples remain below respective WPBES permit standards, or they have to meet water quality standards to that respect. Such reduced sampling shall require VIDHYA to continue to permit the Village to conduct monthly effluent samples per the terms of the settlement agreement, and the Village shall also be permitted to obtain routine water level information from existing and/or future extraction wells or any existing or future monitoring wells.

Number 2 is part of this treatment system testing. A quarterly report for the carbon treatment system operation shall be provided to the Village and its consultant within 45 days of each quarterly sampling event, and shall contain the following elements at a minimum. And then we go through and basically describe what those elements in that report shall be. Analytical test results for each sampling event and sampling point along with a copy of the signed discharge monitoring report for the periods covering the report; summary of the gallons treated and discharged on a monthly basis based on the actual readings obtained during treatment system inspection events; a summary of the water level recordings of the extraction wells; and any existing monitoring well obtained during treatment system inspection events.

Part D is a summary of any high level alarm activations or any incidents where the water level is less than eight feet below ground elevation. So here part of the original settlement agreement was to, or an amendment to the settlement agreement was to keep the groundwater elevations at these extraction levels at least eight feet below ground elevation. And that was to help prevent contamination which is located a little bit higher than eight feet from entering the ground water. Or getting the water elevation so high that we could have that expectation of the contaminated

groundwater entering the storm sewer system or getting illicit discharge from a high groundwater elevation.

VIDHYA shall immediately notify the Village within 24 hours of any incident where it is discovered that water level is less than eight feet below ground elevation and take immediate action to rectify such a condition. VIDHYA shall ensure that proper and sufficient training is provided to its staff in order to allow its staff to understand and implement proper response procedures in conjunction with any future treatment system alarm notification. Such training shall be conducted every three months or more in order to ensure staff is adequately trained. In the event that staff does not demonstrate sufficient understanding of the system alarms, the Village may require VIDHYA to install a remote notification system that shall serve to immediately provide VIDHYA consultants and the Village with notice that the treatment system alarm has been activated.

We also request a summary of the zeolite and carbon filter media including monitoring method life expectancy of each filter percent utilized and expect the change out dates. Those are the media filters that are in the treatment system that treat the groundwater in the treatment room. A summary of the treatment system operation system conditions and site inspections performed during and the reporting period for each of the listed items below. Inspections shall be completed by a qualified individual for the task identified. So in this section we're specifying essentially inspections of the site by either a professional or somebody that's qualified to do it to make sure that their system is operational, that their site is managed in a way to help prevent illicit discharges.

Inspection of the treatment system and measurement of the water level recordings of the extraction wells no less than twice per month by an environmental professional with the experience and knowledge of operating and maintaining the system and obtaining water level recordings. If free product is observed within the extraction wells the Village and the DNR shall be notified of such a discovery.

Number 2, inspection of the ditch line located at the treatment system discharge on a weekly basis and after each rain even of half an inch or more in 24 hours. The quarterly report shall confirm that such inspections were completed and recorded in an inspection log. Copies of the required inspection log shall be provided to the Village within five business days if requested.

Number 3, inspection of the storm sewer catch basin with an oil absorbent boom no less than twice per month. The condition and change out dates of the oil absorbent boom and storm water baffle absorbent shall be recorded and reported to the Village. So they do have a catch basin onsite that has an oil absorbent boom in it that needs to be inspected.

The storm sewer flow rate and measured water level elevations from extraction wells shall be provided to the Village and its consultant on a monthly basis. And VIDHYA shall be responsible for performing routine monitoring of its site groundwater and surface water conditions as necessary to prevent illicit discharges to the ditch.

Those are I think the main points of this settlement agreement number 3 that is brought forth. If there's any questions on this or the site you can ask myself. There's also representatives from BP here. Also our environmental consultant expert is also here.

Tom Terwall:

Are you currently receiving the reports as required?

Matt Fineour:

The monthly reports that they're doing we are receiving, yes.

Tom Terwall:

And as required in a timely fashion?

Matt Fineour:

They have been reporting those in a timely fashion.

Tom Terwall:

Has there been any alarms?

Matt Fineour:

Yes, there has been alarms.

Tom Terwall:

And they've been reported on time as well?

Matt Fineour:

The alarms that they've had over the past year I would say the Village seems to have had caught those from our inspections.

Tom Terwall:

But they haven't been reporting them to you?

Matt Fineour:

They have not reported those to us.

Tom Terwall:

And yet that's a requirement, is it not?

Matt Fineour:



That is a requirement, yes it is.

Tom Terwall:

Okay, thank you. Did you want to say something?

Tim Geraghty:

Yes, Mr. Chairman. I'm Tim Geraghty, the Attorney for the Village for this matter. I just wanted to mention a couple things. One, to emphasize that the conditional use permit renewal is not tied to amendment number 3. I believe Village staff has recommended that there be a renewal of the conditional use permit for one year, and that is a recommendation that is regardless of whether any amendment number 3 is entered.

As representatives of VIDHYA may have mentioned there are some differences of opinion regarding amendment number 3, and so we have not been able to bring you at this time an amendment number 3 that's agreed to by all parties. So I'm not sure if there are still objections that there's really going to be an amendment to approve tonight anyway. We have some differences in the language of the amendment and also some differences on whether the Village can continue independent sampling of certain items.

Basically the original agreement provided the Village and their experts could do their own testing to make sure that everything is being done. And I believe VIDHYA amendment number 3 would like to propose that that no longer take place and that mostly the Village just be provided with copies of theirs. And so I just wanted to emphasize those two points as you move forward in deliberating.

Tom Terwall:

Thanks, Tim. Jean, anything further from you before I open it up to the public?

Jean Werbie-Harris:

No.

Tom Terwall:

This is a matter for public hearing. Is there anybody else? Yes, sir, Mr. McTernan.

Michael McTernan:

Michael McTernan, 6633 Green Bay Road, Kenosha, Wisconsin. I am here on behalf of this item. And Mr. Fineour has gone over a pretty good summary of what we're looking to present here tonight. I also have Don Gallo, an attorney and environmental expert along with our environmentalist here to go over some details of what we're bringing before you.

The two fundamental issues that are presented before you is dealing with the constant costs of the continuation of having the Village monthly test the site along with the monthly cost of the client

testing the site but for one event where there was sheen appeared in the ditch that resulted from the heavy rainfall that was immediately resolved.

But I really want to take you back as I know the history of the site was explained, but it's critical to understand that the contamination that's on this site has nothing to do with BP. My client had nothing to do with the contamination that's here. He purchased the property that was contaminated by BP Corporate when they had two significant environmental problems on the site where gasoline leaked and contaminated the property.

In that context the Village of Pleasant Prairie approved that they allow to leave a significant amount of contaminated soil on the site and they rebuilt the station. Years went by. My client purchased the property. Many years went by and the sheen appeared in the -- excuse me.

Jean Werbie-Harris:

Can you repeat what you just said. That the Village approved you to rebuild on a contaminated site?

Michael McTernan:

The Village of Pleasant Prairie approved the remediation of the site in allowing the entire site to be rebuilt with contamination on the property. And it stayed there. It all wasn't removed. That's what the fingerprint analysis that we did is there is old, old contamination on this property. And I'll have Don Gallo re-introduce that information that there's contaminated soil here that is many, many, many, many years old that is not from my client.

Nonetheless, we have spent, my client well over a million dollars trying to figure out and solve this problem permanently. The thing that is tugging at my client and is causing them incredible hardship is the constant testing of the site that for 24 straight months has shown that the system is completely functioning properly. We have no affluent testings that have shown up that there's been any issues. We formally went before the DNR and asked them is it a problem that we can change this back and hold this to quarterly testing. They agree. The Village agrees.

The thing that we are looking for that we don't agree on the amendment is to have the Village every month go out there and test the site with the caveat they can go out there very day and test the site if they'd like, we just don't want to get billed for it. Because what's happening is as you can see by the information that's presented to you in one year alone VIDHYA has been presented with invoices almost of \$20,000 which are directly related to duplicate testing and engineers that are onsite looking at what's going on on the property.

And we have no problem with the continued quarterly testing by our engineers, the continued reporting to the Village for everything that's going on on the site. We just need to cut off not only the duplicate testing, we're asking for four tests. The Village is asking for 16 every single month plus us to do it quarterly. Now, we have received nothing from the Village in 24 straight months that a test that the Village has shown there's a problem. Matter of fact, the tests that we have presented and presented to the Village say the system is fully functioning and working. Yet it's killing my client financially.

I hope you can appreciate the \$20,000 that the Village is sending my client a bill every year that is about what it costs my client to do their own testing and have their own environmental experts onsite and have their own labs conducted and have them submitted to the Village. It is completely duplicative.

The second piece that we don't agree within the settlement agreement that I know Mr. Geraghty has presented to us is dealing with the item on Item C of the settlement agreement under paragraph 3. This is the Village of Pleasant Prairie, and we're coming to you for relief under a settlement agreement to ask for a modification. And all we're saying is can we obtain some modification to this relief. Tied to that is C, that VIDHYA needs to waive all of its rights if the Village has somehow violated some breach of its agreement with us, and we have to agree that we have to waive those. I mean to some extent that's almost coercive. That if we may have done something wrong if you want us to agree to change it you've got to agree that you can't do anything about anything that we've done in the past, that it's improper. We're not asking you to release us of anything. If we've done something wrong we'll stand up here and take it and take it. But if the Village has done something wrong why should we be required to waive it? Why is that fair.

All we're asking for as the engineer has said the request we're making is appropriate. The DNR agrees it's appropriate to reduce it to quarterly testing. We'd love the fact to have this only test quarterly and only done once, not 16 times. And we don't feel it's fair and appropriate to have the Village sit there and say, well, if we agree to this you've got to waive all your rights to bring anything forward if anything has been done improperly. I understand if there was a settlement agreement, a mutual release and there was claims brought back and forth that we're looking for relief and parties do that all the time as lawyers. The quid pro quo of paying you something or getting you released from some claim that's presented is [inaudible] release language like this. I don't believe this is appropriate. I think that should not be a part of what we're asking for.

We're not asking for anything different. Something comes up in the Village and they need to change the deal and there's some problem that arises as we've agreed to we'll agree to it. We'll be bound by it. But we just think those two elements are just too much. And Mr. Gallo is going to talk. One of the areas that I know Mr. Gallo has been involved because there are issues like this that the DNR gets involved with, the communities want to test. And communities test all the time on projects where there's an issue.

But in other communities where they do test the community bears the burden and the cost and the obligation. They can test all they want. And the only time it falls on the property owner's shoulders is if there's a problem. And we'd like that to be in the agreement instead. That if the Village wants to test they can test. If Mr. Burns wants to go out there and spend weeks at a time investigating the site go ahead. But just don't bill us. If you find a problem then we'll address it and we'll be obligated to pay it. But I think it's unfair that now for two straight years we have done an enormous amount of work here, showed all the things that we're willing to do to work with the Village to have this done.

We have done an enormous amount of progress in this site, and we just need to stop the costs because they're just outrageous. And they haven't shown one iota that we've done anything wrong. The one item happened in September that we can see there was a sheen in the ditch on a huge, heavy rainfall. That's it. The rest have been compliant with the agreement that we've presented before you. Obviously we're here today, we're up against a deadline. Our conditional

use permit expires. We're fine to let this continue another year. Show you again in another year we'll be back. We're not going anywhere. We're not saying let them do what they want. They have another year where they have to comply, and we'll be back in another year, and we'd love to be able to continue to show you that we're doing what we've said we'd do, improve this condition on the site, address the groundwater contamination that's there and make certain it's handled appropriately with the experts we have. We just need some more relief. Mr. Gallo is going to speak. Thank you.

Don Gallo:

Don Gallo, I'm with the law firm of Whyte Hirschboeck in Milwaukee. I live in the Town Erin, 1386 Highway 83. I don't know much more to add than Mike. He did a very nice job. But my experience, and I have experience all over the state and other states, is normally when you're doing compliance monitoring the community pays the costs unless there's a violation. And then that violation and those costs of sampling and analysis are passed to the violator until compliance is demonstrated. And that's all we're asking for here.

The one thing, Mike is very generous here, we have experienced a lot of delays with the Village. And I can't not pass this opportunity to explain that. Because there was a tremendous problem at that station. And we essentially put in a very robust system. It has functioned fantastically. It's been compliant for 24 straight months. That treatment system is working like a watch. This is a complex problem. The conceptual model that we developed on that system captured the waste water or the groundwater and treat it has been working extremely well. I'm very proud of that.

We have one incident, and you have to understand the conceptual model. As groundwater rises it reactivates the contamination, and it's captured in these sumps. But when we first started this project and we pulled those sumps and replaced the sumps in the tank banks it was extremely contaminated. We pulled 16,000 gallons of very old, very degraded contamination out of those sumps. And then the system dramatically started to perform. The first month, April I think it was 2013 was a tough month because of that very contaminated material. That was pulled out and hauled separately in a tank truck. From then on the system has worked very well.

So I think you have to look at the performance that this system has done. I would ask you to be considerate of the cost that this individual has incurred to operate this system. And I did fingerprint analysis, forensic sampling analysis on all the contamination. It's old gas, and it's well documented it was long before VIDHYA owned that station. So he's been cleaning it up. I'm more than happy to answer any questions if you have any.

Tom Terwall:

I'm just going to open the public hearing. But you'll be available to answer questions, correct?

Don Gallo:

Sure, thank you.

Tom Terwall:

Thank you. Jean?

Jean Werbie-Harris:

Just to clarify, we're actually entertaining comments from everyone, but we didn't actually open the hearing for the conditional use. But if there's anybody else that would like to speak on this item I believe that you were entertaining comments.

Tom Terwall:

Now is your opportunity. Anybody else wishing to speak?

Kendrick Ebbott:

My name is Kendrick Ebbott. I'm with Fehr Graham. Address is 1237 Pilgrim Road, in Plymouth, Wisconsin. I'm a professional geologist. I've been a consultant in Wisconsin since 1987 working for petroleum contaminated sites and a variety of other contaminated type projects just like this one. I think the case has been described quite accurately by Matt and others. The big issue is we've had 24 straight months of compliance with the DNR standards. And the DNR has requirements that make us test, report, document and do things properly.

There's not a need to have the Village do the same thing. Or if I were redrafting it I would say the Village would have the right to do it, but if they were so curious about it perhaps they could pay the bill for doing that. If they still wanted to retain the ability to sample I think that's fair. But I just don't see why they need to be billing the client so much for so long.

As far as why we need a third settlement agreement just things change. You design and you start a project, and as you get into it the conditions change. The need for sampling and frequency changes. So that's why we're coming up to a third settlement agreement instead of sticking with the second one. It's just not necessary to do what's in the second one anymore, the third one is more appropriate and reflects what the conditions are now. I'm willing to answer any questions on the technical aspects if you have anything.

Tom Terwall:

Thank you. Anybody else wishing to speak? Anybody else? Yes, sir?

D.J. Burns:

D.J. Burns, N105 W7585 Chatham Street up in Cedarburg, Wisconsin. I am the President and Project Director of Drake Environmental Consulting Group. We act as the Village's consultant in this matter. A number of points have been made by a number of people here. But I think we should really refocus back to the original settlement agreement and what it really intended to do.

The Village staff worked very hard with the [inaudible] representatives, its attorneys and its environmental consultants back in 2012 to come up with an original settlement agreement where most of the terms were laid out very clearly as to milestones for completion of certain activities, what the testing requirements might be, what the requirements for additional remedial investigation could be over on the adjoining properties. And we came before the Plan

Commission and also the Village Board on a number of occasions and explained the rationale and the justification for certain things that were going on.

Without going into a great amount of detail, in the original settlement agreement I believe there are provisions contained within their parameters and guidelines that we have set for the effective treatment, what we would consider an effective treatment system. One of the first things that we wanted to do was prevent an future illicit discharges to that ditch. That is where that petroleum sheen or petroleum contamination, whether it's from a new release that they had caused, or an old release that was caused by somebody else, but by virtue of Chapter 292 of the spill statutes in Wisconsin VIDHYA has a responsibility for that contamination whether he caused it or that corporate entity caused it or not by virtue of ownership of the property.

So we actually went out and said what might prevent that? What could work to solve this issue? VIDHYA environmental consultant came up with a conceptual treatment system. It was brought before the Village staff, it was implemented, and that treatment system was designed to prevent these ongoing discharges into that north ditch. Those discharges occurred as recently as September 14, 2014. VIDHYA's environmental consultants and their attorneys now are saying that they've had I guess no effluent discharges above State standards. But clearly as some photographs show, and they have the photographs, there are concerns about this ditch line and the petroleum sheening that's occurring there.

Again, as we kind of move back from that original settlement agreement it set the tone for what was required and what was expected of VIDHYA. The subsequent settlement agreement, the Village in my opinion, have been very generous in relaxing the testing requirements. I believe amendment 1 considerably reduced those agreements, those testing requirements that VIDHYA had originally agreed to in the first settlement agreement, in the original agreement. I believe in settlement agreement number 2 the testing requirements were even further reduced.

So for anyone to paint the picture that says the Village has been onerous in their demands, if you go back to the original settlement agreement and the cost that all of the attorneys knew were going to be incurred, I don't understand that argument. It was on its face very clear as to what the expectations and obligations were for the testing.

That takes care of the analytical portion of this. They also had a duty throughout this contract period starting I think with amendment number 1 to keep the groundwater elevation at that site at a level below 8 feet below ground surface. On numerous occasions Village staff have been out there, as well as Drake staff, only to discover that that groundwater elevation is, in fact, above that 8 foot elevation. The reason that that's important is as everyone here I guess generally agreed that there was contamination trapped in the soil. And as you allow groundwater to rise up above the 8 foot level mark that causes a condition whereby the release to the ditch is possible.

And that's precisely why we stood in front of the Board many years ago, and Attorney Don Gallo said this remediation is going to be like extracting petroleum contamination from a sponge. And this is going to take a long time. And, again, when we go back to the original agreement it stated if we discover that some of these parameters aren't achieved or there's violations present there would be a need for additional testing to include monthly testing. So Drake in working with the prior Village Engineer Mike Spence over time we have agreed to relax the testing requirements.

But the oversight Drake still feels is considered necessary as a result of the fact that there are no alarm systems that notify the Village or VIDHYA immediately if that groundwater exceeds 8 feet. That's not a good condition. That was requested in the past, but they explained that that was impossible for them to achieve. It's actually a fairly common practice in groundwater remediation technology. You would just install a high level flow switch, and it would automatically notify somebody that, hey, there's a problem out there much like your sump systems, your sump pump in your home. There's a flow that's designed to turn the pump on. That's as simple of a remedy as could have been an install.

So I guess when we look at this as a whole the Village came before -- or we came before the Village and produced certain recommendations and testing requirements. They were agreed to on a number of occasions by VIDHYA. Now it doesn't seem as if they feel that those were reasonable. If they weren't reasonable why did they agree to them in the first place. That causes me to question what's really happening here.

As far as any assertions as to how the DNR feels about this project the Village Engineer and the Village Attorney and myself we actually spoke with the DNR on a recent occasion. They are kind of taking a wait and see approach. Let's see what these new results bring. Let's see what the testing brings along and let's go from there. So from that standpoint I would continue to have the Village in conjunction with Drake we'll continue to look at the new conditions out there. We'll continue to modify testing requirements as they seem to be reasonably supported. And I think that's the best direction for the Village to continue taking. Does anybody have any questions of me?

Tom Terwall:

Not yet, but thank you very much. Anybody else before I open it to Commissioners and staff. Jean, anything you wanted to add?

Mike Pollocoff:

Just a couple comments. One is that Attorney McTernan said the Village approved the construction of the gas station on a known contaminated site. The Village didn't have any knowledge of the settlement between BP Corporate and the DNR on that site. That became obvious as we were going through the process of determining what was happening with the contamination once it occurred. So while we did give out a building permit, at that time DNR did not share that settlement with the Village of Pleasant Prairie. It was recorded at the County Courthouse and that's where it was.

And, secondly, as far as the \$20,000 number we've spent in the period in question \$10,103 with Drake as our consultant. We've spent \$3,186 of engineering time on the project. Sanitary sewer discharge which is everybody's sewer bill, they're no different than anybody else, their sewer bill over that time was \$1,486. Their weights and measurements which is a fee that the State bills us and we bill them for the accuracy of the gas pumps is \$160. Community development review fees were \$637. And the Village spent \$2,500 on legal fees going through the request and renewals for modifications to the agreement. All those bills were sent. None of the bills were paid. Village taxpayers paid those costs along the way. And per ordinance there's an interest charge for those that accrues over time.

I do want to concur with our consultant's comments that at the time the contamination was discovered it wasn't a matter of we discovered it and VIDHYA came right to the table and worked on doing it. We went months trying to get this resolved. And at the time DNR wasn't involved on it. We went months trying to get DNR involved on this. So I don't want anybody to think that this came, it happened, we found it, and everybody immediately came to the table to get this resolved. This went on for months and months.

And one of the reasons that the settlement agreement existed, if you think back the Plan Commission was considering revoking or not renewing the conditional use permit for the site. VIDHYA through their attorney said we'll come up with a settlement agreement, we'll get this place cleaned up, and we'll perform. And you can monitor us, you can sample us, we'll show that we're in compliance. And I think the Village Plan Commission and Board said okay, if you really in fact do this we'll go through it, and we'll verify to the extent that happens. And I think the Village has tried to work with what we perceive to be a good effort. We do know that the sampling system that was put in appeared to be doing the job. I don't think we withheld any permits.

I know that there was some difficult times when they started where contractors hadn't come in to get permits because they hadn't either received payment or approval from VIDHYA. There were things that happened we can only give a permit out when somebody is going to come in and pay for the work to get the permit done. So from the very beginning we've had a difficult time getting payment for the services that are above and beyond what the Village had to provide to a business in this community. And I think our ongoing concern is that we've had problems where there's specific -- it's clearly obvious that what's happening out there isn't being monitored by the station ownership. And we can share that if we need to. But that's where we're at.

So I think from the standpoint I think Attorney Geraghty explained it we do have a current agreement. If we don't come to an agreement tonight we still have an agreement in place. If the Village Plan Commission doesn't want to support the agreement or amendment number 3 we're still going to be on amendment number 2.

Michael Serpe:

Hearing all of this, Mike, there's one thing that's sticking with me, and one person or business that's been very silent and patient about this was Culver's. Do we know what's going on with that contamination, if any, in front of that business?

Mike Pollocoff:

Matt, do you want to address that?

Matt Fineour:

As far as the site investigation went we have three monitoring wells, or they have actually three monitoring wells on the Culver's property here. Two of those monitoring wells show no contamination, look good. This monitoring well here, M102 showed some contamination level in it. In the report from December which was submitted to the DNR that contamination level was below what they call an enforcement standard. So it was below, if you will, a red light if you're looking at a traffic light, but it was above a preventative action limit, so it was kind of like a



yellow light if you will. So what the approach from the DNR is as they monitor this over time the results of this is going to flush out one way or the other.

Michael Serpe:

A question for you, Matt. If the groundwater that we've talked about rises will that cause a contamination to Culver's?

Matt Fineour:

It could depending on -- my opinion it could. If it rises and resuspends contamination in the groundwater flow obviously going to Culver's I would suspect it could.

Michael Serpe:

And that groundwater has obviously risen and unchecked quite a few times?

Matt Fineour:

If that groundwater does rise it can resuspend solids, so yes. Anytime an alarm goes off here it's something that they need to be right on top of their system and that has occurred, yes.

Michael Serpe:

And that's happened?

Wayne Koessl:

Matt, before you sit down, I was out there Saturday and kind of looked at the site. And on the ditch on the south side of 165 there's a drainage coming off the BP property that goes into that ditch. And it looks like they have a flotation device there trying to stop it. What's the purpose of that, and do you know how much water comes out of that discharge every week?

Matt Fineour:

The first question I believe -- in the ditch line they have a boom, if you will. It's kind of like a sock that crosses the ditch. And that's there in case you have an illicit discharge. In case some contaminates gets in there what that's supposed to do is kind of help absorb it. It's kind of like an absorption sock if you will. How well that functions I couldn't tell you, but that's what that sock is. As far as the amount of water coming off that treatment system I could look in reports. I don't know the number of gallons per month that's coming off that treatment system. But it constantly is flowing through that ditch. So if you look at that ditch it's constantly wet.

Wayne Koessl:

And that flows east toward Culver's and then further on towards the Des Plaines River?

Matt Fineour:

Correct.

Wayne Koessl:

I was out there, and it looks like a collar that they use to absorb oil. And I don't think it's doing its job. Does that water ever get tested for contamination?

Matt Fineour:

The water coming out of that discharge I don't believe gets tested. One other thing I'd like to point out as far as the sampling and the cost and everything, what I'd like to just point out is in the original settlement agreement I'll just read you what the original settlement agreement has. They were performing monthly testing, now they're requesting quarterly testing. This is what the original agreement says. Following at least two years of monthly influent and effluent sampling a change to quarterly sampling may be approved by the Village at its sole discretion if all the preceding monthly testing results showed no detection levels contamination above the laboratory method or above the PAS. The Village may at owner's expense collect influent and/or effluent samples for analysis of VOCs and other PVOCs at least up to once per month during the quarterly sampling event.

What I'd like to point out is I believe this settlement agreement number 3 is a fair agreement. They started monthly sampling as part of the February amendment number 2. So that was February 2014 is when they requested to go to monthly sampling. In our original agreement they are required to sample monthly for two years which would come up to February 2016. So in their request here we are trying to work with them in reducing their costs as far as what they would like to see. As far as the Village's oversight really when I came into this project I had to look at this and evaluate it myself as to what's going on. And ultimately we would like to see less involvement from the Village and more oversight and management from them.

Just from my observations and everything the Village oversight and inspections and monitoring are necessary just due to the performance of the management of the site and the overall with what's really happening out there. We're still having to go out there and really see what's happening. When reports come back we want to make sure that those reports are accurate. And sometimes we end up having to question some of that. So as those things proceed if they want to see less Village involvement then it really comes down to them really taking ownership and everything of the project. And as that occurs in the future then I think the Village would be more likely to back off on some of how many times we go out onsite.

And the original settlement agreement doesn't say that we have to go out there monthly. It says we have the right and we do have the right to bill them. So that could be worked out as the future goes by. At this point I would not recommend changing that term in the original settlement agreement. That's just my opinion.

Wayne Koessl:

I feel that the monthly check the Village does is like a check and balance against the other data that we receive. And I think I don't know when there's ever going to be a closure with this project because it's been going on and on and on forever, and it doesn't seem to get any better.

And the ones that suffer are the tenants of the park to the east that have to put up with the drainage coming by their property, and they don't what kind of contamination may be in there. Maybe if this continues and there's nothing that that drainage should be tested on that ditch once in a while also to see what's in it. Or they should put a tile all the way to the Des Plaines River and bury it, and it would look a lot better along 165, and the neighbors won't have to worry about it. Thank you.

Don Gallo:

I just want to address a number of issues that came up because any original agreement we agreed that was fair. DJ is right. And we really walked into a very difficult and complex situation. There were several consultants who failed on this before we were involved. And I think the Plan Commission, and not intending to speak for yourself, but you didn't have a way out because if you denied the conditional use there was no way to pay for the cleanup and it would be abandoned. And it was a disaster. So we're in effect in partnership on this thing. And all we're asking is for some financial relief with regard to the frequency of sampling and to lighten up. And I appreciate what Matt is saying because he did look at it independently. So he has a fresh look at this site.

With regard to Culver's we did extensive fingerprint analysis, and all of that contamination that's on the Culver's property predated the operation of VIDHYA, so that's really BUP's responsibility. And Culver's has a right to sue them. VIDHYA doesn't have the right because they agreed when they purchased to waive that right. But Culver's has the right to do that. But Culver's really doesn't have a case because it's below the enforcement standards. Now, it could go higher but I don't think it will because we're intercepting. We've captured that groundwater flow, and to the extent that we still continue to operate this aggressively then it's not going to go onto Culver's.

With regard to the ditch on Culver's I really don't have any sympathy for them because I approached them several times and said we would design -- I said your ditch is going to be wet. It's going to be wet because there's discharge. And if you just want to mow this you're going to have a very difficult time, and it's going to be difficult to get a mower through here. So we will design for you a high quality wetland in that ditch which would have been ideal. Because wetlands polish water. They didn't want that. They wanted a mowed ditch so it is what it is.

With regard to sampling in that ditch it's a great idea. The problem is, and we have sampled upstream of the ditch, uphill of the gas station and this contamination coming onto the ditch. That's roadway oil. And so it doesn't necessarily prove anything to sample in that ditch. We're happy to do that. The best thing is that we're putting water in there that is clean. And with regard to the groundwater rising that definitely releases contamination. And with respect to how long this is going to operate easily 15 or 20 years. That's experience with this kind of soil. When DJ said that I talked about it will release like soap out of a sponge that's exactly what this is analogous to. So I just wanted to respond.

Tom Terwall:

Thank you.

Wayne Koessler:

Before you leave, sir, on the sampling I thought if it was done it would be right at that discharge coming out of that drain instead of into the ditch. Because I know there could be other contamination coming in.

Don Gallo:

Yeah, you're right. I think that's a good place to sample.

Wayne Koessl:

And also I think my time on this project, the Village and the Plan Commission I think has been a real good partner in trying to get this resolved.

Don Gallo:

No question. Yeah, we would agree with that. What we're really asking for is your continued cooperation because this is a tough project. And one party is paying for it right out of their pocket. There's no insurance, there's no State funds. The million dollars came right out of their pocket.

Two things that speak to the discharge at the ditch we purposely planted that sump right at that location because the groundwater contamination was not only going through the pipe, but it was in the gravel bedding. So that sump was intended to intercept all the groundwater in that area. We also put a wiper, kind of a barrier, in the catch basin so catch any oil and grease that would be floating in that pipe, and that gets changed regularly.

The other thing to point out is that Fehr Graham and North Shore Environmental also inspect that site monthly on behalf of VIDHYA. It is a problem because the staff at the convenience store they're trained but they're not that well trained in terms of experienced in what to look for. So that's why we have North Shore and Fehr Graham inspecting monthly as well. Thank you.

Tom Terwall:

Thank you.

D.J. Burns:

D.J. Burns again. Maybe two points of clarification. As Don was just mentioning on that north end of the site they did actually during the installation of the effluent pipe, the discharge to the ditch from the treatment system, they also installed a clay cap which prevents water from migrating off the site. That's an aid in prevention there. I think Don just forget to mention that. So that is another step that was taken in that process. But you should know that that's present there.

With regard to the statement, though, that all of the testing so far has been below the enforcement standard for groundwater, didn't the recent test come back with benzene at 13 parts per million?

[Inaudible]

D.J. Burns:

Okay, so at the Culver's property just so everybody is crystal clear on this, the original settlement agreement did talk about enforcement standard exceedences. These are as Matt pointed out before the red light saying you've got a problem here. I don't want anybody to think last summer there were no red lights on the three wells along the Culver's property. In their most recent testing as of April 29, 2015 one of those three wells has a red light.

Tom Terwall:

And so then what happened? What action is taken as a result of the red light?

D.J. Burns:

I guess one of the main criteria that the DNR evaluates these sites with is whether or not the groundwater plume, that is the impact at groundwater beneath the site, whether that plume is stable, that is it's not gaining in size, or that through processes of natural degradation, biodegradation, petroleum typically breaks down in the natural environment over time through various processes.

So what the DNR really likes to see is a groundwater contaminant plume. If you picture it like an oval platter they would like to see that shrinking in on itself or not traveling, say, to the east towards Lake Michigan. In this particular case you have the possibility of data that shows groundwater, contaminated groundwater may be migrating. We all tend to agree that groundwater flow direction is east towards Lake Michigan towards the Culver's property. You may have an early warning sign that that plume is not stable or isolated only to the BP property. That it could be migrating.

More data should be collected. And, again, that's why as consultants looking at these projects we appreciate when you can collect sufficient data points maybe on a monthly basis or quarterly, whatever the DNR might require. But, again, that is a very big change in circumstances from last year when you could say that this didn't appear to be going offsite to now I believe is it the order of magnitude greater than the earlier result?

[Inaudible]

D.J. Burns:

So you're going from four parts per billion which was below the enforcement standard before. The enforcement standard for benzene I believe is five parts per billion. Now you've got a 12.8 result.

Tom Terwall:

Thank you. Yes, sir?

Kendrick Ebbott:

Ken Ebbott with Fehr Graham again. As far as the levels on the Culver's property, as we've been talking groundwater is fluctuating at the site. It will go up and it will go down. And as you can imagine petroleum being a light substance is in the shallow part of the water table from this old BP spill from years ago. As it fluctuates with the water levels when spring comes and water hits what used to be saturated you're going to resuspend the petroleum. And we did a statistical analysis from the water from the Culver's property, and you can link it directly to the elevation of the water in that well. So it looks clearly like this is an incident where because the water is a little higher the concentration is a little higher. And when the water is a little lower the concentration is a little lower.

So as the DNR agreed we're going to do the quarterly sampling. Let's figure out the trends over time. If it's stable or decreasing then we should be okay. If it continues to go up then we may have to do something else, something further. And as far as the flow rate on the system it's doing about a gallon a minute, on average about 1,000, 1,500 a day. Which your basic garden hose fills a five gallon bucket in a minute, that's five gallons a minute. So it's not putting out a whole lot of water to the ditch every day. It's a pretty small flow rate.

Bill Stoebig:

Any idea what it was the previous year?

Kendrick Ebbott:

Yeah, it's been pretty stable. We've got a chart of that if you wanted. But we had high flows at the very beginning because we were treating all this water that we accumulated from when the system was constructed and we had that real contaminated water. Ever since then it's been pretty stable from 1,000 to 2,000, maybe 3,000 gallons per day. So it's been a pretty stable system. It's pretty tight clay out there.

Bill Stoebig:

The level of the benzene, was it four the year before or what it in the 12, 13 range?

Kendrick Ebbott:

No, no, the wells have only been sampled twice.

Bill Stoebig:

Okay, so there isn't a year for samples?

Kendrick Ebbott:

Right. We've got two events, and we're going to go forward with quarterly now, so we'll get trends going forward.

Tom Terwall:

Mike?

Michael Serpe:

Not for you, thanks. Just a question. Mr. McTernan mentioned about 16 tests a year, that's 12 monthly tests and four quarterly tests. What's the difference between a quarter test and a monthly test?

Matt Fineour:

The difference as far as what they sample?

Michael Serpe:

Is a test of a quarterly test different than a monthly test.

Matt Fineour:

It's the same test except one is done every month and one is done every quarter.

John Braig:

Are you questioning McTernan's math?

Tom Terwall:

He's a lawyer, not a mathematician. Yes, sir?

Matt Dahlem:

Matt Dahlem, Fehr Graham. Another thing that kind of got bypassed here is to allude on D.J.'s point and the previous Amoco contamination is that, yeah, the groundwater flow, the natural groundwater flow is to the east. The difference is right now this is not natural groundwater flow. You have basically a bathtub. Does this remove?

Tom Terwall:

Yeah.

Matt Dahlem:

So we have natural groundwater flow going to the east. The old Amoco contaminant probably floated right on top of it into the Culver's property. Now we have three sumps going causing all the groundwater to get sucked into its own property. So contamination here we, again, only have two rounds of it, but it could be some fringe stuff from here, but it could also be the re-migration of the Amoco contamination getting sucked back into the sumps and getting treated.

Tom Terwall:

Thank you. Yes, sir.

D.J. Burns:

One last point. As far as the remediation system and its efficacy in the original agreement that always contemplated that maybe on the first attempt you wouldn't get everything perfect. And so there are provisions in the original settlement agreement that if there is something over on Culver's an additional what's called an extraction well could be placed or installed, and that could draw contaminants back. I believe the treatment system is completely adequate and sized in a capable manner to allow that to happen. If that is the case, if that's the scenario that VIDHYA faces, that was contemplated in the original agreement. So that allowed for what's occurring right now or what could be occurring right now to be potentially addressed if it is, in fact, a problem. Again, it's been a great partnership.

Michael Serpe:

Next time you're out there and you're going to have a hamburger at Culver's could you sit down with the owner and explain that to him? Because he's more than concerned about what's happening here.

D.J. Burns:

Yeah, I think it's very helpful for all potentially impacted parties to be informed, yes.

Tom Terwall:

Thank you. Yes, sir?

Don Gallo:

In response to that the Culver's owner I keep continuing to tell his attorney he should not have bought a contaminated site in the first place. We're cleaning his site up.

Tom Terwall:

With that I'm going to close the public hearing. Jean, any recommendations before we vote?

Jean Werbie-Harris:

Actually, this was a lot of very good discussion. But it was not a matter for public hearing, but we did have a lot of good discussion which was good. The staff is recommending approval of amendment number 3 to the settlement agreement between the Village and VIDHYA Corp. as drafted by our Village attorneys to modify the testing requirements and to follow the recommendation and approval of the Wisconsin DNR for testing at the BP Amoco gasoline station and convenience store located at 10477 120th Avenue. And I recommend that the Plan Commission consider it and move it onto the Village Board for their consideration as drafted.

Tom Terwall:



Go ahead, John.

John Braig:

We've had a lot of discussion, a lot of talking. A couple points were not made. Clear in my mind is McTernan made an accusation that the Village freely granted a building permit on contaminated soil. He had to retract it or correct it somewhat. It's not the first time we heard that from McTernan. I recall one time him making a very clear statement that all subcontractors had been paid when contractors in this audience corrected him on that.

Something that was missing in the total discussion is how did this start in the first place. We're familiar with it. We know how BP Amoco or VIDHYA totally ignored the input of the Village trying to get this thing corrected. And now he's here, and his biggest justification for making an amendment or amendment number 3 is the cost. He should have thought of that when it started.

Michael Serpe:

So, Jean, do I understand your recommendation is to go quarterly and not monthly?

Mike Pollocoff:

No.

Michael Serpe:

You want to continue monthly inspections.

Matt Fineour:

The settlement agreement allows them to go to quarterly sampling of their treatment system. It still maintains the original terms of the settlement agreement as far as independent testing from the Village.

Jim Bandura:

And that is stated in number 3 in the amendment.

Matt Fineour:

That is stated in the current amendment number 3 as presented, yes.

Deb Skarda:

Have we received the payment?

Jean Werbie-Harris:

I would ask the petitioner whether or not they're -- and I'm going to bring this up under the conditional use permit. Because one of the conditions of the settlement agreement is to be current with respect to all payments to the Village. And that payment right now is over \$19,000. So I

would ask the petitioner whether or not they made payment to the Village, again, for the charges. I did not check with finance this afternoon.

John Braig:

As of this afternoon it was not received.

Jean Werbie-Harris:

I did not check this afternoon.

Dixit Patel:

Hi, my name is Dixit Patel. I am the owner for 120th and 165 for BP Amoco. And now I [inaudible]. I spend a million six for the project [inaudible]. In the gas business I don't make this kind of money, but I helped clean out property, and I have to stay [inaudible].

Deb Skarda:

So the question I asked is right now we've got close to \$19,000. Have you paid that?

Dixit Patel:

Yeah, last year same thing. I pay for treatment plan every month. Same thing I want to pay out [inaudible]. Right now monthly cost is \$35,000 to \$40,000 for a monthly cost for [inaudible], everything. Last year I spent \$400,000.

Deb Skarda:

Sure, I understand.

Dixit Patel:

Every year \$400,000, \$500,000. I don't make, I lose lots of money, \$1.6 million plus for this project I spend [inaudible]

Deb Skarda:

So can we make the assumption then that that \$19,000 has not been paid at this point?

Dixit Patel:

No, just a payment plan, something. Last year how much [inaudible] \$66,000 I pay out. So just a payment plan I have to pay out [inaudible]. I help to pay everybody for the cost. Every month I make payment plan I now. Every month [inaudible], payment plan [inaudible]. And I want to finish [inaudible], okay?

Deb Skarda:

So you're asking for a payment plan or you're saying you have a payment plan.

Dixit Patel:

Yeah, no, I'm only asking for [inaudible] payment plan.

Mike Pollocoff:

Through the Chair, I believe a payment plan was addressed for the sampling costs and expenses associated with it. And I delineated what those costs were earlier. The Village cannot make a payment plan, and it's not included in this with property taxes, nor weights and measures, sanitary sewer bills. Everybody gets those. They get that bill every month anyway.

Dixit Patel:

I pay for property tax [inaudible].

Sophia Patel:

[Inaudible] expenses we are going to make a payment plan. But the property tax we are going to pay. We already paid the property taxes.

Mike Pollocoff:

Right. Well, I'm saying right now there is \$19,000 outstanding. And that \$19,000 is made up of more than just your expenses of the sampling and engineering. If the Village Board decides to approve a payment plan for sampling and the engineering associated with it that's one item. But all the other bills that haven't been paid there's a process by statute that those get paid. And most of those are monthly as it is anyway.

Michael McTernan:

And he understands that, and he understands the obligations of those costs. And what he's looking for relief upon is as we've done in the past is pay the monitoring costs and the engineering costs which I believe Mr. Burns says are \$10,000, \$12,000 a year. The last time we were at this hearing and it came before us last year when they came for renewal of the liquor license we were presented and received all the bills that were paid, and they were paid in full last year. Shortly after that hearing that we had last year they were presented an additional \$7,000, \$8,000, \$9,000 from Mr. Burns that were presented to him that were mailed to him. And to be honest it was sort of shocking that all of a sudden now we're hit with another score of bills.

Those are the things that he's looking for relief on. The utility charges, the taxes and the other obligations that you had alluded to those will be paid in full before the conditional use permit as a condition of the conditional use and he agrees with that. All he's looking for is the obligation as it relates solely to the monitoring costs and Mr. Burns' bill that he'd like some relief on. That's it. So to answer your question, no, he has not paid the \$19,000 yet. Those are obligations that are there. But as you hear from what is going on this is not an inexpensive process. And that's why

he's looking for trying some way of reducing the costs. Because Mr. Burns isn't cheap. I understand he comes onsite. I understand he's doing the exact same testing that my client is doing.

So those costs he's already paying out of pocket to Fehr Graham and to his engineers and to the State labs. If the community is not going to allow him to do it at some point it will break him and he won't be able to stay in business. But for the time being we're willing to continue to do as we've done in the past and we look for your assistance so I appreciate it. Thank you.

Jean Werbie-Harris:

Mike, does your client know that these bills were from last May, June, July, August, September, October, November? They aren't actually from this year at all.

Michael McTernan:

Those bills that we received, and I had received them as well, came within days after the last [inaudible] before the Village Plan Commission where we received conditional use those did not make it to my office. And my client did not see them until after the last time we were before the Plan Commission and Village Board for a conditional use approval for another year. I looked at those dates, I saw when they came in, and they all came in days, literally days, after we extended the permit. And we had paid all the bills up to that date.

Those bills would not -- we paid 100 percent of the bills that were presented by the Village as a condition of receiving a conditional use permit in 2014, in June of 2014. And he paid 100 percent of them including the bills that were presented to him. And then those came like days later, a handful of them, and then they came trickling in during the summer. And I know they are almost -- they're going on a year old. But they came in right after we received conditional use approval and extension for another year last year at this time. And I don't know if there's any additional bills. And I assume, I assume --

Jean Werbie-Harris:

There will be additional bills from May.

Michael McTernan:

Mr. Burns has met with the Village, and I know Mr. Geraghty and he has presented his bills, and those do show up on a regular basis. And I'm sure Mr. Burns in the meetings he's had with the DNR will show up probably next month. Hopefully it's not another \$10,000, but I understand they're going to cost. And they will be my client's responsibility and my client will have to pay them. I understand that. I'm trying as they did last year just trying to seek relief.

I appreciate the Village's assistance to allow us to go to quarterly. That is a huge relief for my client. Instead of monthly he can go to quarterly. I understand there is one issue that crops up that we say, okay, we should continue to monitor monthly, and I understand the engineer saying we can look at it because the Village has the ability under the settlement agreement to maybe shift down to quarterly. Or maybe as relief let's just monitor and test the one well. But no one has given me any justification why we've got to test all the wells every month for another year,

every month. The DNR doesn't even say you have to do that. DNR says just do it quarterly. But even Mr. Burns isn't saying, well, the reason we have to test all these very month is because it will provide us more data. If we have one issue where they want to test then let's just test that one well monthly, not all of them every month. It gets extremely expensive. So I appreciate your assistance and your listening. Thank you.

Tom Terwall:

Thank you. John?

John Braig:

The argument is getting somewhat repetitive and argumentative. With that I would move rejection of amendment number 3.

Jean Werbie-Harris:

Staff is recommending approval of amendment number 3.

John Braig:

I'm recommending rejection.

Tom Terwall:

You're referring to Item C under old business, John?

John Braig:

No, no, A under new business.

Tom Terwall:

Motion dies for lack of a second.

Michael Serpe:

Move approval of amendment number 3.

Judy Juliana:

Second.

Tom Terwall:

It's been moved by Michael Serpe and seconded by Judy Juliana to approve amendment number 3 subject to the terms and conditions outlined in the staff memorandum. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed?

John Braig:

Aye.

Tom Terwall:

Then we'll go back to Item C under old business.

## **5. OLD BUSINESS**

**C. TABLED PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #13-03 for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc., the property owners, to remove condition #54 and allow the BP Amoco gasoline station and convenience store located at 10477 120th Avenue to remain open after June 10, 2015 subject to the terms and conditions of the existing Conditional Use Permit and the Settlement Agreement between the Village and the property owners.**

Tom Terwall:

Jean, the recommendation is to extend it for one more year, is that correct?

Jean Werbie-Harris:

Yes, but as far as the findings of fact, I do need to read some of these into the record just for the record unless both the Plan Commission and the petitioner is willing to agree that all of these comments are put into the record.

Michael McTernan:

I agree you could put those in the record and save the trouble, Jean, we agree. Thank you.

Jean Werbie-Harris:

So this is the staff report dated June 8, 2015. And as part of the public hearing comments that all of the findings of fact that start with item number 1 and then go all the way through item number 11 on page 5 that all of these become part of the public record. I just want to reiterate that some of this background information as well as the site status and engineering recommendation some of that was already presented actually word for word this evening by Matt Fineour, our Village Engineer.

One item that I would like to add is that as of June 1, 2015 VIDHYA identifies owes over \$19,360 in unpaid invoices and interest charges payable to the Village. This includes Village staff costs, consultant fees, attorneys fees, legal fees, weights and measures charges and other operational charges such as the sanitary sewer charges and interest. And as a result the staff is not recommending that there be a payment plan set up, that these charges be paid in full. Especially as it relates to community development charges and surcharges and weights and measures we don't carry those costs for other businesses in the community for six months or a year at a time. Those have to be paid on a 30 day basis.

And it's difficult for the staff to make a recommendation of a renewal or an extension of a permit with outstanding and delinquent invoices owing to the Village of Pleasant Prairie. And then maybe Mike can address the engineering and the Drake Environmental bill, but the other bills have to be paid. That they should not be going this long. This is not new. They went out all last year. They went out in December. They went out again this spring. So they're repeatedly going out to the petitioner. They have to be paid. Just like the bills for the community development and the rest of the departments that are being accrued in May and June they have to be paid within 30 days again as well. They can't go on and not be paid especially since the interest charges alone are almost \$1,500. So that's just starting to get excessive on these as well. So the staff does recommend that those bills be paid.

With respect to the staff conclusions and recommendations, the staff determined that based on the foregoing information presented in the application, the related materials provided, the settlement agreement if they choose to move forward with 1 and 2 or if they agreement to settlement number 3, the payment of the outstanding invoices and the comments at the public hearing as well as all of these comments that we are all agreeing to be included as part of the record that they would meet the granting of a conditional use permit for one additional year.

Again, as the engineer mentioned there are some still outstanding concerns that they have, and with respect to the testing and monitoring and sampling we do want to make sure that things are continuing to move forward in the right direction for an additional year. That their staff is trained properly to respond to alarms and other issues that occur on the site.

- a. The project then 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. Again, these are part of the conditions I have to read;
- 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 in so far as the danger of fire does not exceed the capabilities of the Village Fire and Rescue Department;
- d. The project does not create storm water flooding or drainage problems. The existence of obnoxious odors and release of petroleum products to the water way have been minimized, but they have not been sustained for a minimum of one year, again, without any incidents or alarms. These problems when unabated may present a danger to the public health, safety or welfare;

- e. The 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 project have been reduced but have not been sustained for a minimum of one year; and
- f. The proposed and applied for use on this particular parcel is not inherently inconsistent with the B-4, Freeway Service Business District in which it is located or the adjoining Zoning Districts or neighborhood.

So with that the staff does recommend a one year extension of the conditional use permit. Again, as we mentioned earlier this evening with the agreement of amendment number 3, and if that doesn't get -- if they don't want to abide by that, that they can go back to amendments number 1 and 2 and the conditions set forth in that agreement. And, again, this conditional use permit then is subject to the payment of the invoices and interest charges that have been charged to this property.

The conditional use permit would be valid until June 14, 2016. In order for the facility to continue to operate after June 14, 2016 an application for an extension of this conditional use permit would need to be reconsidered by the Plan Commission at a regularly scheduled meeting prior to that date.

And in order for this conditional use permit to be valid I think that the Plan Commission should set a date certain by when the delinquent and outstanding invoices and interest charges should be paid. Since this has been ongoing for a very long time, the staff initially had a date of June 10th, but that's Wednesday of this week. So it's up to the Village Plan Commission if they want to go with the staff, recommendation, and if they want to set a specific date for which those payments need to be made in order for this conditional use permit to be valid. The concern I have is that it does expire tomorrow, so we need to give a specific date.

John Braig:

Is the Commission the final authority, or does this go before the Board?

Jean Werbie-Harris:

Conditional uses have the final authority with the Plan Commission.

Tom Terwall:

Does somebody want to set a date?

Michael Serpe:

Before the next Board meeting.

Tom Terwall:

Plan Commission meeting you mean?



Michael Serpe:

No.

Wayne Koessl:

The Village Board meeting, is that what you're saying?

Tom Terwall:

This doesn't go to the Board, right?

Jean Werbie-Harris:

It does not.

Tom Terwall:

We're going to meet in two weeks, right?

Jean Werbie-Harris:

Correct.

Tom Terwall:

Then I would set that as a date certain.

Michael Serpe:

What day is it?

Jean Werbie-Harris:

June 22nd.

Wayne Koessl:

Can we do that legally?

Tom Terwall:

Certainly.

Jean Werbie-Harris:

It's a condition that they would have to meet in order for the conditional use permit to be valid.

John Braig:

Okay, it's not an installment. Alright.

Wayne Koessl:

You want a motion for June 22nd?

Tom Terwall:

Please.

Wayne Koessl:

I so move.

Jim Bandura:

I second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO EXTEND THE CONDITIONAL USE PERMIT FOR ONE MORE YEAR SUBJECT TO ALL OF THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM AND SUBJECT TO PAYMENT OF OUTSTANDING FEES BY JUNE 22, 2015.**

Jean Werbie-Harris:

At five o'clock p.m.?

Tom Terwall:

Five p.m., yes.

Wayne Koessl:

Jean, I have one issue. What you read for the conditional use permit, item d, the project does not create stormwater flooding in so forth. What happens during the term of this one year now if we find we're having a problem with that?

Jean Werbie-Harris:

I don't know that we've ever had a stormwater problem.

Mike Pollocoff:

We haven't had flooding.

Wayne Koessl:

It says in here gasoline in here also.

Mike Pollocoff:

Yeah, there's another part of it. If there is a discharge or sustained discharge then that's going to keep us embroiled in this. I think our Village Engineer said it the best. At some point we need VIDHYA to take ownership of this problem and get it managed and get it corrected. Otherwise when from the Village staff's standpoint we can't recommend any conditional use permit that just stays out there forever. Until we know that they can manage it for a year and we can evaluate that whether or not they're really making a serious effort or if it's just going through the motions that's what we have to deal with. So if they do violate it, if we think it's a critical one, the staff could recommend a revocation of the conditional use permit in addition to citations and court.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. I guess I just can't believe that the DNR walks away from this deal with their skirts clean. They should hang their head in shame for the way they turned their back on this thing long before VIDHYA got involved in this thing. Instead of worrying about allowing pink deer hunting clothes, maybe they ought to concentrate on what their job is, but that would be something new.

Wayne Koessl:

Chairman, you're right, they never wanted to get involved in it.

Tom Terwall:

No, they never did.

## **6. NEW BUSINESS**

**C. Consider Plan Commission Resolution #15-13 to initiate a Zoning Text Amendment to clarify the conditional use provisions and definitions for a gasoline station and a truck stop.**

Jean Werbie-Harris:

Mr. Chairman, Plan Commission Resolution 15-13 is to initiate zoning text amendments. The Plan Commission may initiate a petition for the amendment of the zoning ordinance which may include rezoning or property, change in zoning district boundaries, changes in the text of the ordinance. The Village staff is proposing to amend Section 420-152 of the Village zoning ordinance as it relates to conditional use provisions and for definitions for gasoline stations and truck stops. The Village staff is not bringing these presentations of these new text items before you this evening. The Village Plan Commission is only initiating and petitioning to re-evaluate and clarify these provisions and these definitions. And the proposed changes in the text will be referred to the Village staff for study and recommendation and will be brought back for a public hearing before the Plan Commission at a subsequent meeting.

Michael Serpe:

Move approval of Resolution 15-13.

Judy Juliana:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JUDY JULIANA.  
ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Tom, one other item. If you saw the paper today we had a past Plan Commission member pass away, Jim Fonk. And for Wayne, Tom and myself and Mike and Jean BP is gone, but if Jim was on this Board when BP was going through these hearings it would not have been this nice. Trust me.

Tom Terwall:

It would have been shut down long before this.

**7. ADJOURN.**

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

We stand adjourned.

**Meeting Adjourned: 8:21 p.m.**

**PLEASANT PRAIRIE PLAN COMMISSION MEETING  
VILLAGE HALL AUDITORIUM  
9915 39TH AVENUE  
PLEASANT PRAIRIE, WISCONSIN  
6:00 P.M.  
June 22, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on June 22, 2015. Those in attendance were Thomas Terwall; Michael Serpe; Donald Hackbarth; Wayne Koessl; Jim Bandura; Judy Juliana; and Bill Stoebig (Alternate #1). Deb Skarda (Alternate #2) and John Braig were excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER THE MINUTES OF THE MAY 26, 2015 PLAN COMMISSION MEETING.**

Jim Bandura:

So moved.

Judy Juliana:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JUDY JULIANA TO APPROVE THE MINUTES OF THE MAY 26TH 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:

I didn't have a chance to write up any correspondence so I'm going to give you some verbal correspondence. At the last Plan Commission meeting there was some discussion and recommendations and part of your approvals were surrounding the BP Amoco needed to make

their payments, their taxes, their invoices and all the payments that were due to the Village of Pleasant Prairie by five o'clock this evening. All of those payments have been made with respect to their invoices, taxes, interest, penalty, everything that related to the outstanding costs and payments that were due to the Village. So I just wanted to let you know that those have all been taken care of.

And I'm just finalizing a couple things. They lost one of their ash trees. I'm working with them to replant that this week and a couple of things like that. But everything else has been addressed. They had their agreement go to the Village Board on the 15th of June, and that was also signed up last week. So everything has been taken care of for BP Amoco.

Tom Terwall:

And that will take them for a year, correct?

Jean Werbie-Harris:

That's correct, until June of last year.

Tom Terwall:

Thank you.

## **5. CITIZEN COMMENTS.**

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until the public hearing is held, and we'll incorporate your comments as a part of the official record. However, if you're here to raise an issue that is not a public hearing or is not on the agenda, we would ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments?

## **6. NEW BUSINESS**

- A. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of Bob Poch, agent for Care Animal Hospital to construct an 11,021 square foot veterinary office on the vacant property generally located on the north side of Prairie Ridge Blvd. west of 88th Avenue within the Prairie Ridge development.**

Wayne Koessl:

Mr. Chairman, are we taking A and B together?

Tom Terwall:

If you want to make that motion.

Wayne Koessler:

I'd so move.

Michael Serpe:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO COMBINE ITEMS A AND B FOR THE PURPOSES OF DISCUSSION. HOWEVER, THERE WILL BE SEPARATE MOTIONS MADE ON EACH ITEM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

**B. Consider the request of David Galowich, agent on behalf of the owners SB1 Pleasant Prairie, WI LLC for approval of a Certified Survey Map to subdivide the property generally located on the north side of Prairie Ridge Blvd. west of 88th Avenue within the Prairie Ridge development.**

Jean Werbie-Harris:

Mr. Chairman, members of the Plan Commission and the audience, Item A, Public hearing and consideration of a conceptual plan for the request of Bob Poch, agent for Care Animal Hospital, to construct an 11,021 square foot veterinary office on the vacant property generally located on the north side of Prairie Ridge Boulevard west of 88th Avenue within the Prairie Ridge development.

The second item, Item B, consider the request of David Galowich, agent on behalf of the owners SB1 Pleasant Prairie, WI LLC, for approval of a Certified Survey Map to subdivide the property generally located on the north side of Prairie Ridge Boulevard west of 88th Avenue within the Prairie Ridge development.

These items are related and we'll be making one presentation, however separate action will be required by the Plan Commission this evening.

The petitioners are requesting to subdivide the property generally located on the north side of Prairie Ridge Boulevard west of 88th Avenue within the Prairie Ridge development into two Lots 2 and approval of a Conceptual Plan for the development of the of Lot 1 for a veterinary clinic.



In 2013 a Conceptual Plan was prepared. On September 16, 2013, the Village Board approved a Conceptual Plan to subdivide Outlot 17 of the Prairie Ridge Subdivision into four lots and approved CSM 2744, which subdivided Outlot 17 into two parcels. The property at the southeastern portion of the 2013 Conceptual Plan is proposed to be created by a new CSM and developed into a veterinary clinic. The CSM and the Conceptual Plan will be discussed as part of our presentation this evening.

The Conceptual Plan submitted and discussed below generally conforms to the 2013 Conceptual Plans, with the exception of the cross access location. The Outlot 17 Prairie Ridge Conceptual Plan will need to be modified to depict the Care Animal Hospital site layout. So as you can see, the 2013 Conceptual Plan was prepared so that we could prepare that initial Certified Survey Map. There was a doctor that purchased that land, that first outlot just to the north, and so we did a generalized Conceptual Plan at that time and did some conceptual engineering and such in order to make sure that the future development would work out. As part of the presentation of the Conceptual Plan we'll be talking about this evening, everything kind of worked except the cross-access where it's shown on the west side. The proposed vet clinic this evening will show the cross-access on the east side instead.

The wetlands on the site were re-delineated by Wetland and Waterway Consultants on September 2, 2011 and are located within Dedicated Wetland Preservation and Protection, Access and Maintenance Easement and will be located on the new lot being created. If development does not occur within five years from date of the Army Corps of Engineer's approval which would be March 29, 2017, then a new wetland staking will be required prior to the development on this property.

So the Certified Survey Map this evening is proposed to create two lots pursuant to the Master Conceptual Plan.

- Lot 1 is proposed to be 2.161 acres with over 350 feet of frontage of Prairie Ridge Boulevard. This lot is proposed to be developed with a veterinary clinic.
- Lot 2 is proposed to be 4.880 acres with over 400 feet of frontage on Prairie Ridge Boulevard and over 550 feet of frontage on 91st Avenue.

The Conceptual Plan: The petitioner is proposing to construct an 11,800 square foot veterinary clinic on Lot 1 of the proposed CSM. This vet clinic referred to as Care Animal Hospital is proposing to relocate from their existing location on the north side of Highway 50, this is just to the west of PDQ, in the Village to a new larger facility in the Village. The existing business activity will be similar to Care Animal's existing location. Care Animal Hospital treats dogs, cats and exotic pets, and offers from routine preventative care to orthopedic surgery by four veterinarians.

The new facility will include a dog exercise area that is about 300 to 400 square feet and it will be under-roof. Further explanation is required regarding this exercise area. And I thought it was just a little unclear on the plans. And they are here this evening, and they can answer some of our questions with respect to that. And also I wanted to verify with them that there will be no pet crematorium on the site. And animals that die actually they had indicated would be refrigerated and then picked up by a special removal company.

The clinic is proposed to operate Monday through Friday from 8 a.m. to 7 p.m. and Saturdays from 8 a.m. to 2 p.m. The Care Animal Hospital is proposed to be open for emergency services up to 24-hours per day but only on an on-call basis. Is that correct?

[Inaudible]

The number of employees anticipated is 20 working various shifts throughout the day. It is anticipated that there would be between 128 and 160 customer visits per day and one or two truck deliveries per day. The facility is proposed to open in the fall of 2017.

Pursuant to the Zoning Ordinance, the minimum required parking spaces for a veterinary clinic is four spaces for every doctor plus one space for every employee plus the required handicapped accessible parking spaces as required by State Code. So the minimum required number of parking spaces for this site is 39 parking spaces which include the three handicapped accessible spaces. And their plans provide for 71 parking spaces. So it sounds like they have done their due diligence, and they do not want to be short of parking on this site. The parking provided exceeds the minimum parking requirements of the zoning ordinance.

Storm water management for the site is provided for at the ponds that are located to the northwest and to the southwest of the intersection of Prairie Ridge Boulevard and 88th Avenue. Storm water from the proposed building and the east parking lot shall be conveyed by a new storm sewer to the northwest pond, and storm water piping from the west parking lot shall be connected up to the catch basin located just west of the east property line. The storm sewer shown on the plans is current a four inch drain tile, that that would not be used for the storm water conveyance.

Detailed Site and Operational Plans and a Conditional Use Permit will be required to be submitted for the Village's approval. In addition, a zoning text amendment or PUD text amendment will be required to allow for dimensional modifications of the Zoning Ordinance. And this would include:

- a 10 foot setback instead of the required 20 foot side setback for east parking lot
- a 5 foot setback is being requested instead of the 25 foot setback for the parking area to the wetland area that popped up in the middle of this development area
- a 10 foot setback from the required 25 foot setback for the building expansion area.

The developer/owner is providing full building sprinklers and will be installing a Digital Security Imaging System pursuant to Chapter 410 of the Municipal Code as part of the community benefits being provided to the Village. The specific PUD will be prepared by the staff and reviewed by the Plan Commission and by the Village Board. But we'll be looking at it when the detailed Site and Operational Plans and the Conditional Use are submitted.

So with that I'm not sure if Peggy showed you the elevations as well. So I'd like to introduce Dr. and Dr. Brewer to give a little bit more information and history and answer any specific questions about the business and their plans for relocation. And their architect is also here to answer any questions that you might have with respect to the site, site design or the elevations or the architecture.

Russell Brewer:

Good evening. I'm Dr. Russell Brewer.

Rebecca Wilsey-Brewer:

And I'm Dr. Rebecca Wilsey-Brewer.

Tom Terwall:

Give us your address, sir.

Russell Brewer:

Our address is 10990 192nd Avenue, Bristol. History, we've been here since 2000. Quite honestly my wife and I both graduated from Kansas State University. Had the opportunity to move up here in Pleasant Prairie, and north was not the direction we thought we would ever move.

Tom Terwall:

I wonder why.

Russell Brewer:

Well, it's a little colder. We'd like to say, though, that we have been blessed to find the Village of Pleasant Prairie as a place to locate. This corner of Southeast Wisconsin is just a phenomenal place to live, work, recreate. And we've made it basically our home. I would say that we love the opportunity to be able to stay within the Village. We outgrew our current facility which is 4,950 square feet I will be conservative and say five years ago. We are currently under spaced on our parking. We have 19 parking stalls including our one handicapped spot. If I squeeze in the no parking space in front of the dumpster we can count 20. So we have been parking for the last three years at St. Anne's. I think we're your model of satellite parking. We have been renting parking space from them. And we have been car pooling back and forth with our staff so that we had adequate space or trying to maintain adequate space for our clientele.

We are very limited on our building space and parking space, so this is why we have opted to move forward with a larger location and a significantly larger parking footprint. It says four doctors. Actually there's six of us. And I'll say there are four doctors usually there at a time. We have a total of 32 staff if you count the six doctors. This is something that expanding to 11,000 and some square feet we are anticipating to increase that number as well. We want to continue to provide the excellent quality veterinary care that the Village deserves. I guess I don't know if I can say much more than that. You guys may wind up having a question, I don't know if that will pop up, about the run, the under-cover exercise area. Jean, am I supposed to answer that now or later?

Tom Terwall:

Go ahead, please do.

Russell Brewer:

So right now we have a backyard that is fenced in at our current facility. And it's not fenced in so that we can leave dogs out there. It's fenced in so that dogs don't run away when we walk them outside. They're still walked outside on leashes because they don't always want to walk back to you. But inside this development a fenced in area is not allowed. So we sat around and listened to different ideas. Being in a high traffic area, because Highway 50 is only about a block and a half away, we're right on Highway 50 right now, we have seen what occurs when somebody tries to run across 50. It's usually not a good scenario. We have had two pets that have done that. Have dodged their owners and have gotten out on Highway 50 and it ended in their demise, hence the fence. That's for our protection and for our patients' protection. Unfortunately what comes in and out of a car we can't really predict.

The fenced in area or the exercise area that we've done we want to have it covered so that it's out of the elements, but yet somewhat open so that you're not inside. We currently at our house built in an outside pen, so basically it's a back door that walks out into this enclosure. It's under roof. It's got a half wall with a decorate aluminum fence that's on the top of that which doesn't really show up in the elevation. Because I think the CAD had a hard time putting the aluminum fence in so it just looks like it's all brick wall. But it is under roof. And we had them put it on the southeast corner part of the building so that it would somewhat be sunny and also out of that north wind.

Bob Poch:

This is open and the wall goes up three quarters of the way.

Russell Brewer:

It is still not intended to be an outdoor run.

Bob Poch:

My name is Bob Poch, W4989 Merrill Lane, Fond du Lac, Wisconsin.

Russell Brewer:

It is still not intended to be an outdoor run. It is an exercise yard only. It's somewhat enclosed just for patient safety. And then, of course, it's under roof -- actually I'll say it's under roof that's just for sheer comfort. Nobody likes to get wet.

Tom Terwall:

Do you keep any dogs overnight, any animals overnight?

Russell Brewer:

We do have the occasional hospitalized patient that stays overnight. We did originally when we opened back in 2000 we did have some in clinic boarding. There are several very good boarding

facilities that have popped up in the area. We do not intend to compete with them. We do not intend to board. Our intention is to have medical patients only. I understand that noise is always a concern with a dog facility because nobody likes to hear 100 barking dogs. We don't either which is part of the reason we don't want to board. But that's not an intention. Our intention is to have medical patients only. And the occasional one will wind up staying overnight, and our surgery patients several of them will spend a night in the hospital and then go home the next day but that's it.

Tom Terwall:

Thank you. Since this is a matter for public hearing, I'm going to open it up and then you're available to answer questions, correct?

Russell Brewer:

Certainly.

Tom Terwall:

Is there anybody else wishing to speak on this issue? Anybody else? Hearing none I'll open it up to comments and questions. Go ahead, Don.

Don Hackbarth:

In the elevation you have that high part of the building. Is there a function for that?

Russell Brewer:

Are you talking about in the front part?

Don Hackbarth:

Yes, with the elevation, the tower.

Russell Brewer:

So the intention of the architectural design is it's a very [inaudible] so it's a prairie style architecture. Quite honestly I like prairie style architecture. And the irony of it is it fits the Village as I guess I artistically see it. I'm not an artist, I'm a veterinarian, but this is the architects rendering. And that's the purpose of it. It is actually our lobby.

Tom Terwall:

It's not a second story?

Russell Brewer:

No, it is a single story. It's an empty tower.

Michael Serpe:

Just a couple things. There have been no complaints with this present location from neighbors has there?

Jean Werbie-Harris:

No. The only concern we had at one point was parking, and they addressed that.

Michael Serpe:

That's fine. And you're going to sell the present structure? It's up for sale?

Russell Brewer:

We do not own the current structure.

Michael Serpe:

You don't own it?

Russell Brewer:

We lease it.

Michael Serpe:

Oh, okay.

Russell Brewer:

And the lease is up as of April of 2018.

Michael Serpe:

Okay.

Wayne Koessl:

Mr. Chairman, seeing this is a conceptual plan I really don't have any detailed questions to ask. I'll wait until the final plans come in.

Tom Terwall:

Any other questions?

Jim Bandura:

Just a quick one to the staff. I notice that there's piping that's going to go under 79th Street to the other detention pond. So 79th Street is going to be torn up at some point, correct?

Jean Werbie-Harris:

Well, I assume they'll open cut it if they can't bore it. But it would be open cut, Prairie Ridge Boulevard.

Tom Terwall:

Jean, before we vote on these matters I would prefer to take the CSM first. Because unless that passes there's no sense in doing the other one. So if that's okay with you I will entertain a motion to send a favorable recommendation to the Village Board to approve the CSM.

Wayne Koessl:

So moved, Chairman subject to the comments by staff.

Michael Serpe:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Now a motion to approve the conceptual plan.

Judy Juliana:

So moved.

Jim Bandura:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CONCEPTUAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome.

--:

You were talking about open cutting. Are you saying we can't tie into this catch basin right here?

Jean Werbie-Harris:

I'm not sure if you'll be able to. I didn't have it in front of me. The engineer has mentioned about a four inch tile line behind. So there's a tile line that can handle some drainage, but that was one of the comments. I don't have an engineer here tonight.

Mike Pollocoff:

The four inch line is really for a sump.

Jean Werbie-Harris:

Right, it's not for the stormwater. In fact, in the staff comments the engineer mentioned --

Mike Pollocoff:

As I'm looking at this the plans indicate they would be tying into the sump. At the inlet there there's a 12 inch storm sewer going under Prairie Ridge Drive so you wouldn't have to open cut that.

Tom Terwall:

Okay? Thank you. Thank you very much.

**C. PUBLIC HEARING AND CONSIDERATION OF SEVERAL ZONING TEXT AMENDMENTS including amendments to Section 420-22 related to zoning permits required, time limits for zoning and sign permits; Section 420-24 related to certificate of occupancy; Section 420-64 related to approval or denial of a sign**



**permit; Section 420-65 related to issuance of a sign permit and Section 420-69 related to the duration of a sign permit.**

Jean Werbie-Harris:

Mr. Chairman, members of the Plan Commission and the audience, Item C is a public hearing in consideration of several zoning text amendments including amendments to Section 420-22 related to zoning permits required, time limits for zoning and sign permits; Section 420-24 related to certificate of occupancy; Section 420-64 related to approval or denial of a sign permit; Section 420-65 related to issuance of a sign permit and Section 420-69 related to the duration of a sign permit.

On March 23, 2015, the Board had adopted Resolution #15-10 to initiate some amendments to the Village Zoning Ordinance to re-evaluate and amend the zoning procedures for zoning and sign permits related to submittal requirements, time limits and notification of approval and denial of both zoning and sign permits.

The following amendments are being proposed:

1. To amend section amend Section 420-22 A (1) related to requiring a zoning permit for a driveway. In the past driveway permits were specified in the building code. And at this point this requirement has been relocated back to the zoning ordinance.
2. To amend Section 420-22 J (2) (b) related to changing the time limits for zoning permits to from 6 months to 12 months to coincide with building permits.
3. To amend Section 420-22 J (2) (e) related to changing the time limits for sign permits from 120 days to 12 months to coincide with the time frame for building permits.
4. To amend Section 420-24 C and D relating to modifying the Certificated of Compliance. This change is a clarification since some projects are issued a Certificate of Occupancy and some projects are issued a Certificate of Compliance. In addition, this amendment clarifies that a verbal occupancy can also be referred to as a temporary occupancy. These changes will now make the Building Code and the Zoning Code terminology consistent, especially since I'm out doing all finals with the building inspector, the inspection superintendent and the fire chief. Since we do all of these projects together we wanted to make sure that our terminology was consistent when we were going through these projects and we're issuing whether a verbal occupancy or a final certificate of occupancy for a site.
5. To amend Section 420-64 A and B related to the approval or denial of sign permit application. The amendment will required that the applicant be informed in writing by first class mail, email or by fax only if the permit is denied.
6. To amend Section 420-65 related to the issuance of a sign permit to indicate that a permit shall be issued only upon payment of any sign inspection fees.
7. To amend Section 420-69 A related to changing the duration of a sign permit so it s valid from 120 days to 12 months to coincide with building permits. A lot of times what

happens is if a project gets going by late spring/summer, sometimes if the sign permit has been issued at the same time as all the other permits it has a tendency to expire. So, again, especially with the commercial projects we want it to coincide with the building permits when they're issued as well.

So with that this is a matter for public hearing.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak on this matter? Anybody wishing to speak? Anybody wishing to speak? Seeing none, I'll open it up to comments from Commissioners and staff. Yes, Don?

Don Hackbarth:

I've got a question. What is the time that a banner sign can stay out?

Jean Werbie-Harris:

I'm sorry?

Don Hackbarth:

A banner.

Jean Werbie-Harris:

Oh, a banner. It depends. If it's a coming soon banner, for example, it might have a certain time frame on it. If it's a grand opening banner it has a 21 day time frame on it. So it really varies depending on the type of sign. It's not intended to be used as a permanent sign on a business or advertising for a business.

Don Hackbarth:

The reason I say this, Pleasant Prairie has had a banner in front of their -- you know about it.

Jean Werbie-Harris:

I just saw it today. In fact, they just changed it today.

Don Hackbarth:

That's been up there for two months.

Jean Werbie-Harris:

No, they just changed it to the bullying sign.

Don Hackbarth:

There was one advertising the --

Jean Werbie-Harris:

Before it was the 4K, and now they just changed it to bullying. Actually that was on my task list to contact KUSD because all three of the schools have the same signs. And so technically they are not to be placed where they are. I mean there's a place for them. But where to have them placed it's better if -- I'll visit with them with respect to where they get placed and how long they get placed on and so on and so forth.

Don Hackbarth:

Because what's fair for them should be fair for --

Jean Werbie-Harris:

Absolutely. And they've never done them before. But I just started seeing them in the last month or two for the two or three signs that they've put up at each of the schools. So I'll be visiting with Unified with that.

Tom Terwall:

Any other comments or questions?

Wayne Koessl:

These are some excellent amendments. Thank you. Good job, staff.

Tom Terwall:

Is that in the form of a motion, sir?

Wayne Koessl:

I'd so move the text amendments.

Michael Serpe:

I'll second.

Tom Terwall:

**IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENTS AS INDICATED 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.

**7. ADJOURN.**

Jim Bandura:

So moved.

Michael Serpe:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned. Thank you.

**Meeting Adjourned: 6:30 p.m.**

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

- A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT AMENDMENT** for the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC to rezone the property generally located north of STH 50 and west of 91<sup>st</sup> Avenue from the B-2, Community Business District with an Urban Landholding Overlay District in to the B-2 (PUD), Community Business District within a Planned Unit Development Overlay District and Zoning Text Amendment to create the specific PUD requirements for the proposed development of a 6,300 square foot professional office building.

**Recommendation:** Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map and Text Amendment** subject to the comments and conditions of the Village Staff Report of July 13, 2015.

- B. Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of a **Certified Survey Map** for the property generally located north of STH 50 and west of 91<sup>st</sup> Avenue for the proposed development of a 6,300 square foot professional office building.

**Recommendation:** Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of July 13, 2015.

- C. Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of **Site and Operational Plans** for the 6,300 square foot professional office building generally located north of STH 50 and west of 91<sup>st</sup> Avenue.

**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 July 13, 2015.

**VILLAGE STAFF REPORT OF JULY 13, 2015**

**PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AND ZONING TEXT**

**AMENDMENT** for the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC to rezone the property generally located north of STH 50 and west of 91<sup>st</sup> Avenue from the B-2, Community Business District with an Urban Landholding Overlay District in to the B-2 (PUD), Community Business District within a Planned Unit Development Overlay District and Zoning Text Amendment to create the specific PUD requirements for the proposed development of a 6,300 square foot professional office building.

Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of a **Certified Survey Map** for the property generally located north of STH 50 and west of 91<sup>st</sup> Avenue for the proposed development of a 6,300 square foot professional office building.

Consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for approval of **Preliminary Site and Operational Plans** for the development of a 6,300 square foot professional office building generally located north of STH 50 and west of 91<sup>st</sup> Avenue.

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

*The petitioner is requesting several approvals for the development of a 0.935 acre site located at north of STH 50 (75<sup>th</sup> Street) and west of 91<sup>st</sup> Avenue, directly west of Goddard School. The site is proposed to be developed for a 6,300 square foot professional medical office building. The approvals being considered by the Plan Commission at this meeting include a Certified Survey Map, a Zoning Map and Text Amendment and Site and Operational Plans.*

**Certified Survey Map:** The Certified Survey Map is being requested so that the required dedicated easements and restrictions, site access and other site regulations are identified. Although the property has frontage on STH 50 (75<sup>th</sup> Street), the Wisconsin Department of Transportation (WI DOT) will not allow a direct commercial access to STH 50. This site will obtain access to 91<sup>st</sup> Avenue through an existing 30' Dedicated Ingress-Egress, Cross Access and Maintenance Easement previously dedicated by a separate document.

**Zoning Map and Text Amendment:** The property is currently zoned B-2 (UHO), Community Business District with an Urban Landholding Overlay District. The petitioner is requesting to rezone the property into the B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. In addition, the petitioner is requesting approval of a Zoning Text Amendment to create the specific PUD for this development. The PUD will allow some dimensional variations for this project provided that there is defined community benefit. The community benefits proposed in consideration of the PUD lot size reduction, along with other PUD modifications as discussed below will include the requirement that the building shall comply with: 1) Section 180 of the Municipal Code pertaining to fire protection and fire sprinklers; 2) Section 420 of the Village Municipal Code related to the installation of a Digital Security Imaging System (DSIS); and 3) enhanced architectural design elements on the building and additional landscaping.

The **attached** PUD includes the following modifications to the Zoning Ordinance including:

- To reduce the lot size from 2 acres per lot to 0.93 acres;
- To allow the required commercial access for the development via a dedicated ingress-egress easement instead of the public road (STH 50);

- To reduce the side setback to five (5) feet from the east property line rather than a 10 foot setback;
- To allow a 1.03 foot parking setback from the north property line adjacent to the Outlot 1 in the Westfield Heights Subdivision development;
- To allow for a 24.8 foot setback of the parking lot (maneuvering lane) from the west property line where a 25 foot setback is required from the existing residential development to the west;
- To allow for a detached garbage/recycling trash enclosure and lawn equipment storage area; and
- To allow the building to be setback a 25 feet from the west property line where a 30 foot setback is required.
- To allow for increased building wall signage. Based on the information submitted the Village staff is not supporting this as part of the PUD.
- To require that the Primary Monument sign will be limited to a maximum of 10 feet in height as measured from the natural grade and a maximum of 130 square feet in area.
- To allow for a detached dumpster enclosure in proximity to, rather than attached to the building.

**Comprehensive Plan Amendment:** A Comprehensive Plan Amendment is required to ensure that the Zoning Map and the Comprehensive Land Use Plan Map are consistent. A public hearing has been scheduled for July 27, 2015 to consider an amendment to remove the Urban Reserve Designation from the property (the underlying community commercial land use designation will remain); and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said Amendment.

**Preliminary Site and Operational Plans:** The petitioner is requesting approval to begin mass grading of the site. Prior to issuance of building permits, Final Site and Operational Plans which address all of the staff comments and the provides the additional missing information will be required to be submitted. In addition, the required DSIS Agreement and Easement will be drafted (upon submittal of the security plan and detailed specifications and considered as part of the Site and Operational Plans.

Dr. Durrani, a family practice physician in Kenosha for over 25 years is intending to construct this facility for his practice for half of the building. The 6,300 square foot building is one story brick building with a partial basement. The facility will be open Monday-Friday from 8:00 a.m. to 5:00 p.m. and some weekends. In addition to him, it is anticipated that the maximum number of employees for his office will be four (4) part-time employees.

Parking - Based on the information provided on the Preliminary Site and Operational Plans, the following are minimum parking requirements for Dr. Durrani's medical office use:

- Medical offices require a minimum five (5) spaces for every doctor plus one (1) space for his four (4) employees or four (4) spaces, plus 2 handicapped accessible spaces for a total of 11 spaces.
- The other office area within the building will be limited in use by the remaining 24 (22 spaces and 2 handicapped accessible spaces on the site).

In total, the Plans indicate 35 parking spaces, which include four (4) handicapped accessible spaces.

As noted previously, this property will obtain access from 91<sup>st</sup> Avenue through a previously recorded cross access, ingress/egress and maintenance easement. An emergency access and gate (Knox lock protected) will allow for emergency personnel to have a secondary access from the Dr. Durrani parking lot along STH 50 through the Goddard School parking lot.

The proposed storm sewer system discharges to the existing pond owned and maintained by the Westfield Heights Commercial Association. Although the storm water pond was designed to handle the proposed storm water from the subject property, written approval must be obtained from the Association. A separate recorded easement agreement shall be prepared and provided to the Village for review which incorporates the storm water drainage easement and pond storage and maintenance responsibilities etc. associated with the development's access and use of the storm water pond.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to conditionally approve the **Certified Survey Map** subject to the above comments and the following conditions:

1. Making the **attached** changes as well as adding the Dedications and Easement Provisions and Restrictions to the CSM.
2. It appears as though there is a small, triangular-shaped gap between the new "Existing 30' Dedicated Ingress-Egress, Cross Access and Maintenance Easement", and "Easement A" and "24' Dedicated Ingress-Egress, Cross Access and Maintenance Easement" as shown on the Durrani property. Please clarify and remedy.
3. A draft of the required Cross Access, Ingress/Egress and Maintenance Easement with the property to the east shall be provided for Village review. Upon approval by the Village, the Easement shall be recorded and a recorded copy shall be provided to the Village.
4. Any outstanding taxes or special assessments shall be paid prior to recording the CSM. Pursuant to the Village Records the real estate taxes are delinquent and the payoff amount through 07/31/2015 is \$807.10. There is a Storm Water and Road Right of Recovery Assessment outstanding in the amount of \$40,145.53.
5. The CSM shall be corrected and submitted for Village re-review prior to having it executed and recorded at the Kenosha County Register of Deeds Office and a recorded copy of the CSM shall be provided to the Village within 30 days of Village Board's approval and prior to issuance of building permit.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to conditionally approve the **Zoning Map and Text Amendment** as presented.

Village staff recommends that the Plan Commission approve the **Preliminary Site and Operational Plan** subject to the above comments and the following conditions:

1. The Plans were reviewed for compliance with generally accepted engineering practices, planning and zoning requirements and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed. **The following changes shall be**



**made and three (3) copies of the revised Preliminary Site and Operational Plans, a copy of this memorandum with notations in the margin identifying where and how the comments were addressed, and a pdf shall be submitted for final staff review and approval.**

- a. Three (3) complete plan sets shall be submitted with all of the required plans. The coversheet shall include a listing of all plan sheets included.
- b. All existing and proposed easements shall be shown on the Plans. See CSM comments.
- c. Previous plan submittals indicated a possible fence installation along the west property line to further screen this commercial use from the existing single-family residential uses to the west (White Caps subdivision). Is a fence still being proposed pursuant to the meeting with the neighbors? If so, provide the fence details and a fence permit will be required.
- d. Sheet A4 - Should there be a door installed to the Lab Room (Lab 112)? No door is shown.
- e. Sheet A4 – As a suggestion, with the east side of the building being designated as a medical office use, may want to consider adding an additional restroom along Corridor 105 for patient use.
- f. Provide a detail of the emergency access gate, including materials, height and colors and Knox lock security.
- g. Sheet C-1– The black square on the “Project Location” map depicts the site as being half in the City of Kenosha and half in the Village of Pleasant Prairie. Adjust the location box so it is entirely in the Village. Clearly delineate the City/Village municipal boundary on the plans.
- h. On the existing Conditions (Sheet C-2):
  - i. Label the existing sanitary sewer manholes identified in the Existing Utility Data table. Also, identify / distinguish the Kenosha Sanitary Sewer versus the Pleasant Prairie Sanitary Sewer.
  - ii. Expand the existing sanitary sewer data up to the intersection of 91st Avenue.
  - iii. Label the water main along STH 50 as “Kenosha Water Main”.
- i. On Site Plan (Sheet C-3):
  - i. The Site Data table shall be corrected as follows:
    - Revised the parking data so that it matches the written operational plan for Dr. Durrani’s office and indicate the area vacant.
    - Total Parking Provided = 33”. However, the total number of spaces is 35 (4 of which are HC Accessible). Modify the chart.
    - Change the label of the Parcel ID Number to “Tax Parcel Number”.
    - Change the zoning from B-2 (UHO) to B-2 (PUD)
  - ii. Label the existing sanitary sewer manholes identified in the Existing Utility Data table.

- iii. Written permission/right-of-entry must be obtained from the Goddard School for the proposed work on their property.
- j. On the Site Grading, Drainage & Erosion Control Plan (Sheet C-4):
  - i. A WI DOT permit is required to complete the proposed grading, utility and utility communications work within the STH 50 right of way. A copy of the WI DOT permit shall be provided to the Village.
  - ii. Add an inlet or culvert to drain the low area located directly north of the proposed Emergency Access Gate.
  - iii. Provide additional information along the STH 50 ditch line showing the proposed 715 contour tie in with existing.
  - iv. The grading along the west side of the building is flat with poor drainage. The design engineer shall modify the plans.
  - v. Consider offsetting the retaining wall from the back of curb to provide a terrace for additional safety and snow plowing considerations. Also, label the top and bottom of wall elevations along the alignment.
  - vi. Provide details (height, materials, profile, etc.) for the proposed 75 linear feet of Retaining Wall to be located along the north side of the access drive.
  - vii. Shift the required orange construction fence and silt fence east outside the drip line of the trees within the Tree Preservation and Protection, Access and Maintenance Easement along the west property line.
  - viii. Delineate the 20' Storm water, Access and Maintenance easement on the plans leading from the Dr. Durrani and Goddard School sites to the Outlot 1 pond.
  - ix. Adjust location of the cross access gate so that the entire gate is located on Dr. Durrani's property.
- k. On the Pavement Grading Plan (Sheet C-5):
  - i. Show proposed contours.
  - ii. The base thicknesses specified for both the trash enclosure and sidewalk does not match the details.
  - iii. It appears that the curb depressions located on the west side of the parking lots are located at high points and are not needed for drainage.
  - iv. The Village of Pleasant Prairie is revising the Village Specifications. The Village Engineering department will provide the revised specifications when they are finalized.
- l. On the Site Utility Plan (Sheet C-6):
  - i. Connect the proposed sanitary sewer lateral to the existing manhole.
  - ii. Label the existing sanitary sewer manholes identified in the Existing Utility Data table.
  - iii. WI DOT approvals and permit are required for the private sanitary sewer lateral within the STH 50 Right-of-way.

- iv. The sewer lateral from the property line to the public sanitary sewer shall be privately owned and maintained. The property owner will be responsible for underground marking(s) / locates for their facility and any relocations or modifications required by WI DOT in the future. The design engineer shall address.
- v. The design engineer shall coordinate with the WI DOT regarding the STH 50 expansion plans as it relates to their proposed sewer lateral and consider the following:
  - Future relocation requirements and construction coordination for the STH 50 expansion project.
  - Obligations for facility markings.
  - Future access and facility maintenance as it relates to the STH 50 roadway and WI DOT permitting.
- vi. Expand the existing sanitary sewer data up to the intersection of 91st Avenue. Also, identify/distinguish the Kenosha Sanitary Sewer versus the Pleasant Prairie Sanitary Sewer. The lateral must be connected to the Village of Pleasant Prairie sanitary sewer system.
- vii. If the sanitary sewer lateral crosses the Kenosha Sanitary sewer, the crossing and elevations shall be shown and elevation conflicts evaluated. Also, evaluate the crossing of the Kenosha water main.
- viii. The Village Engineering Department recommends consideration of running the sewer lateral along the entrance drive to the existing Village sanitary sewer north of 91st Avenue which was placed as part of the Westfield Heights development to eliminate responsibilities of the property owner for their private facility within the STH Right-of-Way. This shall be evaluated by the design engineer and further discussed with the Village.
- ix. Clearly label the public water main and the private water lateral.
- m. On the Storm Sewer Plan (Sheet C-7)
  - i. Add an inlet or culvert to drain the low area located directly north of the proposed Emergency Access Gate.
  - ii. Add cleanouts to the storm sewer lines P-3 and P-7 on the far west side where the 45 degree bend is located on the east-west portion of the line.
  - iii. The downspouts shall terminate at grade. Any plastic PVC storm pipe visible above grade shall be painted to blend in to the downspout system.
- n. On the Pavement Marking and Signage Plan (Sheet C-8):
  - i. Parking stall pavement marking callouts on the plan are for yellow lines and only white lines are included in the legend. Revise to match the desired paint color. (All yellow or all white).
  - ii. The hatched pavement marking adjacent to the storage area is called out on the plans to be blue. Revise to match the desired yellow or white paint color to match the parking lot striping.
  - iii. The proposed yield sign should be called out as "5/1".

- o. On the Project Specifications (Sheet C-9):
    - i. The Village revising the Village Specifications. The Village Engineering Department will provide the revised specifications when they are finalized.
    - ii. The catch basin specified does not match the details.
    - iii. The standard Village hydrant has been revised to include a Storz connection. Update the specifications and detail accordingly.
  - p. On the Typical Sections and Construction Details (Sheet C-11):
    - i. Sidewalk detail 5 shows a base thickness of 4" which does not match the specified thickness on sheet C-5.
    - ii. Trash Enclosure detail 7 shows a base thickness of 4" which does not match the specified thickness on sheet C-5. Provide size, materials, height and other details for the trash enclosures.
    - iii. Revise the sidewalk in detail 6 to be a maximum slope of 2.00%.
  - q. On the Typical Sections and Construction Details (Sheet C-12):
    - i. Update the catch basin detail to match the project specifications.
    - ii. Replace the hydrant detail with the attached hydrant detail.
    - iii. Add the Village standard sampling manhole flume detail(s).
    - iv. Modify the existing detail or provide a new detail for the storm sewer cleanouts.
2. The estimate of the amount of import or export of fill needed for the site grading shall be provided. The earthwork on the site shall balance. No soil stockpiles shall be left on site and no pulverizing of soil stockpiles on site shall be allowed.
  3. Compliance with the **attached** memorandum from the Fire & Rescue Department dated June 22, 2015. In addition, when specific development plans are submitted detailed and more specific comments will be provided by all Village Departments as part of the required Final Site and Operational Plans.
  4. **The following shall be completed, submitted and provided prior to issuance of a mass grading permit:**
    - b. The CSM shall be revised, reviewed by Village staff and presented to the Village for signatures. All outstanding taxes and assessments shall be paid as a condition precedent to CSM approval. Pursuant to the Village Records the real estate taxes are delinquent and the payoff amount through 07/31/2015 is \$807.10. There is a Storm Water and Road Right of Recovery Assessment outstanding in the amount of \$40,145.53. A recorded copy of the CSM shall be provided to the Village.
    - c. In addition to being shown on the CSM, a draft of the required Cross Access, Ingress/Egress and Maintenance Easement with the Goddard School property to the east shall be provided for Village review and approval. Upon approval by the Village, the Easement shall be recorded (after the CSM) and a recorded copy shall be provided to the Village.
    - d. Three (3) copies and a pdf of the approved Preliminary Site and Operational Plans.

- e. An Erosion Control Permit Application and plans with a copy of the Wisconsin Department of Natural Resources N.O.I. [Note: The required \$2,000 street sweeping cash deposit shall be deposited with the Village. The street sweeping cash deposit is refundable, less 6% for administrative processing upon issuance of a Certificate of Compliance for the entire project, if the amount is not drawn upon by the Village in maintaining the adjacent roadways free from dirt, mud clumps and mud tracking during the construction process. A 6 foot chain link construction fence surrounding the site, along with the required orange barrier fencing adjacent to the Tree Preservation and Protection Easement area and required silt fence shall be installed and inspected prior to any work starting.]
- f. WI DOT approval / permit are required for the grading, utility work and private sanitary sewer lateral within the STH 50 Right-of-way. A copy of the WDOT permit for any work within the STH 50 right-of-way.
- g. A copy of the City of Kenosha Airport Height Overlay Permit approval.
- h. A Storm Water, Retention Basin, Access and Maintenance Easement and written Agreement to use the adjacent Outlot 1 storm water pond from the Westfield Heights Commercial Association.

***Next Steps and General Requirements:***

1. The Preliminary Site and Operational Plan approval will be valid for a period of 180 days. Prior to the expiration, the owner/developer will be required to submit applications and required documents for the following approvals: Final Site and Operational Plans including documents related to the required Digital Security Imaging System (plans and specifications), and Zoning Map Amendment (if any additional amendments are needed to the PUD).
2. The building shall be fully protected with fire sprinklers and other requirements per Section 180 of the Village Municipal Code and the Fire & Rescue Department memorandum.
3. The building/site shall comply with requirements of a privately owned DSIS which complies with the Section 410 of the Municipal Code, the Village Security Ordinance.
4. No roof mounted vents or HVAC units shall be visible to the public's view. All ground mounted HVAC or transformer units shall be screened
5. A detailed signage plan for on-site informational, directional and safety signage and monument signage shall be submitted as part of the Final Site and Operational Plans. Is the Dr. requesting to place a 4' high directional sign at 91<sup>st</sup> Avenue/74<sup>th</sup> Street?
6. A primary monument sign is required. The maximum height of the sign shall be 10 feet. The complete street address (number and street name) shall be shown on the signs a minimum of 18" from grade and the lettering shall be at least 3 inches high.
7. Show the location and sizing of the address numerals on the building.
8. All parking lot signage shall utilize attractive black ornamental poles for all site direction, informational and handicapped accessible signage. No channel poles for any site signs will be allowed. Show details on signage plan.
9. There shall be no parking of any vehicles on 91<sup>st</sup> Avenue or STH 50.
10. All landscaped areas will be required to be irrigated with a sprinkler system. The base map for these landscape plans shall include the approved grading plan. In

addition, the location of all pedestals and transformers and proposed screening shall be shown on the Site and Operational Plans.

11. Landscaping and parking lot islands will be required pursuant to the Village Ordinance requirements. In particular, landscaping between parking areas and roadways shall comply with Section 420-57 J (2) (d) of the Village Zoning Ordinance that states "*Parking lots associated with manufacturing, business or institutional uses shall be screened from public rights-of-way and/or residential zoning districts located within 50 feet of such parking lots; such screening shall be installed in close proximity to the parking lot and shall be 75% opaque to a height of at least four (4) feet above the grade of the nearest edge of such parking lot within three (3) years of installation and may consist of shrubs and trees, an appropriately landscaped undulating berm...*".
12. See **attached** for additional comments on the Landscape Plans to be considered with the Final Site and Operational Plans.
13. Detailed building elevations for all sides shall be provided – show all details. In addition, provide sample building materials and colors as part of the detailed Final Site and Operational Plans. An elevation board is also recommended.
14. All easements shall be shown on the required Final Site and Operational Plans submitted for review and approval as each lot is proposed to be developed.
15. Details of the dumpster enclosures shall be provided on the required Site and Operational Plans for the development of each lot. The dumpster enclosures shall be constructed of the same brick, block or stone materials as the building and be attached to the building. A wooden fence enclosure is not allowed. Sample materials, doors and paint colors of the dumpster enclosures shall be submitted for review and approval.
16. Details (cut sheet details) of the proposed exterior attractive lighting on the building, in the parking areas shall be provided with each detained Site and Operational Plan. In addition, provide a photometric plan to ensure proper lighting levels at the property boundaries as required by Article IX of the Village Zoning Ordinance. (This is a unified business developed – the LED lighting color, height, and style shall be the same or very similar to those at Goddard School). Concrete bases shall not exceed 18 inches above grade and shall be located in landscape island areas. Maximum height is 20 feet from grade.
17. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
18. Impact fees shall be paid prior to issuance of the building permit. (Currently based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
19. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.
20. During construction, the contractors will be required to park on-site or make arrangements for other off-site parking. No construction vehicles on Avenue or STH 50.
21. A pre-construction meeting shall be required prior to obtaining any grading or building permits. The meeting shall be coordinated through the Community Development Department. The Engineer of record shall prepare the agenda,

- coordinate and run the meeting and provide follow-up minutes to the parties within seven (7) days.
22. After footings and foundations are installed and prior to framing or construction of walls, an as-built survey stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building setbacks have been met.
  23. Prior to occupancy the DSIS shall be permitted, installed and approved by the Village.
  24. Prior to occupancy, each handicapped parking space shall be appropriately signed (locations to be reviewed with planning staff) and painted on the pavement (same color for all development) pursuant to ADA requirements prior to occupancy of any development site.
  25. Prior to occupancy, all required landscaping and screening shall be installed pursuant to the approved plans. A written letter of verification and certification shall be provided to the Village by the landscape designer that all landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, performance bond, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
  26. Prior to occupancy, all required building and site signage shall be installed. A written letter of verification and certification shall be provided to the Village by the signage installer that all signage has been installed in accordance with the approved signage plan prior to the verbal occupancy or issuance of a written certificate of compliance/occupancy.
  27. Prior to written occupancy of the building, three (3) copies of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, dumpster enclosures, any above ground structures and all impervious surfaces meet the minimum required setbacks and that all parking lot signage and pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.
  28. Prior to written occupancy of the building, an as-built record drawing of graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village. Information shall conform to the Village's electronic format requirements (dwg and pdf). Contact the Village Engineering Department for format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
  29. Prior to written occupancy, a record drawing of the utility plans will be required to reflect actual construction records and utility alignments. Record drawing(s) of all public and private water main(s), sanitary sewer(s), and storm sewer(s) shall be prepared by the Engineer of Record for the project.

30. No site within the development shall be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/ dismantled/unlicensed vehicles that are parked overnight will be issued citations.
31. Real Estate Marketing Signs and/or Temporary Development Signs are permitted only by permit pursuant to the requirements of Article X of Chapter 420.
32. At no time shall any site within the development be used to sell or advertise any vehicles that are "for sale".
33. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
34. There shall be no outside banners, strings of pennants, signs placed in the ground, flag pennants, flags, inflatable devices or streamers affixed or attached to the building(s), fencing, light poles, ground or landscaping, etc. within the Development. Special event and grand opening signs are permitted by Ordinance with permit.
35. There shall be no semi-truck/trailer, delivery trucks or commercial box truck or commercial van parking permitted on the site within the Development, except temporarily, for routine deliveries.
36. There shall be no outdoor storage or display of materials, goods or equipment on any site, within the Development unless as approved by the Village.
37. 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.
38. No trucks, trailers or cars shall be parked in a manner that would constitute advertising for the business or any other business on the property.
39. No sign walkers – persons with costumes or signs strapped, hung, affixed or over their clothes shall walk the properties or public right-of-ways for extended periods of time advertising the businesses, sales or special offers of the service or retail businesses.
40. 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.
41. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
42. All Village fees incurred by the Village Community Development Department and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
43. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN.

*Show 25' Dedicated Tree Preservation and Protection Easement on CSM*

*Show Dedicated storm water Drainage, Access and Maintenance Easements on CSM*

*Dedicated water main, Access and maintenance Easement*

*Show 25' Dedicated utility easements on CSM*

*where is storm water going*

WESTFIELD HEIGHTS OUTLOT 1

WESTFIELD HEIGHTS LOT 20  
N 89°46'36" E 160.14

EXISTING 30' DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT

91st AVENUE  
(66' DEDICATED PUBLIC STREET)

LOT 15

WHITECAPS SUB. UNIT 1  
LOT 16

N 02°35'33" W 254.24

**LOT 1**  
0.935 Acres  
40,716 Sq.Ft.

24' DEDICATED INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT

S 02°35'33" E 254.24

WESTFIELD HEIGHTS LOT 20



60' 0' 60'

SCALE 1"=60'

65' STATE HWY BUILDING SETBACK LINE

50' VILLAGE BUILDING SETBACK LINE

*No Driveway Access*

S 89°46'36" W 160.14

~~Show 25' Dedicated sanitary sewer, Access and maintenance easement~~

N.L. OF SECTION 8-1-22

S 89°46'36" W 1160.25

S 1/4 CORNER  
SECTION 5-1-22  
N 213,610.49  
E 2,559,259.54

**STH 50 (75th STREET)**  
(WIDTH VARIES DEDICATED PUBLIC STREET)

SE CORNER  
SECTION 5-1-22  
N 213,620.78  
E 2,561,900.30

*Show 25' Dedicated ... see CSM language*

*show city*

*Show village municipal boundary*

LOCATION MAP  
SE 1/4 SECTION 5-1-22



- ① DEDICATED 30' WIDE INGRESS, EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT. (PER SEPARATE DOCUMENT)
- Ⓐ DEDICATED 24' WIDE INGRESS, EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT. (SEE SHEET 2 OF 4)

**NOTES:**  
ZONING OF PARCEL IS B-2 (UHO)  
OWNER/LAND DIVIDER: AMG DURRANI BAWANI, LLC  
6127 GREEN BAY ROAD, STE 100, KENOSHA, WI 53142  
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.

- LEGEND:**
- ⊕ CHISEL "+"
  - 1" O.D. IRON PIPE FOUND
  - 1.315" O.D.x18" IP - 1.68LBS/LIN FT. SET
  - ⊙ 6" CONC. MON. W / BRASS CAP FOUND
  - //// NO VEHICULAR ACCESS

Date: June 10, 2015  
This Instrument was drafted by Mark R. Madsen  
PROJECT ID: 2012.0137.09

SHEET 1 OF 4 SHEETS

JUN 10 2015

RECEIVED

# DRAFT

## DR. DURRANI CSM – LOT 1

### Dedications and Easements Provisions

1. The fee interest in the area shown as a **Dedicated Public Street** on this Certified Survey Map (CSM) known as 75<sup>th</sup> Street (a/k/a State Trunk Highway (STH) 50) was previously dedicated, given, granted and conveyed to the Wisconsin Department of Transportation, its successors and assigns (the "WI DOT") for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, if required by the WI DOT or the Village of Pleasant Prairie (the "Village"), street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, utility and communications facilities, landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: (1) a temporary nonexclusive easement coextensive with the areas of such Dedicated Public Street, hereby provided by WI DOT permit to the Owner (AMG Durrani Bawani, LLC) for the repair, replacement and maintenance of such public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, if required by the WI DOT or the Village, street signs, street lights, street trees, private sanitary sewerage system improvements, utility and communications facilities, landscaping and for all related ingress and egress from Lot 1 (subject to the rights of the WI DOT to perform the same functions); and (2) a nonexclusive easement hereby reserved by the Owner of Lot 1 shown on this CSM within the terrace area of such Dedicated Public Street for the required planting, mowing, watering and maintenance of grass, for the maintenance and replanting of street trees and the clearance, maintenance, repair and replacement of sidewalks, if required by the WI DOT or the Village in the area between the roadway and Lot 1 as approved by the WI DOT or the Village and as will not interfere with the public improvements, uses and purposes of the WI DOT or the Village (all subject to the rights of the WI DOT or Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions). In the event of any conflict between the rights of the WI DOT under its fee interest in the Dedicated Public Street and the rights of the Lot 1 Owner pursuant to the easements retained herein, the rights of the WI DOT shall be deemed to be superior.

The Owner shall be responsible for all costs associated with the repair, alteration, replacement, planting and maintenance of the public street related improvements, including sidewalks, if required by the WI DOT, private

PLANT SCHEDULE

TREES				
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE
SYRE	<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	7	2" Cal. B&B
THEM	<i>Thuja occ.</i> Emerald	Emerald Arborvitae	5	6" B&B
THWG	<i>Thuja occ.</i> Wintergreen	Wintergreen Arborvitae	10	6" B&B
ULTR	<i>Ulmus x Triumph</i>	Triumph Elm	2	2" Cal. B&B

SHRUBS				
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE
ARME	<i>Aronia melanocarpa</i>	Black Chokeberry	10	24" B&B
EUAL	<i>Euonymus alata compacta</i>	Compact Burning Bush	10	30" B&B
PHYS	<i>Physocarpus op.</i> Coppertina	Coppertina Ninebark	12	24"/3 gal
ROFD	<i>Rosa 'Frau Dagmar'</i>	Frau Dagmar Rose	30	3 gal
SYFA	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	8	24" B&B
TADE	<i>Taxus densiformis</i>	Denisiformis Yew	14	24" B&B

PERENNIALS				
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE
CAKF	<i>Calamagrostis Karl Forester</i>	Feather Reed Grass KF	43	1 gal
HST	<i>Hemerocallis 'Stella d'oro'</i>	Stella d'oro Daylily	52	1 gal

GENERAL NOTES:

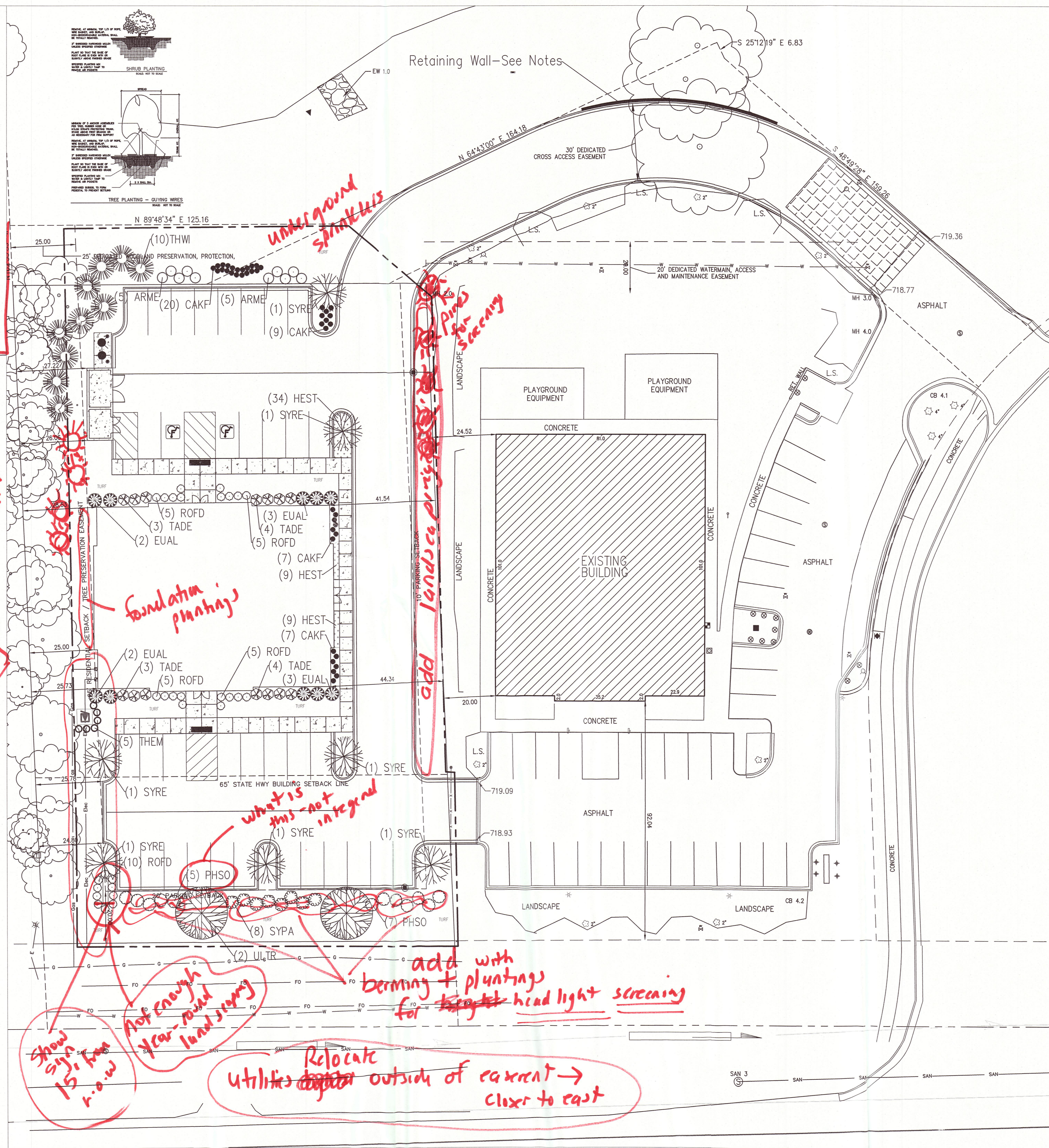
1. Notify DIGGERS HOTLINE prior to the commencement of any digging/clearing operations.
2. All finish grades to be flush with top of curbs, retaining walls and pavement.
3. All plant material shall conform to American Standard for Nursery Stock as prepared by the American Association of Nurserymen, Inc.
4. All plants to be located according to the plan and planted in holes at least twice the size of the plant root ball.
5. All plantings to be topdressed with a minimum of three inches of shredded hardwood mulch.
6. Amend and till planting beds to a minimum depth of 6" prior to planting.
7. Topsoil backfill shall be topsoil that is fertile, friable, natural loam, surface soil, reasonably free from subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth.
8. All areas disturbed during construction and indicated as "TURF" shall be seeded unless indicated otherwise on the plan.
9. All plants to receive 3 year slow release fertilizer packets (or equal) at a rate of 2 per caliper inch of tree and 3 per shrub.
10. Guarantee all plant material for a period of one year.
11. Water all plantings immediately after installation and maintain until project is accepted as complete by owner.
12. All planting bed shall have 3 inch shovel cut edges unless noted otherwise on the plan.
13. Refer to civil grading plans for landscape berms.
14. Plants shown on this plan are indicated at mature size.

GENERAL IRRIGATION NOTES:

1. Design and build lawn irrigation system, using accepted Wisconsin weather industry standards.
2. Notify DIGGERS HOTLINE, general contractor, and owner prior to the commencement of any digging operations for locations of private and public utilities.
3. All sprinkler main lines, zone lines, and wiring will be installed in PVC sleeves where they will be under a hard surface. All sleeves will be installed as part of the design build and backfilled to the subgrade surface with granular material approved by general contractor.
4. All sprinkler wiring will allow for a minimum of 3 spare wires at any point along the main line, be installed in PVC or poly conduit, and all connections will be water tight and within valve boxes. Wire color coding and/or markings will remain consistent throughout the system.
5. Sprinkler valves will be Rainbird PGA or approved equal and will be installed within valve boxes.
6. Sprinkler rotary heads will be Hunter I 20 or approved equal. All rotary and spray sprinkler heads will be installed with a double clamped insert "T" and swing pipe or approved swing joint.
7. Sprinkler heads will be located in a pattern which will provide "head to head" coverage without putting water onto hard surfaces or excessively watering planting beds. Overspray onto planting beds shall not exceed 30% of the turf precipitation rate.
8. Sprinkler designer will consult with owner's representative with regard to zone wiring sequence.
9. Guarantee all sprinkler material including installation for a period of one year, beginning the spring following project completion.
10. Plumbing scope to include providing and installing a "T", deduct meter, valve(s), pipe, master valve, vacuum breaker or RPZ, related fittings, and permits as needed, to service the lawn irrigation system. Irrigation service pipe shall end with a horizontal male adapter outside the wall 18"-24" below grade. Irrigation contractor shall provide the plumber, at no cost, the master valve, vacuum breaker or RPZ, and instruction as needed for the installation.
11. Electrical scope to include providing and installing a dedicated 120 volt circuit to power the lawn irrigation controller which will be mounted on the outside wall in close proximity to the water service or pump room. Circuit shall have an outdoor rated on/off switch immediately before the controller.

RETAINING WALL/OAK TREE PRESERVATION NOTES

1. Surveyor to locate proposed back of curb by oak trees prior to excavation.
2. Notify DIGGERS HOTLINE, general contractor, and owner prior to the commencement of any digging operations for locations of private and public utilities.
3. Landscape contractor to cleanly trench a 30" deep trench with trench face 12 - 18" outside future curb. All exposed roots to be cleanly cut leaving no frayed ends.
4. Plastic snow/protection fence to be placed along the exposed trench face and around the perimeter of the remaining two trees a minimum of 30 feet off the trunk. Plastic shall be placed against the trench face and compost or sawdust filled into any voids.
5. After clearing undesirable underbrush, install fully decomposed weed free compost at a 1" depth followed by 2" of shredded bark mulch within the entire fenced area. No compost or mulch shall be placed within 18" of the main trunks.
6. The entire mulched area will be watered weekly throughout the duration of the construction project with 1" of precipitation less accumulated rainfall for that week.
7. Following curb installation, a natural stone retaining wall will be installed directly back of curb with the top of wall following the original grade. Stone choice to be reviewed with owner prior to beginning wall project.
8. NO trenching or excavation of any kind will be allowed within the tree protection area including silt fence. Any required erosion protection within the tree protection fence to be surface installed using materials such as hay bales, coir logs, compost logs, etc.
9. NO construction material storage of any kind shall take place within the tree protection area.



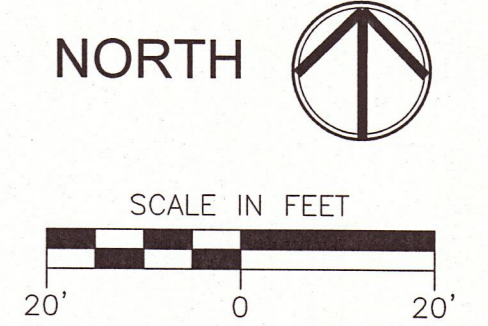
*Handwritten notes in red ink:*

- underground sprinklers
- add landscape pines for screening
- add landscape pines for screening
- add with berming + plantings for height head light screening
- Relocate utilities outside of easement -> closer to east
- Not enough year-round lawn irrigation
- show sign 15' from r.o.w
- show off-site fencing
- foundation plantings
- what is this not integrated
- fence?



CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
MS STATE 162.0170(74)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU DIGGERS  
MLW AREA 259-1181

CHECK WITH PROPERTY OWNER BEFORE  
EXCAVATION FOR LOCATIONS OF PRIVATE  
AND PUBLIC UNDERGROUND UTILITIES AND  
FIXTURES WHICH MAY OR MAY NOT BE  
MARKED BY "DIGGERS HOTLINE"



PROJECT NAME  
**Durrani Office**

PROJECT LOCATION  
**Pleasant Prairie, Wisconsin**

CLIENT NAME & ADDRESS  
**AMG Durrani  
Pleasant Prairie, WI**

SHEET TITLE

LANDSCAPE PLAN

REVISIONS

Date	By
6/08/2015	LMW

Per Village Comments

PREPARED BY:



USE OF INFORMATION

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF KENOSHA GROUNDS CARE, INC. ANY CHANGES, PUBLICATION OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY APPROVED.

FILE NAME MORRIS  
DRAWN BY LW/RJO  
CHECKED BY RJO  
KGC PROJECT #  
DATE 6/02/2015  
SHEET NO.

L1.0

sanitary sewer, street lights, planting, mowing, watering and maintenance of grass and landscaping including street trees, and utility and communications facilities within the 75<sup>th</sup> Street Dedicated Public Street adjacent to Lot 1.

2. Easements coextensive with the areas shown as \_\_\_' **Dedicated Utility Easement** areas on this CSM are hereby dedicated, given, granted and conveyed by the Owner to We Energies f/k/a Wisconsin Electric Power Company, Ameritech-Wisconsin and Time Warner Cable Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the lots (or portions thereof) shown on this CSM and for any related ingress and egress. These easements shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required so as not to interfere with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground and outside of the 25' Dedicated Tree Preservation and Protection, Access and Maintenance Easement. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more than four (4) inches of final grade without the written approval of the Utility and Communications Grantees. The Utility and Communications Grantor (Lot 1 Owner) shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, signs, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the Utility and Communication Grantees.

The WI DOT generally allows private utilities, including but not limited to electric and communications facilities, to be installed in a public street right-of-way with prior written approval and permit from the WI DOT, subject to the requirements of applicable WI DOT rules and the requirements of such public uses and purposes of the WI DOT. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public highway area to its pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the easement areas to a vegetatively stabilized condition, the Owner

shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(s). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public roadway without prior written approval of the WI DOT. In the event of any conflict between the rights of the WI DOT and the rights of the private utility, electric or communications company in such public street areas, the WI DOT's rights shall be deemed to be superior.

3. Nonexclusive easements coextensive with the areas shown as a **20' Dedicated Storm Water Drainage, Access and Maintenance Easement** areas on this CSM are hereby dedicated, given, granted and conveyed by the Owner(s) to the Village for storm water management purposes, public and private drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. These storm water easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the respective Lot owners on which such easements are located as will not interfere with the improvements, uses and purposes of the Village; and (3) such future driveway or other uses of the easements as may be approved by the Village. In the event of any conflict between the rights of the Lot Owner(s) and the rights of the Village pursuant to these easements with respect to the 20' Dedicated Storm Water Drainage, Access and Maintenance Easement areas, the Village's rights under these easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to these easements, the Village shall have no obligation to do anything pursuant to its rights under these easements. The Owners shall be responsible for all costs associated with the construction and maintenance of storm water management and drainageway improvements contained within this nonexclusive easement.

It is understood and agreed by a separate, recordable document that Lot 1 on this CSM drains its storm water to and through a 20' Dedicated Storm Water Drainage, Access and Maintenance Easement into Outlot 1, which is a **Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement** as shown on the recorded Westfield Heights Subdivision Plat adjacent to the north of Lot 1. Outlot 1 was dedicated, given, granted and conveyed by the previous Developer to the Westfield Heights Commercial Association, its successors and assigns and its successors-in-title for the for storm water management purposes, storm water retention purposes, public drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, signage, maintenance and ingress and egress. The Outlot 1 storm water easement shall be exclusive,

except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Westfield Heights Commercial Association collectively Lots 19, 20 and 21 of the Westfield Heights Subdivision Plat, the Westfield Heights Homeowner's Association, collectively the Owners of Lots 1-18 of the Westfield Heights Subdivision Plat, and for Lot 1 of this CSM for which such easements are located on Outlot 1 as will not interfere with the improvements, uses and purposes of the Village; and (3) such future driveway or other uses of the easement as may be approved by the Village. In the event of any conflict between the rights of the Village pursuant to the Outlot 1 and the rights of either the Commercial or Homeowner's Associations or the Lot Owners or other ownership entities with respect to the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement area, the Village's rights under of this easement shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to any such easement, the Village shall have no obligation to do anything pursuant to its rights under this easement. The previous Developer was initially responsible for all costs associated with the construction and maintenance of public and private storm water management areas, retention basin and drainageway improvements contained within the Outlot 1 easement but these maintenance responsibilities have all been transferred to the current Outlot 1 Owner - the Westfield Heights Commercial Association.

**Owner Note: A separate recorded document provides permission and access for storm water pond maintenance shall be provided for review and approval.....**

5. A nonexclusive easement coextensive with the area shown as Outlot 1 on the Westfield Heights Subdivision Plat as a Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement was dedicated, given, granted and conveyed by the previous Developer to the Village for storm water management purposes, public drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. This storm water easement shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement area which shall be required by the Westfield Heights Commercial Association for which such easement is located on Outlot 1 as it will not interfere with the improvements, uses and purposes of the Village; and (3) such future driveway or other uses of the easement as may be approved by the Village. In the event of any conflict between the rights of the Commercial Association or the Lot Owners or other ownership entities with respect to the Outlot 1

Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement area, the rights of the Village pursuant to this easement, the rights of the Village under this easement shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to this Outlot 1 easement, the Village shall have no obligation to do anything pursuant to its rights under this easement. The Westfield Heights Commercial Association shall be responsible for all costs associated with the construction and required maintenance of the storm water management and drainageway improvements contained within Outlot 1.

1. An easement coextensive with the area shown on Lot 19 of the Westfield Heights Subdivision Plat as a **20' Dedicated Public Watermain, Access and Maintenance Easement** was dedicated, given, granted and conveyed to the Village for public water system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. This public water main easement shall be exclusive, except for: (1) the Lot 1 Owner's temporary easement for the construction, installation, repair, alteration, replacement and maintenance activities for the public water system improvements, uses and purposes, and for all related ingress and egress; (2) such other easements as may be dedicated on this CSM or any previous CSM or Plat with respect to the same area or any portion thereof; (3) such use, planting, care, and maintenance of the easement areas by the Lot 1 Owner as long as it will not interfere with the improvements, uses and purposes of the Village; and (4) such future driveway or other uses of the easement areas that may be approved by the Village and subject to any conditions imposed by the Village. In the event of any conflicts between the rights of the Village pursuant to the maintenance of this water main within said easement and the rights of other persons or entities with respect to the 20' Dedicated Water Main, Access and Maintenance Easement areas, the Village's rights under this easement shall be deemed to be superior.
2. Nonexclusive easements coextensive within the area shown on Lot 1 of this CSM as a **25' Dedicated Woodland Protection and Preservation, Access and Maintenance Easement** area is hereby dedicated, given, granted and conveyed by the Owner to the Village for woodland protection and maintenance purposes, planting of new trees and landscaping as trees die, watering, pruning and staking trees, and for all related ingress and egress. The removal of dead or decayed trees and plant material, along with the submittal of a tree replanting plan must be approved by the Village before any action is taken by the Lot 1 Owner.
3. Non-exclusive **24' and 30' Dedicated Ingress/Egress, Cross Access and Maintenance Easement** areas on Lot 1 and adjacent to Lot 1 on this CSM

are hereby dedicated, given, granted, and conveyed by the Owner to the owner of Lot 19 of the Westfield Heights Subdivision Plat for vehicular and pedestrian ingress, egress and cross access purposes. In the event of any conflict between the rights of the Owner, the rights of the Village and the rights of the adjacent land owner or other entities with respect to the Dedicated Ingress/Egress, Cross Access and Maintenance Easements, the Village's rights under the easements shall be deemed superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements. The Lot 1 Owner shall be responsible for all costs associated with the construction, snowplowing, driveway maintenance, gate/lock installation and maintenance and associated pavement, lighting and landscaping.

### **Restrictive Covenants**

1. The Westfield Heights Commercial Owner's Association (referred to as the "Association") covenants that the Owners of Lots 1 through 18, Outlot 1, and Lots 19, 20 and 21 as shown on the Westfield Heights Subdivision Plat and Lot 1 of this CSM as documented by a separate Storm Water Drainage, Retention Basin, Access and Maintenance Easement Agreement shall have the collective obligation of maintaining the Storm Water Drainage, Maintenance and Access Easement areas on their respective Lots and Stormwater Drainage, Retention Basin, Access and Maintenance Easement area located within Outlot 1 of the Westfield Heights Subdivision Plat in a functional, neat and nuisance free condition to handle storm water in the Westfield Heights Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. No driveways, fences, or structures shall be erected within any of the storm water drainage easement areas which blocks, diverts or re-routes the drainage flow or which might interfere with the Westfield Heights property owner's rights or the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Westfield Heights Commercial Owner's Association shall perform the maintenance obligations pertaining to storm water drainage maintenance activities without compensation from the Village, to the satisfaction of the Village. This covenant shall run with the land,



shall be binding upon the Association, its successors, assigns and successors-in-title of the Lots and Outlot 1, as referenced in their capacity as Owners of any such Lots or Outlot 1, and shall benefit and be enforceable by the Village.

To the extent that the Village performs any such storm water drainage maintenance activities, the Residential Owners of the Lots 1 through 18 and Commercial Owners of Lots 19, 20 and 21 and Outlot 1 and Owner of Lot 1 of this CSM, respectively, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the dedications and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

1. The Owner of Lot 1 covenants that the 20' Private Sanitary Sewer, Access and Maintenance Easement shown in the STH 50 Right-of-Way and on Lot 1 hereby places restrictions on Lot 1 because of the location of this private sanitary sewer main easement. The Lot 1 Owner is responsible for all costs associated with the private sanitary sewer system improvements, uses and purposes, and for all related and incidental ingress and egress, construction, installation, repair, alteration, replacements, plantings and maintenance activities to serve Lot 1 on this CSM. The Lot 1 Owner further covenants that there shall be no buildings, parking lots, driveways or structures of any kind placed within the easement area without prior written approval of the Village. Furthermore, if the Village allows for the placement of parking lots, driveways or landscaping within the private sewer easement area, the Owner of Lot 1, not the Village, shall be responsible for any and all costs associated with the private sanitary sewer system improvements, removal, replacement or repair of said roadway, parking lots, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of the Lot 1, in its capacity as Owner Lot 1, and shall benefit and be enforceable by the Village.
2. The original Developer covenants that the 20' Dedicated Public Water Main, Access and Maintenance Easement shown on this CSM hereby places restrictions on the adjacent property because of the location of this water main easement which was given, granted and conveyed by the Developer to the Village for public water purposes and system

improvements, uses and purposes, and for all related and incidental ingress and egress, construction, installation, repair, alteration, replacements, plantings and maintenance activities to serve Lot 1 as referenced in the Dedications and Easements language on this Plat. The Westfield Heights Subdivision Plat covenants that there shall be no buildings, fences, parking lots, driveways or structures of any kind placed within the easement area without prior written approval of the Village. Furthermore, if the Village allows for the placement of a driveway, lighting or landscaping within the public watermain easement area granted to the Village and in the event that the Village exercises it's rights to maintain, repair or replace said watermain and related appurtenances, the Owner of Lot 1 as shown on this CSM, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said driveway, lighting or landscaping. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of the Lot 1, in its capacity as Owner of Lot 1, and shall benefit and be enforceable by the Village.

3. The Owner of Lot 1 hereby covenants that the Owner of Lot 1 shall have the obligation of protecting and preserving the Woodland Preservation and Protection, Access and Maintenance Easement areas shown on Lot 1. Such maintenance shall include without limitation and as needed replanting of new trees to maintain a dense tree coverage area and removing of dead, dying or decayed trees or plant material as approved by the Village and removing of trash or debris in order to prevent a nuisance condition. No live or dead trees larger than four (4) inches shall be removed within the easement area unless approved by the Village. Any dead trees removed shall be replaced with a minimum of four (4) inch diameter trees at least eight (8) feet in height. No signage, sidewalks, fences or utilities shall be erected within the woodlands, which might damage the trees. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of Lot 1, in its capacity as Owner of Lot 1 and shall benefit and be enforceable by the Village. The Lot 1 owner shall provide maintenance activities without compensation from the Village, to the satisfaction of the Village.

To the extent that the Village performs any such woodland related maintenance activities, the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the

rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this dedication.

4. The Owner of Lot 1 covenants that the 24' and 30' Dedicated Ingress/Egress, Cross Access and Maintenance Easement areas on Lot 1 and adjacent to Lot 1 on this CSM obligates the owner to maintain such areas for public vehicular and pedestrian ingress/egress and cross access purposes to and between the referenced properties. The Lot 1 Owner shall be responsible for all costs associated with the construction, snowplowing, driveway maintenance, gate/lock installation and maintenance and associated pavement, lighting and landscaping. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of the Lot 1, in its capacity as Owner Lot 1, and shall benefit and be enforceable by the Village and the adjacent land owner.

To the extent that the Village performs any such related maintenance activities related to the referenced easement, the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedication and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under this dedication.

**ORD. #15-\_\_**

**ORDINANCE TO CREATE  
DR. DURRANI MEDICAL OFFICE BUILDING DEVELOPMENT  
PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE PURSUANT TO  
CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE  
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

**BE IT ORDAINED** by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, create The Dr. Durrani Medical Office Building Development Planned Unit Development (PUD) pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

**THE DR. DURRANI MEDICAL OFFICE DEVELOPMENT PLANNED UNIT DEVELOPMENT**

- a. It is the intent that The Dr. Durrani Medical Office Development (hereinafter referred to as the "DEVELOPMENT"), will provide for structures, improvements and uses on the property as legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying B-2, Community Business Zoning District with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, with the additional goal of proper maintenance on a regular basis of the building, accessory structures, landscaping, parking areas, sidewalks, security cameras, lighting, fencing, signage, garbage dumpster enclosures, tree preservation, and general site development so as to promote an attractive and harmonious commercial development area and work to achieve a commercial/business environment of sustained desirability and economic stability, which will operate as a uniform commercial development with the surrounding commercial properties located in the Village of Pleasant Prairie as well as avoids unreasonable adverse effects to the property values of the surrounding properties and the surrounding neighborhood.
- b. Legal Description: The properties included are collectively known as Lot 1 of CSM \_\_\_\_\_ as recorded at the Kenosha County Register of Deeds Office on \_\_\_\_\_, 2015 as Document \_\_\_\_\_ located in U.S. Public Land Survey Section 5, Township 1 North, Range 22 East in the Village of Pleasant Prairie.
- c. Requirements within the DEVELOPMENT:
  - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.
  - (ii) All private improvements for this DEVELOPMENT are required to be installed and maintained pursuant to the approved Preliminary Site and Operational Plans and any subsequent Site and Operational Plans approved and on file with the Village.
  - (iii) The DEVELOPMENT, including but not limited to, the building(s), sign(s), fence(s), garbage dumpster enclosure(s), landscaping, parking lot(s), exterior site lighting, security cameras, tree preservation and protection area, etc., and the site as a whole, shall be maintained on a regular basis in a neat, well-maintained, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. This site maintenance shall also include the daily picking up and disposal of trash and debris which may accumulate on the sites. Annually, or more frequent if necessary, compliance inspections will be performed to verify that the site, development, building, landscaping and signage are being maintained in compliance with the Village approved Site and Operational Plans. Dead site landscaping and diseased street trees and plantings shall be removed and replaced per the approved Landscape Plans; all site landscaping shall be watered, trimmed and maintained; signage shall be repaired and repainted as needed; all structures, trim, and building architectural details shall be cleaned, repainted, fixed, and

- repaired on a regular basis; and the parking lots shall be surfaced, and striped and repainted on a regular basis.
- (iv) The owners of the DEVELOPMENT shall be in compliance with a Digital Security Imaging System Agreement (DSIS) and Access Easement as approved by the Village.
  - (v) The DEVELOPMENT shall be in compliance with all applicable Site and Operational Plan(s) and Planned Unit Development on file with the Village.
  - (vi) All buildings and site alterations and modifications, excluding general building and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.
  - (vii) All buildings/structures and all exterior additions, remodeling or alterations to the any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, light poles, outdoor furniture, etc. with the Westfield Heights commercial area.
  - (viii) The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property ownership. If the DEVELOPMENT is sold to another entity(s), the DEVELOPMENT shall continue to operate as a unified commercial development PUD and shall continue to comply with this PUD and all other PUDs that may be applicable to the DEVELOPMENT, which may be amended from time to time. Specifically, but not limited to, the commercial building parking lots shall be utilized as a shared parking lots and cross-access easements shall be designed in order to allow and facilitate the movement of vehicular traffic within the property.
  - (ix) Delivery vehicles and trucks shall be parked inconspicuously on the sites. No trucks [e.g. semi cab, semi trailer, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] shall be parked within the DEVELOPMENT.
  - (x) Commercial communication antennas, whips, panels, satellite dishes or other similar transmission or reception devices that are mounted inside the buildings or are adequately camouflaged so as not to be readily seen by the general public, as either an accessory use, as specified in Chapter 420-120 D. (3) of the Village Zoning Ordinance are allowed without approval of a Conditional Use Permit within this Development.
  - (xi) Temporary or permanent storage containers (some having brand names such as P.O.D.S, S.A.M.S., etc.) and compactors are not allowed within the DEVELOPMENT. All merchandise, product, crate, pallet, etc., storage shall be stored inside a building.
  - (xii) No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be affixed to any building, landscaping vehicle, roof-top, or the ground shall be allowed unless expressly permitted by the Zoning Ordinance.
  - (xiii) No raceways or box signage or neon tube banding around the buildings shall be permitted on any buildings within the DEVELOPMENT.
  - (xiv) All wall mounted signage shall be located on the building as approved by the Village. No signage shall cross over the architectural panels or details of the building. Specific signage plans shall be reviewed and approved and permitted.

- (xv) The DEVELOPMENT shall comply with the designated business hours of operation and hours of delivery times for the B-2 District at all times during the year.
- (xvi) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- (xvii) The DEVELOPMENT shall not be used for any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations. No extended overnight parking of passenger vehicles is allowed in the parking lots.
- (xviii) In the event that any tenant requests public transportation to service the DEVELOPMENT, it shall be the responsibility of the requesting party(ies) to fund the cost of providing such public transportation to and from the DEVELOPMENT.
- (xix) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:

- (i) Section 420-119 I (1) related to Lot Size in the B-2 District is amended as follows:
  - (1) Lot size: Lot 1 shall be a minimum of 0.935 acre. This lot area is allowed to be reduced, if additional right-of-way is acquired in the future roadway improvements.
- (ii) Section 420-119 I (4) (c) related to building setbacks is amended as follows:
  - (c) Setbacks:
    - [1] Street Setback: minimum of 65 feet from property line adjacent to STH 50 (75<sup>th</sup> Street).
    - [2] Side Setback: a minimum of 25 feet.
    - [3] Rear Setback: a minimum of 30 feet.
- (iii) Section 420-119 I (5) related to detached dumpster enclosure is amended as follows:
  - (5) Detached accessory building/trash enclosure standards: detached accessory buildings or trash enclosure is allowed.
- (iv) Section 420-47 E related to setbacks for driveways are amended as follows:
  - E. Setback. The shared access driveway for said Lots may cross property lines with the DEVELOPMENT.
- (v) Section 420-47 L related to setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be amended as follows:
  - L. Parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be a minimum of 20 feet from the property lines adjacent to STH 50 (75<sup>th</sup> Street) and 24.5 feet from the west property line; and a minimum of 5 feet from the east property line; and a one foot setback from the north property line.
- (vi) Section 420-76 T. related to a Primary Monument Sign shall be amended as follows:
  - T. Primary Monument Sign
    - (1) One sign is required for the DEVELOPMENT.

- (2) A changeable copy sign, electronic changing message sign or electronic scrolling sign is permitted.
- (3) Maximum area: 130 square feet per face.
- (4) Maximum height: 10 feet.
- (5) Minimum setback distance: 15 feet from any public street or highway right-of-way line, 10 feet from any side property line and shall not be located within any easement wherein such sign is not expressly permitted.
- (6) Shall include the street address of the principal building on the property, including the street number(s) and the name of the street, but such address may be placed on the base of the sign (where they will not count toward the maximum area of the sign display). The street address shall be placed a minimum of 18 inches from grade and the letters and numbers shall be a minimum of 3 inches high.
- (7) Landscaping shall extend a minimum of five (5) feet in every direction from the base or other support structure of the sign.
- (8) May be illuminated.
- (9) Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display constructed or stone or brick to match the building.
- (10) The base of the sign shall not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.
- (11) May be three-dimensional.

e. Amendments

- (i) The PUD regulations for the DEVELOPMENT may be amended pursuant to Chapter 420-137 of the Zoning Ordinance.
- (ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2015.**

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

\_\_\_\_\_  
John P. Steinbrink  
Village President

\_\_\_\_\_  
Jane M. Romanowski  
Village Clerk  
Posted: \_\_\_\_\_



Office of the  
Chief of Fire & Rescue  
**Doug McElmury**

## VILLAGE STAFF MEMORANDUM

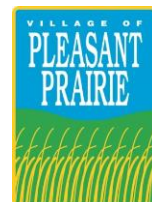
TO: Jean Werbie-Harris, Community Development Director  
FROM: Doug McElmury, Chief Fire & Rescue Department  
CC: Deputy Chief, Craig Roepke  
Lt. Thomas Clark, Fire & Rescue Department  
Peggy Herrick, Assistant Planner, Community Development  
SUBJECT: Review of the Site and Operational Plan for Dr. Durrani Office  
DATE: 22 June 2015

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This is the review of the Preliminary Site Plan for the Dr. Durrani Office West of Goddard School

The Fire and 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 limited plans submitted, we have the following concerns:

- The building will need to be equipped with a fire sprinkler system, a fire alarm system and recessed Knox Boxes. The combination water main feeding the building will need to be sized by a WI Licensed Fire Sprinkler Designer. These items will need further review once more detailed plans are submitted.
- AED. Because of the type of occupancy the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee and customer use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire Alarm Control Panel: The main FACP will be placed in the fire riser room. A remote annunciator panel location will also need to be placed in the main entrance foyer room #113.
- Knox Boxes will need to be placed at the main doors located on the east, north and south sides of the building.
- Both the fire department sprinkler connection and the fire hydrant, (pumper pad), shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The location shown on the plan is acceptable.
- Fire hydrants are indicated on the drawing. Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16
- 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 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.
- All outside doors must have access to the interior. Such as a lock and handle provided at each door.

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

**A. Site and Operational Permits**

1. Site accessibility
2. Fire Pump Location
3. Pumper Pad
4. Fire hydrant spacing

**B. Conditional Use and Operational**

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

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:
- Elevators:
- Hazard class:
- Commodity:
- Maximum storage height:
- Square footage, office space:
- 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.**

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

Permit fees must be paid at time of submission for 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 and 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. **Site Access:** Access shall be provided to the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.

- a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
- b. All exterior exit pathways as well as access to the Fire Riser Room shall have a hard surface, leading to a hard surface.
- c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.

12. **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.

13. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.

14. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire and Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.
  
15. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.
  
16. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
  
17. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety.
  
18. 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 and Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.
  
19. **Pumper Pad:** There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant. The Fire Department connection shall be constructed along with an underground drain with access for inspection. A guideline detail is attached and is meant to illustrate the requirements needed to meet the requirements stated in Village Ordinance 180-16.

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

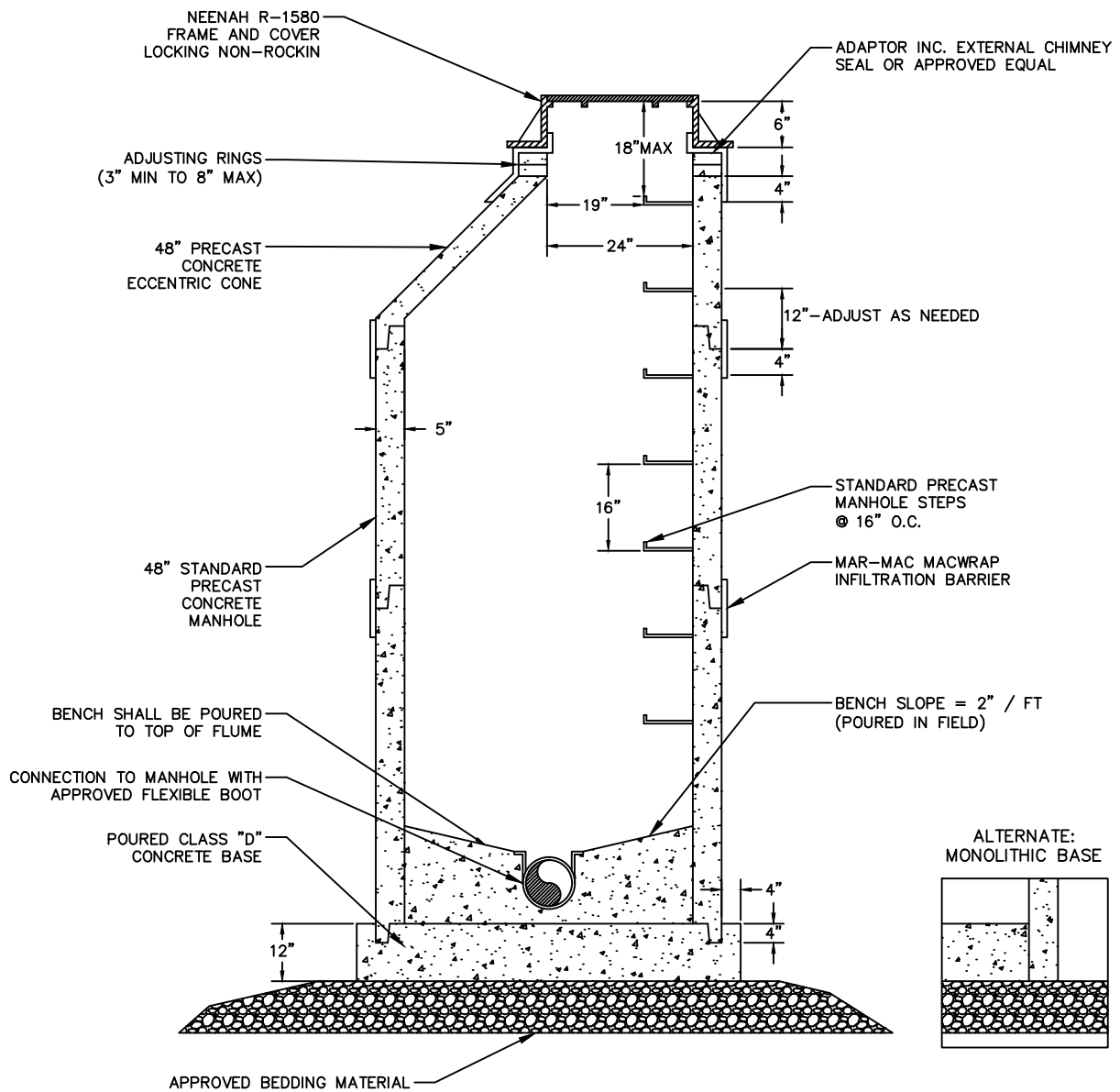
20. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
21. **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.
22. **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 Equipment 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. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire and Rescue Department. i.e. Phone line, RF Radio and /or Cellular technologies.
  - h. **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 and 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

23. **Knox Box:** Knox Boxes shall be provided for the building. The Knox Boxes shall be Model 4400, recessed type. Two sets of all keys (Master, fire alarm pull station, annunciator etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
24. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Equipment Room.
25. **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 and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
26. **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. An Emergency light shall be placed within the fire riser room.
27. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
  - b. Copy of contract with fire alarm central monitoring station.
  - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
  - d. Copies of the fire protection underground flushing documents.
  - e. Copies of the underground and fire sprinkler hydrostatic test certificates.
  - f. Copies of the fire sprinkler operational test certificates.
  - g. Copies of the fire alarm test documents.
  - h. Copies of other test documents such as, hood/duct, smoke, etc...
  - i. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
  - j. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
  - k. Severe Weather Shelter: The architect shall provide for both the Owner and the Fire & Rescue Department the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado.

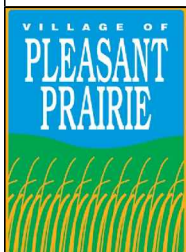
- l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
  - m. AED, in place at such time a tenant takes occupancy.
  - n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.
28. **Fees:** Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.
29. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.



**NOTES:**

1. STANDARD SAMPLING MANHOLE SHALL HAVE A PALMER-BOWLUS FLUME WITH INTEGRAL APPROACH INSTALLED.
2. VILLAGE OF PLEASANT PRAIRIE DPW SHALL BE CONTACTED FOR FINAL INSPECTION OF SAMPLING MANHOLES.
3. SEE DETAIL SAN-2A AND SAN-2B FOR PALMER-BOWLUS FLUME DETAILS.
4. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY MANHOLES.

**SCALE: NTS**



## Standard Sampling Manhole

DETAIL: SAN - 2

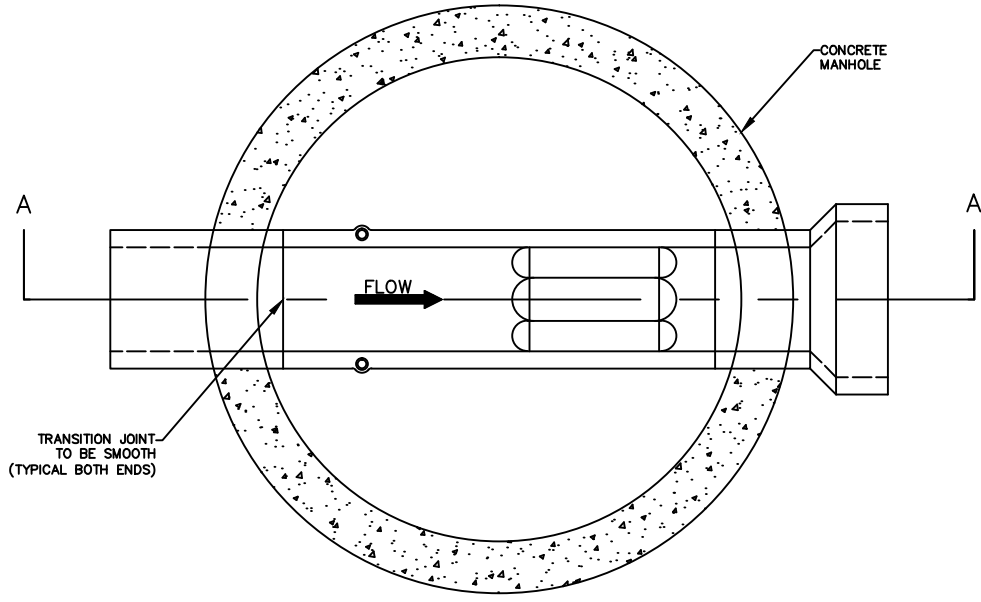
CREATED: 11-21-12

REVISED: 1-29-14

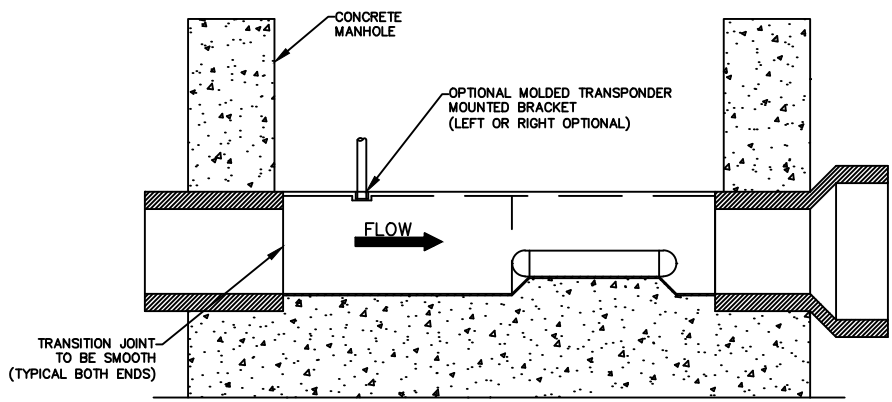
APPROVED BY: MIKE SPENCE







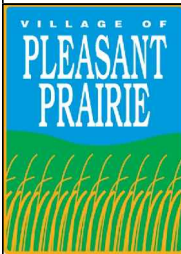
TOP VIEW OF MANHOLE WITH FLUME



SECTION A - A ENLARGED

- NOTE:
1. FLUME SHALL BE SET LEVEL INSIDE THE MANHOLE FOR PROPER TESTING PROCEDURES.
  2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS



Palmer-Bowlus Flume Detail (1 of 2)

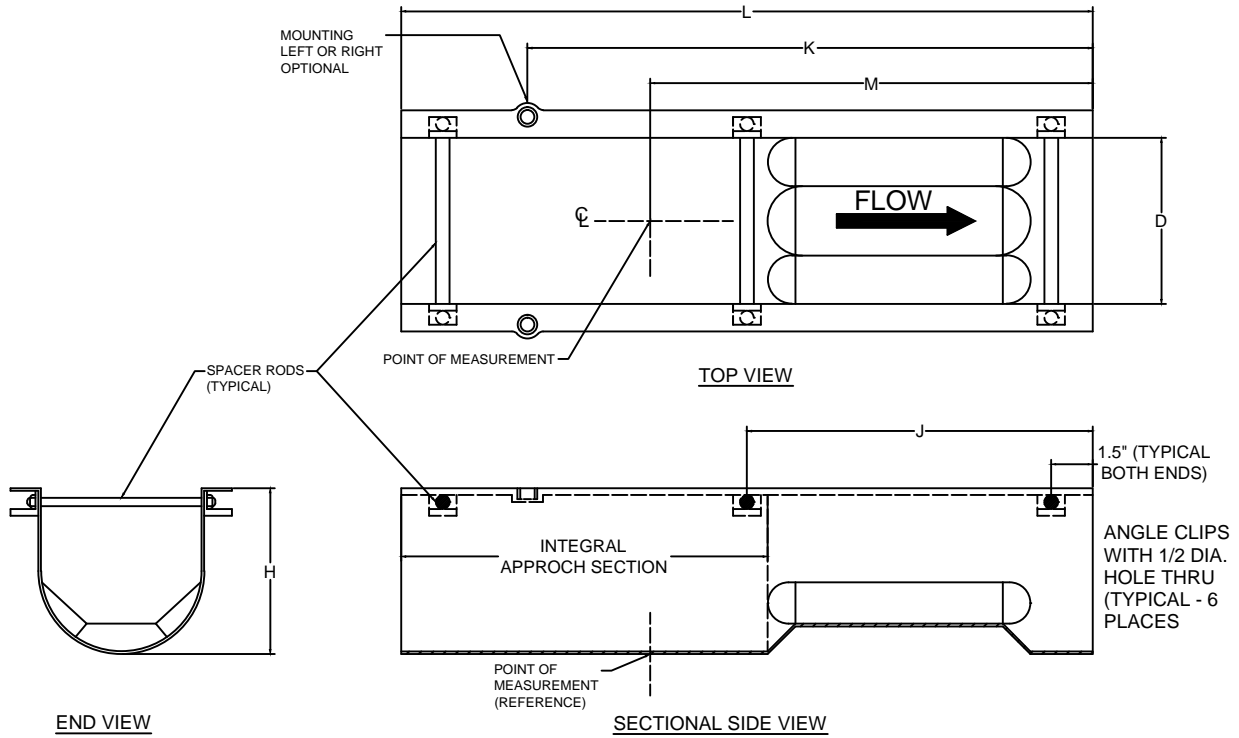
DETAIL: SAN - 2A

CREATED: 11-21-12

REVISED: 1-6-14

APPROVED BY: MIKE SPENCE





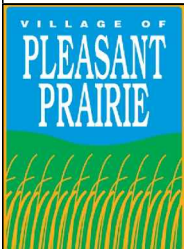
**DIMENSIONS TABLE**

PIPE SIZE	D	H	M	K	J	L
4	4	6	11	15 7/16	6 1/2	17
6	6	8	16	20 7/16	12 1/2	25
8	8	10	21	25 7/16	16 1/2	33
10	10	12	26	30 7/16	20 1/2	41
12	12	14	31	35 7/16	24 1/2	49
15	15	17	38 1/2	42 15/16	30 1/2	61
18	18	20	46	50 7/16	36 1/2	73
21	21	23	53 1/2	57 15/16	42 1/2	85
24	24	26	61	65 7/16	48 1/2	97
27	27	29	68 1/2	72 15/16	54 1/2	109
30	30	32	76	80 7/16	60 1/2	121

**NOTES:**

1. DIMENSIONS ARE IN INCHES, UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS PROVIDED FOR REFERENCE ONLY.

**SCALE: NTS**



**Palmer-Bowlus Flume Detail (2 of 2)**

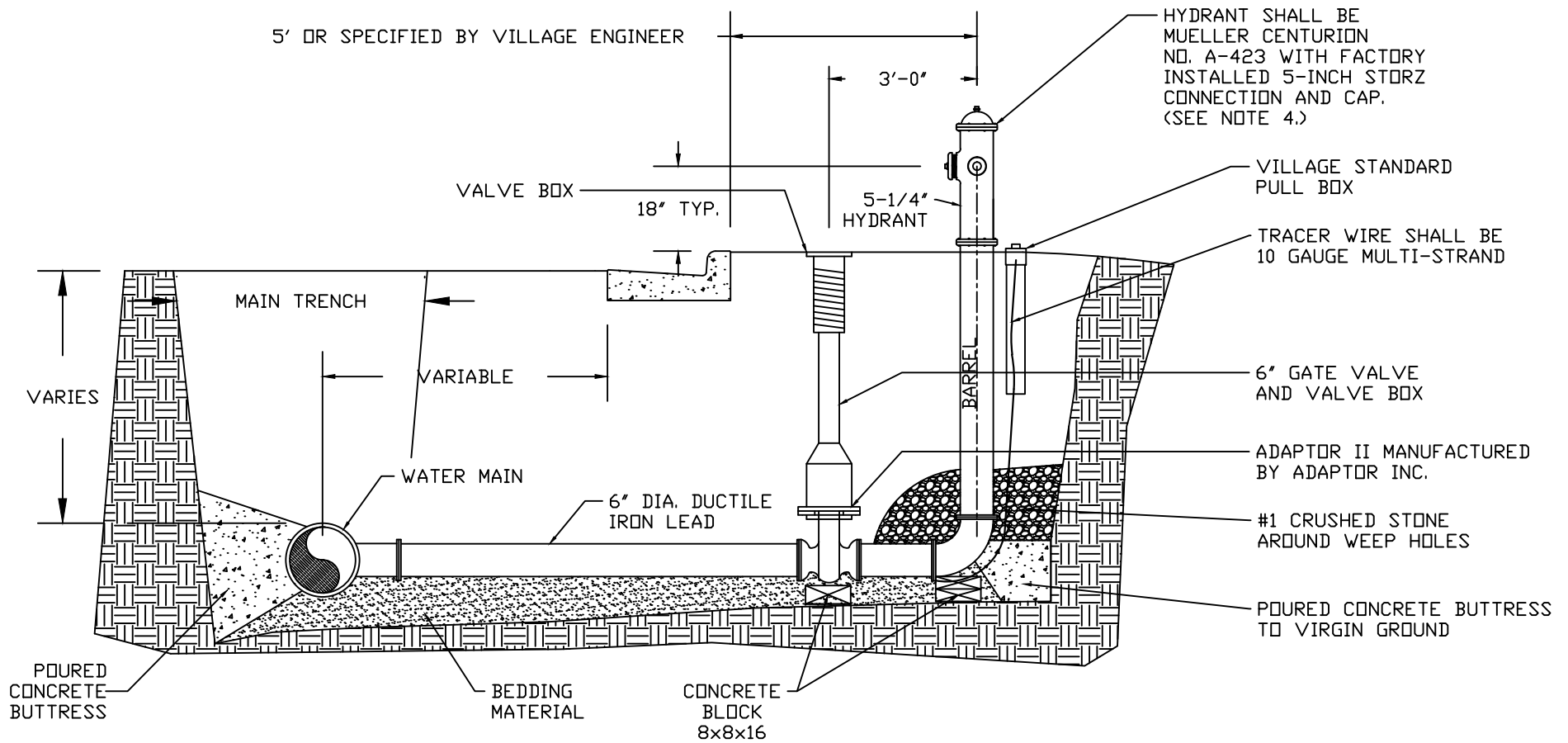
**DETAIL: SAN - 2B**

**CREATED: 11-21-12**

**REVISED: 2-19-14**

**APPROVED BY: MIKE SPENCE**





NOTES:

1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL BOLTS SHALL BE STAINLESS STEEL BOLTS.
3. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION
4. HYDRANT SPECIFICATIONS - 2 EACH 2-1/2 INCH NST NOZZLE, 1 FACTORY INSTALLED 5-INCH STORZ CONNECTION AND CAP MANUFACTURED BY MUELLER.
5. PAINT SPECIFICATION - PLEASE REFER TO VS-0400 OF THE VILLAGE CONSTRUCTION SPECIFICATIONS.

SCALE: NTS

# Standard Hydrant Assembly

DETAIL: W - 1

CREATED: 11-26-12

REVISED: 1-26-15

APPROVED BY: MATT FINEOUR



VILLAGE OF  
**PLEASANT  
PRAIRIE**





Filed 6/10 2015  
 Fee Paid 6/10 2015  
 PC Meeting Date 7/13 2015  
 VB Meeting Date \_\_\_\_\_ 20\_\_\_\_  
 Approved \_\_\_\_\_ 20\_\_\_\_  
 Denied \_\_\_\_\_ 20\_\_\_\_

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

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

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

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

The property petitioned to be subdivided is located at: 75th Street West of 91st Avenue

and is leagally described as follows: See Attached CSM

Tax Parcel Number(s): 91-4-122-054-0270

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

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

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

**PROPERTY OWNER:**

Print Name: AMG Durrani Bawani LLC

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

Address: 5308 31st Avenue

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

Phone: (262) 942-1341

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

Date June 10, 2015

**OWNER'S AGENT:**

Print Name: Bill Morris

Signature: [Signature]

Address: 5308 31st Avenue

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

Phone: (262) 942-1341

Fax: wmorris@wi.rr.com

Date: June 10, 2015

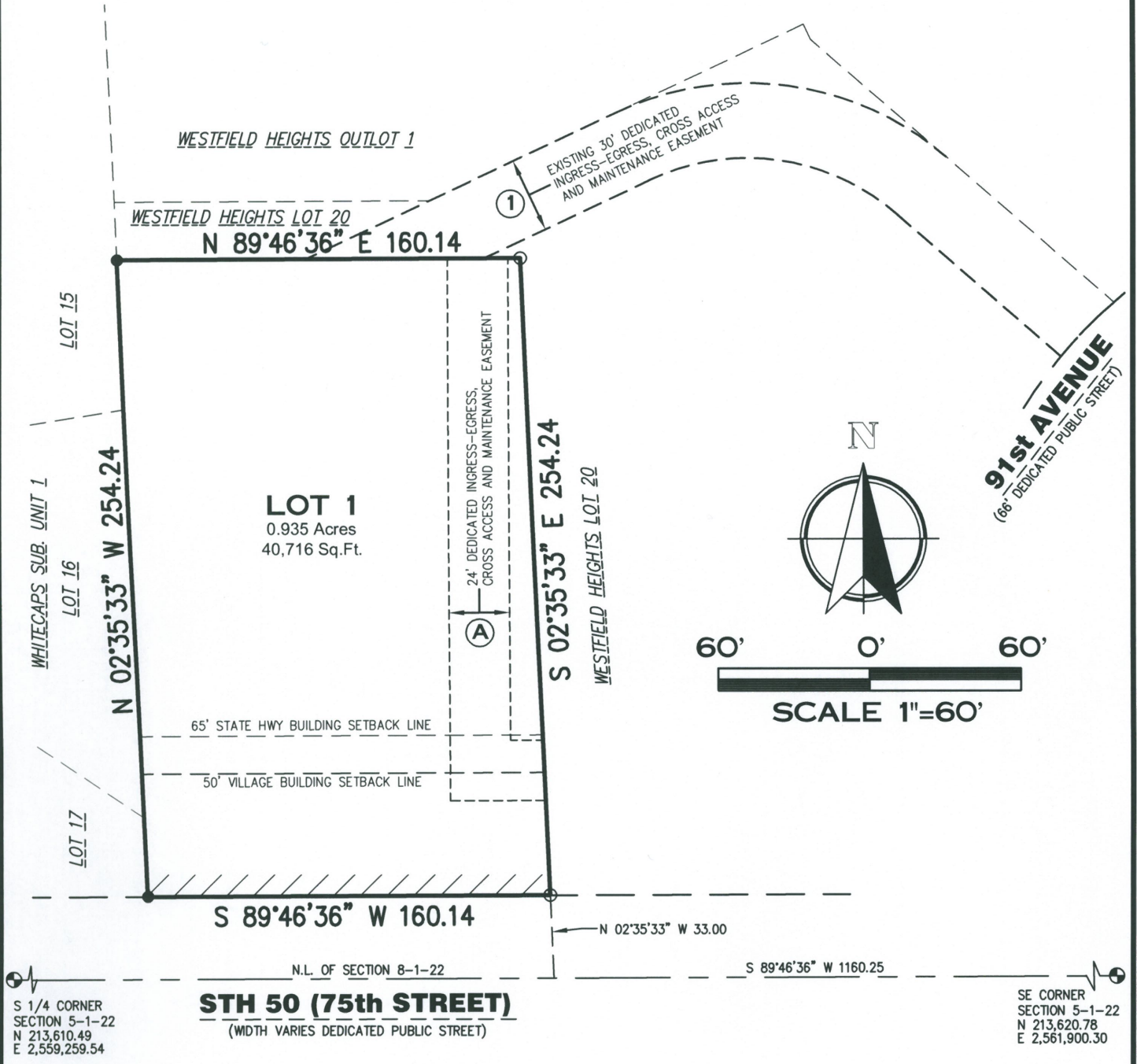
**RECEIVED**

JUN 10 2015

[Signature]  
ARON G. DURRANI, MD

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

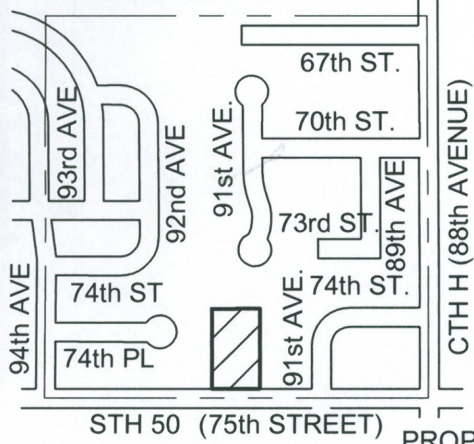
BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN.



S 1/4 CORNER  
SECTION 5-1-22  
N 213,610.49  
E 2,559,259.54

SE CORNER  
SECTION 5-1-22  
N 213,620.78  
E 2,561,900.30

LOCATION MAP  
SE 1/4 SECTION 5-1-22



- ① DEDICATED 30' WIDE INGRESS, EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT. (PER SEPARATE DOCUMENT)
- Ⓐ DEDICATED 24' WIDE INGRESS, EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT. (SEE SHEET 2 OF 4)

**NOTES:**

ZONING OF PARCEL IS B-2 (UHO)  
OWNER/LAND DIVIDER: AMG DURRANI BAWANI, LLC  
6127 GREEN BAY ROAD, STE 100, KENOSHA, WI 53142  
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.

**LEGEND:**

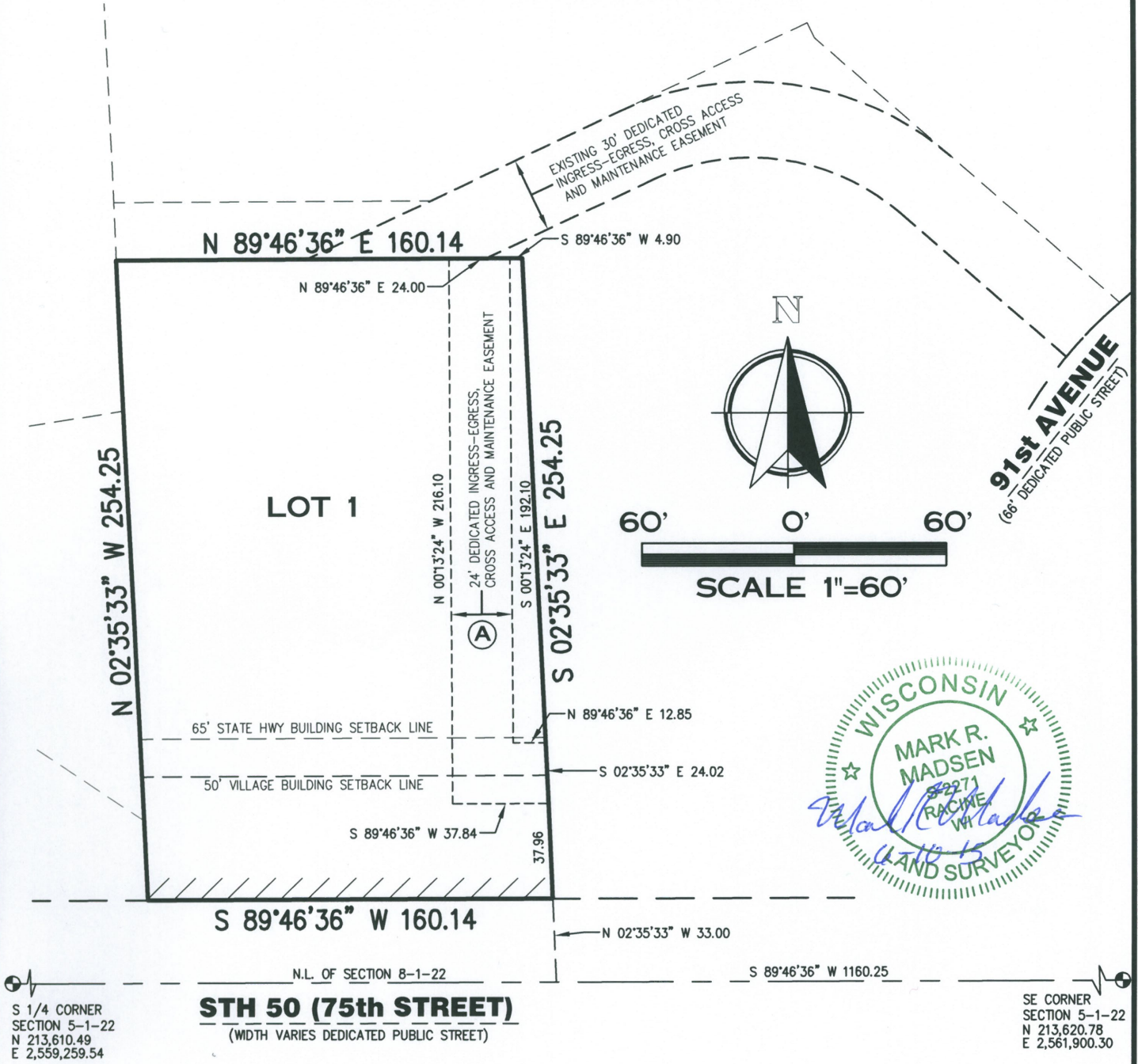
- ⊕ CHISEL "+"
- 1" O.D. IRON PIPE FOUND
- 1.315" O.D.x18" IP - 1.68LBS/LIN FT. SET
- ⊙ 6" CONC. MON. W / BRASS CAP FOUND
- //// NO VEHICULAR ACCESS

Date: June 10, 2015  
This Instrument was drafted by Mark R. Madsen  
PROJECT ID: 2012.0137.09

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN.**

**NEW EASEMENT DEDICATION**



**DEDICATED 24' WIDE INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT (A)**

Nonexclusive easement coextensive with the area shown as a Dedicated 24' Wide Ingress-Egress, Cross Access and Maintenance Easement on Lot 1 of this CSM is hereby dedicated, given, granted and conveyed by the Owner / Land Divider to the Owner(s) of Lot 1 and the Village for vehicular and pedestrian ingress, egress, cross access and maintenance purposes. In the event of any conflict between the rights of the Owner, the rights of the Village and the rights of the Lot Owner(s) or other entities with respect to the Dedicated Ingress, Egress, Cross Access and Maintenance Easement, the Village's rights under the easement shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easement, the Village shall have no obligation to do anything pursuant to its rights under the easement. The Owner(s) of Lot 1 shall be responsible for all costs associated with the construction, snow plowing and maintenance of the shared "private access drive" within said easement and associated pavement and landscaping improvements.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Professional Land Surveyor, hereby certify:  
THAT I have prepared this Certified Survey Map at the direction of the OWNER / LAND DIVIDER; THAT the exterior boundaries are described as being that part of the Southeast 1/4 of the Southeast 1/4 of Section 5 Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin described as follows: Commence at a point on the South Line of said Section 5 located S89°46'36"W 1160.25 feet from the Southeast corner of said Section 5; thence N02°35'33"W 33.00 feet to the North right-of-way of STH 50 (75th Street) and the point of beginning of this description; run thence S89°46'36"W 160.14 feet along said North line; to the East line of Whitecaps Subdivision Unit 1, a recorded plat; thence N02°35'33"W 254.24 feet along said East line to the South line of Lot 20, Westfield Heights, a recorded plat; thence N89°46'36"E 160.14 feet along said South line to the West line of Lot 20, Westfield Heights; thence S02°35'33"E 254.24 feet along said West line to the North right-of-way of STH 50 (75th Street) and the point of beginning. Containing 0.935 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.

June 10, 2015

*Mark R. Madsen*  
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

AMG DURRANI BAWANI, LLC, as Owner does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, 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.

AMG DURRANI BAWANI, LLC

Signed: \_\_\_\_\_

Print Name: Abdul G. Durrani, M.D., Sole Member

IN WITNESS WHEREOF, this \_\_\_\_ day of \_\_\_\_\_, 2015.

Witness: \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE,  
KENOSHA COUNTY, WISCONSIN.**

STATE OF \_\_\_\_\_ )

ss.

COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above-named person of said corporation to me known to be the person who executed the foregoing instrument and to me known to be such \_\_\_\_\_ of said Limited Liability Corporation, and acknowledged that he executed the foregoing as such officer of said Limited Liability Corporation, by its authority.

My Commission Expires: \_\_\_\_\_

**VILLAGE PLAN COMMISSION APPROVAL**

Approved by the Village Plan Commission, Village of Pleasant Prairie on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Thomas W. Terwall, Chairman

**VILLAGE BOARD APPROVAL**

Approved by the Village Board, Village of Pleasant Prairie on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
John P. Steinbrink, Village President

Attest:

\_\_\_\_\_  
Jane M. Romanowski, Village Clerk







Filed 6/10 2015 Published 6/29 2015  
 Public Hearing 7/13 2015 7/6 2015  
 Fee Paid 6/10 2015 Approved \_\_\_\_\_ 20\_\_\_\_  
 Notices Mailed 6/25 2015 Denied \_\_\_\_\_ 20\_\_\_\_

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

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

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

It is petitioned that the following described property be rezoned from the present B-2 (UHO) District(s) to B-2 (PUD) District(s). The property petitioned to be rezoned is located at: 75th Street and is legally described as follows: See attached CSM

Tax Parcel Number(s): 91-4-122-054-0270

The proposed use for this property is: Professional office building

Petitioner's interest in the requested rezoning: Owner/deveopler

Compatibility with adjacent land uses: yes

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

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

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

**PROPERTY OWNER:**

Print Name: AMG Durrani Bawani LLC

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

Address: 5308 31st Avenue

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

Phone: (262) 942-1341

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

Email: \_\_\_\_\_

**OWNER'S AGENT:**

Print Name: Bill Morris

Signature: [Signature]

Address: 5308 31st Avenue

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

Phone: (262) 942-1341

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

Email: wmorr@wi.rr.com

Date: June 10, 2015

**RECEIVED**

Date June 10, 2015

JUN 10 2015

[Signature]  
 ABDUL G. DURRANI, MD



**Nielsen Madsen & Barber S.C.**  
Civil Engineers and Land Surveyors

June 10, 2015

Ms. Jean Werbie - Harris  
Village of Pleasant Prairie  
9915 – 39<sup>th</sup> Avenue  
Pleasant Prairie, WI 53158

RE: Durrani Professional Office Building  
Planned Unit Development Overlay Request  
File No. 2012.0137.09

Dear Jean:

AMG Durani Bawani, LLC, owner and developer of the above-referenced project, is hereby requesting a Planned Unit Development (PUD) overlay to accommodate a proposed 6,300 S.F. professional office building on his 0.93 acre parcel on 75<sup>th</sup> Street West of 91<sup>st</sup> Avenue.

As part of this PUD overlay, he is requesting the following "Dimensional Variances" from the Village of Pleasant Prairie Code of Ordinances:

- 1) Chapter 420-119 I.1. (B-2 Community Business District / Lot Size) to allow for a 0.93 acre lot in lieu of the required 2.0 acre minimum.
  - Reason for Variance: Existing non-conforming parcel.
- 2) Chapter 420-48 L.1.d.1. (Parking Lot and Circulation Requirements) to allow five (5') setback from the east property line in lieu of the required ten feet (10').
  - Reason for Variance: To construct the building & parking lot parallel to STH 50 in lieu of being parallel the east and west property lines.
- 3) Chapter 420-48 L.1.a. (Parking Lot and Circulation Requirements) to allow a 1.03' setback from the North property line in lieu of the required twenty feet (20').
  - Reason for Variance: Adjoining lot to the North consist of a protected wooded area and stormwater retention basin Outlot with no residential homes within three hundred feet (300') to the North.

---

1458 Horizon Blvd, Suite 200, Racine, WI 53406  
Ph: (262) 634-5588 \* Fax: (262) 634-5024  
www.nmbosc.net



  
Abdul G. Durrani, MS

Ms. Jean Werbie - Harris  
Durani Professional Office Building  
Planned Unit Development Overlay Request  
June 10, 2015  
Page 2

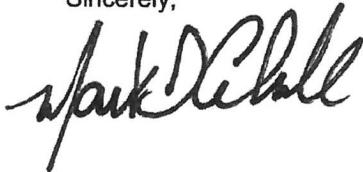
- 4) Chapter 420-48 L.1.d.2. (Parking Lot and Circulation Requirements) to allow for parking or drive isles in a commercial district to be within 24.8 feet of a residential property line in lieu of the required twenty five foot (25') setback.
  - Reason for Variance: to accommodate two (2) additional parking stalls.
- 5) Chapter 420-47 L. (Driveways in Business, Manufacturing, Multi-family, Institutional and Park and Recreation Districts) to allow for access to the parcel be off of 91<sup>st</sup> Avenue via dedicated ingress-egress easement in lieu of the public roadway that it fronts (STH 50).
  - Reason for Variance: Commercial access onto STH 50 Not allowed at this location.
- 6) Chapter 420-78 (General Sign Regulations) to allow for increased building wall signage.
- 7) B-2 Zoning Ordinance to allow for a standalone trash / recycling enclosure & lawn equipment storage area lieu of the structure being directly attached to the principle building.
  - Reason for Variance: Do to the configuration of the parcel, the goal of providing as many parking spaces as possible and the need for the trash collection company to pull directly into the enclosure.

In recognition of the requested dimensional variances, the developer is proposing to provide the following enhancements:

- 1) An External Digital Imaging Security System (DSIS).
- 2) Enhanced Architectural Design Elements.
- 3) Increased Landscaping Screening (between the site and adjacent residential development).

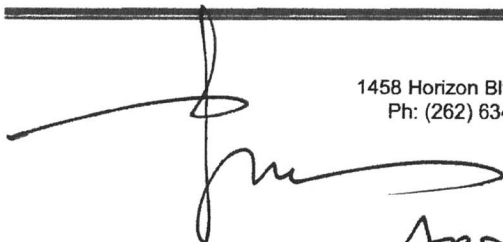
If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,



Mark D. Eberle, P.E.

MDE/kmw  
Enclosure



1458 Horizon Blvd., Suite 200, Racine, WI 53406  
Ph: (262) 634-5588 \* Fax: (262) 634-5024  
www.nmbosc.net



Ardu G. Durani, ms



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.

Table with 2 columns: Description and Date/Value. Includes rows for Application Filed on (4/10/2015), Preliminary Determination of Completeness on (4/11/2015), Revised Plans Submitted (20), Public Hearing Required, Published on, Notices sent on, Approved by Plan Commission and Zoning Administrator, Denied by Plan Commission and Zoning Administrator.

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: AMG Durani Bawani LLC

SITE ADDRESS: 75th Street

BRIEF PROJECT DESCRIPTION: Construction of a 6,300 SF professional office building and realted parking & access improvments.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: See Attached Narrative

PROPOSED NUMBER OF PART-TIME EMPLOYEES: See Attached Narrative

SITE SIZE: 40,311 sq. ft. 0.93 acres

PROPOSED BUILDING SIZE: 6,300 sq.ft. HEIGHT: 16 ft.

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

LEGAL DESCRIPTION: See Attached CSM

TAX PARCEL NUMBER(S) : 91-4-122-054-0270

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY:

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

RECEIVED

VPPCOMDEV-0017-F (REV. 5/11)

JUN 10 2015

Handwritten signature of ARDUL G. DURANI, MD

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: \_\_\_\_\_

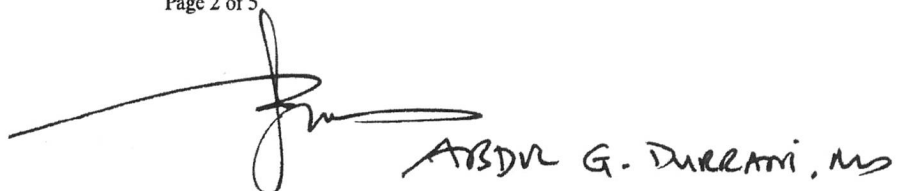
**THIS APPLICATION IS FOR A: (check one)**

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

**SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE**

Are there any existing buildings on the site?  YES  NO

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



ABDUL G. DURRANI, MS

**SECTION 3: PHOTOGRAPHS ( E-mailed to Village)**

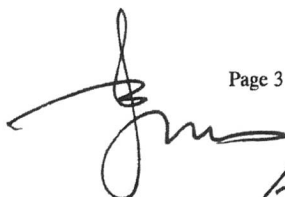
**Standard-sized photographs** (not Polaroid) showing all aspects of the site (e.g. locations of proposed improvements, bodies of navigable water, wetlands, wooded areas, etc.) and of the exterior of structures or other site improvements, together with a statement regarding each photograph, which includes 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).



Abdul G. Durrani, MD

## 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.

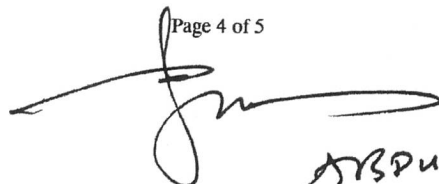
The Village may require additional information be submitted to ensure that the Village Performance Standards are being met.

## 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.



ARSHAD G. DURRAN, MS

**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: AMD Durrani Bawani LLC  
(Please Print)

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

Address: 5308 31st Avenue

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

Phone: (262) 942-1341

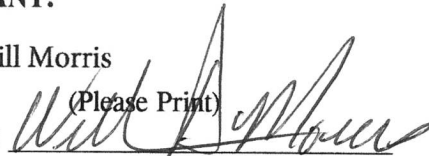
Fax: 262 - 658 - 0300

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

Date June 10, 2015

**APPLICANT:**

Name: Bill Morris

Signature:   
(Please Print)

Address: 5308 31st Avenue

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

Phone: (262) 942-1341

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

E-mail: wmorr@wi.rr.com

Date: June 10, 2015

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: AMD Durrani Bawani LLC  
(Please Print)

Signature: 

Address: 5308 31st Avenue

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

Phone: (262) 942-1341

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

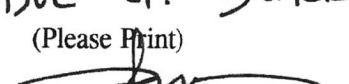
E-mail: drdurrani@hotmail.com

Date June 10, 2015

Dradurrani@hotmail.com

**USER OR OCCUPANT OF SITE:**

Name: ABDUL G. DURRANI, MS  
(Please Print)

Signature: 

Address: 6127 Green Bay Road

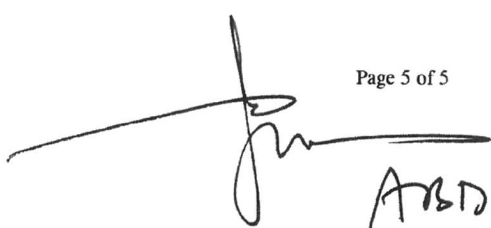
KENOSHA WI 53142  
(City) (State) (Zip)

Phone: 262 - 658 - 9999

Fax: 262 - 658 - 0300

E-mail: Dradurrani@hotmail.com

Date: 6-10-15

  
ABDUL G. DURRANI, MS



6/9/2015

To whom it may concern,

I Dr. Abdul G. Durrani have been a Family Practice Physician in Kenosha for over 25 years. I am proposing a Medical Office Building on my property on HWY 50.

I am proposing a 6300 sq. ft building with partial basement for my Medical Practice. The building would be 1 story brick building. We will have enclosed garbage enclosure, we will also have a sprinkler system in the building, alarm and fire extinguishers and visible exit signs on exit doors.

My hours of operation would be M-F 8am – 5pm and some weekends.

Anticipated maximum number of employees have 4 part time employees

We will provide 4 handicapped accessible spaces to our patients

We will anticipate 10-12 vehicles in front of the building at any time.

There will be no trucks parked in the parking space, except for quick deliveries

We will not be producing any liquid or solid waste at that site

We will provide 24 hour camera coverage around the building and in the parking lot, which will be recorded with a DVR for 1 month

We will keep the building structure site clean by applying gravel on the site to avoid disturbing the neighbors

We will be very attentive to the neighboring properties, particularly west of us in White Caps to reduce the noise and the light exposure.

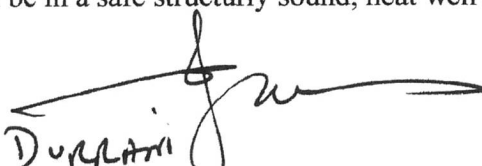
We will also do additional landscaping for protect the privacy of the Neighbors as much as possible

We will respect all local Kenosha County State and Federal guidelines and will obtain all necessary permits and approval that is needed

In addition to applicable requirements and standards no use shall be conducted in a way to constitute a public or private nuisance. No use shall be conducted to violate any performance standard in statute 420-38.

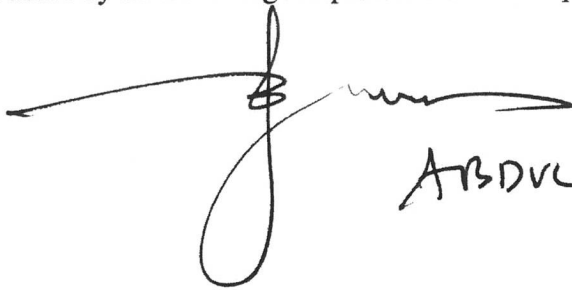
All building, structure, site improvements inside shall be in a safe structurally sound, neat well cared for and attractive condition.

ABDUL G. DURRANI  
MD



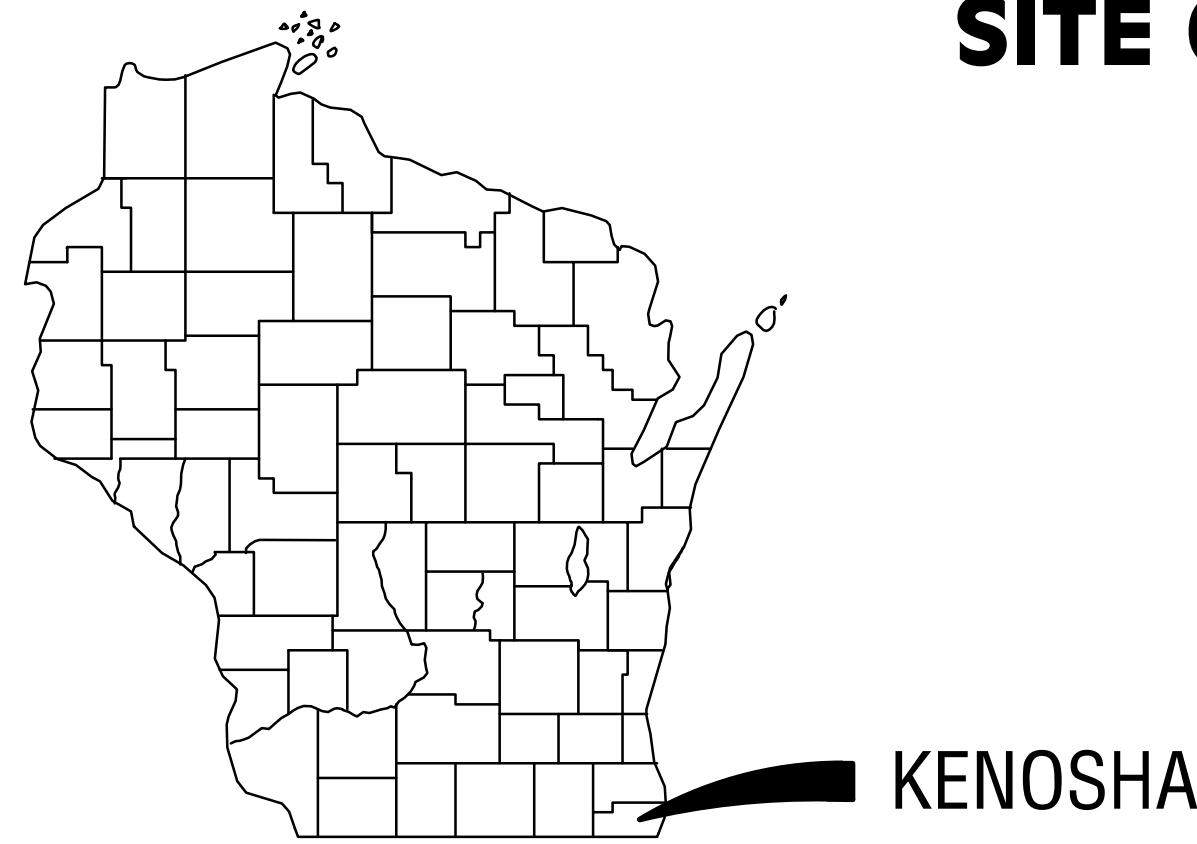
Indoor, no proposed or expanded use shall be permitted to create or significantly exacerbate unsafe traffic conditions on any street or highways in the village.

We will abide by all the Village requirements for this project.

A handwritten signature in black ink, appearing to be 'Abdul F. Durkhan'. The signature is stylized with a large loop on the left side and a horizontal line extending to the right.

ABDUL F. DURKHAN, MD

# CONSTRUCTION PLANS for **DURRANI MEDICAL CLINIC** SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS for **AMG DURRANI BAWANI, LLC.** Village of Pleasant Prairie, Kenosha County, Wisconsin



## Project Legend

	EDGE OF WOODS		WATER SHUT OFF (EXISTING)
	RIP RAP (PROPOSED)		WATER SHUT OFF (PROPOSED)
	DECIDUOUS TREE		WATER MAIN VALVE (EXISTING)
	DECIDUOUS TREE REMOVAL		WATER MAIN VALVE (PROPOSED)
	CONIFEROUS TREE		CHECK VALVE (PROPOSED)
	CONIFEROUS TREE REMOVAL		AIR RELIEF VALVE (PROPOSED)
	BUSH		FIRE DEPARTMENT CONNECTION (PROPOSED)
	PROPOSED CONTOURS		HYDRANT (EXISTING)
	EXISTING CONTOURS		HYDRANT (PROPOSED)
	UNDERGROUND CABLE, ELECTRIC		WATER MAIN REDUCER (EXISTING)
	UNDERGROUND CABLE, TELEPHONE		WATER MAIN REDUCER (PROPOSED)
	UNDERGROUND, GAS MAIN		SANITARY MANHOLE (EXISTING)
	UNDERGROUND CABLE, TV		SANITARY MANHOLE (PROPOSED)
	SILT FENCE		SANITARY CLEAN OUT (EXISTING)
	EROSION BALES		SANITARY CLEAN OUT (PROPOSED)
	RAILROAD TRACKS		STORM MANHOLE (EXISTING)
	FENCE		STORM MANHOLE (PROPOSED)
	NO VEHICULAR ACCESS		CATCH BASIN (EXISTING)
	SEPTIC VENT		CATCH BASIN (PROPOSED)
	ELECTRIC MANHOLE		ENDWALL (PROPOSED)
	TELEPHONE MANHOLE		CULVERT (EXISTING)
	WATER MANHOLE		CULVERT (PROPOSED)
	HVAC UNIT		TELEPHONE BOX
	UNDERGROUND VAULT		GUY WIRE
	SECTION CORNER		UTILITY POLE
	MAIL BOX		GAS VALVE
	SIGN		GAS METER
	FOUND IRON PIPE		LIGHT POLE (EXISTING)
	SET IRON PIPE		LIGHT POLE (PROPOSED)
			ELECTRIC PEDESTAL
			ELECTRIC METER
			PAD MOUNT TRANSFORMER
			GUARD POST
			SOIL BORING

## PROJECT LOCATION



### Pre-construction Note:

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S ARCHITECT / REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE & RESCUE INSPECTOR, IT/DSIS INSPECTOR AND ZONING ADMINISTRATOR) MUST BE SCHEDULED WITH THE VILLAGE. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

### Utility Note:

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

### Construction Access Note:

A TEMPORARY CONSTRUCTION ACCESS AND STONE TRACKING PAD SHALL BE INSTALLED OFF OF 91ST AVE / 74TH STREET AS SHOWN ON SHEET C-4. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE VIA THIS LOCATION. AT THE COMPLETION OF THE PROJECT THE STONE TRACKING PAD SHALL BE REMOVED AND THE AREA RESTORED. ALL CURB AND GUTTER, SIDEWALKS AND PARKWAY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND PER VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS.

## Sheet Index

Plan Sheet	Sheet No.
TITLE SHEET	C-1
EXISTING CONDITIONS TOPOGRAPHIC SURVEY	C-2
DIMENSIONED SITE PLAN	C-3
SITE GRADING, DRAINAGE & EROSION CONTROL PLAN	C-4
PAVEMENT GRADING PLAN	C-5
SITE UTILITY PLAN	C-6
STORM SEWER PLAN	C-7
PAVEMENT MARKING & SIGNAGE PLAN	C-8
PROJECT SPECIFICATIONS	C-9
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C-10 thru C-13

## Owner / Developer

AMG DURRANI BAWANI, LLC.  
DR. ABUL DURRANI  
5308 31ST AVE.  
KENOSHA, WI 53144  
OFFICE: 262-942-1341

## Governing Agency Contacts

<p>PLEASANT PRAIRIE VILLAGE HALL 9915 30TH STREET PLEASANT PRAIRIE, WI 53158 OFFICE: (262) 694-1400</p> <p>- ADMINISTRATION MICHAEL R. POLLOCOFF - VILLAGE ADMINISTRATOR OFFICE: (262) 925-6721 EMAIL: mpollocoff@plprairiewi.com</p> <p>THOMAS SHIRCEL - ASSISTANT VILLAGE ADMINISTRATOR OFFICE: (262) 925-6721 EMAIL: tshircel@plprairiewi.com</p> <p>- COMMUNITY DEVELOPMENT DEPARTMENT JEAN WERBIE-HARRIS, DIRECTOR - PLANNER, ZONING ADMINISTRATOR OFFICE: (262) 925-6718 EMAIL: jwerbie-harris@plprairiewi.com</p> <p>PEGGY HERRICK - ASST. PLANNER &amp; ZONING ADMINISTRATOR OFFICE: (262) 925-6716 EMAIL: pherrick@plprairiewi.com</p> <p>- ENGINEERING DEPARTMENT MATT FINEOUR - VILLAGE ENGINEER OFFICE: (262) 925-6778 EMAIL: mfineour@plprairiewi.com</p> <p>KURT DAVIDSEN - ASSISTANT VILLAGE ENGINEER OFFICE: (262) 925-6728 EMAIL: kdavidsen@plprairiewi.com</p> <p>- BUILDING INSPECTION DEPARTMENT SANDRO PEREZ - BUILDING INSPECTION SUPERINTENDENT OFFICE: (262) 694-9304 DIRECT: (262) 925-6722 EMAIL: sperez@plprairie.com</p>	<p>PLEASANT PRAIRIE FIRE DEPARTMENT DOUG Mc ELMURY, - CHIEF OF FIRE &amp; RESCUE 8044 88TH AVENUE OFFICE: (262) 694-8027 EMAIL: fireandrescue@plprairie.com</p> <p>THOMAS CLARK - LIEUTENANT FIRE &amp; RESCUE DEPARTMENT DIRECT: (262) 948-8982 EMAIL: tclark@plprairiewi.com</p> <p>CRAIG ROEPKE - DEPUTY CHIEF OF FIRE &amp; RESCUE DIRECT: (262) 948-8981 EMAIL: croepke@plprairiewi.com</p> <p>PLEASANT PRAIRIE PUBLIC WORKS JOHN STEINBRINK, JR., - SUPERINTENDENT ROGER PRANGE MUNICIPAL BUILDING 8600 GREEN BAY ROAD OFFICE: (262) 925-6768 EMAIL: jsteinbrink@plprairie.com</p> <p>JESSE HOULE - CONSTRUCTION MANAGER OFFICE: (262) 948-8945 EMAIL: jhoule@plprairie.com</p> <p>STEVE WLAHOVICH - ENGINEERING TECHNICIAN OFFICE: (262) 925-6767 EMAIL: swlahovich@plprairie.com</p> <p>WI DEPARTMENT OF NATURAL RESOURCES ELAINE JOHNSON - WATER RESOURCE SPECIALIST OFFICE: 262-884-2136 EMAIL: elaine.johnson@wisconsin.gov</p> <p>PETER WOOD - WATER RESOURCES ENGINEER OFFICE: 262-884-2360 EMAIL: peter.wood@wisconsin.gov</p>
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## Public Utility Contacts

<p>AMERICAN TRANSMISSION COMPANY BRIAN MCGEE OFFICE: 262-506-68955 EMAIL: bmcgee@atcllc.com EMERGENCY NUMBER: (800) 972-5341</p> <p>WISCONSIN D.O.T. SOUTHEAST REGION OFFICE: (414) 266-1167</p> <p>AT&amp;T MIKE TOYK OFFICE: 262-636-0549 EMAIL: mt1734@att.com</p> <p>TDS TELECOM SOUTHEAST WISCONSIN OFFICE: 877-483-7142</p>	<p>TIME WARNER CABLE STEVE CRAMER - UTILITY COORDINATOR OFFICE: 414-277-4045 EMAIL: steve.cramer@twcable.com EMERGENCY NUMBER: (800) 627-2288</p> <p>WE-ENERGIES LINDA SCHREIER KENOSHA SOUTH OFFICE: 262-552-3228 EMAIL: linda.schreier@we-energies.com NATURAL GAS EMERGENCY: (800) 261-5325 ELECTRICAL EMERGENCY: (800) 662-4797</p>
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## Bench Marks

- CHISEL "+" IN PAVEMENT LOCATED 2' SOUTH OF EDGE OF THE PAVEMENT ON HWY 50 AND 90± WEST OF THE SOUTHEAST PROPERTY CORNER (9400). ELEVATION: 717.86
- SPIKE SET 10' EAST OF TREE NUMBER T138 ON THE WEST SIDE OF THE PROPERTY AS SHOWN ON THE EXISTING CONDITIONS PLAN C-2 (9402). ELEVATION: 721.81



**Nielsen Madsen & Barber S.C.**  
Civil Engineers and Land Surveyors  
1458 Horizon Blvd., Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Fax: (262)634-5024  
Website www.nmbasc.net

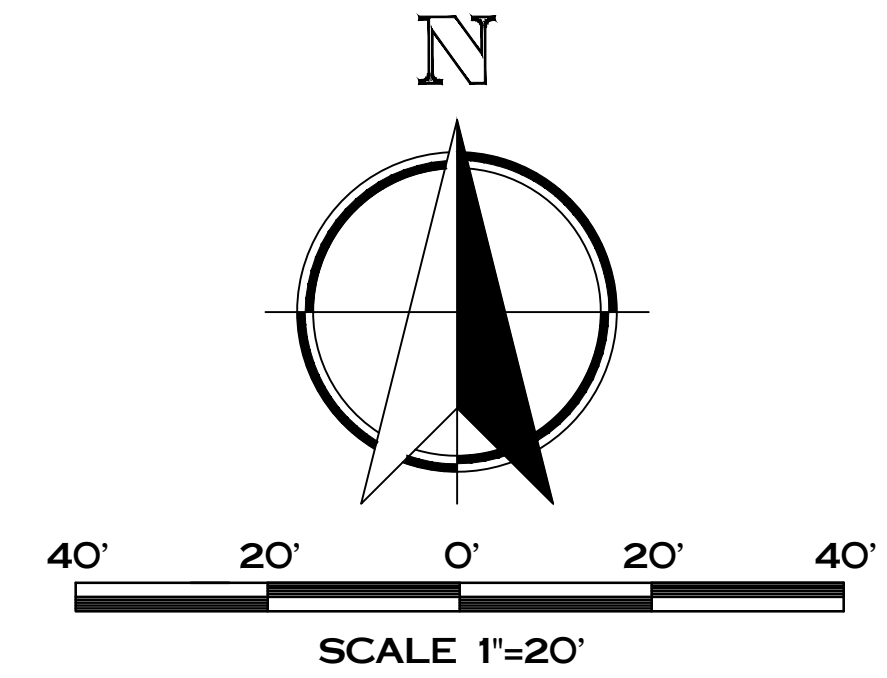
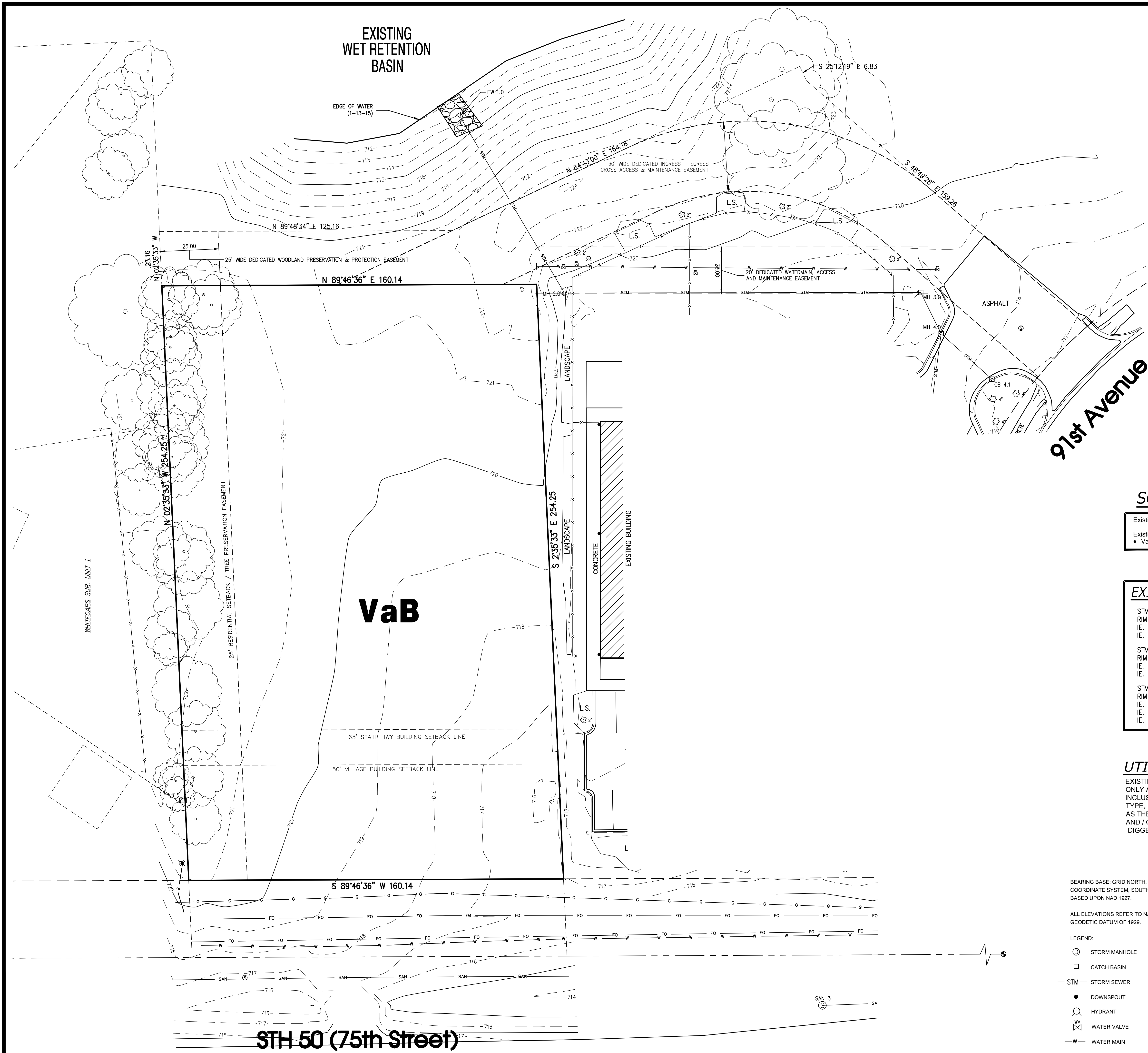
**DURRANI MEDICAL CLINIC  
SITE GRADING, DRAINAGE, UTILITY  
& PAVEMENT IMPROVEMENTS  
FOR  
AMG DURRANI BAWANI, LLC  
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN**

NO.	REVISION	BY	DATE

PROJ. MGR: _____ MDE
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DATE: _____ 06-10-15
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<b>2012.0137.08</b>
SHEET
<b>C-1</b>



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**SOILS / GROUND COVER DATA**

Existing Ground Cover - Woodlands  
 Existing Site Soils  
 • Varna Silt Loam (VaB) - 0.93 Acres

**EXISTING UTILITY DATA:**

STM 2.0 RIM 718.77 IE. 15° E 712.17 IE. 15° NW 712.17	CB 4.1 RIM 717.24 IE. 8° NW 713.04	SAN 1 RIM 717.85 IE. 8° S 705.75
STM 3.0 RIM 718.06 IE. 15° W 712.41 IE. 15° SE 712.41	CB 4.2 RIM 717.38 IE. 8° N 714.08	SAN 2 RIM 718.77 IE. 6° E&W 712.87
STM 4.0 RIM 718.57 IE. 12° NW 712.67 IE. 8° S 712.67 IE. 8° SE 712.77	EW 1.0 IE. 15° SE 711.81	SAN 3 RIM 713.24 IE. 8° E 702.14

**UTILITY NOTE:**

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BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

**DIGGERS HOTLINE**  
 Call (800) 242-8511  
 www.DiggersHotline.com

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

LEGEND:

⊕ STORM MANHOLE	⊕ SANITARY MANHOLE	⊕ FLOOD LIGHT	⊕ DECIDUOUS TREE
□ CATCH BASIN	- SAN - SANITARY SEWER	⊕ TELEPHONE PEDESTAL	⊕ IRRIGATION CONTROL VALVE
- STM - STORM SEWER	⊕ WATER MANHOLE	- T - TELEPHONE LINE	⊕ FOUND IRON PIPE
• DOWNSPOUT	⊕ ELECTRIC PEDESTAL	- G - GAS MAIN	⊕ GUARD POST
⊕ HYDRANT	⊕ ELECTRIC METER	⊕ GAS METER	- X - FENCE
⊕ WATER VALVE	- E - ELECTRIC LINE	⊕ GAS VALVE	- FO - FIBER OPTIC CABLE
- W - WATER MAIN	⊕ LIGHT POLE	⊕ SIGN	



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**DURRANI MEDICAL CLINIC**  
**EXISTING CONDITIONS**  
**TOPOGRAPHIC SURVEY**  
 FOR  
**AMG DURRANI BAWANI, LLC**  
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

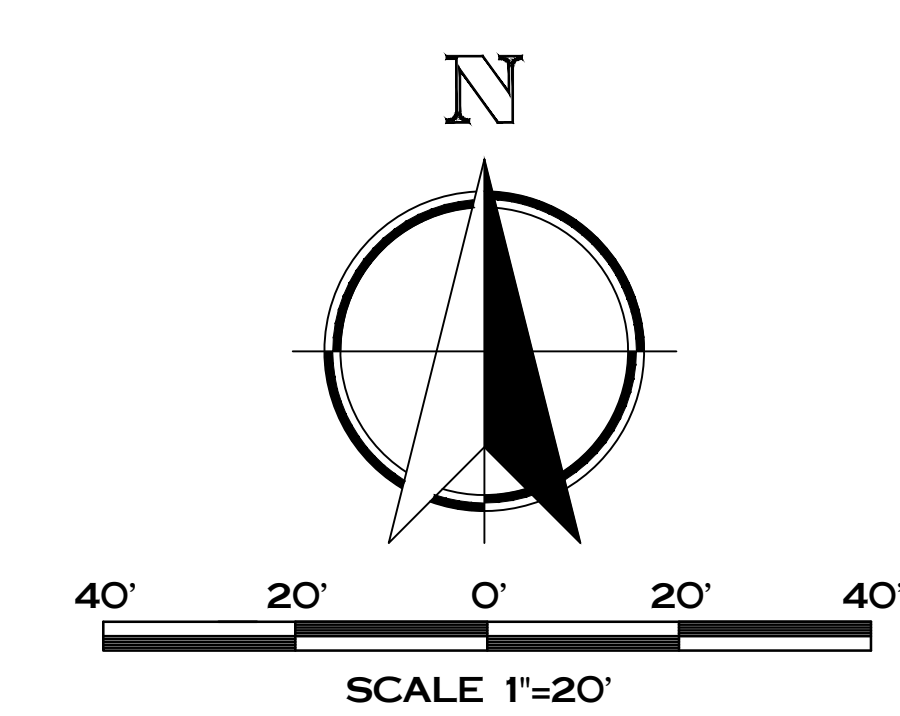
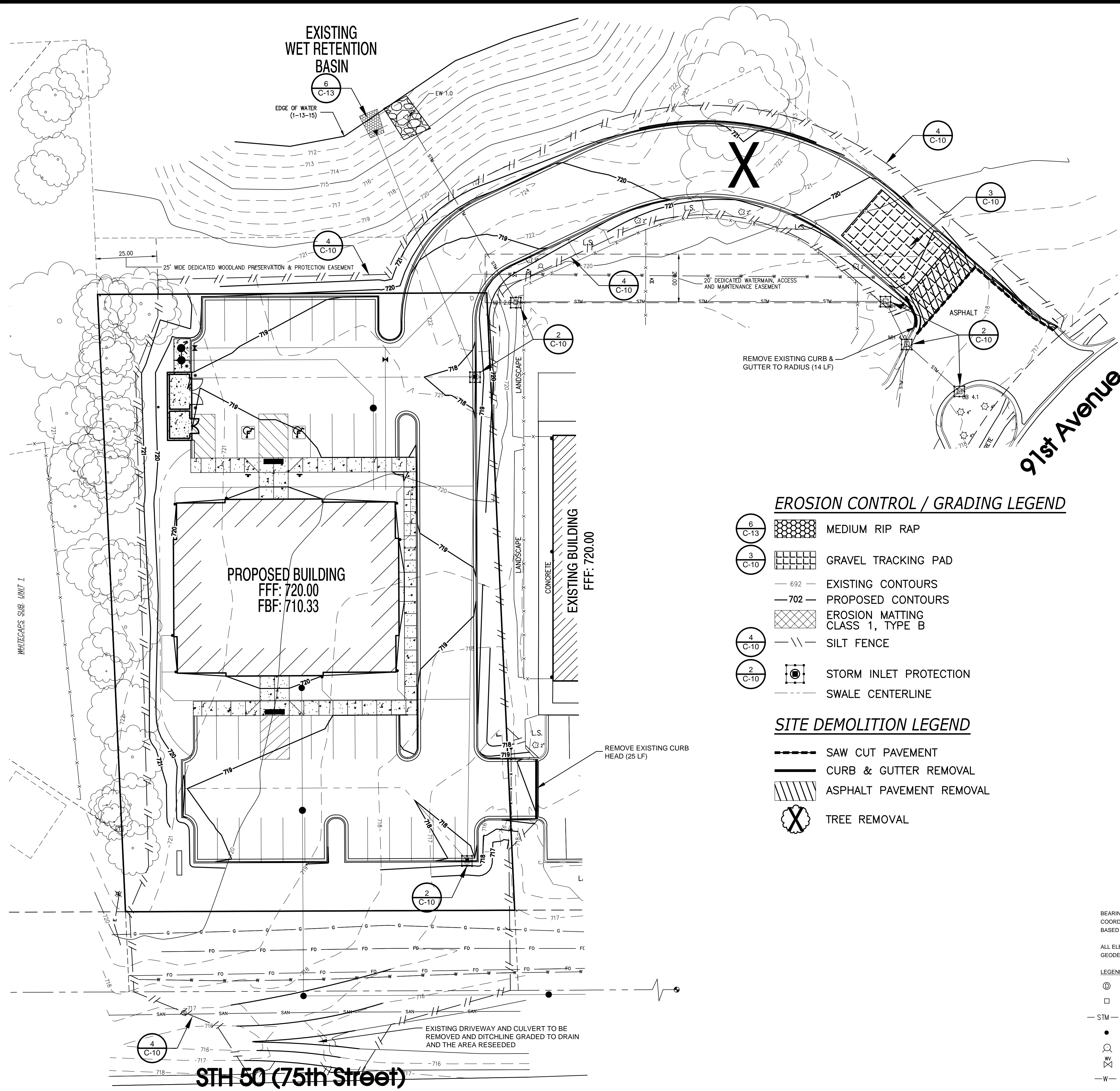
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**C-2**

**ISSUE FOR APPROVAL - 6-10-2015**



Wednesday, June 10, 2015 3:38:31 PM



**EROSION CONTROL / GRADING LEGEND**

- MEDIUM RIP RAP
- GRAVEL TRACKING PAD
- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- EROSION MATTING CLASS 1, TYPE B
- SILT FENCE
- STORM INLET PROTECTION
- SWALE CENTERLINE

**SITE DEMOLITION LEGEND**

- SAW CUT PAVEMENT
- CURB & GUTTER REMOVAL
- ASPHALT PAVEMENT REMOVAL
- TREE REMOVAL

**UTILITY NOTE:**

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LEGEND:			

**mb**  
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**DURRANI MEDICAL CLINIC  
SITE GRADING, DRAINAGE &  
EROSION CONTROL PLAN**  
FOR  
**AMG DURRANI BAWANI, LLC**  
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

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**ISSUE FOR APPROVAL - 6-10-2015**

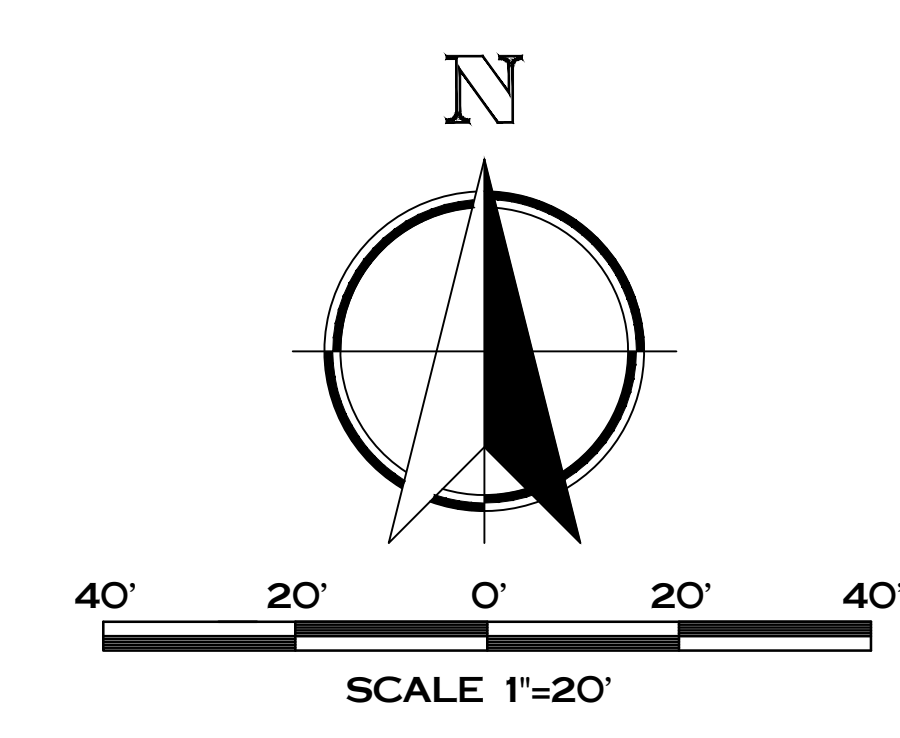
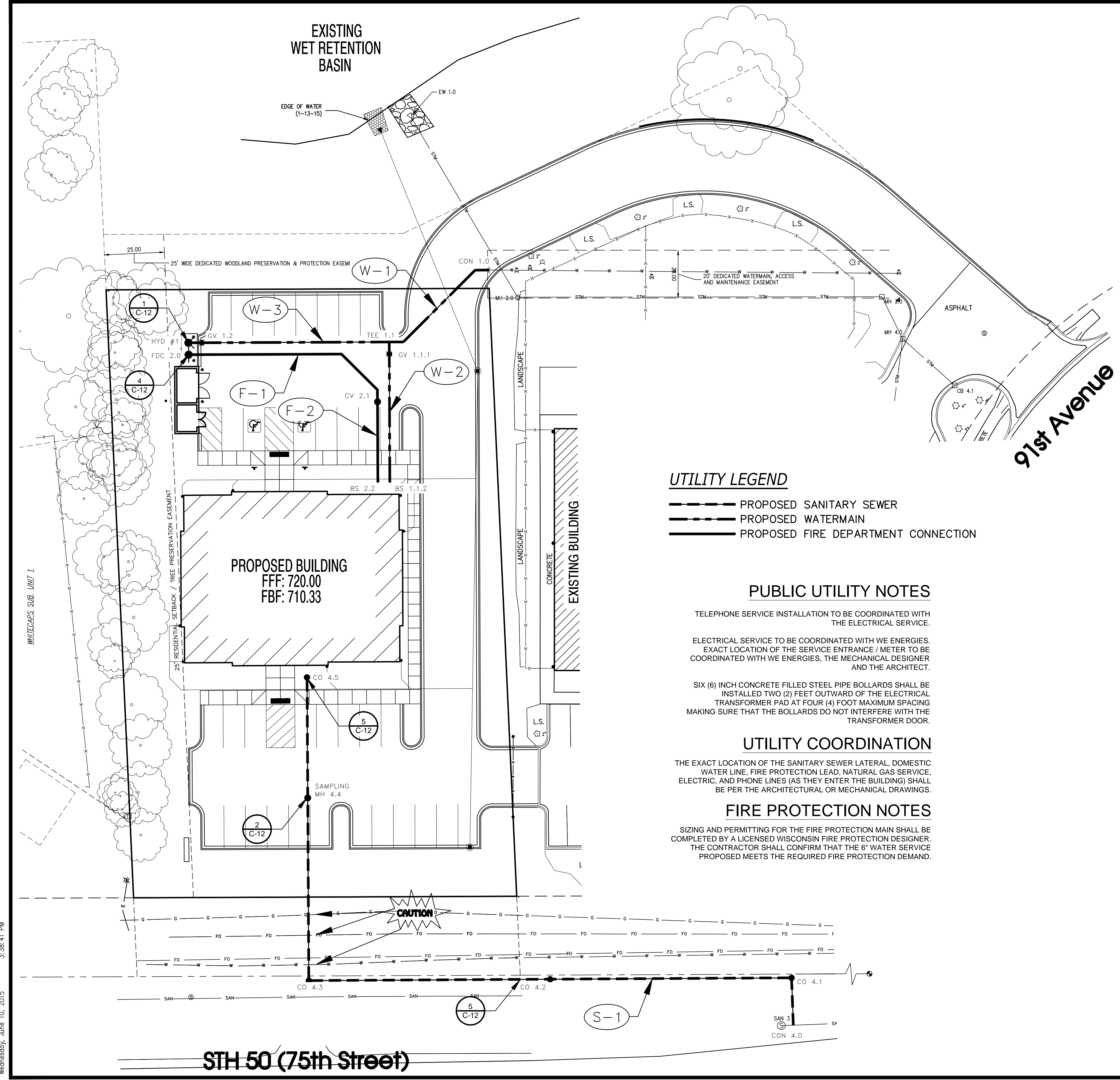


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**C-6**

**ISSUE FOR APPROVAL - 6-10-2015**



**UTILITY LEGEND**

- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED FIRE DEPARTMENT CONNECTION

**PUBLIC UTILITY NOTES**

TELEPHONE SERVICE INSTALLATION TO BE COORDINATED WITH THE ELECTRICAL SERVICE.

ELECTRICAL SERVICE TO BE COORDINATED WITH WE ENERGIES. EXACT LOCATION OF THE SERVICE ENTRANCE / METER TO BE COORDINATED WITH WE ENERGIES, THE MECHANICAL DESIGNER AND THE ARCHITECT.

SIX (6) INCH CONCRETE FILLED STEEL PIPE BOLLARDS SHALL BE INSTALLED TWO (2) FEET OUTWARD OF THE ELECTRICAL TRANSFORMER PAD AT FOUR (4) FOOT MAXIMUM SPACING MAKING SURE THAT THE BOLLARDS DO NOT INTERFERE WITH THE TRANSFORMER DOOR.

**UTILITY COORDINATION**

THE EXACT LOCATION OF THE SANITARY SEWER LATERAL, DOMESTIC WATER LINE, FIRE PROTECTION LEAD, NATURAL GAS SERVICE, ELECTRIC, AND PHONE LINES (AS THEY ENTER THE BUILDING) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

**FIRE PROTECTION NOTES**

SIZING AND PERMITTING FOR THE FIRE PROTECTION MAIN SHALL BE COMPLETED BY A LICENSED WISCONSIN FIRE PROTECTION DESIGNER. THE CONTRACTOR SHALL CONFIRM THAT THE 6" WATER SERVICE PROPOSED MEETS THE REQUIRED FIRE PROTECTION DEMAND.

**WATER MAIN DESIGN**

W-1:	54' - 6" WS @ -0.93%
W-2:	59' - 6" WS @ 0.42%
W-3:	84' - 6" WS @ 0.54%

CON 1.0	BUILDING STUB 1.1.2
IE. 6" (E) 712.0± (EX)	IE. 6" (N/S) 711.75
IE. 6" (W) 712.0± (PROP)	GATE VALVE 1.2
TEE 1.1	IE. 6" (E/W) 711.92
IE. 6" (E/W) 711.50	HYDRANT #1
IE. 6" (S) 711.50	FLANGE 719.95
GATE VALVE 1.1.1	CNTR. OF LRG. CPLG. 721.25
IE. 6" (N/S) 711.52	IE. 6" (E) 711.95

**FIRE PROTECTION MAIN**

F-1:	90' - 4" WATERMAIN @ -1.00%
F-2:	34' - 4" WATERMAIN @ 1.00%

FIRE DEPT CON 2.0	CHECK VALVE 2.1
FLANGE 719.95	IE. 4" (S/NW) 711.05
CENTER OF LARGE COUPLING 721.95	BUILDING STUB 2.2
IE. 6" (E) 711.95	IE. 4" (N) 711.39

**SANITARY SEWER DESIGN**

S-1:	348' - 6" SAN @ 1.58%
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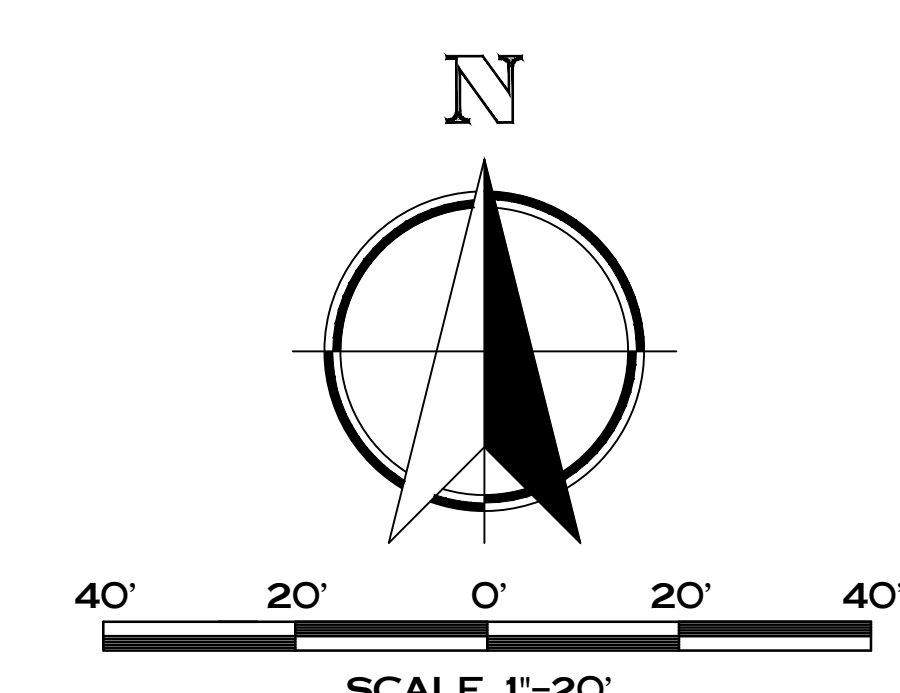
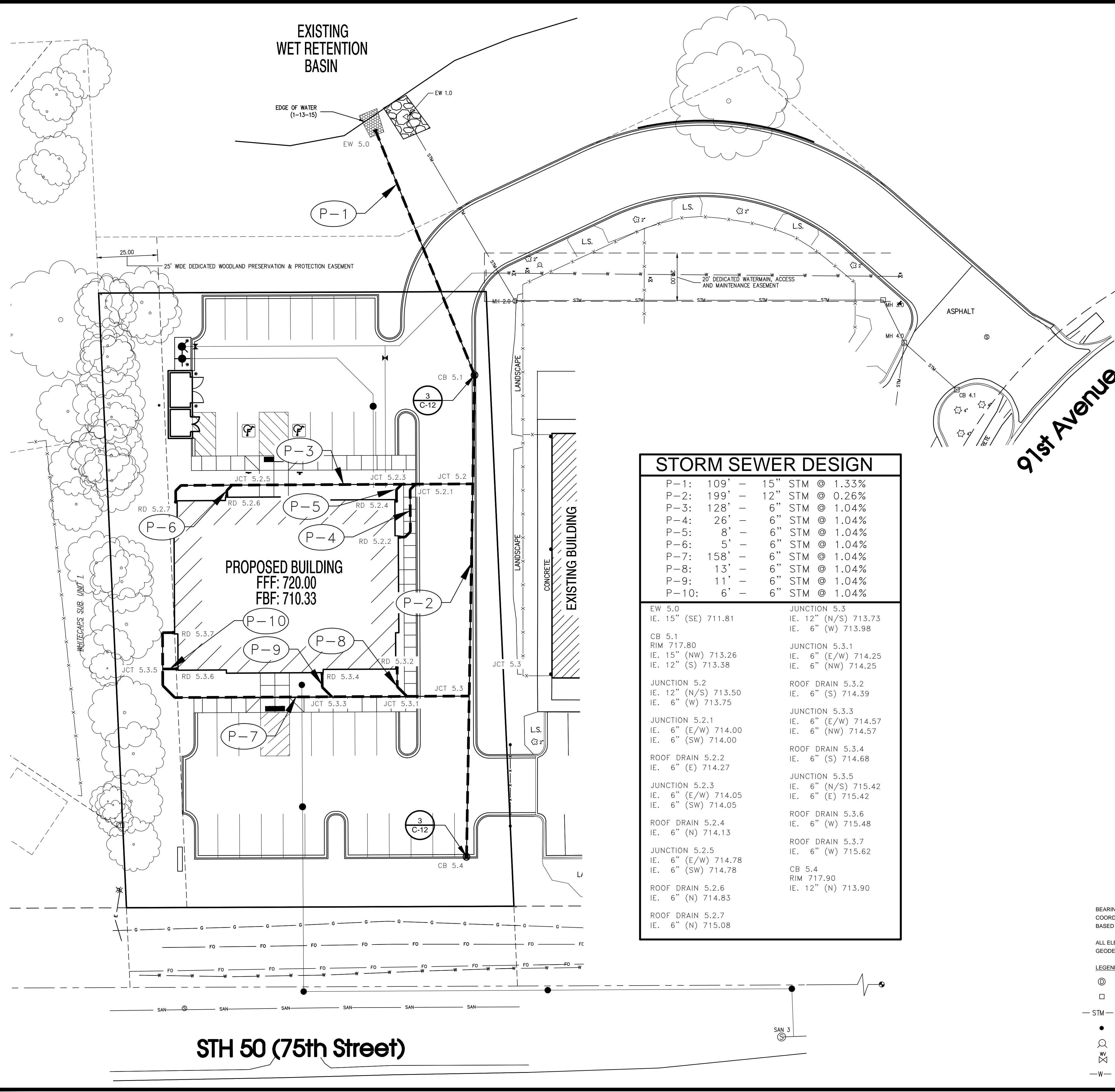
CONNECTION 4.0	CLEANOUT 4.3
IE. 8" (E/W) 702.1±	RIM 717.52
IE. 6" (N) 702.50	IE. 6" (E/W) 706.01
CLEANOUT 4.1	SAMPLING MH 4.4
RIM 712.90	RIM 718.52
IE. 6" (S/W) 702.82	IE. 6" (SE/NW) 707.21
CLEANOUT 4.2	CLEANOUT 4.5
RIM 715.20	RIM 719.95
IE. 6" (E/W) 704.41	IE. 6" (N/S) 708.00

**EXISTING UTILITY DATA:**

STM 2.0	CB 4.1	SAN 1
RIM 718.77	RIM 717.24	RIM 717.85
IE. 15° E 712.17	IE. 8° NW 713.04	IE. 8° S 705.75
IE. 15° NW 712.17	CB 4.2	SAN 2
STM 3.0	RIM 717.38	RIM 718.77
RIM 718.06	IE. 8° N 714.08	IE. 6" E&W 712.87
IE. 15° W 712.41	EW 1.0	SAN 3
IE. 15° SE 712.41	IE. 15° SE 711.81	RIM 713.24
STM 4.0		IE. 8° E 702.14
RIM 718.57		
IE. 12° NW 712.67		
IE. 8° S 712.67		
IE. 8° SE 712.77		

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**STORM SEWER DESIGN**

P-1: 109' - 15" STM @ 1.33%	EW 5.0 IE. 15" (SE) 711.81	JUNCTION 5.3 IE. 12" (N/S) 713.73 IE. 6" (W) 713.98
P-2: 199' - 12" STM @ 0.26%	CB 5.1 RIM 717.80 IE. 15" (NW) 713.26 IE. 12" (S) 713.38	JUNCTION 5.3.1 IE. 6" (E/W) 714.25 IE. 6" (NW) 714.25
P-3: 128' - 6" STM @ 1.04%	JUNCTION 5.2 IE. 12" (N/S) 713.50 IE. 6" (W) 713.75	ROOF DRAIN 5.3.2 IE. 6" (S) 714.39
P-4: 26' - 6" STM @ 1.04%	JUNCTION 5.2.1 IE. 6" (E/W) 714.00 IE. 6" (SW) 714.00	JUNCTION 5.3.3 IE. 6" (E/W) 714.57 IE. 6" (NW) 714.57
P-5: 8' - 6" STM @ 1.04%	ROOF DRAIN 5.2.2 IE. 6" (E) 714.27	ROOF DRAIN 5.3.4 IE. 6" (S) 714.68
P-6: 5' - 6" STM @ 1.04%	JUNCTION 5.2.3 IE. 6" (E/W) 714.05 IE. 6" (SW) 714.05	JUNCTION 5.3.5 IE. 6" (N/S) 715.42 IE. 6" (E) 715.42
P-7: 158' - 6" STM @ 1.04%	ROOF DRAIN 5.2.4 IE. 6" (N) 714.13	ROOF DRAIN 5.3.6 IE. 6" (W) 715.48
P-8: 13' - 6" STM @ 1.04%	JUNCTION 5.2.5 IE. 6" (E/W) 714.78 IE. 6" (SW) 714.78	ROOF DRAIN 5.3.7 IE. 6" (W) 715.62
P-9: 11' - 6" STM @ 1.04%	ROOF DRAIN 5.2.6 IE. 6" (N) 714.83	CB 5.4 RIM 717.90 IE. 12" (N) 713.90
P-10: 6' - 6" STM @ 1.04%	ROOF DRAIN 5.2.7 IE. 6" (N) 715.08	

**EXISTING UTILITY DATA:**

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STM 3.0 RIM 718.06 IE. 15" W 712.41 IE. 15" SE 712.41	CB 4.2 RIM 717.38 IE. 8" N 714.08	SAN 2 RIM 718.77 IE. 6" E&W 712.87
STM 4.0 RIM 718.57 IE. 12" NW 712.67 IE. 8" S 712.67 IE. 8" SE 712.77	EW 1.0 IE. 15" SE 711.81	SAN 3 RIM 713.24 IE. 8" E 702.14

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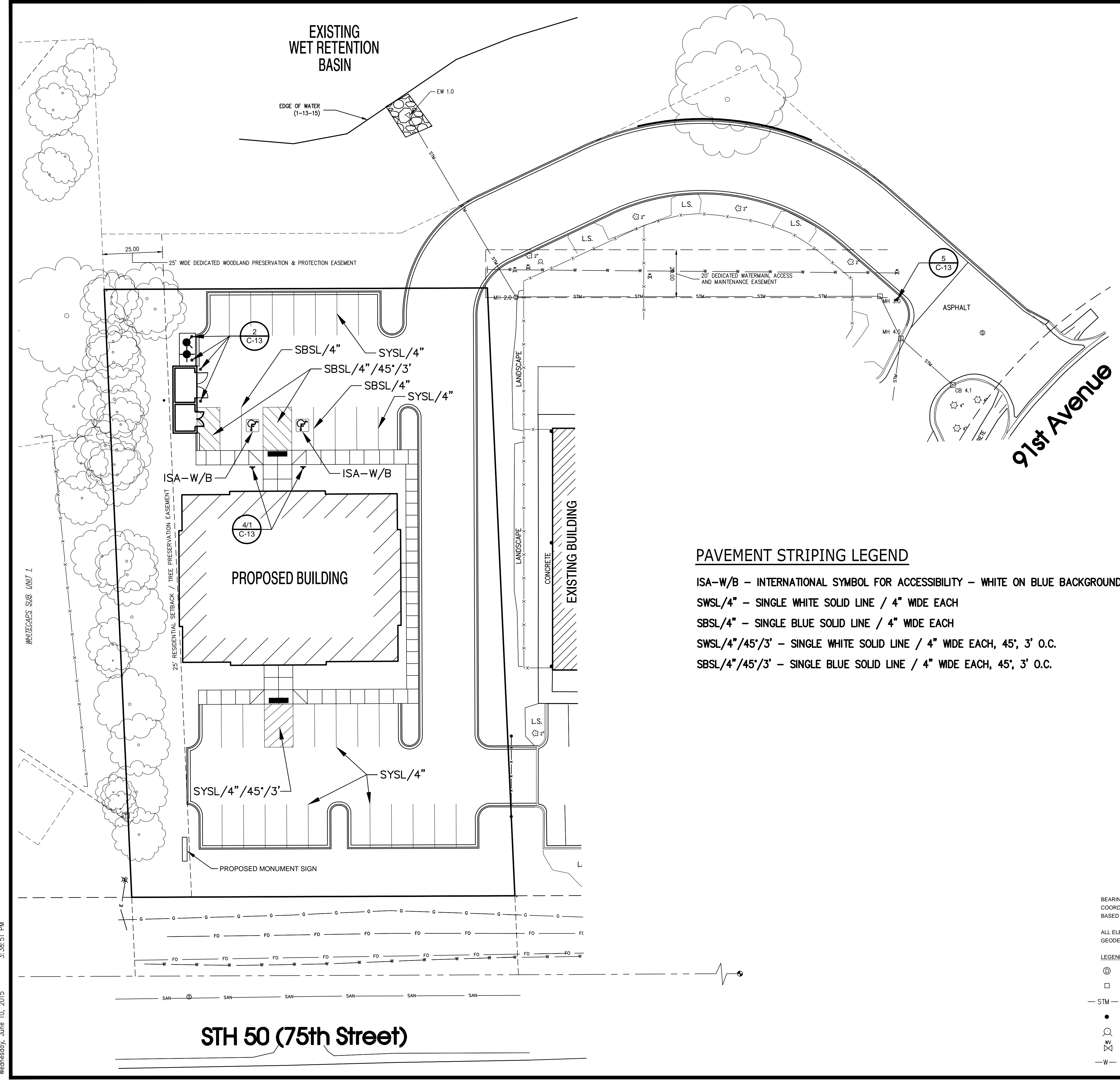
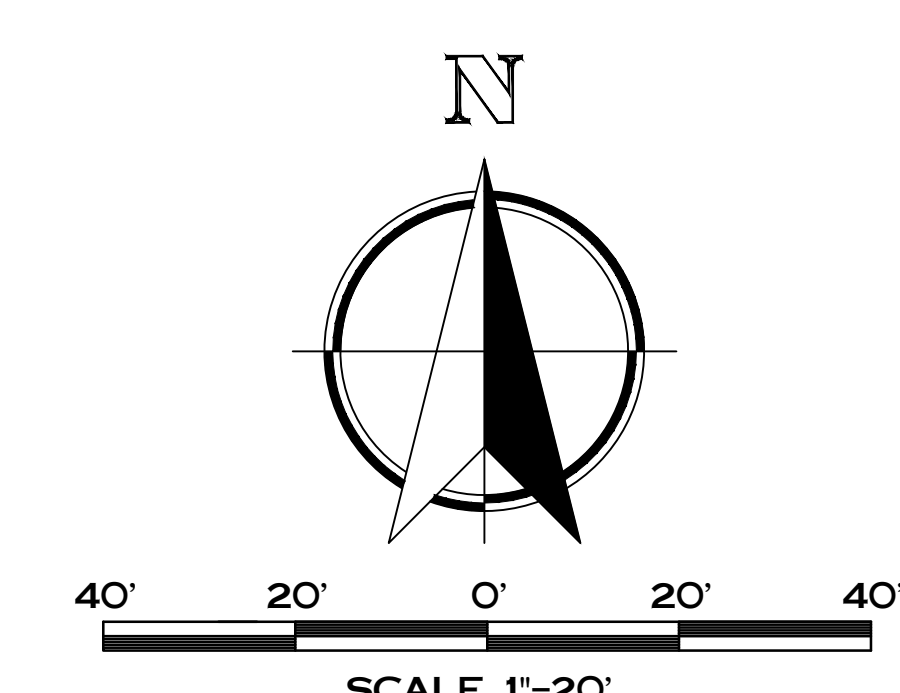
**LEGEND:**

□ STORM MANHOLE	⊙ SANITARY MANHOLE	⊕ FLOOD LIGHT	⊙ DECIDUOUS TREE
□ CATCH BASIN	— SAN — SANITARY SEWER	⊞ TELEPHONE PEDESTAL	⊙ IRRIGATION CONTROL VALVE
— STM — STORM SEWER	⊙ WATER MANHOLE	— T — TELEPHONE LINE	⊙ FOUND IRON PIPE
• DOWNSPOUT	⊙ ELECTRIC PEDESTAL	— C — GAS MAIN	⊙ GUARD POST
⊙ HYDRANT	⊙ ELECTRIC METER	⊙ GAS METER	— X — FENCE
⊙ WATER VALVE	— E — ELECTRIC LINE	⊙ GAS VALVE	— FO — FIBER OPTIC CABLE
— W — WATER MAIN	⊙ LIGHT POLE	⊙ SIGN	

**STH 50 (75th Street)**

NO.	REVISION	BY	DATE

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**PAVEMENT STRIPING LEGEND**

- ISA-W/B - INTERNATIONAL SYMBOL FOR ACCESSIBILITY - WHITE ON BLUE BACKGROUND
- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE EACH
- SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE EACH
- SWSL/4"/45°/3' - SINGLE WHITE SOLID LINE / 4" WIDE EACH, 45°, 3' O.C.
- SBSL/4"/45°/3' - SINGLE BLUE SOLID LINE / 4" WIDE EACH, 45°, 3' O.C.

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LEGEND:			
⊕	STORM MANHOLE	⊙	SANITARY MANHOLE
⊕	CATCH BASIN	— SAN —	SANITARY SEWER
— STM —	STORM SEWER	⊙	WATER MANHOLE
•	DOWNSPOUT	⊕	ELECTRIC PEDESTAL
⊕	HYDRANT	⊕	ELECTRIC METER
⊕	WATER VALVE	— E —	ELECTRIC LINE
— W —	WATER MAIN	⊕	LIGHT POLE
⊕	FLOOD LIGHT	⊕	TELEPHONE PEDESTAL
⊕	TELEPHONE LINE	⊕	GAS MAIN
⊕	GAS METER	⊕	GAS VALVE
⊕	GUARD POST	⊕	FENCE
⊕	IRRIGATION CONTROL VALVE	⊕	FOUND IRON PIPE
⊕	DECIDUOUS TREE	⊕	FIBER OPTIC CABLE

**STH 50 (75th Street)**

**DURRANI MEDICAL CLINIC  
 PAVEMENT MARKING &  
 SIGNAGE PLAN**  
 FOR  
**AMG DURRANI BAWANI, LLC**  
 VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

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## GRADING REFERENCES

ANY OR ALL OF THE FOLLOWING REFERENCE DOCUMENTS THAT ARE APPLICABLE TO THE PROPOSED ITEMS OF WORK ARE INCLUDED IN THIS CONTRACT:

STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2015 EDITION, HEREIN REFERRED TO AS "STATE SPECIFICATIONS." THE CURRENT VERSION OF THE "STATE SPECIFICATIONS" IS AVAILABLE ON THE WisDOT WEBSITE AT <http://roadwaystandards.dot.wi.gov/standards/stndspec/index.htm>

"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), 2009 EDITION WITH REVISIONS 1 AND 2 INCORPORATED.

LAND DIVISION ORDINANCE OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, CHAPTER 395, VILLAGE CODE OF ORDINANCES.

CHAPTER 405 OF THE VILLAGE OF PLEASANT PRAIRIE MUNICIPAL CODE "PUBLIC IMPROVEMENT PROJECTS", DATED DECEMBER 20, 2004, INCLUDED HEREIN AND REFERRED TO AS THE "VILLAGE SPECIFICATIONS."

**ALL EROSION CONTROL, EARTHWORK, SITE GRADING, BASES, PAVEMENTS AND INCIDENTAL CONSTRUCTION ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STATE SPECIFICATIONS" AND "VILLAGE SPECIFICATIONS".**

\* WHENEVER THE "STATE SPECIFICATIONS" AND THE "VILLAGE SPECIFICATIONS" DIFFER, THE "VILLAGE SPECIFICATIONS" SHALL GOVERN.

\* WHENEVER THE "STATE SPECIFICATIONS", "VILLAGE SPECIFICATIONS" OR CONSTRUCTION PLANS DIFFER, THE "VILLAGE SPECIFICATIONS" SHALL GOVERN.

## GRADING GENERAL NOTES

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ANY UNDERGROUND UTILITIES PRESENT AT THE SITE. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY AND ALL EXISTING SIDEWALKS, CURBS OR PAVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE SAWCUT AT THE NEAREST JOINT AND REPLACED IN KIND PER THE "VILLAGE SPECIFICATIONS".

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

## EROSION CONTROL

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), THE VILLAGE OF PLEASANT PRAIRIE OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE WDNR, OWNER, ENGINEER OR MUNICIPALITY TO MEET FIELD CONDITIONS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN SPS 360.21 OF THE WISCONSIN ADMINISTRATIVE CODE AND MAINTAINED PER SPS 360.22:

1. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
  - (A) AT LEAST WEEKLY.
  - (B) WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
  - (A) THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
  - (B) A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

CONSTRUCTION FENCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. CONSTRUCTION FENCING SHALL BE INSTALLED 3 TO 5 FEET UPSTREAM OF ANY SILT FENCE TO ALLOW FOR SEDIMENT REMOVAL, GENERAL MAINTENANCE AND REPLACEMENT OF THE EROSION CONTROL DEVICE. MATERIAL FOR CONSTRUCTION FENCE SHALL BE HIGH DENSITY POLYETHYLENE MESH SUPPLIED IN EITHER 50-FOOT OR 100-FOOT ROLLS. THE FENCING SHALL BE A MINIMUM OF 4 FEET HIGH AND SHALL BE WEATHER-, CHEMICAL- AND ULTRAVIOLET-RESISTANT TO INCREASE THE PRODUCT LIFE. FENCING SHALL BE SUPPORTED AT MAXIMUM TEN-FOOT (10') INTERVALS BY METAL T-POSTS OR OTHER APPROVED METHODS SUFFICIENT TO KEEP THE FENCE UPRIGHT AND IN PLACE. WOODEN STAKES AND REBAR POSTS ARE NOT CONSIDERED AS AN APPROVED METHOD OF SUPPORT. DEFAULT COLOR OF FENCING SHALL BE ORANGE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT. CONSTRUCTION FENCE MATERIAL SHALL BE SECURED TO THE METAL T-POSTS BY PLASTIC ZIP OR WIRE TIES AS NEEDED TO KEEP THE FENCE UPRIGHT AND IN PLACE. FENCE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AT PROJECT COMPLETION AND SHALL BE REMOVED FROM THE SITE.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

INSTALL EROSION MAT PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1052.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE TYPE B OR TYPE C INLET PROTECTION INSTALLED TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE INLET PROTECTION SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED, IF NECESSARY, EVERY 14 DAYS AND AFTER EACH RAINFALL.

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

A CONSTRUCTION TRACKING PAD HAS BEEN INSTALLED AT THE SITE ENTRANCE TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADS. MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) ACCORDING TO WDNR TECHNICAL STANDARD 1068 DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

## UTILITY REFERENCES

ANY OR ALL OF THE FOLLOWING REFERENCE DOCUMENTS THAT ARE APPLICABLE TO THE PROPOSED ITEMS OF WORK ARE INCLUDED IN THIS CONTRACT:

STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS "STANDARD SPECIFICATIONS."

STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2015 EDITION, HEREIN REFERRED TO AS "STATE SPECIFICATIONS." THE CURRENT VERSION OF THE "STATE SPECIFICATIONS" IS AVAILABLE ON THE WisDOT WEBSITE AT <http://roadwaystandards.dot.wi.gov/standards/stndspec/index.htm>

LAND DIVISION ORDINANCE OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, CHAPTER 18, VILLAGE CODE OF ORDINANCES, JUNE 1998, REVISED EDITION MAY 21, 2001.

**ALL EROSION CONTROL, EARTHWORK, SITE GRADING, BASES, PAVEMENTS AND INCIDENTAL CONSTRUCTION ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STATE SPECIFICATIONS" AND "VILLAGE SPECIFICATIONS".**

\* WHENEVER THE "STATE SPECIFICATIONS" AND THE "VILLAGE SPECIFICATIONS" DIFFER, THE "VILLAGE SPECIFICATIONS" SHALL GOVERN.

\* WHENEVER THE "STATE SPECIFICATIONS", "VILLAGE SPECIFICATIONS" OR CONSTRUCTION PLANS DIFFER, THE "VILLAGE SPECIFICATIONS" SHALL GOVERN.

**ALL SANITARY SEWER AND WATERMAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS" AND "VILLAGE SPECIFICATIONS".**

\* WHENEVER THE "STANDARD SPECIFICATIONS" AND THE "VILLAGE SPECIFICATIONS" DIFFER, THE "VILLAGE SPECIFICATIONS" SHALL GOVERN.

\* WHENEVER THE "STANDARD SPECIFICATIONS", "VILLAGE SPECIFICATIONS" OR CONSTRUCTION PLANS DIFFER, THE "VILLAGE SPECIFICATIONS" SHALL GOVERN.

## STORM SEWER GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ANY UNDERGROUND UTILITIES PRESENT AT THE SITE. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY AND ALL EXISTING SIDEWALKS, CURBS OR PAVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE SAWCUT AT THE NEAREST JOINT AND REPLACED IN KIND PER "VILLAGE SPECIFICATIONS".

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

MATERIAL FOR STORM SEWERS AND ROOF DRAINAGE SYSTEMS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES (SPS) REQUIREMENTS AND THE "VILLAGE SPECIFICATIONS".

ALL STORM SEWER AND ROOF DRAIN LEADS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

## STORM SEWER SPECIFICATIONS

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.36(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE WITHIN THE PROPOSED STRUCTURES. FOR THE ROOF DRAIN LEADS, THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE DOWNSPOUT RISERS.

\* THE STORM SEWER SYSTEM WAS SIZED ACCORDING TO SPS TABLE 382.36-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE VILLAGE OF PLEASANT PRAIRIE AND THE WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND STORM BUILDING SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4'-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

STORM SEWER CATCH BASINS (CB) SHALL BE 42" DIAMETER REINFORCED CONCRETE STRUCTURES IN ACCORDANCE WITH VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS. CATCH BASINS INSTALLED IN LAWN AREAS SHALL BE FURNISHED WITH A NEENAH R-2560, TYPE "D3" FRAME & GRATE.

ALL STORM SEWERS, MANHOLES, MANHOLE/CATCH BASINS, CATCH BASINS AND INLETS SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

ALL STORM BUILDING LATERALS SHALL BE PROVIDED WITH A CLEANOUT AT THE BUILDING PER SPS 382.35. ALL ROOF DRAIN RISERS AND CLEANOUT STRUCTURES SHALL BE 4" DIAMETER AND INSTALLED WITH A 6" FROST SLEEVE. THE UTILITY CONTRACTOR SHALL EXTEND ALL ROOF DRAIN RISERS SUFFICIENTLY ABOVE GRADE WITH THE FINAL ELEVATION BEING SET BY THE BUILDING CONTRACTOR. ALL CLEANOUT STRUCTURES AND ROOF DRAIN FROST SLEEVES SHALL BE SET TO FINISHED YARD GRADE BY THE SITE UTILITY CONTRACTOR.

## STORM WATER MAINTENANCE PLAN

THE STORM WATER DRAINAGE / WATER QUALITY SYSTEM BEING INSTALLED AS PART OF THIS DEVELOPMENT SHALL BE INSPECTED ON A SEMI-ANNUAL BASIS.

AS PART OF THE INSPECTION, ANY SILT, SEDIMENT OR DEBRIS BUILT UP IN THE BOTTOM OF THE STRUCTURE SHALL BE REMOVED AND DISPOSED OF.

IF EXCESSIVE AMOUNTS OF SEDIMENT ARE PRESENT, THE MAINTENANCE SCHEDULE SHALL BE ADJUSTED ACCORDINGLY OR A PAVEMENT SWEEPING PROGRAM ESTABLISHED TO MINIMIZE THE SEDIMENT LOADING ENTERING THE STORM WATER DRAINAGE/WATER QUALITY SYSTEM.

THE PROPERTY OWNER IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE STORM WATER LEAVING THE SITE IS AS CLEAN AS PRACTICABLE.

## GENERAL NOTES

ALL APPLICATIONS AND CONNECTION FEES FOR SANITARY SEWER AND WATER SERVICES MUST BE SUBMITTED AND PAID PRIOR TO CONNECTION TO THE EXISTING SYSTEMS.

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ANY UNDERGROUND UTILITIES PRESENT AT THE SITE. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY AND ALL EXISTING SIDEWALKS, CURBS OR PAVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE SAWCUT AT THE NEAREST JOINT AND REPLACED IN KIND PER THE "VILLAGE SPECIFICATIONS".

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

MATERIAL FOR SANITARY SEWERS AND WATER MAINS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES (SPS) AND THE "VILLAGE SPECIFICATIONS".

ALL SANITARY SEWER, WATER MAIN AND FIRE PROTECTION LATERALS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

PROVIDE FIVE FEET (5') OF COVER OVER ALL SANITARY SEWERS AND SIX AND ONE HALF FEET (6-1/2') OF COVER OVER ALL WATER MAINS. MINIMUM HORIZONTAL SEPARATION OF UTILITY MAINS IS EIGHT FEET (8'). PROVIDE VERTICAL SEPARATION OF UTILITIES PER CODE.

## SANITARY SEWER AND WATER MAIN SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE 7 DAYS NOTICE TO THE VILLAGE OF PLEASANT PRAIRIE UTILITY DEPARTMENT BEFORE COMMENCING CONSTRUCTION ON ANY SEWER OR WATER MAIN IMPROVEMENTS.

THE CONTRACTOR SHALL CONTACT THE OWNER 24 HOURS PRIOR TO PROPOSED WATER MAIN SHUTDOWNS OR ANY WORK THAT MAY INTERFERE WITH EXISTING WATER SERVICE. ALL EXISTING VALVES, HYDRANTS, AND OTHER WATER INFRASTRUCTURE SHALL BE OPERATED ONLY BY THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE SANITARY SEWERS AND LATERALS PER SPS 382.30(11)(h). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE WITHIN THE PROPOSED STRUCTURES. FOR THE SANITARY SEWER LATERALS, THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "SEWER" ON THE COVER.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS PER SPS 382.40(8)(k). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "WATER" OR "FDC" ON THE COVER.

SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE SIX-INCH (6") PVC CLASS SDR-35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS CONFORMING TO THE REQUIREMENTS OF ASTM D3034, ASTM D3212 AND F-789/P546 WITH RUBBER GASKETS. SANITARY LATERALS SHALL BE PROVIDED WITH A CLEANOUT AT THE BUILDING PER SPS 382.35. LATERAL CLEAN-OUT RISERS SHALL BE FOUR-INCH (4") DIAMETER WITH SIX-INCH (6") DIAMETER FROST SLEEVE CONSTRUCTED OF THE SAME MATERIAL. THE CLEANOUT RISERS SHALL TERMINATE FOUR INCHES (4") BELOW FINISHED (SOD) GRADE WITH A SCREW ON CAP. THE FROST SLEEVE SHALL BE BROUGHT UP TO FINISHED (SOD) GRADE AND COVERED WITH A SCREW ON CAP IF WITHIN A LANDSCAPED AREA OR A NEENAH R-3487 FRAME WITH A SOLID LID IF WITHIN A PAVED AREA.

WATER MAIN AND LATERAL PIPE MATERIAL SHALL BE SIX INCH (6") PVC PIPE CLASS 150, DR 18 (AS SHOWN) MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, IN ACCORDANCE WITH THE "VILLAGE SPECIFICATIONS". HYDRANT LEADS AND FIRE DEPARTMENT CONNECTOR LATERALS SHALL BE SIX INCH (6") POLY-ENCASED DUCTILE IRON PIPE CLASS 53 (AS SHOWN) MEETING THE REQUIREMENTS OF AWWA STANDARD C-151 / ANSI 21.51 AND THE "VILLAGE SPECIFICATIONS".

RESILIENT WEDGE SEATED GATE VALVES CONFORMING TO AWWA C-509 SHALL BE USED FOR FOUR-INCH (4") TO EIGHT-INCH (8") APPLICATIONS. GATE VALVES SHALL BE WATEROUS "SERIES 500" AS MANUFACTURED BY AMERICAN FLOW CONTROL, CLOW F-6100 OR MUELLER A-2370-22 WITH A MINIMUM PRESSURE RATING OF 200 PSI. ALL VALVES SHALL BE MADE WITH STAINLESS STEEL NUTS AND BOLTS AND SHALL CLOSE CLOCKWISE WITH NON-RISING STEMS (GATE VALVE ONLY) AND A TWO-INCH (2") SQUARE TAPERED OPERATING NUT.

VALVE BOXES SHALL BE THREE-PIECE CAST-IRON SHAFT SCREW TYPE WITH A CAST IRON VALVE BOX COVER CLEARLY MARKED "WATER" AND SHALL BE NORTH AMERICAN, SIGMA OR STAR MADE ONLY PER THE "VILLAGE SPECIFICATIONS". VALVE BOX ADAPTERS SHALL BE MANUFACTURED BY ADAPTOR, INC., OR APPROVED EQUAL.

HYDRANTS SHALL CONFORM TO AWWA C-502 FOR DRY BARREL FIRE HYDRANTS AND SHALL BE RED IN COLOR WITH SILVER NOZZLE CAPS AND OPERATING NUT. HYDRANTS SHALL BE MUELLER CENTURION A-423 WITH KENOSHA THREADS.

THE FIRE DEPARTMENT CONNECTION (FDC) SHALL CONFORM TO THE "VILLAGE SPECIFICATIONS". THE FDC SHALL HAVE ONE (1) FIVE INCH (5") STORZ CONNECTION WHICH SHALL BE LABELED "AUTO SPRK". THE BOTTOM OF THE STORZ CONNECTION SHALL BE TWENTY FOUR INCHES (24") ABOVE FINISHED GRADE. THE FDC SHALL BE LOCATED A MAXIMUM OF FIVE FEET (5') FROM THE ADJACENT HYDRANT AND A MAXIMUM OF FIVE FEET (5') FROM THE PAVEMENT. THE FDC SHALL BE INSTALLED WITH A CHECK VALVE WITH BALL DRIP. THIS CHECK VALVE SHALL BE CONTAINED WITHIN A VAULT CONSISTING OF A MINIMUM FORTY-TWO INCH (42") DIAMETER MANHOLE. THE VAULT SHALL BE SET ON A MINIMUM OF FOUR INCHES (4") OF #2 STONE AND SHALL BE INSTALLED WITH A NEENAH R-1755-F2 FROST/WATER-TIGHT FRAME AND SOLID LID.



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**DURRANI MEDICAL CLINIC  
PROJECT SPECIFICATIONS  
FOR  
AMD DURRANI BAWANI, LLC  
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN**

NO.	REVISION	BY	DATE

PROJ. MGR: \_\_\_\_\_ MDE  
DRAFTED: \_\_\_\_\_ NDB  
DATE: \_\_\_\_\_ 06-10-15  
CHECKED: \_\_\_\_\_ MDE  
DATE: \_\_\_\_\_ 06-10-15

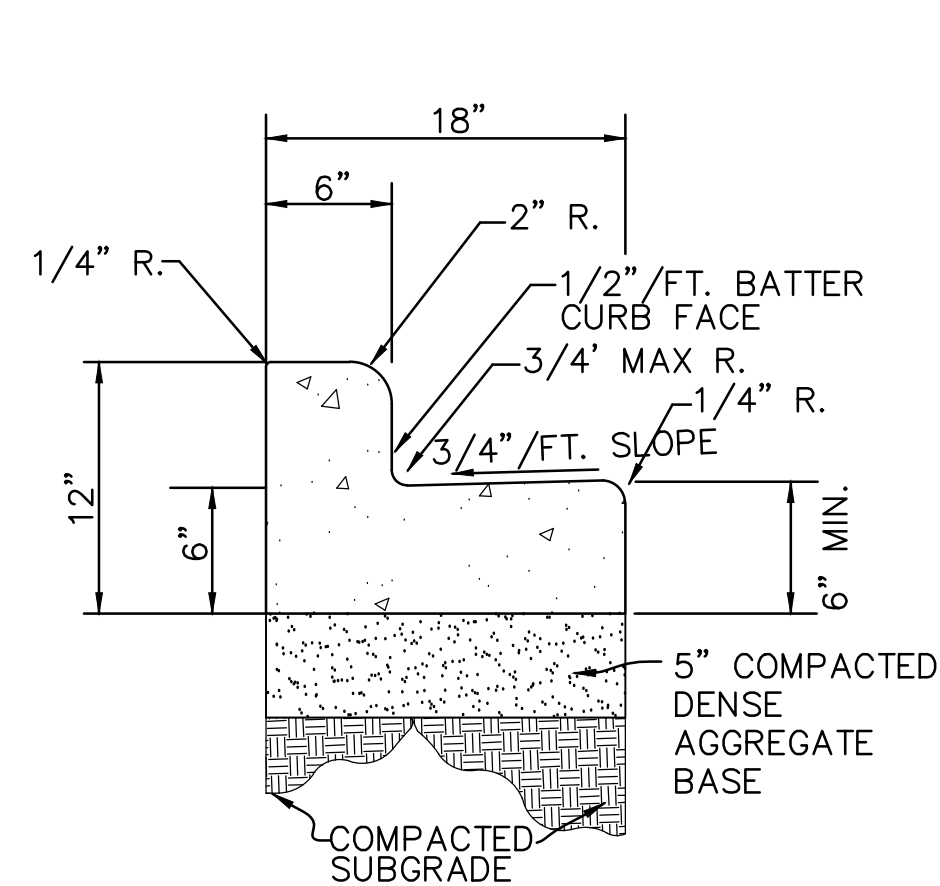
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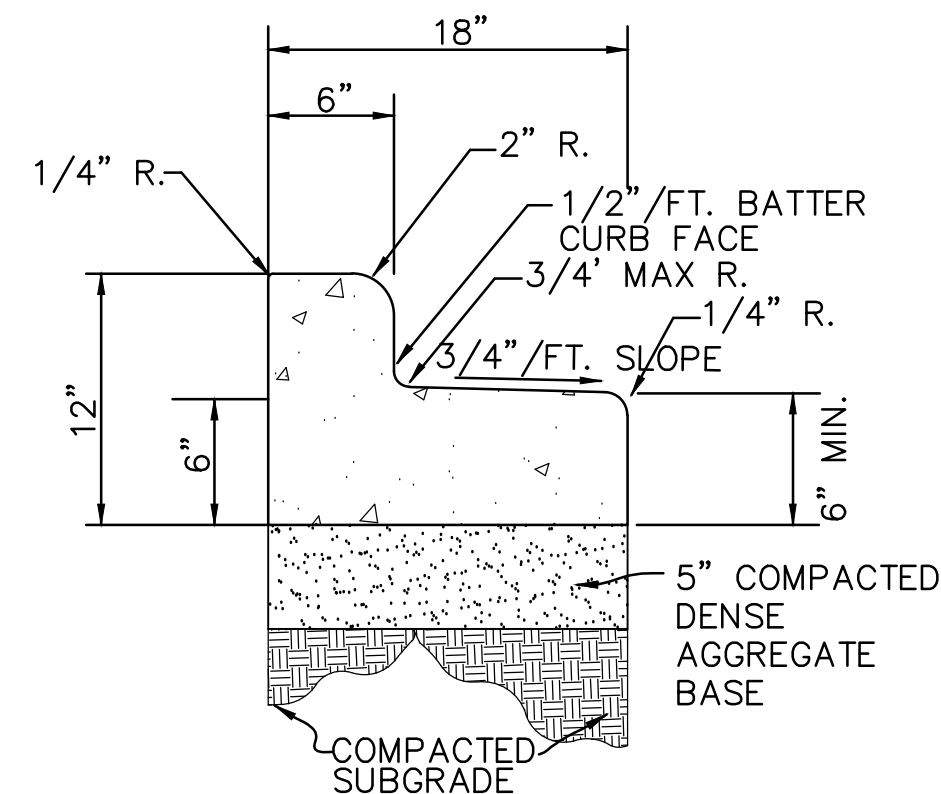
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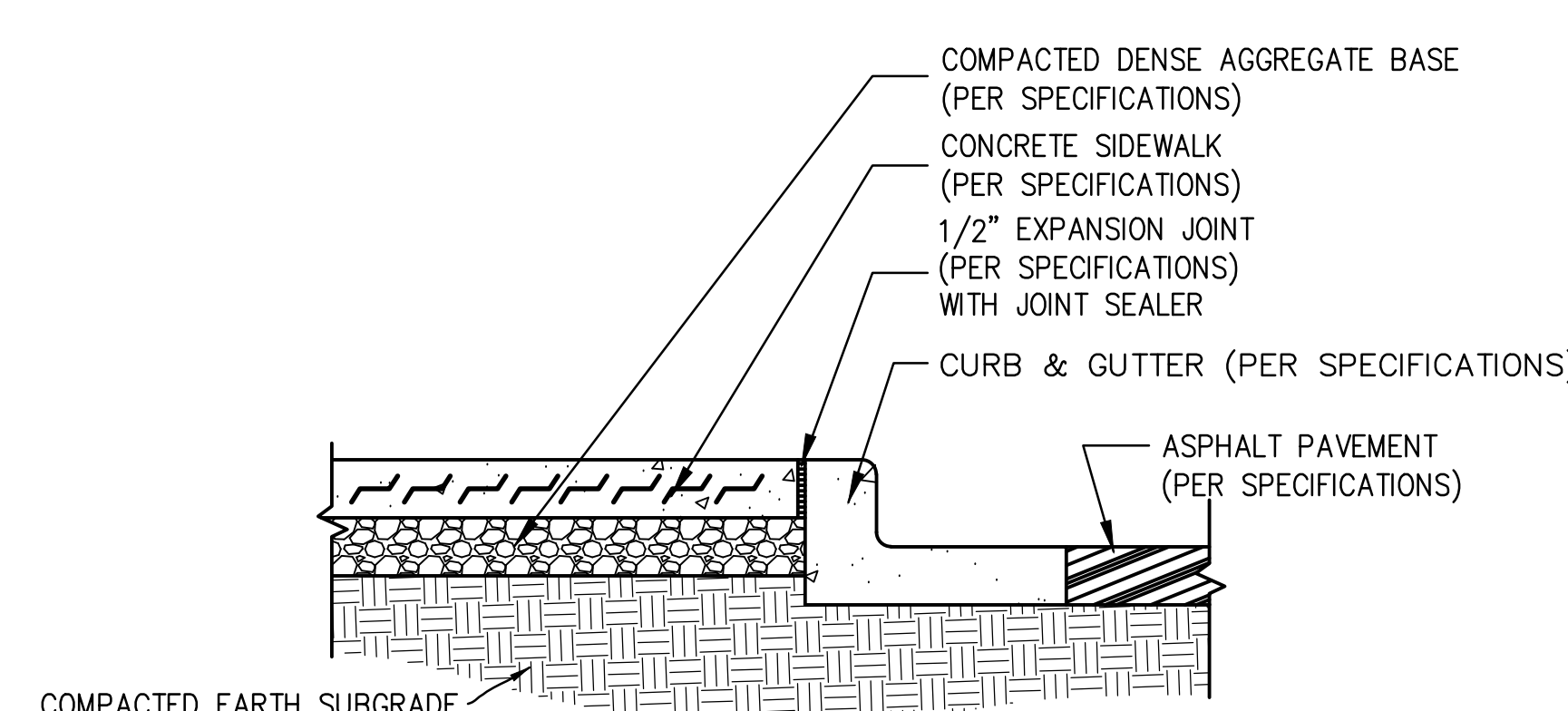




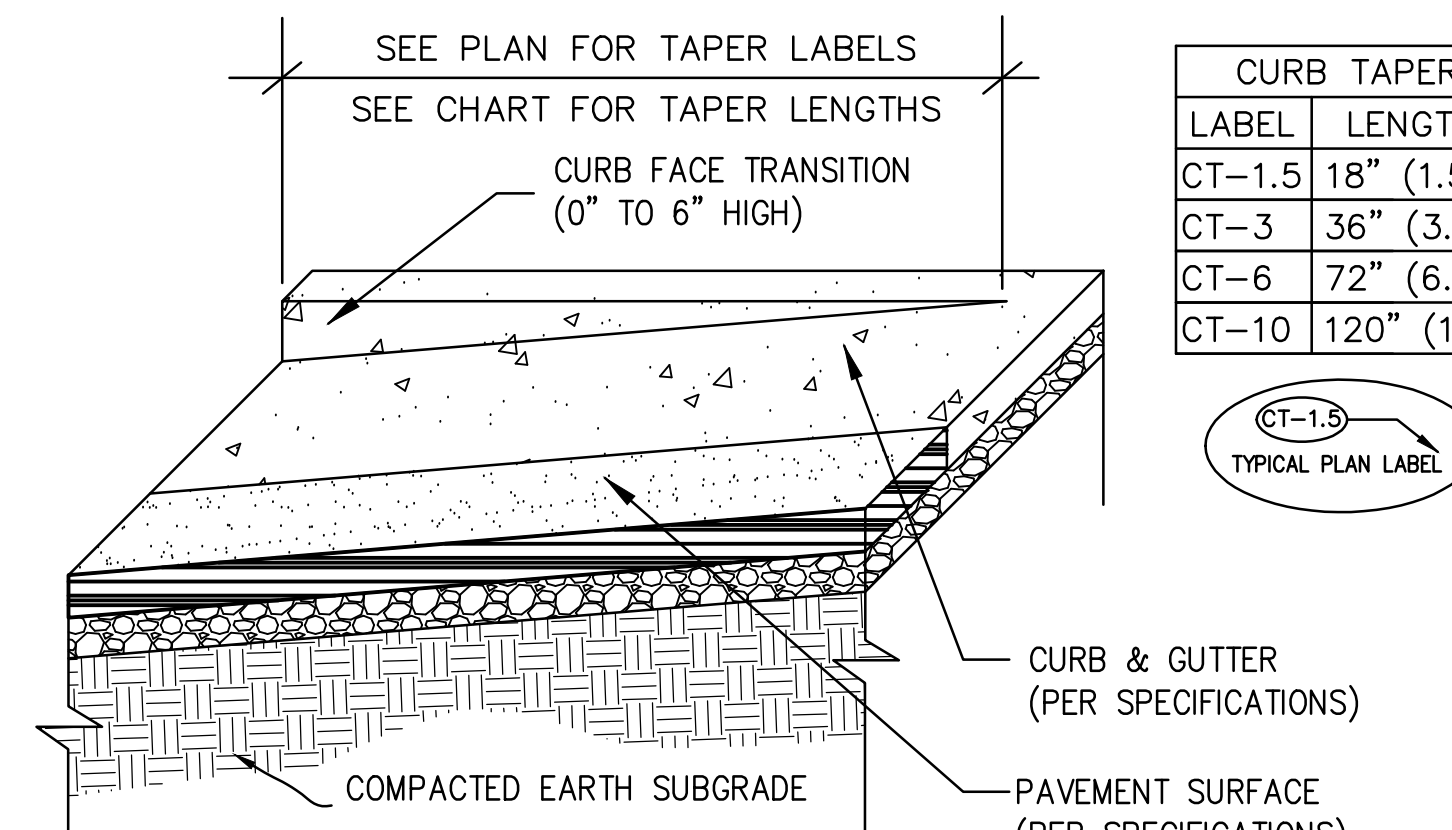
**1 18" VERTICAL FACE CURB AND GUTTER**  
NOT TO SCALE



**2 18" VERTICAL FACE REVERSE PAN CURB AND GUTTER**  
NOT TO SCALE



**3 SIDEWALK ADJACENT TO CURB EXPANSION JOINT DETAIL**  
NOT TO SCALE

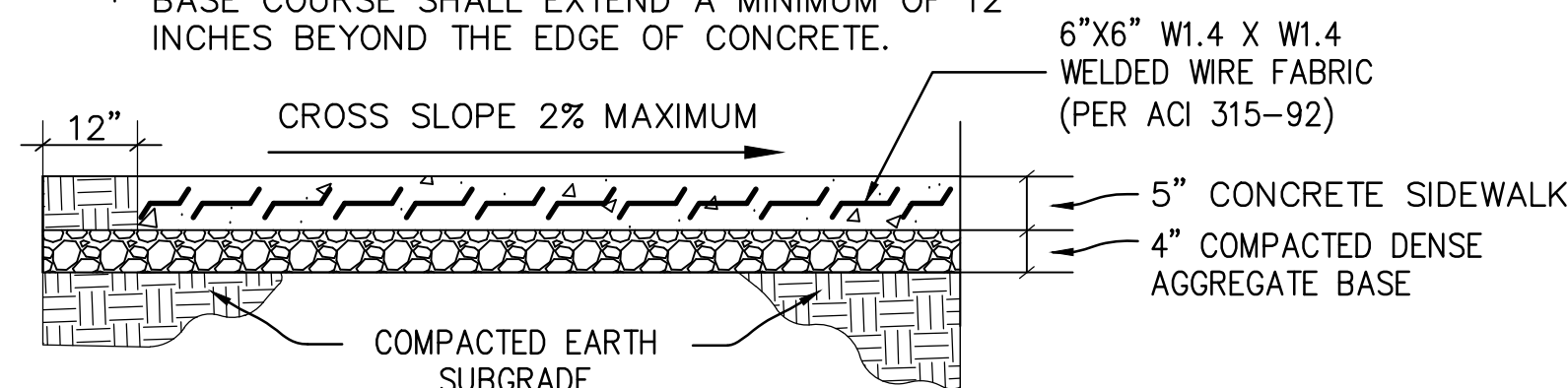


**4 CURB TAPER DETAIL**  
NOT TO SCALE

**NOTES FOR ALL CURB AND GUTTER:**

- LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET. JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES 200 FEET IN DIAMETER OR LESS, AT ANGLE POINTS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL BE ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER AND SHALL BE 1/2 INCH THICK.
- AN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACES ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE.
- INSTALL TWO (2) NO. 4, 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO EXISTING CURB AND GUTTER ALL ALL CONNECTION POINTS.

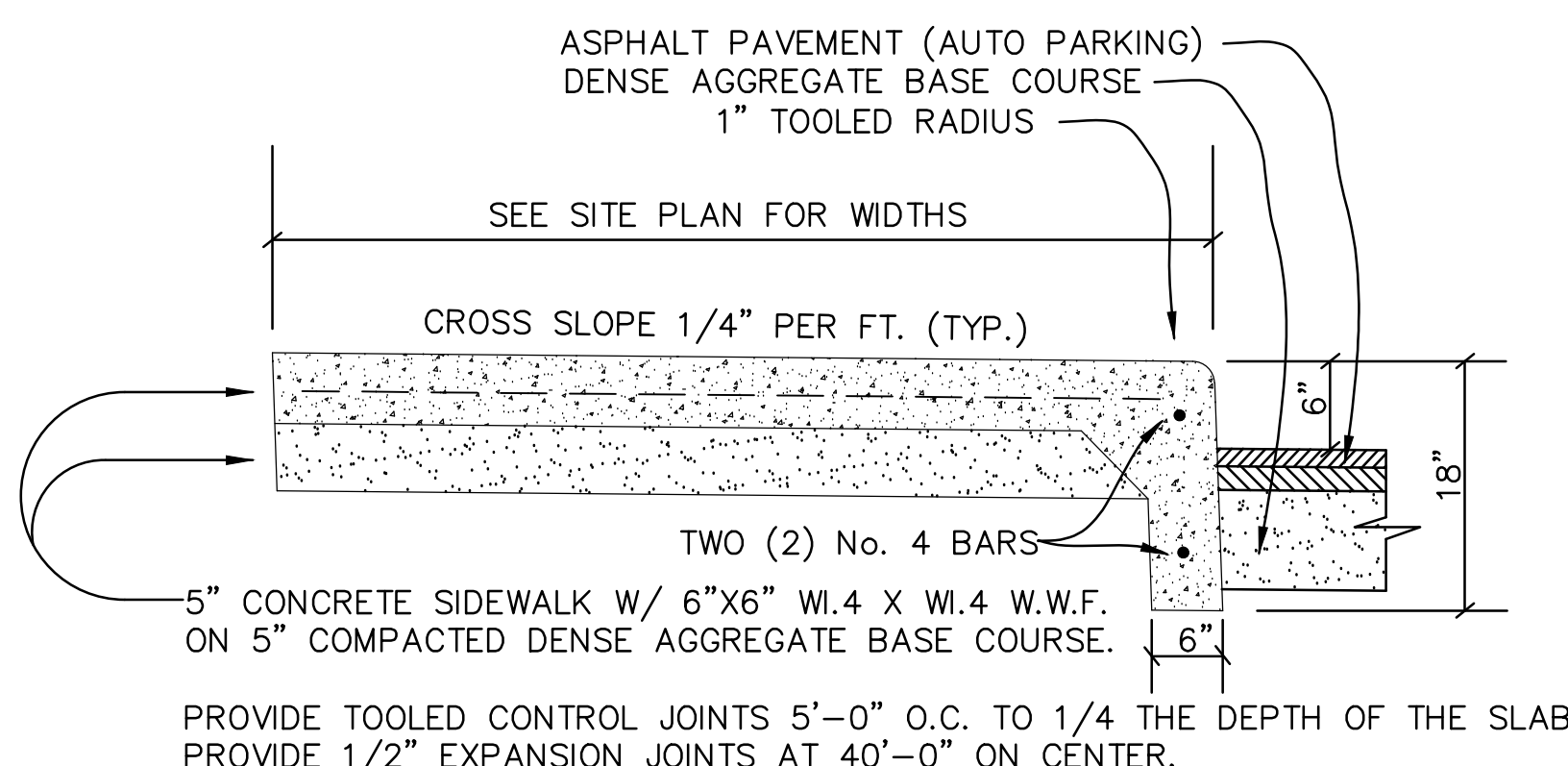
- 9" PAVEMENT SECTION (TYPICAL)**  
5" CONCRETE SIDEWALK (PER SECTION 415 OF THE "STATE SPECIFICATIONS")
- \* ALL CONCRETE SHALL BE GRADE A-FA, AIR-ENTRAINED, 6-BAG MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- 4" COMPACTED DENSE AGGREGATE BASE
- \* 3/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
  - \* BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF CONCRETE.



**NOTES:**

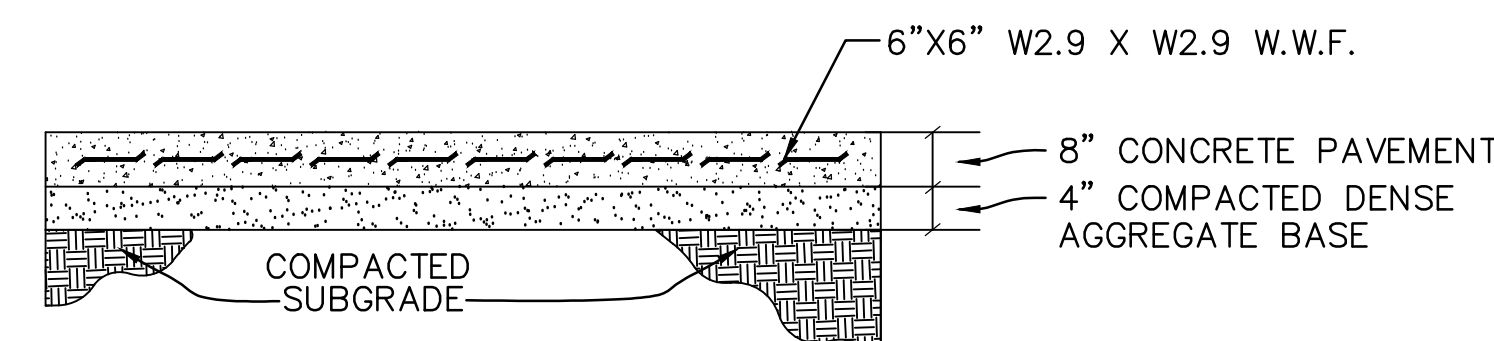
- PROVIDE TOOLED CONTROL JOINTS AT AN INTERVAL MATCHING THE SIDEWALK WIDTH BUT NO GREATER THAN 10 FEET.
- PROVIDE EXPANSION JOINTS AT INTERVAL NO GREATER THAN 100 FEET. EXPANSION JOINT FILLER MATERIAL SHALL BE ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL AND SHALL BE 1/2 INCH THICK.

**5 ONSITE "PRIVATE" CONCRETE SIDEWALK (TYPICAL SECTION)**  
NOT TO SCALE



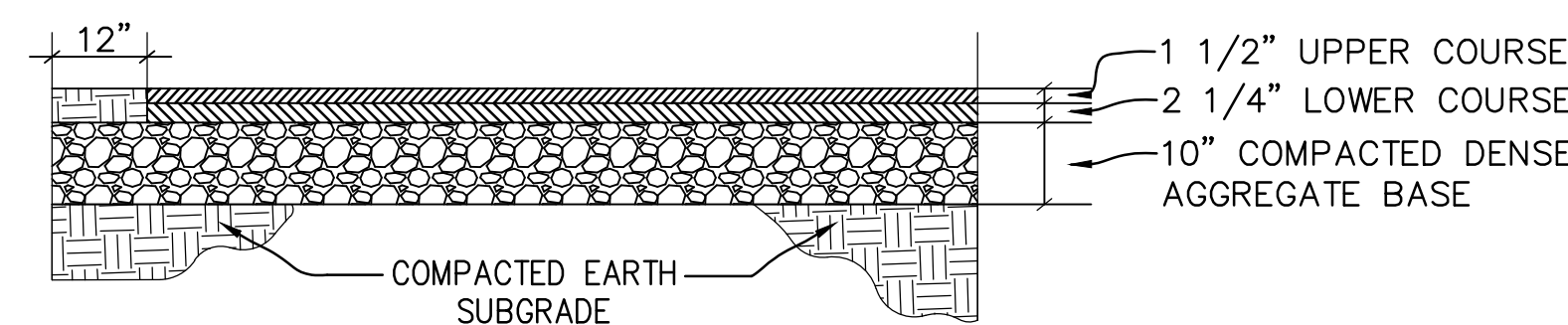
**6 SIDEWALK / BARRIER CURB (TYPICAL SECTION)**  
NOT TO SCALE

- 12" PAVEMENT SECTION (TYPICAL)**  
8" CONCRETE PAVEMENT (PER SECTION 415 OF THE "STATE SPECIFICATIONS")
- \* ALL CONCRETE SHALL BE GRADE A-FA, AIR-ENTRAINED, 6-BAG MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- 4" COMPACTED DENSE AGGREGATE BASE
- \* 1 1/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
  - \* BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF CONCRETE.



**7 8" CONCRETE PAVEMENT SHALL INCLUDE 6"X6" W2.9 X W2.9 W.W.F. TRASH ENCLOSURE / APRON CONCRETE PAVEMENT SECTION**  
NOT TO SCALE

- 13 3/4" PAVEMENT SECTION (TYPICAL)**  
3 3/4" HMA PAVEMENT, WISDOT, TYPE E-0.3
- \* 1 1/2" THICK UPPER COURSE (9.5 mm GRADATION), PG 64-22 OR PG 58-28
  - \* 2 1/4" THICK LOWER COURSE (19.0 mm GRADATION), PG 64-22 OR PG 58-28
- 10" COMPACTED DENSE AGGREGATE BASE
- \* 1 1/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
  - \* BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.



**8 ASPHALT PAVEMENT - MEDIUM DUTY (TYPICAL SECTION)**  
NOT TO SCALE



Call 811 or (800) 242-8511  
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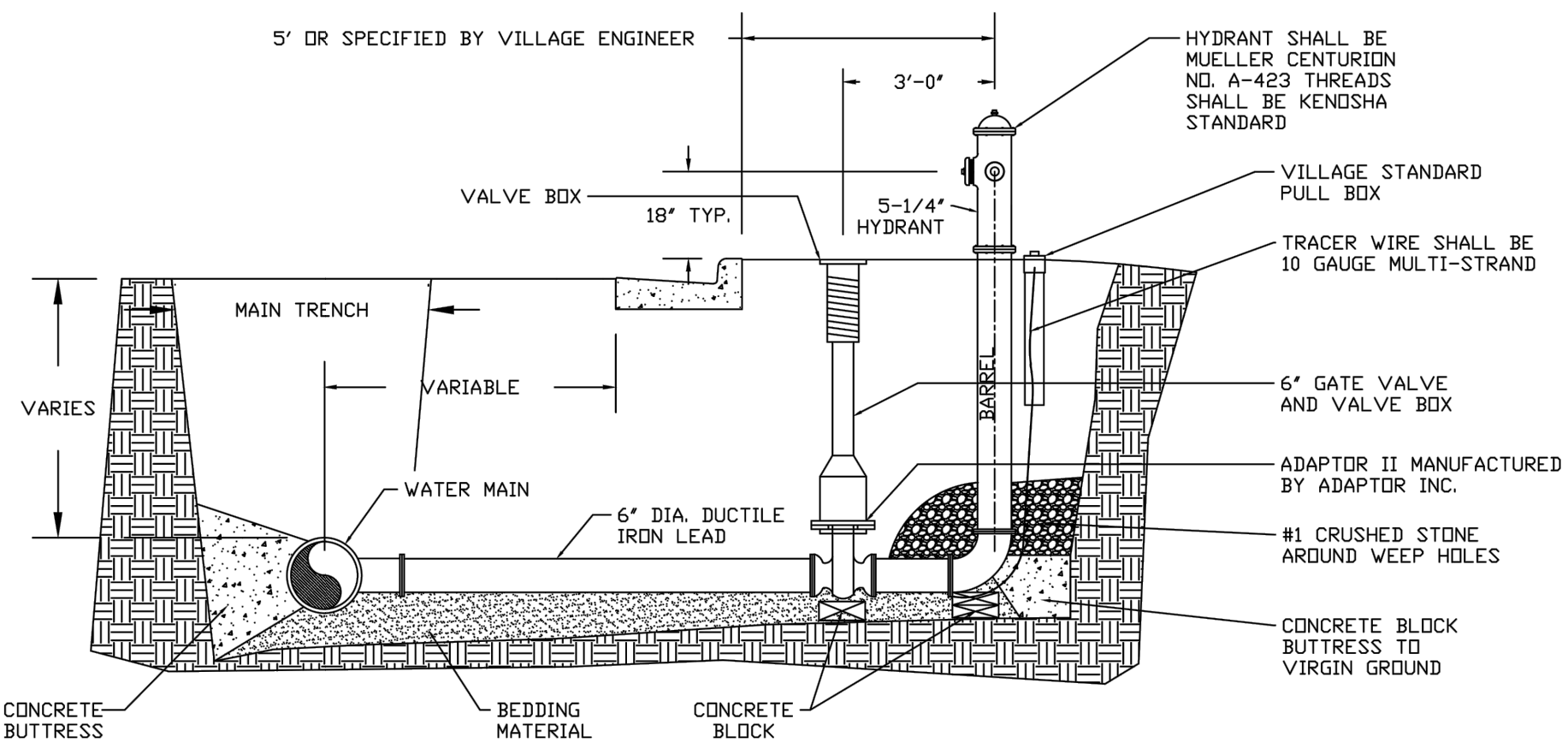
**DURRANI MEDICAL CLINIC**  
**TYPICAL SECTIONS & CONSTRUCTION DETAILS**  
**FOR**  
**AMD DURRANI BAWANI, LLC**  
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

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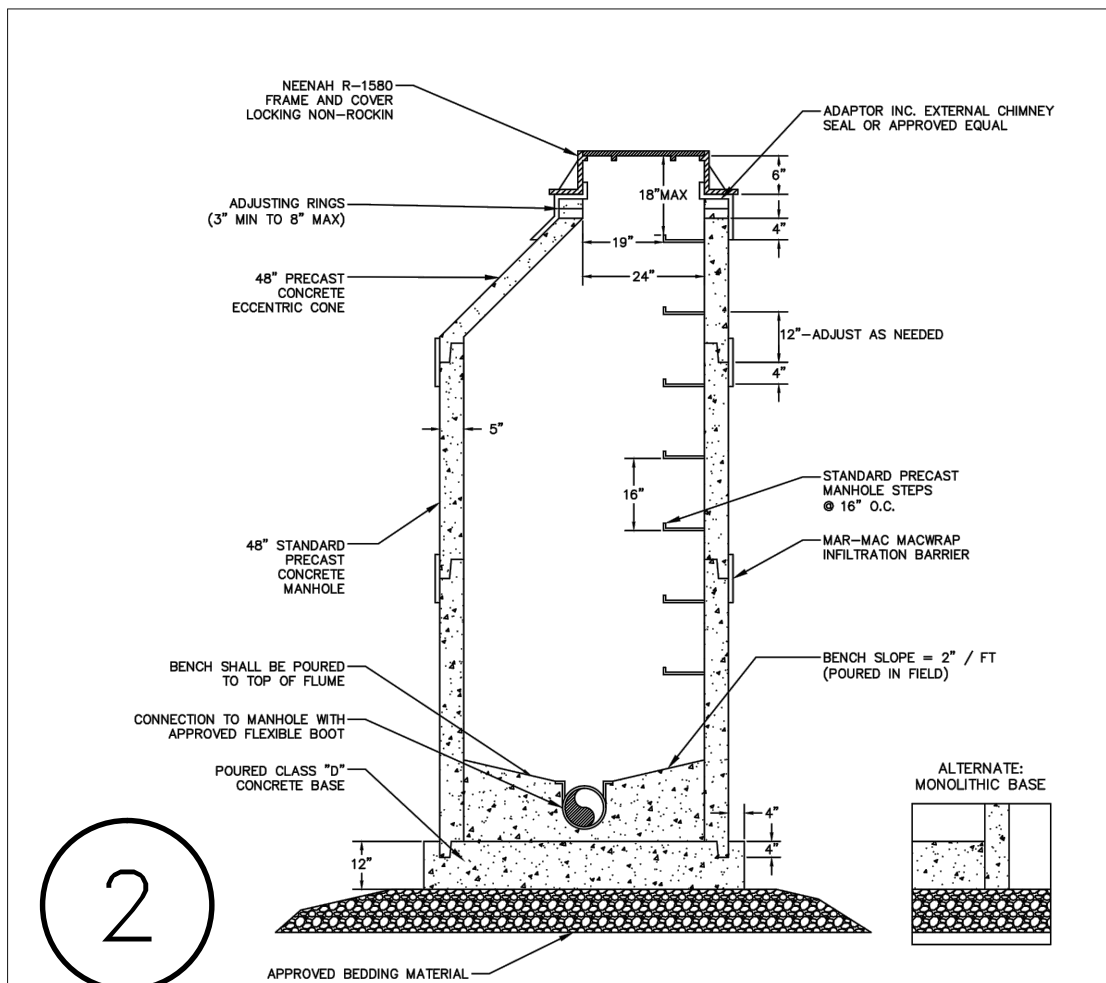
**ISSUE FOR APPROVAL - 6-10-2015**



- 1** NOTES:
- MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
  - ALL BOLTS SHALL BE STAINLESS STEEL BOLTS.
  - REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION

SCALE: NTS

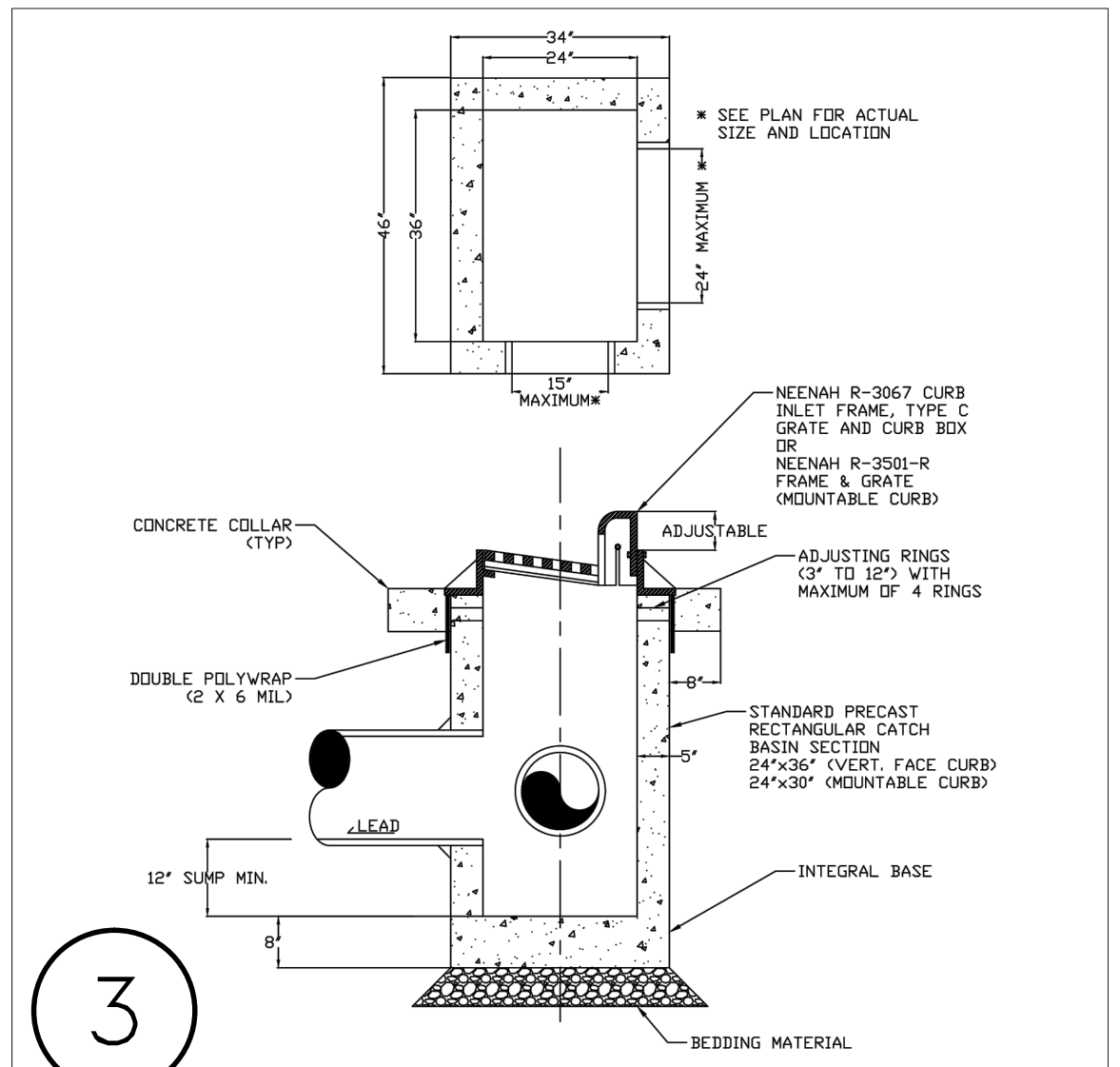
	<b>Standard Hydrant Assembly</b>	DETAIL: W - 1	
	CREATED: 11-26-12 REVISED: 2-20-14	APPROVED BY: MIKE SPENCE	



- 2** NOTES:
- STANDARD SAMPLING MANHOLE SHALL HAVE A PALMER-BOWLUS FLUME WITH INTEGRAL APPROACH INSTALLED.
  - VILLAGE OF PLEASANT PRAIRIE DPW SHALL BE CONTACTED FOR FINAL INSPECTION OF SAMPLING MANHOLES.
  - SEE DETAIL SAN-2A AND SAN-2B FOR PALMER-BOWLUS FLUME DETAILS.
  - REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY MANHOLES.

SCALE: NTS

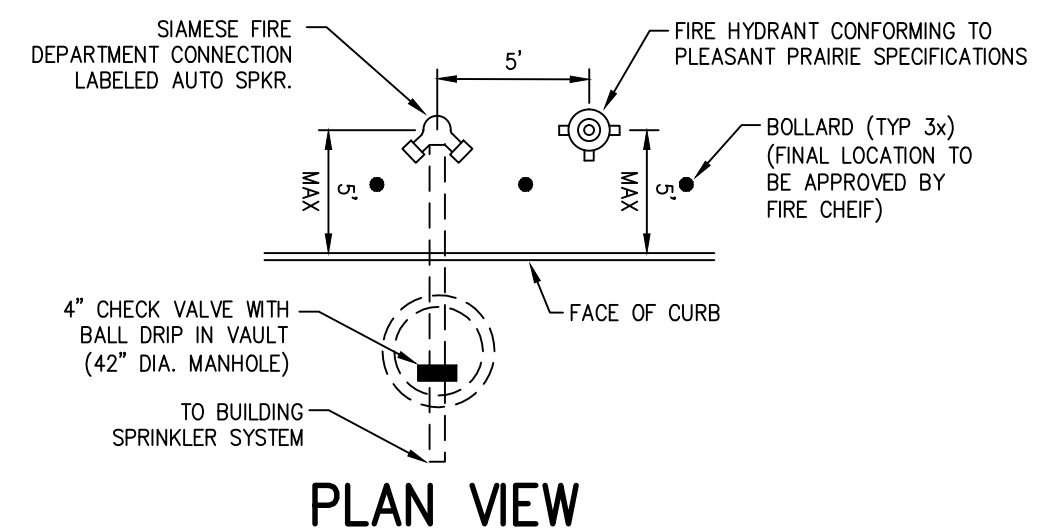
	<b>Standard Sampling Manhole</b>	DETAIL: SAN - 2	
	CREATED: 11-21-12 REVISED: 1-29-14	APPROVED BY: MIKE SPENCE	



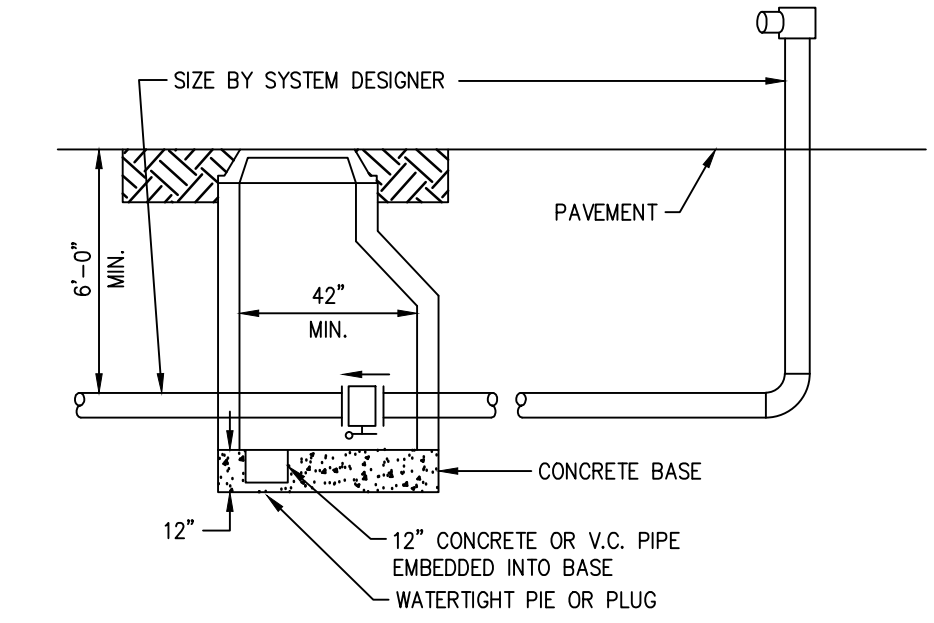
- 3** NOTES:
- NON-SHRINKING METAR REQUIRED (TYP.)-STORM CONNECTIONS, ADJUSTING RINGS, ECT.
  - REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER

SCALE: NTS

	<b>Precast Rectangular Catch Basin</b>	DETAIL: STM - 3	
	CREATED: 12-14-04 REVISED: 1-31-14	APPROVED BY: MIKE SPENCE	



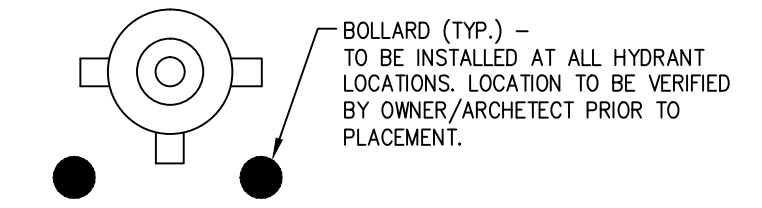
**PLAN VIEW**



**PROFILE VIEW**

THE CONTRACTOR SHALL ADAPT THIS DETAIL AS NECESSARY TO CONFORM TO THE LOCATION OF THE FIRE DEPARTMENT CONNECTION AS SHOWN ON THE FIRE PROTECTION PLAN.

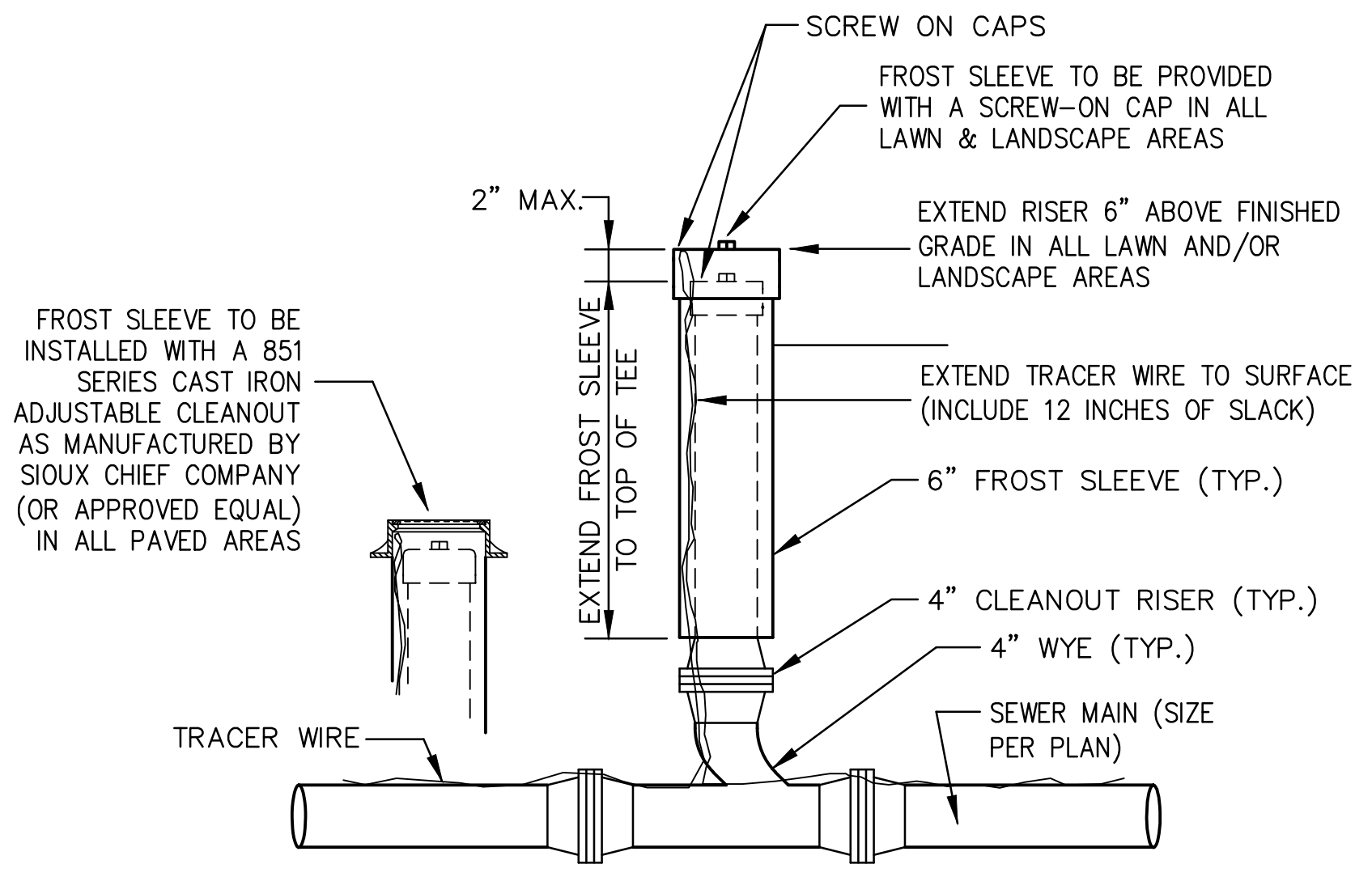
**FIRE DEPARTMENT CONNECTION DETAIL**  
NOT TO SCALE



**HYDRANT BOLLARD DETAIL**  
NOT TO SCALE

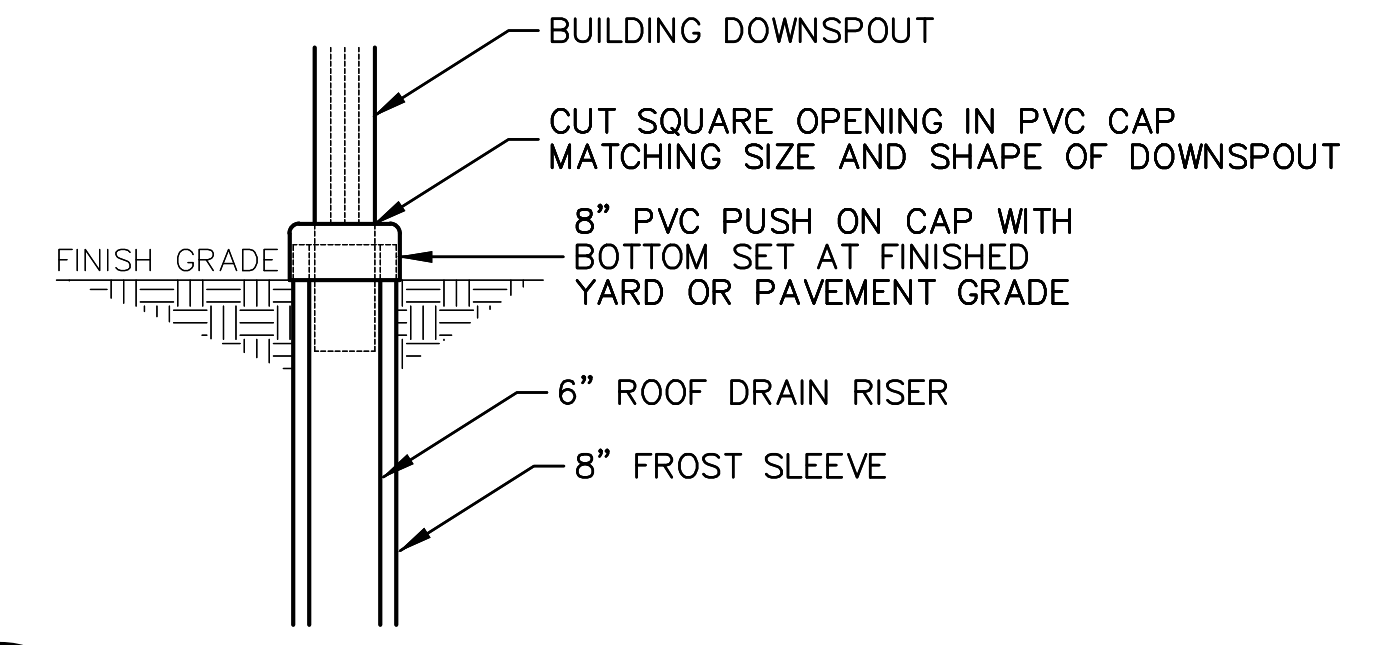
NOTE: MANHOLE CASTING SHALL BE NEENAH R-1755-E (FROST & WATERTIGHT) FRAME AND LID OR APPROVED EQUAL

**4 FIRE DEPARTMENT CONNECTION DETAILS**  
NOT TO SCALE



NOTE: ALL SEWER CLEANOUTS TO BE LOCATED A MAXIMUM OF 5' OUTSIDE OF BUILDING WALL

**5 SEWER CLEANOUT RISER DETAIL**  
NOT TO SCALE



**6 ROOF DRAIN RISER DETAIL**  
NOT TO SCALE

**DIGGERS HOTLINE**

Call 811 or (800) 242-8511  
www.DiggersHotline.com

**mb**

**Nielsen Madsen & Barber S.C.**  
Civil Engineers and Land Surveyors  
1458 Horizon Blvd, Suite 200, Racine, WI. 53406  
Tel: (262)634-5588 Fax: (262)634-5024  
Website www.nmbssc.net

**DURRANI MEDICAL CLINIC**  
**TYPICAL SECTIONS & CONSTRUCTION DETAILS**  
FOR  
**AMD DURRANI BAWANI, LLC**  
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: \_\_\_\_\_ MDE  
DRAFTED: \_\_\_\_\_ NDB  
DATE: \_\_\_\_\_ 06-10-15  
CHECKED: \_\_\_\_\_ MDE  
DATE: \_\_\_\_\_ 06-10-15

2012.0137.08  
SHEET  
**C-12**

**ISSUE FOR APPROVAL - 6-10-2015**







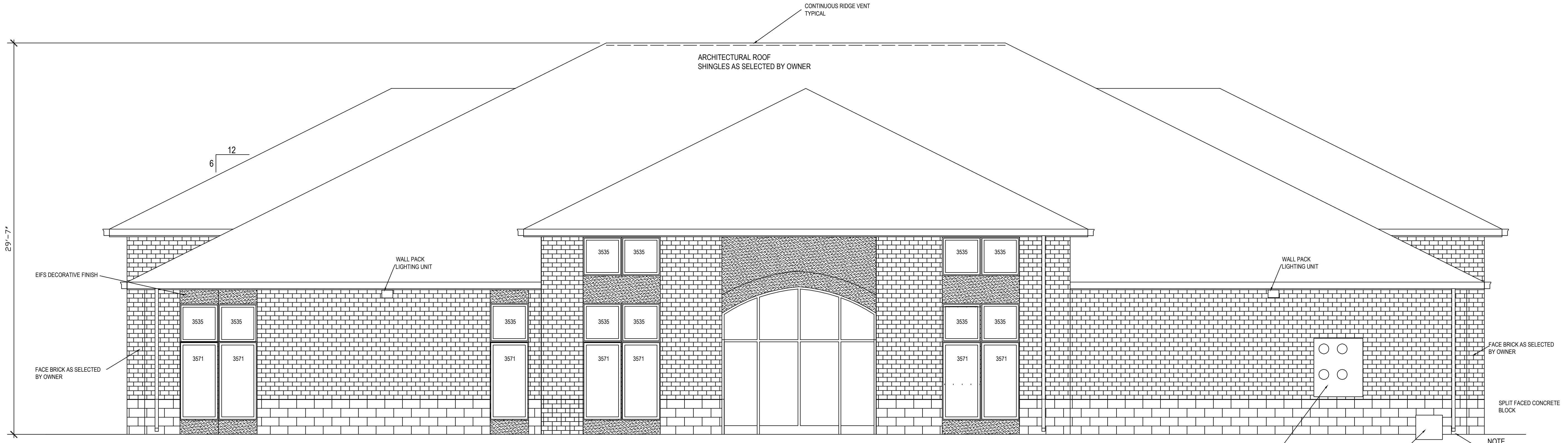




**EAST ELEVATION**

SCALE  $\frac{1}{4}'' = 1'-0''$

NOTE  
ALL DOWNSPOUTS SHALL BE  
CONNECTED TO UNDER GROUND  
DRAINAGE SYSTEM  
SEE CIVIL DWGS



**WEST ELEVATION**

SCALE  $\frac{1}{4}'' = 1'-0''$

NOTE  
ALL DOWNSPOUTS SHALL BE  
CONNECTED TO UNDER GROUND  
DRAINAGE SYSTEM  
SEE CIVIL DWGS

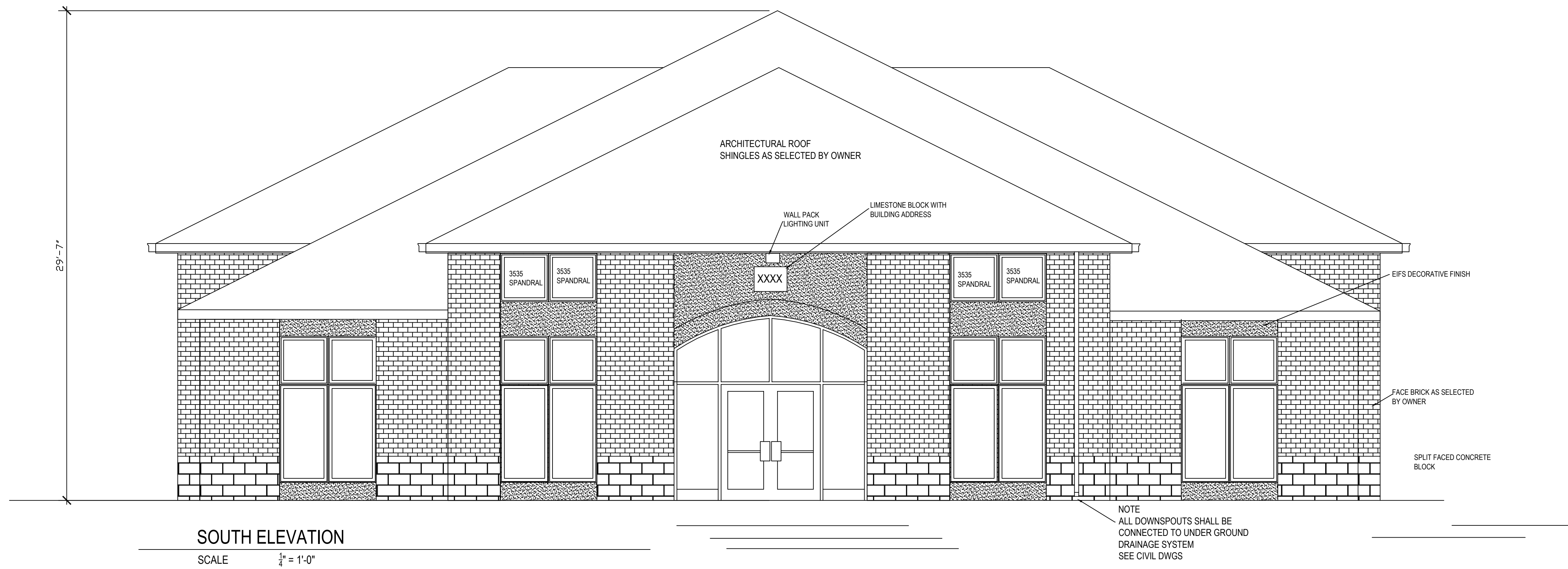
DATE

REVISIONS

WILLIAM A. MORRIS - ARCHITECT LLC  
5313 87TH PLACE  
PLEASANT PRAIRIE, WI. 53144

PROPOSED NEW MEDICAL CLINIC FOR  
DR. DURRANI  
PLEASANT PRAIRIE WI. 53158

**A2**

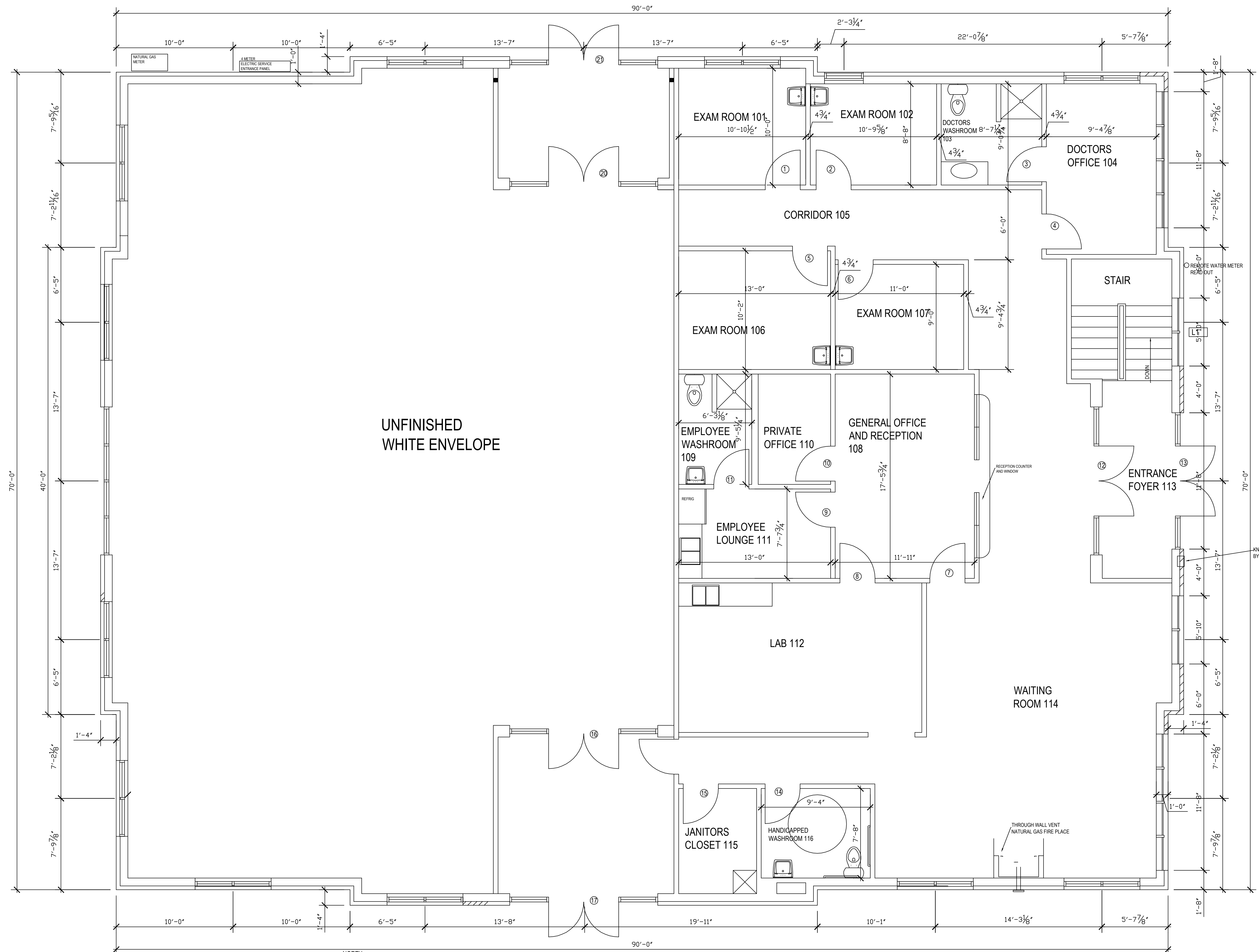


DATE

REVISIONS

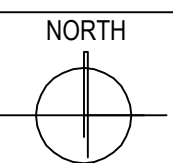
WILLIAM A. MORRIS - ARCHITECT LLC  
 5313 87TH PLACE  
 PLEASANT PRAIRIE, WI. 53144

PROPOSED NEW MEDICAL CLINIC FOR  
 DR. DURRANI  
 PLEASANT PRAIRIE WI. 53158



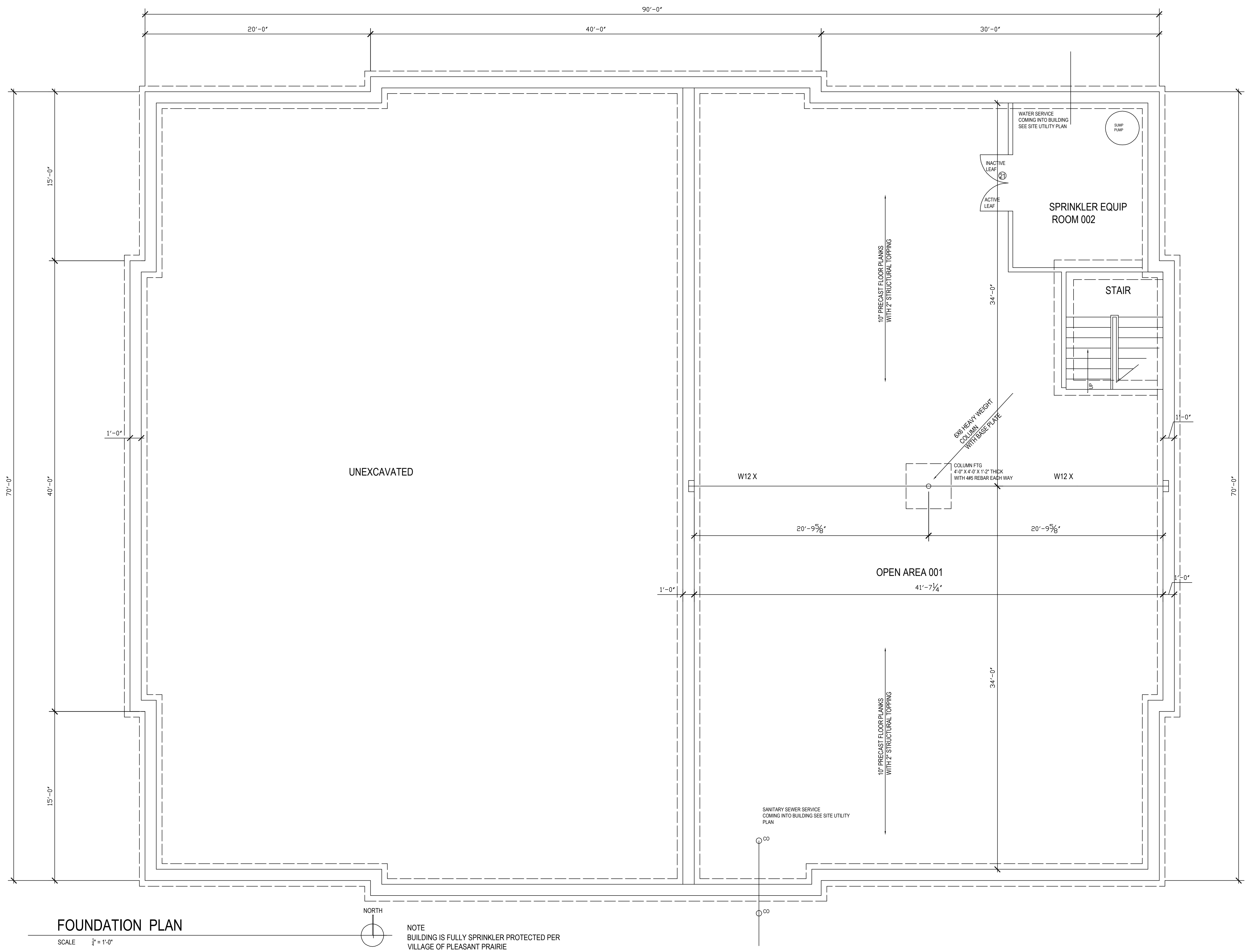
**FLOOR PLAN**

SCALE 1/4" = 1'-0"  
7233 sq. ft. gross



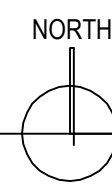
NOTE  
BUILDING IS FULLY SPRINKLER PROTECTED PER  
VILLAGE OF PLEASANT PRAIRIE

DATE	
REVISIONS	
WILLIAM A. MORRIS - ARCHITECT LLC 5313 87TH PLACE PLEASANT PRAIRIE, WI 53158	PROPOSED NEW MEDICAL CLINIC FOR DR. DURRANTI PLEASANT PRAIRIE WI. 53158
	A4



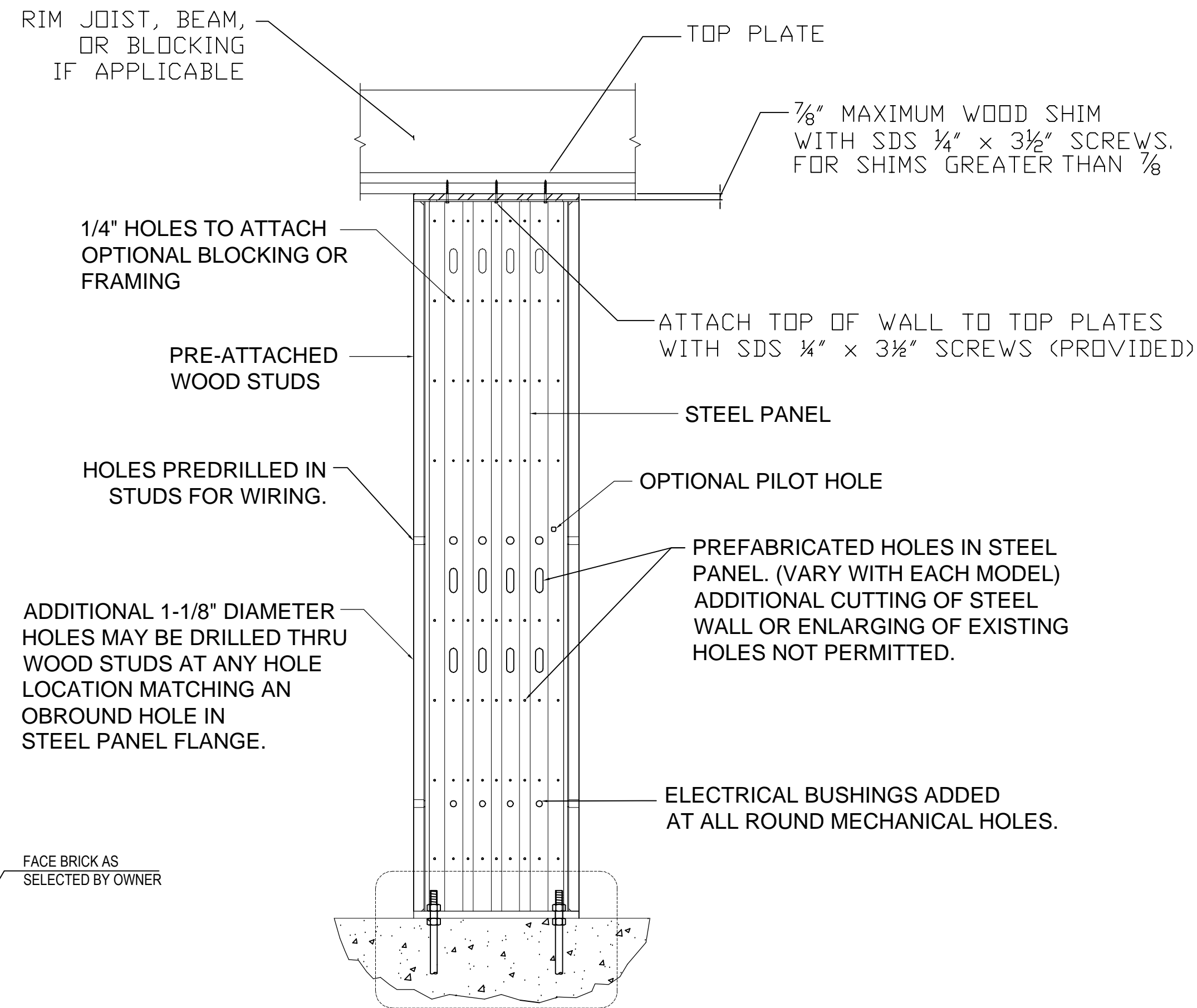
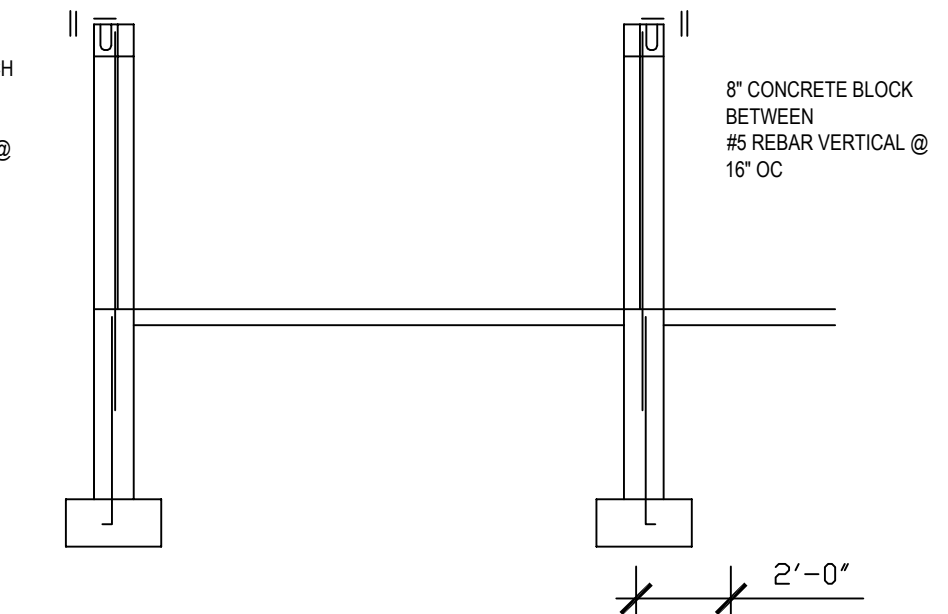
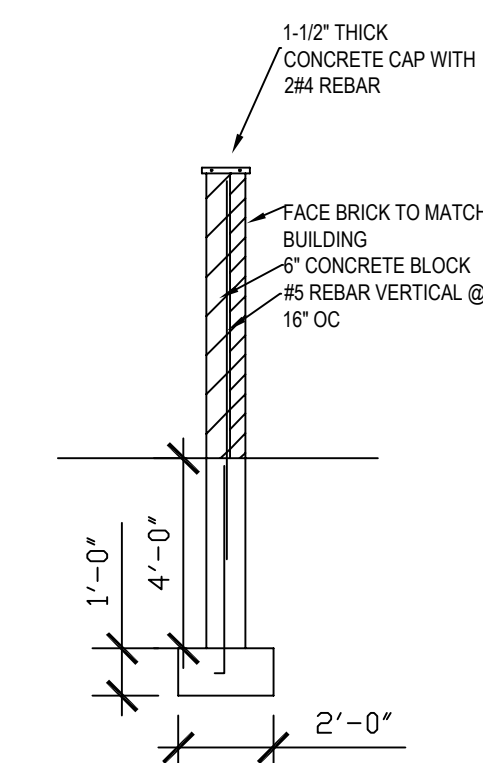
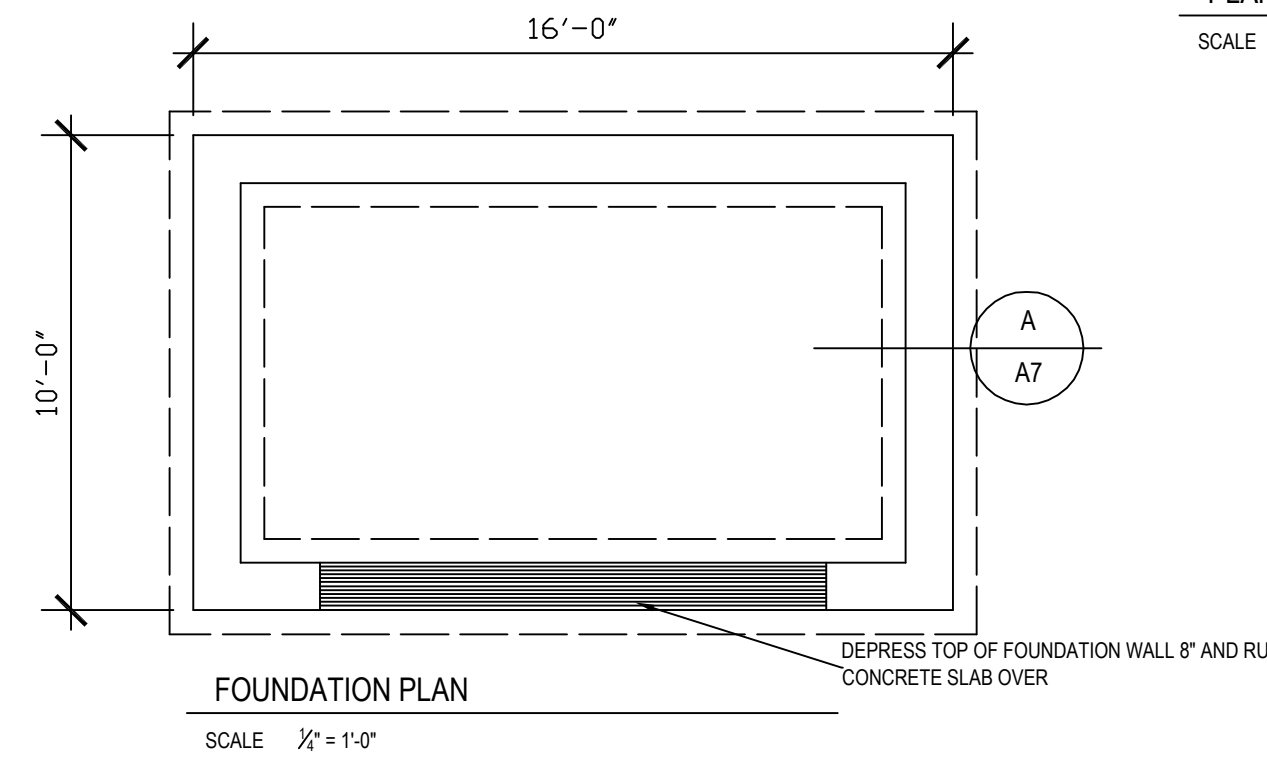
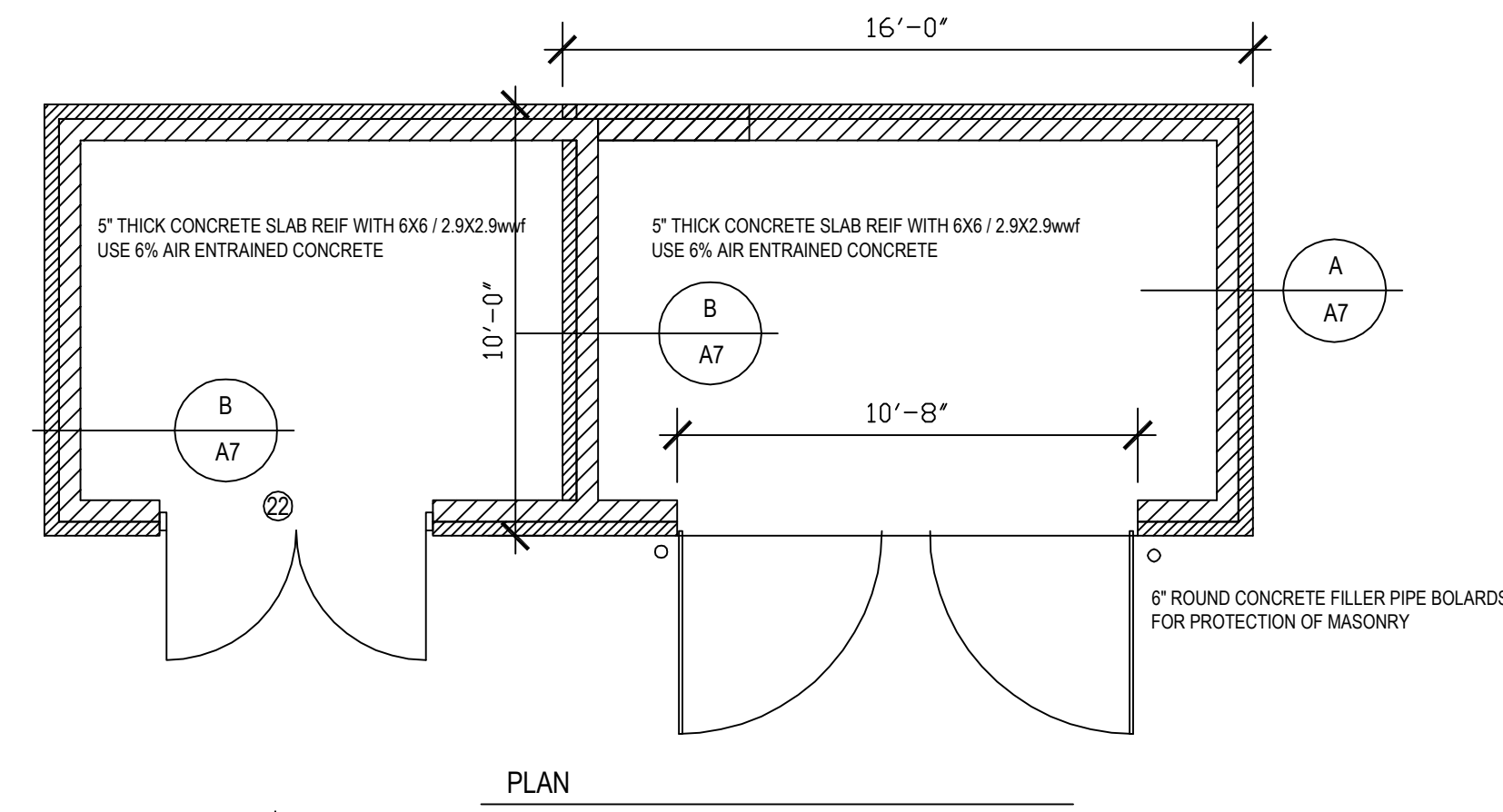
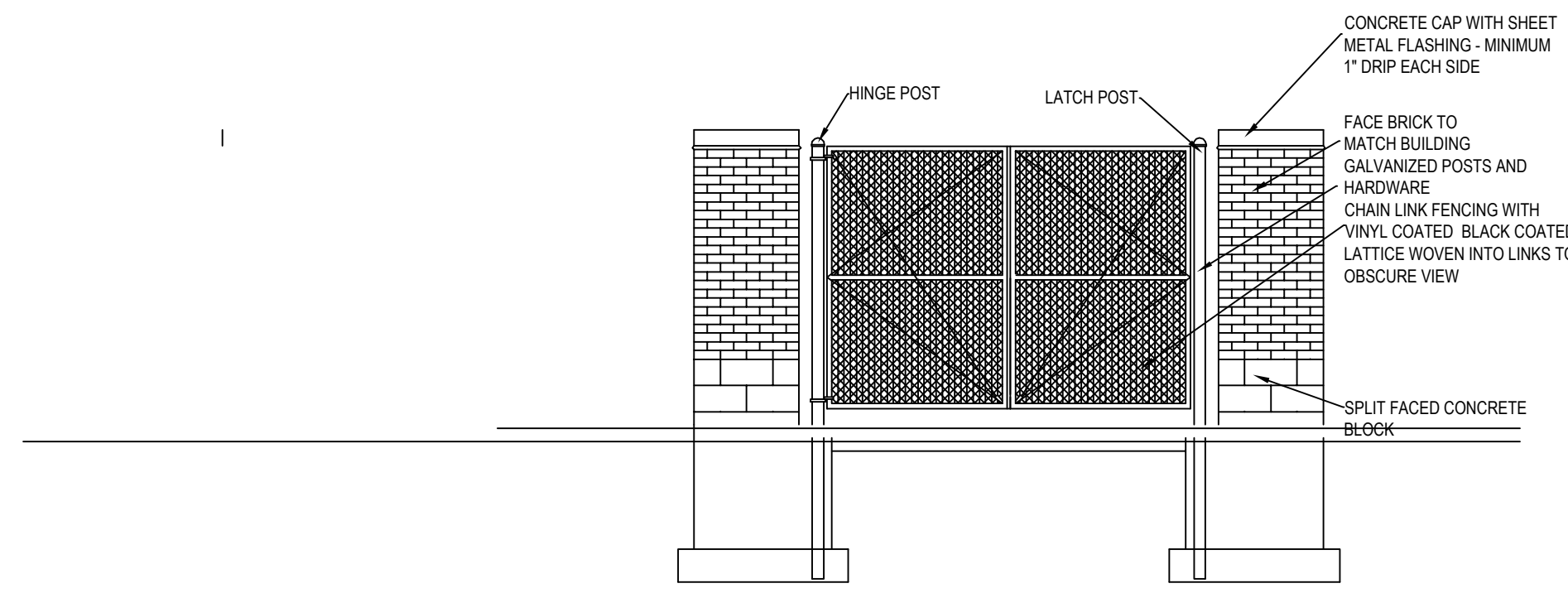
**FOUNDATION PLAN**

SCALE 1/2" = 1'-0"



NOTE  
BUILDING IS FULLY SPRINKLER PROTECTED PER  
VILLAGE OF PLEASANT PRAIRIE

DATE
REVISIONS
WILLIAM A. MORRIS - ARCHITECT LLC 5313 87TH PLACE PLEASANT PRAIRIE, WI 53158
PROPOSED NEW MEDICAL CLINIC FOR DR. DURRANTI PLEASANT PRAIRIE WI. 53158
A5



1  
A9  
DETAIL EXTERIOR WALLS  
REINFORCING  
NTS

2  
A9  
HOLD DOWN DETAIL  
32 OF THESE REQUIRED- 8- PER SIDE OF BUILDING  
NTS

REFUSE  
ENCLOSURE

A  
A  
SECTION THRU DUMPSTER  
ENCLOSURE WALL

B  
A  
SECTION THRU DUMPSTER  
ENCLOSURE WALL

DATE  
REVISIONS

WILLIAM A. MORRIS - ARCHITECT LLC  
5313 87TH PLACE  
PLEASANT PRAIRIE, WI 53158

PROPOSED NEW MEDICAL CLINIC FOR  
DR. DURRANI  
PLEASANT PRAIRIE WI. 53158

**PLANT SCHEDULE**

TREES				
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE
SYRE	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	7	2" Cal. B&B
THEM	Thuja occ. Emerald	Emerald Arborvitae	5	6" B&B
THWG	Thuja occ. Wintergreen	Wintergreen Arborvitae	10	6" B&B
ULTR	Ulmus x Triumph	Triumph Elm	2	2" Cal. B&B
SHRUBS				
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE
ARME	Aronia melanocarpa	Black Chokeberry	10	24" B&B
EUAL	Euonymus alata compacta	Compact Burning Bush	10	30" B&B
PHYS	Physocarpus op. Coppertina	Coppertina Ninebark	12	24"/3 gal
ROFD	Rosa 'Frau Dagmar'	Frau Dagmar Rose	30	3 gal
SYPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	8	24" B&B
TADE	Taxus densiformis	Denisiformis Yew	14	24" B&B
PERENNIALS				
CODE	SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTING SIZE
CAKF	Calamagrostis Karl Forester	Feather Reed Grass KF	43	1 gal
HEST	Hemerocallis 'Stella d'oro'	Stella d'oro Daylily	52	1 gal

**GENERAL NOTES:**

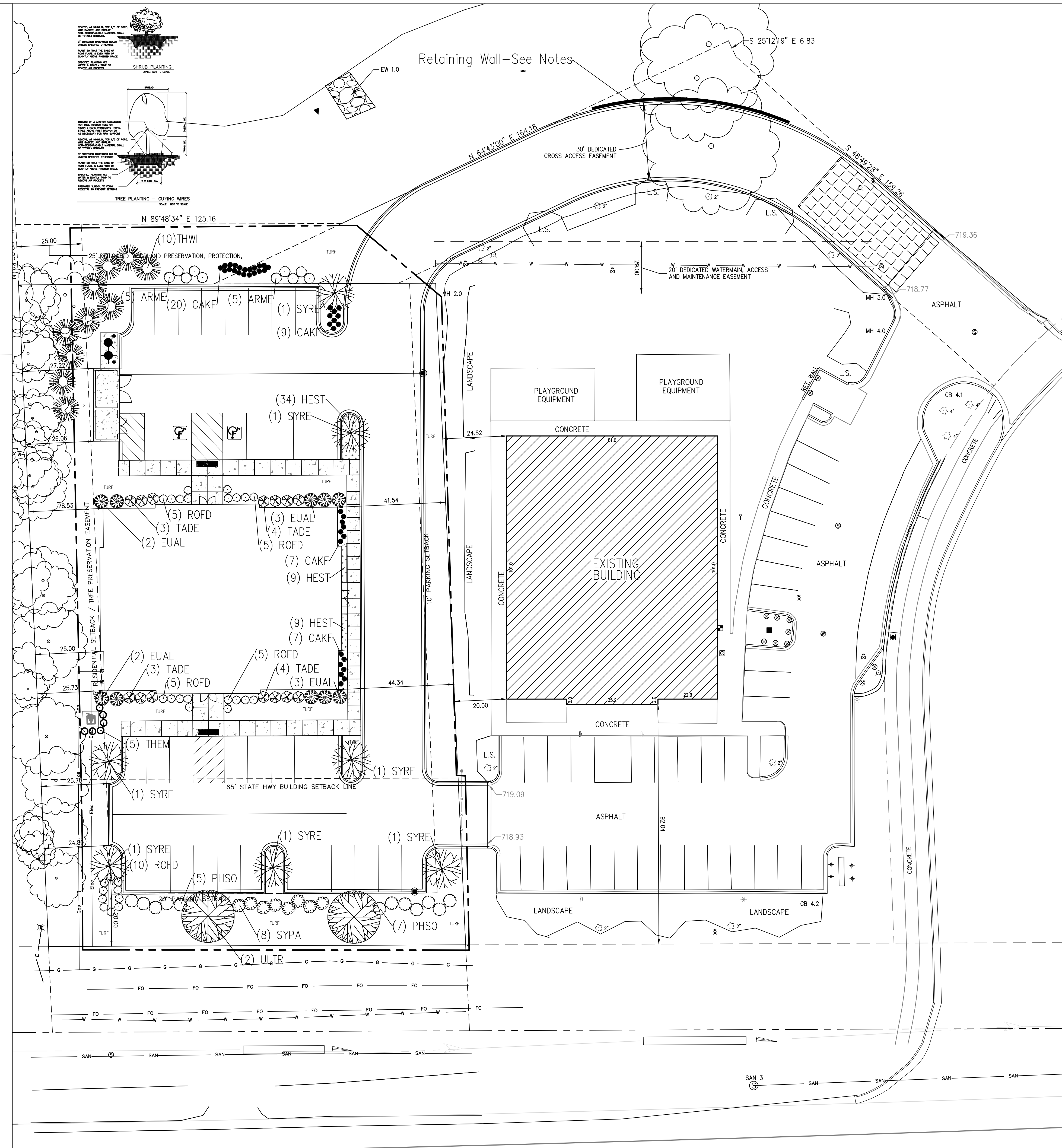
1. Notify DIGGERS HOTLINE prior to the commencement of any digging/clearing operations.
2. All finish grades to be flush with top of curbs, retaining walls and pavement.
3. All plant material shall conform to American Standard for Nursery Stock as prepared by the American Association of Nurserymen, Inc.
4. All plants to be located according to the plan and planted in holes at least twice the size of the plant root ball.
5. All plantings to be topdressed with a minimum of three inches of shredded hardwood mulch.
6. Amend and till planting beds to a minimum depth of 6" prior to planting.
7. Topsoil backfill shall be topsoil that is fertile, friable, natural loam, surface soil, reasonably free from subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth.
8. All areas disturbed during construction and indicated as 'TURF' shall be seeded unless indicated otherwise on the plan.
9. All plants to receive 3 year slow release fertilizer packets (or equal) at a rate of 2 per caliper inch of tree and 3 per shrub.
10. Guarantee all plant material for a period of one year.
11. Water all plantings immediately after installation and maintain until project is accepted as complete by owner.
12. All planting bed shall have 3 inch shovel cut edges unless noted otherwise on the plan.
13. Refer to civil grading plans for landscape berms.
14. Plants shown on this plan are indicated at mature size.

**GENERAL IRRIGATION NOTES:**

1. Design and build lawn irrigation system, using accepted Wisconsin weather industry standards.
2. Notify DIGGERS HOTLINE, general contractor, and owner prior to the commencement of any digging operations for locations of private and public utilities.
3. All sprinkler main lines, zone lines, and wiring will be installed in PVC sleeves where they will be under a hard surface. All sleeves will be installed as part of the design build and backfilled to the subgrade surface with granular material approved by general contractor.
4. All sprinkler wiring will allow for a minimum of 3 spare wires at any point along the main line, be installed in PVC or poly conduit, and all connections will be water tight and within valve boxes. Wire color coding and/or markings will remain consistent throughout the system.
5. Sprinkler valves will be Rainbird PGA or approved equal and will be installed within valve boxes.
6. Sprinkler rotary heads will be Hunter I 20 or approved equal. All rotary and spray sprinkler heads will be installed with a double clamped insert "T" and swing pipe or approved swing joint.
7. Sprinkler heads will be located in a pattern which will provide "head to head" coverage without putting water onto hard surfaces or excessively watering planting beds. Overspray onto planting beds shall not exceed 30% of the turf precipitation rate.
8. Sprinkler designer will consult with owner's representative with regard to zone wiring sequence.
9. Guarantee all sprinkler material including installation for a period of one year, beginning the spring following project completion.
10. Plumbing scope to include providing and installing a "T", deduct meter, valve(s), pipe, master valve, vacuum breaker or RPZ, related fittings, and permits as needed, to service the lawn irrigation system. Irrigation service pipe shall end with a horizontal male adapter outside the wall 18"-24" below grade. Irrigation contractor shall provide the plumber, at no cost, the master valve, vacuum breaker or RPZ, and instruction as needed for the installation.
11. Electrical scope to include providing and installing a dedicated 120 volt circuit to power the lawn irrigation controller which will be mounted on the outside wall in close proximity to the water service or pump room. Circuit shall have an outdoor rated on/off switch immediately before the controller.

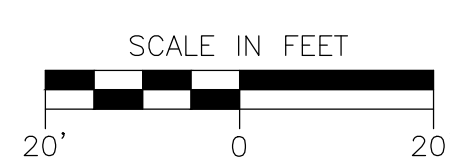
**RETAINING WALL/OAK TREE PRESERVATION NOTES**

1. Surveyor to locate proposed back of curb by oak trees prior to excavation.
2. Notify DIGGERS HOTLINE, general contractor, and owner prior to the commencement of any digging operations for locations of private and public utilities.
3. Landscape contractor to cleanly trench a 30" deep trench with trench face 12 - 18" outside future curb. All exposed roots to be cleanly cut leaving no frayed ends.
4. Plastic snow/protection fence to be placed along the exposed trench face and around the perimeter of the remaining two trees a minimum of 30 feet off the trunk. Plastic shall be placed against the trench face and compost or sawdust filled into any voids.
5. After clearing undesirable underbrush, install fully decomposed weed free compost at a 1" depth followed by 2" of shredded bark mulch within the entire fenced area. No compost or mulch shall be placed within 18" of the main trunks.
6. The entire mulched area will be watered weekly throughout the duration of the construction project with 1" of precipitation less accumulated rainfall for that week.
7. Following curb installation, a natural stone retaining wall will be installed directly back of curb with the top of wall following the original grade. Stone choice to be reviewed with owner prior to beginning wall project.
8. NO trenching or excavation of any kind will be allowed within the tree protection area including silt fence. Any required erosion protection within the tree protection fence to be surface installed using materials such as hay bales, coir logs, compost logs, etc.
9. NO construction material storage of any kind shall take place within the tree protection area.



CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WI STATUTE 182.01(7)(14)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU DIGGERS  
MILWA. AREA 259-1181

CHECK WITH PROPERTY OWNER BEFORE  
EXCAVATION FOR LOCATIONS OF PRIVATE  
AND PUBLIC UNDERGROUND UTILITIES AND  
FIXTURES WHICH MAY OR MAY NOT BE  
MARKED BY "DIGGERS HOTLINE"



PROJECT NAME

Durranni Office

PROJECT LOCATION

Pleasant Prairie, Wisconsin

CLIENT NAME & ADDRESS

AMG Durranni  
Pleasant Prairie, WI

SHEET TITLE

**LANDSCAPE PLAN**

REVISIONS

Date	By
6/08/2015	LMW
Per Village Comments	

PREPARED BY:



**KENOSHA GROUNDS CARE**  
Design Construction Maintenance  
2302 28th Avenue • Pleasant Prairie, WI 53158 • 262.294.9890  
E-Mail info@kgc.com Fax 262.294.9599

USE OF INFORMATION

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF KENOSHA GROUNDS CARE, INC. ANY CHANGES, PUBLICATION OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY APPROVED.

FILE NAME	MORRIS
DRAWN BY	LW/RJO
CHECKED BY	RJO
KGC PROJECT #	
DATE	6/02/2015
SHEET NO.	

**L1.0**

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

Date Sent: 6/11/15 PH  
Date Due: \_\_\_\_\_

**VILLAGE OF PLEASANT PRAIRIE  
INDUSTRIAL WASTE SURVEY**

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

**General Information**

1. Facility Name: NEW OFFICE BLDG FOR DR. DURZANTI
2. Mailing Address: 5313 - 87th PLACE
3. City, State, Zip Code: PLEASANT PRAIRIE, WI. 53158
4. Site Address: NO ADDRESS AT THIS TIME PARCEL NO. 91-4-122-054-0270
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: WILLIAM A. MORRIS  
Title: ARCHITECT  
Phone #: 262-620-0563

*Company Contact*

Name: WILLIAM A. MORRIS-ARCHITECT L.L.C  
Title: ARCHITECT  
Phone #: 262-620-0563

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.

Nothing AT THIS TIME.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECEIVED**

JUN 10 2015



**Operational Characteristics**

- 1. Existing Number of Employees: Full Time 3 Part Time ~~X~~
- 2. Operational Schedule: Days/Wk 6 Hours/Day 8:05 # Shifts 1
- 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 PRACTICE OF  
MEDICINE
- 4. List principal raw materials used: NON
- 5. List products produced and the average rate of production: NON
- 6. List types of wastes created during production and any by-products produced: \_\_\_\_\_  
EMPLOYEE WASH ROOMS.
- 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). NOT ASSIGNED AT THIS  
TIME
- 8. Type of discharges: Continuous NA Batch NA  
If batch was indicated, give the average frequency and approximate volume of any batch discharges: \_\_\_\_\_
- 9. Describe the uses of water at this facility: EMPLOYEE AND GENERAL PUBLIC  
WASH ROOMS.

**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

NA

↓

Time and Duration of Discharges

NA

↓

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

NA.

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

	Gallons per Day		Type of Wastewater Discharge (Continuous, Batch, None)
	<u>Consumed</u>	<u>Discharges</u>	
Sanitary Usage	_____	_____	<u>NONE</u>
Process Wastewater Usage	_____	_____	 ↓ ↓ ↓
Cooling Water Usage	_____	_____	
Other Usage	_____	_____	
Total Volume	_____	_____	

5. Describe all locations where wastewaters enter the collection system THIS IS A PROPOSED NEW OFFICE BLDG, WITH ONE PROPOSED SANITARY CONNECTION

6. Is there a sampling manhole on site? No \_\_\_\_\_ Yes X  
If yes, describe the locations: OUT-SIDE BLDG

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

8. Is boiler blowdown water discharged to the sanitary sewer? No NA Yes NA

9. Does your facility haul any process wastewater? No NA Yes NA

**Compliance Information**

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

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

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

5. Is any form of waste water pretreatment practiced at this facility? No X Yes \_\_\_\_\_  
 If yes, describe: NA
6. List any specific pretreatment standards that apply to this facility: NA
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.  
NA
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.  
NA

**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.

WILLIAM A. MORRIS

Print Name: Authorized Representative

William A. Morris

Signature: Authorized Representative

ARCHITECT

Title

6-3-15

Date

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

Known Absent	Suspected Present	Known Present	Pollutant
			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 Chlorofoffi l
			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
			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