

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JULY 27, 2015**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the minutes of the July 13, 2015 Plan Commission meetings.
4. Correspondence.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-14** to consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for the following **amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan** related to the proposed development of an office building on the property generally located north of STH 50 and west of 91st Avenue: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.
 - B. Consider the request of Lance Skala, agent for Centerpoint Wispark Land Company, LLC owners, for approval of a **Site and Operation Plan** for a 204,387 square foot speculative warehouse and distribution building on the property located at the southwest corner of STH 165 and CTH H in Lake View Corporate Park.
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.

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**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
July 13, 2015**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on July 13, 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 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 JUNE 8 AND 22, 2015 PLAN COMMISSION MEETINGS.**

Wayne Koessler:

Move approval in their printed form, Chairman.

John Braig:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG TO APPROVE THE MINUTES OF THE JUNE 8 AND JUNE 22, 2015 PLAN COMMISSION MEETINGS AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

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

Tom Terwall:

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

6. NEW BUSINESS

Michael Serpe:

Tom, I would suggest we take A, B and C together.

Tom Terwall:

Is that a motion?

Michael Serpe:

Yes.

John Braig:

Yes.

Tom Terwall:

MOVED BY MICHAEL SERPED AND SECONDED BY JOHN BRAIG. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. It will require three separate votes, however.

- 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 91st 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 a Certified Survey Map for the property generally located north of STH 50 and west of 91st 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 Site and Operational Plans for the 6,300 square foot professional office building generally located north of STH 50 and west of 91st Avenue.**

Jean Werbie-Harris:

Mr. Chairman, the first item on the agenda is Item 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 State Trunk Highway 50 and west of 91st Avenue from the B-2, Community Business District with an Urban Landholding Overlay District, to the B-2 (PUD), Community Business District within a Planned Unit Development Overlay District, and a Zoning Text Amendment to create the specific PUD requirements for the proposed development of a 6,300 square foot professional office building.

The second item, Item B, is also the request of Bill Morris, agent for the owner, and this is for a certified survey map for the property generally located north of Highway 50 and west of 91st Avenue also for that development of a 6,300 square foot professional office building.

And Item C on the agenda consider the request also of Bill Morris, agent for the owner, for the preliminary site and operational plans. And, again, this for the development of that 6,300 square foot professional office building generally located north of Highway 50 and to the west of 91st Avenue in the Village. As Trustee Serpe indicated these items are related and will be discussed at the same time, but separate action will be taken.

The petitioner is requesting several approvals for the development of a 0.935 acre site located at north of State Trunk Highway 50 or 75th Street and west of 91st Avenue. This is directly west of the Goddard School. The site is proposed to be developed for a 6,300 square foot professional medical office building. The approvals considered by the Plan Commission at the meeting this evening include recommendations for certified survey map, zoning map and text amendment and site and operational plans from a preliminary status.

Under the certified survey map which is the first item, the certified survey map is being requested so that the required dedicated easements and restrictions, site access and other site regulations are identified on an official document. Although the property has frontage on Highway 50, the Wisconsin DOT will not allow a direct commercial access to Highway 50. This site will obtain access to 91st Avenue through an existing 30 foot dedicated ingress and egress, cross-access and maintenance easement previously dedicated by a separate document.

And, again, in addition to the cross-access easement there are a number of other easements that are actually going to be shown on the certified survey map including an existing public water main easement where water was already installed extending from 91st Avenue to the property corner at that northeast corner. There is going to be a cross-access easements that go north/south and east/west through the Goddard School property at the north end as well as now at the south

end by Highway 50 through shared common parking lot areas. Along the west property line there is a 25 foot tree preservation and protection easement. So there are a number of easements that still need to be shown on this document.

And the language that I've just finished writing and we'll be talking about in a few minutes is that there is an Outlot 1 that's immediately north of this site that is going to have the stormwater retention basin stormwater that drains towards it. And that's a basin that was originally installed as part of the Westfield commercial development, residential development. So there's going to need to be easements, cross-access easements also reflected on this CSM so that that area can take the stormwater for this development. It was sized appropriately for the development, but we need to make sure that the easements are in place for that stormwater to go to the north.

So the second item is the 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), which would allow 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 the other PUD modifications are discussed below. And, again, the community benefit requires that the development will need to comply with: 1) Section 180 of the Municipal Code pertaining to fire protection and fire sprinklers; 2) Section 410 of the Village Municipal Code related to the installation of a Digital Security Imaging System; and 3) enhanced architectural design elements on the building and additional landscaping.

The attached PUD includes the following modifications specifically to the ordinance. And they are coded by letter just to help put it in perspective for you.

- 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. And, again, even though he's got frontage on Highway 50 the access will be coming from 91st north of Goddard school and then coming down into this site;
- To reduce the side setback to five 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. And, again, if you looked at the aerial photograph everything to the north is open space or part of that retention basin for a considerable distance until you get to the northern area where the single family residential is located.
- To allow for a 24.8 foot setback of the parking lot for the maneuvering lane from the west property line where a 25 foot setback is typically required from the existing residential development to the west. And, again, just to put this in perspective in the Village, the west property line of Dr. Durrani's property is also the municipal boundary line between the City of Kenosha and the Village of Pleasant Prairie. And just to the west of this development is the White Caps residential single family development;

- To allow for a detached garbage/recycling trash enclosure and lawn equipment storage area. I'm not sure you can see it. It's identified as E on the overhead so it's just very close to the building. But we just could not get it attached. It just was not working with respect to the mechanicals that we had in the room in the building adjacent.
- 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. And this is based on the information submitted. The Village is not supporting this portion of the PUD. This is a smaller building so they will need to work within our guidelines with respect to the amount of signage for the building;
- 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, again, to provide some consistency with respect to the monument signs in the Westwood commercial development.

The next item it's not on the agenda this evening, but we're bringing it up as part of the requirements for this development is that 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 27th to consider an amendment to remove the Urban Reserve Designation from the property. The underlying community commercial land use designation will remain the same. And to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include the amendment.

And then that final item on the agenda related to this is the preliminary site and operational plans. The petitioner specifically now is requesting approval to begin mass grading of the site. Prior to issuance of building permits, there are 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, and then that is again upon submittal of the security plan and detailed specifications so it can be considered as part of the final 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 this building. The 6,300 square foot building is one story brick building with a partial basement. The facility will be open Monday-through 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 part-time employees.

With respect to 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 spaces for every doctor plus one space for his four employees or four 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 parking spaces which would be 22 regular spaces and 2 handicapped accessible parking spaces.

So in total the plans do indicate 35 parking spaces which include four handicapped accessible spaces. Again, two handicapped accessible spaces are on the north side of the parking lot and two would be on the south side.

As noted previously this property will obtain access from 91st Avenue through a previously recorded cross access, ingress-egress and maintenance easement. An emergency access and gate or Knox lock protected will allow for emergency personnel to have a secondary access for Dr. Durrani through the Goddard School property. Again, this is something we talked about when the Goddard School was located at this corner of 91st and Highway 50. And after speaking with the fire department he has asked for that connection to be made between the two parking lots. We are recommending, though, that there be an attractive gate with a Knox lock so that this really should be used only for emergency purposes. But it would allow then the traffic to go back and forth.

If there's some other relationship or arrangement that is worked out between the property owners where this gate does not need to be there, we would need to hear from the individual property owners on either side. But the intent is this is 91st Avenue, this is our entrance to Goddard School. Come into the property and then you come in from the north. Again, there's going to be a northern parking lot and a southern parking lot. And, again, the building is about 6,300 square feet and would be divisible so that there would be two different tenants.

Again, along this west property area there would be about a 25 foot tree preservation and protection area. Again, this was something that was established at the time that the plat was created for Westfield Heights. And a number of trees in this area have already been removed from the site, but it's this area in particular that provides that separation and blocking and noise reduction from the property owners to the west. There was also some discussion about putting up an addition or partial fence in this area as well as some additional landscaping in this area. All of those additional changes and comments are reflected on the modified site and operational plans that staff has marked up for the petitioner.

The proposed storm sewer system discharges to the existing pond owned and maintained by the Westfield Heights Commercial Association as I mentioned previously. Although the stormwater pond was designed to handle the proposed storm water from the subject property, written approval must be obtained from the Association. In fact, a separate recorded easement agreement shall be prepared and provided to the Village for review which incorporates the storm water drainage easement. There is actually a stormwater drainage easement that's going to be coming from this property to that basin. The other stormwater drainage that's existing is the Goddard School line that's located in that location.

In addition, I wanted to mention one other thing, and that has to do with municipal sanitary sewer. The closest to this site that municipal sewer is located is approximately right here which is just off of 91st Avenue. The petitioner has indicated that they will be running a private lateral to the west and north into the site within the state trunk highway right of way in order to service this property with sanitary sewer. So water will be extended from the north, sanitary sewer private

down here, again, from the public main as a private lateral. And then storm sewer will go into that existing Outlot 1 which is the stormwater basin.

So with that I'd like to continue the public hearing since we do have three items on the agenda. There are staff recommendations and comments for the certified survey map, zoning map and text amendment as well as preliminary site and operational plans. With that I'd like to introduce Bill Morris who is the architect and/or Mark Eberle who is the engineer or Dr. Durrani who is the property owner.

Tom Terwall:

Are you speaking first, Bill?

Bill Morris:

Yes. Good evening everyone. Thank you for the opportunity. As Jean mentioned my name is Bill Morris, I'm the agent and the architect for the project. I'm very pleased to be before you here tonight and hopefully to complete what we believe will be a very positive facility for both the Village and for the owner. I think that in the discussions we've had with the staff I think everything that has been mentioned here tonight as well as previously we've reviewed with Dr. Durrani completely. I think he's very understanding of everything that has to be done to bring about a proper and positive project in the Village which is what we want. And I think we're prepared. In fact, much of it has been put in draft format already and is really just awaiting our followup meetings with staff to bring it to completion. If you have any questions I'm here. I thank you again and appreciate the opportunity. Thank you.

Tom Terwall:

Thank you. Mark, did you want to speak, too?

Mark Eberle:

Mark Eberle, Nielsen Madsen and Barber, 1458 Horizon Boulevard, Racine. It sounds like there's a lot of detail to go into this plan yet and that is correct, there is a lot of detail to go into this plan. But as Bill mentioned most of it is in motion here, and we should be able to pull this together in the next couple weeks here. So if you have any questions on site matters please ask.

Tom Terwall:

Thank you. Doctor, did you wish to speak? No? This is a matter for public hearing. Is there anybody else wishing to speak? Yes, sir?

Daniel Downey:

Good evening. I'd like to thank the Village for --

Tom Terwall:

We need your name and address, sir.

Daniel Downey:

I'm sorry. My name is Daniel Downey, 9158 74th Place, Kenosha, Wisconsin. And on the previous diagram my lot is directly to the west of the property number 400-015. I have a few concerns about the detailed plans that were put here. It appears as though there's ten trees, I don't know what type those are. I'm not an architect. They're labeled as ten and then it's THW.

Jean Werbie-Harris:

Would one of you want to speak to the landscaping plan or do you want me to speak to it?

[Inaudible]

Jean Werbie-Harris:

So is it the THW, that one? That looks like -- there should be some type of [inaudible]. Oh, good question. For some reason that particular label was left out of the plant schedule, and I noted that in my staff comments. It appears that it's some type of conifer. It could be a wintergreen, it could be some type of arbor vitae. But I needed to get a confirmation on that because that one is left out of the schedule. Unless it's supposed to be THWG and then it's a wintergreen arbor vitae. So that's in my staff comments.

Daniel Downey:

Along the line of the trees I would hope in laymen terms if they're some sort of evergreen trees?

Jean Werbie-Harris:

They are evergreen.

Daniel Downey:

So that it maintains privacy there.

Jean Werbie-Harris:

And they're six feet at planting and there are ten of them. And my markups actually add some more.

Daniel Downey:

And how tall will those trees be when they're planted in there?

Jean Werbie-Harris:

Good question.

Daniel Downey:

Will they be mature? Will they be six feet high, eight feet high?

Jean Werbie-Harris:

That's what they are at planting so I assume that they're going to get substantially bigger than that.

Daniel Downey:

Okay. And I noticed the placement of some of those trees is outside the 25 foot offset or conservation area for the trees, is that true?

Jean Werbie-Harris:

That is true. Some of them are within that area and some of them are right on his property adjacent to the parking lot as well. Because if we put too many trees underneath the other deciduous trees that they wouldn't have the space, light or area to grow. So we added some additional trees on his property outside of that easement adjacent to the parking.

Daniel Downey:

And I would ask that when those trees were cleared out the portion of those that were cleared out to date it increased the noise coming from the street. And I would ask that there be no further trees in that conservation area removed from there for noise reduction purposes.

Jean Werbie-Harris:

And I would agree. In fact, the revised landscaping plan actually adds in about ten more trees.

Daniel Downey:

Okay, great. And I had a question about the placement of the garbage/recycling area which is alongside the other side of my property line there, the 25 foot setback. And having lived in the property for approximately 20 years over the years we've noticed there's a number of wildlife, raccoons, beavers, even foxes appear, all types of wildlife that you should take into consideration that you may want to reinforce the garbage storage areas to prevent the destruction and tearing apart of the trash cans.

Jean Werbie-Harris:

The enclosure will have to be built of the same material, either block or brick. I don't have a detail on the plans. That was one of my other things I was asking for. But it needs to be of a stone or brick or block material similar to the building for that very reason.

Daniel Downey:

Okay. And I was curious about the medical waste. I assume this garbage/recycling area does not include any medical waste to be in there.

Jean Werbie-Harris:

It should not, but that's a good question for the doctor to respond to. Doctor, you need to come to the microphone and give us your name and address for the record.

Abdul Durrani:

Hi, Dr. Abdul G. Durrani, 6127 Green Bay Road, Kenosha. Yeah, we do use a different company for the medical waste. And it's unlawful to put the medical waste in the regular garbage, so that's not going to be the case.

Tom Terwall:

Do you retain that garbage inside your building until it's picked up?

Abdul Durrani:

Yes, sir.

Daniel Downey:

Since my questions have been successfully answered in the positive I'm generally in favor of the [inaudible] of this business. It's much better than if there would have been an automobile repair yard or some other thing other than a professional building.

Tom Terwall:

Thank you very much.

Daniel Downey:

Thank you very much for your time.

Tom Terwall:

Anybody else wishing to speak? Anybody else? Yes?

Michael Cave:

My name is Michael Cave. I live at 7289 91st. It's the top right house on that picture. You got your laser pointer to hit it. I can't read that number from here.

Jean Werbie-Harris:

Are you up over here?

Michael Cave:

No, top right. I'm up above the retention ponds. My only concern, and I'm totally in favor of this structure, is that I have an unabated view to this property and the development and will experience headlights and other things. My only request would be if there's any possibility to put trees or a tree line of some sort, even the ones that were just talked about, the THWIs along that road which would be accessed. It would create a privacy screen keeping us from being able to see any traffic that comes through there if that's possible. I did notice that you had a power easement or something there. But if it's possible to put [inaudible] there. I suspect about ten trees right along where that road will have access [inaudible] for me and my neighbors any kind of abatement for headlights or anything like that. That's my only request.

Tom Terwall:

Thank you. Anybody else? Yes, ma'am?

Sarah Hall:

Hello, my name is Sarah Hall. I'm the owner of the Goddard School located at 7420 91st Avenue directly to the east of the property that we're here to discuss. I just have a quick question regarding the grading that's to begin immediately after this. My concern is that it does not affect my property or my ability to operate the business which is an early childhood education facility. So obviously I'm concerned about the safety of the children in my care. The playground and the area where they would be having the cross-access easement is directly adjacent to my playground where there are small children playing every day. So I just want to make sure that any kind of equipment or anything that's going past that is obviously well outside of our fence line. And that any kind of trees or anything coming down like that, wood chips, things like that would be somehow prevented from entering into my property.

Tom Terwall:

Is your play area fenced?

Sarah Hall:

It is fenced, but it is not -- there's opening in between the fence. It's a six foot fence aluminum with holes in between it so there would be ability for things to come through it.

Tom Terwall:

Thank you. But not the ability for kids to get through it, correct?

Sarah Hall:

Not for kids, not for kids. Just for other kinds of construction equipment and material possibly.

Tom Terwall:

Thank you. Anybody else? Seeing none I'll open it up to comments and questions from Commissioners and staff. None?

Jean Werbie-Harris:

So I just want to address one of Sarah's questions. This is her fence right here that runs parallel to that future access easement. And it does appear that there's going to need to be some grading in this area. Maybe Mark could address that. So that could impact even this landscaping here. So anything that is one as a temporary sloping easement or grading easement in this area up to that fence I assume you're going to be putting construction silt fencing adjacent to their fence. And any landscaping here that is disturbed would have to be replanted.

--:

Yes.

Jean Werbie-Harris:

Okay. And then a couple of other things. Some of this landscaping that we've been talking about north of his parking lot would be kind of in this area right here. That actually is an area that as well as kind of maybe up over here in this area that we've talked about, there's going to need be some offsite easements from the Westfield Commercial Owners Association and maybe from Goddard School in order to get some of that additional landscaping in at those two locations.

Also, it almost appeared, Mark, if you want to address it, there's going to need to be some grading in this vicinity and maybe some grading down here. I'm not sure if there's retaining walls down here, but I know that there's some up here. And so there's going to need to be some very careful coordination. And we typically have preconstruction meetings where we go through a lot of these things with the contractors. I'm going to recommend that there's actually a preconstruction meeting that we're sitting down with Sarah and her team from Goddard School so they know exactly kind of where things are going, where things are going to be graded, when fencing is going up.

A couple of other things have to do with the speed at which construction trucks can come in and out of here. I think that has to be very, very slow. And especially when it's in its gravel stages. So there's going to need to be some very special precautions taken. And it would be good to know when the kids are typically out there unless they're out there throughout the whole day. But as to when is the time that we envision construction to be coming in and out, what time are the kids out on the playground. I mean we might need to do something more right here to help screen. And not just silt fencing, but there might need to be some other screening fencing or something going up right there. Wind screens or something I guess is what I'm saying.

Mark Eberle:

Jean, yeah, I agree 100 percent. I agree 100 percent with that. We definitely need to have some conversations with Sarah and her team over here. We'll be looking for some temporary limited

easements from her to do some of that minor grading on her side. Also need to discuss some of the landscaping issues we've talked about. So we'll definitely be in contact with her over the next couple weeks to try to pull this together here.

Tom Terwall:

Thanks.

Deb Skarda:

I have a question about the fencing. How far is it actually from the fence to the end of the road? I guess I'm thinking about wintertime when you start plowing snow and it starts to pile up. I mean is it going to be piling up against that fence? Or how much of a distance is it.

Mark Eberle:

I don't remember exactly, but I think its ten feet from her fence to the back of curb there. And, again, that snow could all be plowed to the outside instead of the inside.

Wayne Koessl:

Mr. Chairman, I'm not opposed to this development. I just get concerned about the amount of traffic that's going to be in that area. It seems that we're getting more and more congested in there. I don't know what we're going to do about it.

Michael Serpe:

Or what the State is going to do with Highway 50 and when.

Jean Werbie-Harris:

Well, there is no direct access to Highway 50. And this is what we had laid out to be the access. Again, this is not intensive use. It's a doctor's office. My biggest concern is during construction and that there be that six foot high cyclone fencing. But it just might need to have wind screens or something on it because of the fact that we've got kids and others playing so close to where the construction road is going to be in and out. So I think that we're going to have to work through those details. We're at the preliminary site and operational right now. They've got a lot of comments that they need to address and we need to go through. But we wanted to get some initial direction from the Plan Commission on this. And they will have their marching orders with respect to the concerns that we have at this point.

Michael Serpe:

Bill, when is construction anticipated?

Bill Morris:

Actually as staff mentioned we'd like to -- first of all this site is kind of a mess, a little oversight, a little overzealous. So we'd like to get that cleaned up. Unfortunately midnight marauders have

already found it and, yeah, used it as a depository. So that's been cleaned up by the doctor already. We did already actually already obtain footing and foundation approvals from the State of Wisconsin. So pending finalization we're looking at least to get the footing and foundations and then actually come back here for full site and operational approvals and everything else.

Wayne Koessler:

Mr. Chairman, if there are no further comments I would move that we would approve the zoning map and text amendment subject to the conditions outlined by staff.

Jim Bandura:

Second

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AND ZONING TEXT AMENDMENT SUBJECT TO THE TERMS SPECIFIED IN THE COMMENTS. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the certified survey map.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA 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.

Jim Bandura:

Moved to approve the preliminary site and operational plans.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY JUDY JULIANA FOR THE PLAN COMMISSION TO APPROVE PRELIMINARY SITE AND OPERATIONAL PLANS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome, guys.

Jean Werbie-Harris:

Excuse me, Bill, are you going to leave the Board with the materials?

Bill Morris:

Can I bring it back tomorrow?

Jean Werbie-Harris:

You may. Mr. Chairman, I would ask that Items D, E and F be brought up at the same time for one presentation and separate action on all of the items.

Wayne Koessl:

So moved, and we'll have separate votes.

John Braig:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JOHN BRAIG TO COMBINE ITEMS D, E AND F FOR PRESENTATION PURPOSES WITH THREE SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

- 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 94th 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 94th 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 94th Avenue within the Prairie Ridge development.**

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item D is to 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 Highway 50 and 94th Avenue within the Prairie Ridge development for the development of two proposed multi-tenant retail buildings to be known as The Bulls-Eye development.

The next item, Item E, public hearing and consideration of a zoning text amendment to consider the request of Mark Eberle create the specific PUD requirements for two proposed multi-tenant retail buildings for The Bulls-Eye development, again, located at that southeast corner of Highway 50 and 94th Avenue within the Prairie Ridge development.

And then, finally, for the same project, Item F, consider the request of Mark Eberle for the approval of preliminary site and operational plans to begin mass grading, installation of

underground utilities and early footing and foundation permits for two proposed multi-tenant retail buildings for The Bulls-Eye development at that southeast corner of Highway 50 and 94th Avenue within the Prairie Ridge development. Again, these items are related and will be discussed at the same time, however separate action will be needed by the Plan Commission.

The petitioner is requesting several approvals for the development of the 2.01 acre site located at the southeast corner of Highway 50 and 94th Avenue. This is Outlot 21 of Prairie Ridge Subdivision, based on the Conceptual Plan that was conditionally approved by the Village Board on June 1, 2015 for the development of two retail/restaurant buildings on the property generally located at that southeast corner of 75th Street and 94th Avenue within the Prairie Ridge development. The approvals being considered by the Plan Commission at this meeting include a certified survey map, a zoning text amendment and preliminary site and operational plans.

First, the certified survey map. Outlot 21 of the Prairie Ridge development is located at that southeast corner of 75th Street and 94th Avenue. It's proposed to be subdivided into two lots. Lot 1 is proposed to be 1.042 acres with frontage on 76th Street, 94th Avenue and Highway 50 so it has triple frontage. Lot 2 is proposed to be 0.969 acre with frontage on both 76th Street and Highway 50 which is 75th Street.

Although both lots have frontage on Highway 50 there is no direct access to Highway 50. In addition Lot 1 will have no direct access to 94th Avenue or to 76th Street. Access for Lot 1 will be through a common access located partially on Lot 2 and partially on the adjacent Outlot 20. And the overhead kind of shows you exactly what we needed to do with respect to this. Due to the large Costco development to the south and the other development in Prairie Ridge, we really needed to limit the number of access points to these two outlots to two. And both of them will have access. Outlot 21 will have access from 76th Street with cross-access to the east. And then, again, the next one over will have access also from 76th Street but cross-access to the west.

The dedicated ingress/egress, cross-access and maintenance easements shall be revised on the CSM. There must have been some confusion. At one point we were looking at an access over here. They need to make sure that the plans and the CSM all reflect this point of connection as shown on the preliminary site and operational plans. And, again, this conceptual plan was approved by the Board on June 1, 2015. And it will be the guide as to how development will occur in this area of Prairie Ridge commercial. Lot 1 is proposed to be developed with a 6,330 square feet multi-tenant restaurant/retail building and will be utilized by two tenants. Lot 2 is proposed to be developed with a 7,248 square foot building with restaurant/retail/office which will be three tenants.

Zoning text amendment: The property is currently zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay. That PUD as you remember is actually for the signage for Prairie Ridge which allows several entry monument signs throughout the Prairie Ridge Development. The proposed zoning text amendment is provided in a separate PUD that we're talking about this evening for The Bulls-Eye developments.

The PUD will allow some dimensional variations for this development provided that there is a community benefit. The community benefits proposed in consideration of the PUD lot size reduction, along with other PUD modifications are going to be discussed below. They include the requirement that both buildings constructed on Outlot 21 will comply with Section 180 fire and rescue protection ordinance, the fire and rescue department comments and the installation of

fire sprinklers; that the development will comply with Section 410 of the Municipal Code related to the installation, ownership and maintenance of a Digital Security Imaging System or DSIS; the land owner SB1 will prepare and record separate declaration of easement and restrictions covering cross- access, parking, site and building maintenance and land uses for the Outlot 20 and Outlot 21; and the project will have enhanced architectural design features and increased amounts and sizes to the landscaping.

Specifically, the attached PUD includes the following modifications to the zoning ordinance:

- To reduce the lot size from 2 acres per lot to: Lot 1 being 1.042 acres and Lot 2 being 0.969 acre;
- To reduce the open space from 30 percent to 24 percent;
- To reduce the street setback from 40 feet to 31 feet, and this is prior to additional right-of-way being needed by the Wisconsin DOT for the widening of 94th Avenue with the reconstruction of Highway 50;
- To reduce the side setback between Outlots 20 and 21 to 27 feet rather than the 30 foot setback;
- To allow a zero foot parking setback from the interior lot lines, again, because it's a planned unit development;
- To allow for a 15 foot setback of the parking lot from the 76th Street wherein a 20 foot setback is required by our ordinance. And, again, if you will recall the previous conceptual plan we want to make sure that there's a consistent setback all the way across all of these developments, three or four developments. So we're looking at 15 feet;
- To allow for reduced side lot line setbacks from 10 feet to 5 feet for the primary monument signs for the development. These are along Highway 50. The primary monument signs are required to be setback a minimum of 10 feet, the maximum sign height from the side property, and at least 5 feet will be required due to the 5 foot landscaping area required around the signs. The Village will not permit two identical signs with the exact same message or tenant names. So what we would like is that the two primary monument sign locations one should be to advertise the signage for the two tenant building, and the other one should be to advertise for the three tenant building just so that there's adequate size to these signs and the advertising for those uses. The maximum size for the primary monument signs abutting Highway 50 will be 10 feet in height from grade. Berms shall not be allowed in order to increase the sign height. Again, this is consistent along with all the other uses along Highway 50.
- To allow for the spacing separation for the driveways on 76th Street to be reduced from 105 feet to 103 feet, again, a two foot variation as measured from driveway center line to the driveway center line. And this has to do with the spacing separation from the Costco driveway to this driveway which is their main driveway going north;

- To allow for modification for the total amount of square footage for building wall signage per tenant. And this would be similar to what the Village has allowed upon request for the Plaza and Prairie Ridge Commons and other of the tenants out in Prairie Ridge.

The next item on the agenda is the preliminary site and operational plans where we get into the details of the project. The petitioner is requesting approvals to begin mass grading, install underground utilities and install early footing and foundations for both buildings. Prior to issuance of building permits, final site and operational plans including a conditional use permit because they will have a drive through will be required to be submitted. In addition, with the submittal and Village staff review of the DSIS plan and specifications, the required DSIS agreement and easement will need to be drafted and considered by the Plan Commission as part of the final site and operational plans.

So what they are proposing is two multi-tenant restaurant/retail buildings at this site. Lot 1 is proposed to be developed with a 6,330 square foot multi-tenant building with two tenants. Lot 2 is proposed to be developed with a 7,248 square foot multi-tenant building and utilized by three tenants.

Site access and parking: As noted previously, Lots 1 and 2 of the proposed CSM will share one access driveway to 76th Street on the east side of Lot 2. This driveway will also provide a future access to the development of the adjacent Outlot 20 pursuant to the concept plan that was approved by the Village Board and the Plan Commission. A second 76th Street driveway will access Outlot 20 to the east and provide cross access through the development area north of the 76th Street between 91st and 94th Avenues.

There are no users to be formally announced at this time; however, when specific users and tenants are identified, the detailed final site and operational plans will be required to be submitted for each building so that the parking ratios will be confirmed and evaluated at that time. Based on the information they have provided to us, however, the number of parking spaces based on the specific needs of their tenants by the future retail and restaurant users and the Village's parking requirements I'm going to go through what the details include.

- Restaurants require a minimum of one space for each 100 square feet of floor area plus one space for every two employees on the largest work shift. Per the site and operational plan narrative they will need 83 total spaces for that.
- Retail stores require a minimum of one space for each 200 feet of primary floor area plus one space for every two employees. Per the site and operational plan narrative 16 spaces are required.
- With respect to the medical and dental office, and they have one, it requires a minimum of five spaces for every doctor plus one space per every employee. Per the site and operational plan ten spaces will be required.

So in addition to these minimum parking spaces requirements and the minimum spaces five handicapped accessible parking spaces will also be required per the State Code.

So the preliminary site and operational plans as they have revised and submitted them to us indicate 109 parking spaces which includes five handicapped accessible spaces. The parking

calculations in the site data table verify that the parking count for the site is deficient. And that the total number that they need is actually 114 by the minimums of our code. That being said, the ordinance provides, again, the minimums.

And since there's not enough parking provided on the site, they're short by five spaces per the code, the Village will not allow parking and the Village will not allow parking on the adjacent 94th Avenue, 76th Street or 91st Avenue, the petitioner is proposing to enter into cross-access parking agreement at this time with St. Anne Catholic Church. A draft easement has been provided to the Village staff for review. The parking easement agreement for 30 spaces with St. Anne will require the employees, and right now 30 have been identified to be working at The Bulls-Eye development would need to car pool and park at the church's lot.

Again, at this point based on our requirements they're actually short only five, but based on our experience of how successful that the uses are in Prairie Ridge we feel that they need to increase that number. And so for that reason they're entering into this cross-access parking agreement with St. Anne. A second option is to enter into a cross-access parking and access easement for parking and pedestrians with Costco. This agreement has not yet been confirmed with Costco. However, to address the potential adjacent cross-access parking, a sidewalk shall be extended to align with the Costco sidewalk connection along with pavement markings and signage at the developer's cost. This would provide for a mid-block crossing of pedestrians from the Costco parking area to the Outlots 21 and 20 developments.

Okay, so Costco actually has a sidewalk that goes east/west, and then they have a sidewalk that connects through, and then it walks all the way up to the building. And then that's the sidewalk that we're recommending that be striped, and then it comes through and there would be a sidewalk connection here to this sidewalk so then you could go east or west. It's almost exactly mid point between. Again, this is going to be somewhat important if, in fact, they have that Costco agreement. But I think that it's probably a good idea to have some type of cross-access identified. But that is part of the further discussions that they will need to work out with Costco. Costco is still in their honeymoon period, and they have only been open for just around a month. So I think that they're not going to be willing to commit to anything until they've been open a few more months to see where their traffic is parking.

So with that the staff has reviewed the building elevations, and I do recommend a few minor tweaks here and there, and I have marked up a set of plans to give to them. They do have some more enhanced architectural design features on the buildings now. One of the other things, and it's really hard to see is they've also identified, for example, a rectangle box in each of these to identify where their wall signage is going to be placed for each of these buildings as well. Some of the other things that we talked about at the Plan Commission meeting is that their outdoor seating areas obviously it's at two corners, and that the wrought iron fencing that they're going to have or the aluminum fencing that they're going to have has decorative bollards that kind of anchor the spots throughout to make it a little bit safer for any of the pedestrians that would be seated at the outdoor seating.

They do have a drive through that's identified. Again, they'll need to come back and get a conditional use permit for that. And, again, at this point they are looking for direction from the Plan Commission and the Board in order to move forward and get the detailed building plans completed for this project. But because it's already July they're concerned about winter

construction. So just like with the previous project they're seeking a preliminary site and operational plan to get the process started with respect to this project.

Some of the other things that I just recently sent to them this morning on their certified map, again, all of the cross-access easements, the restrictive covenants with respect to street trees needs to be added. They're part of a street lighting district. That information as part of the Prairie Ridge they have to pay for the electricity and maintenance for the street lights like the other users in Prairie Ridge. So all of that language we would like to be placed on the certified survey map as well. So with that I'd like to introduce either John or Mark or Dave Galowich, I'm not sure, owners, future owner and engineer to add any additional comments or to discuss further details of the project.

John Flieg:

Good evening. My name is John Flieg. I work for Old Acre McDonald. We're the developer. We're headquartered in Nashville. My office is in St. Louis, and it's located at 5819 Bristlecone Court in St. Louis. I understand that everybody wants to know the tenants. And I confirmed this with our attorney a while ago after talking to Jean. We're almost to the end of final negotiations with all five tenants. And I can't release any of their information at this time. But everybody is working diligently. And I will say this, everybody is going to be happy to have these people come in. They're all very good clients. I think you'll all be real happy.

Tom Terwall:

Can you tell us are the restaurant client's national chains?

John Flieg:

Yes.

Tom Terwall:

They are?

John Flieg:

Yes. So we're really excited about this, and we want to get started because of the weather. And we're even looking at alternatives, which we don't really want to do, and that is installing concrete instead of asphalt. We really don't want to do that, but if we have to we have to. That's why we want to get all the utilities in and possibly get a binder course down early. And then come back in. I'll have to talk to the building department to find out if we can get a TCO on binder. I don't know if you're used to that up here or not.

Jean Werbie-Harris:

We can and we have done that. The parking lot still needs to be striped and signage needs to go in, and all the life safety needs to be addressed. You would need to post a performance bond with the Village of Pleasant Prairie. And then we would have to set dates by which that final surface could go in. I know that it becomes a little bit more problematic to try to scoot everybody out of

a parking lot or not allow them to park for a period of time. So hopefully we can try to get that all done this fall. I know that you're very anxious to get going so that you can stay on track.

John Flieg:

I understand the plants close around Thanksgiving and open maybe --

Jean Werbie-Harris:

May, June depending on the weather. We get quite a winter up here.

John Flieg:

We just did one in Sandusky, Ohio. We did the same thing in the heart of winter and then had to come back in the spring and put an overlay down and finish it up.

Jean Werbie-Harris:

What is your time frame for once you actually start construction, even if it's the mass grading and get going?

John Flieg:

I'm looking at 150 days seeing that deer season will occur during that period. And it's usually the masons that take off. But we are working on -- I talked to the architect coming up here today, and he's just about finished incorporating all your comments. So I'm looking at possibly by Wednesday we'll go ahead and send that to you. I think it's going to really be a nice looking development. Anybody have any questions?

Tom Terwall:

I'm going to open it up for further comments. You're available to answer questions, correct?

John Flieg:

Yes.

Tom Terwall:

Thank you.

John Flieg:

If I know what the answer is.

Tom Terwall:

Otherwise Mark will answer. Anybody else wishing to speak on this matter? Anybody else wishing to speak? Hearing none, I'll open it up to comments and questions. Yes?

Michael Serpe:

We're giving approvals for these, and we don't even know for who. And that to me is somewhat of a problem. I have no doubt that this is going to be a successful business, and I do know that they are going to be applying for a liquor license, so it's going to be a popular spot to frequent. And we welcome it into the Village. The only thing that concerns me, and I've said it before, is the parking. And that place, that whole area is just very, very successful. Now, if somebody frequenting this place doesn't mind walking three or four blocks to have a meal or whatever they're going to do in there then I don't have an objection. But if we can squeeze more parking someplace, we have to address parking because it's a problem out there. It's a problem all over the place out there.

Costco opened up in their grand opening, getting back to what Wayne said about the amount of traffic, Costco opened up, St. Catherine's is still in operation, all the commercial buildings were in operation and, you know what, the traffic wasn't that bad only because of the way it's designed for people to get into that place, multiple exits and entrances and access roads. So it was well designed in that way. The only thing we're lacking in some areas is enough parking for all the commercial establishments that are there. I don't know what the answer is, but I hope we can find something here.

Tom Terwall:

One thing, Mike, I think if parking at Costco since the grand opening is not significant --

Michael Serpe:

I'm saying when they did have the opening there was parking all over the place, and you didn't really notice because it was handled so well.

Tom Terwall:

Anybody else, comments or questions?

Wayne Koessl:

The only question I have, Jean, this is what we're going to be voting on is the updated --

Jean Werbie-Harris:

I'm sorry, I couldn't hear you.

Wayne Koessl:

This is going to be part of the record the updated file you gave us on the CSM?

Jean Werbie-Harris:

Yes. And, in fact, those additional comments and my comments on the CSM were also sent to the surveyor, engineer this morning as well. And, again, they're working on those comments as well because the CSM is going to the Village Board the following Monday night. And, again, this is just preliminary site and operational plans. So they will be back again for detailed site and operational plans, detailed building plans. And I'm sure that by the time they get their building permit which they need to have that approval to do that they will present us with the names of all the tenants out there.

Wayne Koessl:

Mr. Chairman, if there aren't any more questions from the Commission I would move that we approve the certified survey map and send a favorable request to the Village Board subject to the comments and conditions by the staff tonight. And I have complete confidence the staff will see that this is done perfectly.

Michael Serpe:

I'll second that motion.

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.

Deb Skarda:

Chairman, a quick question for staff. Have we gotten any update on when Quik Trip plans to break ground on that corner of 75th and 88th Avenue? I'm just thinking that if the construction for both of those start to happen around the same time those tenants kind of caught in between both of those construction areas.

Jean Werbie-Harris:

Actually the preconstruction meeting for Quik Trip is tomorrow. They'll be getting their building permit tomorrow. So I would assume that they will be starting sometime this week or next week at the latest. And their build out is about 120 days.

Tom Terwall:

Jean, is that apartment complex on the corner going to disappear?

Jean Werbie-Harris:

The multi-family yes. That will be the first phase of the Quik Trip is to get the razing of the structures and get the site graded.

Tom Terwall:

And does that include the house to the west then as well?

Jean Werbie-Harris:

Yes. They own all of that property. It's being combined as part of the CSM.

Tom Terwall:

Now we need a motion for the zoning text amendment.

Judy Juliana:

So moved.

Jim Bandura:

Second.

Tom Terwall:

MOTION BY JUDY JULIANA AND A SECOND BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. And finally then a motion to approve the preliminary site and operational plans.

Michael Serpe:

So moved.

Jim Bandura:

Second.

Tom Terwall:

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

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Thank you very much. Mark, they're going to keep you busy.

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.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is 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.

Specifically then his request is for the approval of a CSM to subdivide the property located at 6724 Springbrook Road into two properties. This property is zoned R-4 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District. Municipal sanitary sewer has been recently installed adjacent to this property; however the property is not yet served by municipal water. Lot 1 is proposed to be 35,356 square feet with frontage on County Trunk Highway ML and Highway 31. This lot has an existing house and two detached garages.

Two things that we do need to know is:

- Verification shall be provided that the easternmost garage is less than 600 square feet. The building size needs to be shown on the CSM.
- Verification that the existing driveway is a minimum of 5 feet from the side property line.

Lot 2 is proposed to be 24,873 square feet with frontage on County Trunk Highway ML and Old Green Bay Road. Driveway access for Lot 2 will be limited. No driveway access will be allowed to and from County Trunk Highway ML. The future driveway for Lot 2 shall be from or on Old Green Bay Road. The driveway shall be setback a minimum of 150 feet as measured from the intersection of County Trunk Highway ML and Old Green Bay Road to the centerline of the

driveway. This needs to be noted on the CSM). A new house will be required to connect to municipal sanitary sewer, and prior to issuance of a building permit the owner would need to sign a Notice of Waiver of Special Assessment for Municipal Water. A new house can be serviced by an on-site well if municipal water is not readily available.

In addition, a new house constructed on Lot 2 will be required to meet the minimum requirements of the R-4 District which includes the following setbacks:

- Setback to the property line adjacent to County Trunk Highway ML of 65 feet.
- Setback to the property line adjacent to Old Green Bay Road of 50 feet.
- Setback to the west property line of 10 feet.

The proposed land division conforms with the minimum regulations of the R-4 District related to lot area and lot frontage, and that is only at 15,000 square feet with 90 feet of frontage. So this new lot and the existing lot would both exceed those minimums.

The staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the CSM subject to compliance with the above comments and the conditions below and the recording of the CSM at the Kenosha County Register of Deeds office within 30 days.

Tom Terwall:

Jean, where is the closest water available now?

Jean Werbie-Harris:

The owner probably knows, but I think it's a considerable distance. It must be across Highway 31. Matt can tell us, our Village Engineer.

Matt Fineour:

The closest water is at the corner of Highway 31 on the south size of Springbrook Road. Close to right there.

Tom Terwall:

So if he chooses he could just dig a well, correct?

John Braig:

Or share a well.

Tom Terwall:

Or share a well with the existing home I suppose.

Matt Fineour:

Also the Village is planning, I guess we're in the planning stages here, design stages of actually extending water up ML for a whole system improvement. So at some point in the future he will have water available, in the near future.

Michael Serpe:

The driveway access, Jean, for the Lot 2, is that going to create, and Mr. Hammerbeck you would know this better than I, would that create a vision problem for anybody going in and out of that proposed new driveway?

Justin Hammerbeck:

Justin Hammerbeck, 6724 Springbrook Road. I didn't really catch your question. I'm sorry, sir.

Michael Serpe:

The proposed driveway for the new lot --

Justin Hammerbeck:

Coming off of Old Green Bay Road?

Michael Serpe:

Yeah, is there a vision problem and somebody pulling into that driveway, in and out of that driveway with people coming in from the north?

Justin Hammerbeck:

No, absolutely not. Although we have planted a line of trees that go up Old Green Bay Road. And at some point, they're conifers so they're going to be taller than a small shrub, but I can't anticipate that there would be. And as long as we own this property I can't foresee any building on this second lot. This is simply to mitigate the cost of a sewer project that we were forced to undertake earlier. So that's what this subdivision is all about.

Michael Serpe:

Okay, thanks.

Jean Werbie-Harris:

And if I could just clarify. It was the county that contacted me, and for the second lot created they don't want any new access at this location or in this vision triangle right here. So a driveway could go anywhere in this area right here from this point north. So there shouldn't be an issue.

Michael Serpe:

You're just splitting the lot, you're not selling it?

Justin Hammerbeck:

That's correct. That's exactly right. I anticipate this lot staying with the other the whole time. I do have one question if I might. I wasn't able to write down those additional points that you needed. Would I be able to get those from you at some point.

Jean Werbie-Harris:

Absolutely. It should have been emailed or sent to you. And if it wasn't you can take mine.

Justin Hammerbeck:

Okay, because we'll square that away.

Jean Werbie-Harris:

In fact, one of the other things as part of the comments is that the Village has not yet adopted the final resolution for the extension of municipal sanitary sewer. They are just about to do it. So we're encouraging that this CSM be recorded so that the split does occur and so that part of that sanitary sewer assessment would be on one property, and then it would be deferred onto the other property.

Justin Hammerbeck:

Exactly, that's the purpose of our whole initiative here. Thanks for that.

Tom Terwall:

Sir, I have to comment that young gentleman sitting next to you he should be commended for his behavior tonight. He's a real gentleman.

Justin Hammerbeck:

Thank you very much. We're proud of him and his brother, too. Thanks for saying so.

Michael Serpe:

Tom, I'd move approval of the certified survey map.

Tom Terwall:

Is there a second.

Judy Juliana:

Second.

Justin Hammerbeck:

Thank you.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECOND BY JUDY JULIANA 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.

7. ADJOURN.

John Braig:

So moved.

Judy Juliana:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

We stand adjourned.

Meeting Adjourned: 7:13 p.m.

- A. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-14** to consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for the following **amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan** related to the proposed development of an office building on the property generally located north of STH 50 and west of 91st Avenue: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Recommendation: Village staff recommends approval of **Plan Commission Resolution #15-14** to approve amendments to the Comprehensive Plan as outlined in said Resolution.

VILLAGE STAFF REPORT OF JULY 27, 2015

CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-14 to consider the request of Bill Morris, agent for the owner, AMB Durrani Bawani, LLC for the following **amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan** related to the proposed development of an office building on the property generally located north of STH 50 and west of 91st Avenue: 1) to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

On July 20, 2015 the Village Board rezoned the property generally located north of STH 50 and west of 91st Avenue from the B-2, (UHO) Community Business District with an Urban Landholding Overlay District to the B-2 (PUD) Community Business District Community Business District with a Planned Unit Development Overlay District for the proposed development of an office building for Dr. Durrani. That zoning approval was contingent upon the Villages approval of the proposed amendments to the Village Comprehensive Plan.

The following amendments to the Village Comprehensive Plan are proposed to ensure that the land use plan and the zoning map are consistent:

1. to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and
2. to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Village staff recommends that the Plan Commission approve Plan Commission Resolution #15-14 and send a favorable recommendation to the Village Board to approve the comprehensive plan amendments as presented.



Comprehensive Plan Amendment



- to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property
- to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the change to the 2035 Land Use Plan Map 9.9.



**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #15-14**

**TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN**

WHEREAS, on December 19, 2009 the Village Board of Trustees adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan); and

WHEREAS, the owner of the vacant property generally located north of STH 50 and west of 91st Avenue (Tax Parcel Number 91-4-122-054-0270) is requesting the following amendments to the Village 2035 Land Use Plan Map to ensure that the Zoning Map and the land use plan are consistent:

1. to amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation from the property to ensure that both the Zoning Map and the Comprehensive Land Use Plan are consistent; and
2. to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

WHEREAS, on July 27, 2015 the Village Plan Commission held a public hearing to discuss the proposed amendments.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby approves the aforementioned amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the July 27, 2015 public hearing.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact the Ordinance adopting the amendments, as referenced above, to the *Village of Pleasant Prairie 2035 Comprehensive Plan*.

Adopted this 27th day of July 2015.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Thomas W. Terwall
Plan Commission Chairman

Donald Hackbarth
Secretary

Date Posted: _____

- B. Consider the request of Lance Skala, agent for Centerpoint Wispark Land Company, LLC owners, for approval of a **Site and Operation Plan** for a 204,387 square foot speculative warehouse and distribution building on the property located at the southwest corner of STH 165 and CTH H in Lake View Corporate Park.

Recommendation:

Village Staff recommends that the Plan Commission approve the Site and Operational Plans subject to compliance with the comments and conditions of the Village Staff Report of July 27, 2015.

VILLAGE STAFF REPORT OF JULY 27, 2015

Consider the request of Lance Skala, agent for Centerpoint Wispark Land Company, LLC owners, for approval of a **Site and Operation Plan** for a 204,387 square foot speculative warehouse and distribution building on the property located at the southwest corner of STH 165 and CTH H in LakeView Corporate Park.

The petitioner is requesting to develop the 12 acre vacant property located at the southwest corner of STH 165 and CTH H in LakeView Corporate Park with a 204,387 square foot speculative warehouse and distribution building (LakeView XVII).

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

The property is zoned M-2, General Manufacturing District. The M-2 District requires that the building meet the following minimum setback requirements:

- Street setback: minimum of 65 feet from both STH 165 and CTH H.
- Side setback: 45 feet minimum for all buildings.
- Wetland setback: 25 feet minimum.

The location of the parking lots, maneuvering lanes and the fire access lanes shall be setback a minimum 20 feet to property lines and 25 feet from the wetlands. The M-2 District requires that at minimum of 25% of the site be open space. The site provides 25% open space.

There will be no access to STH 165 and two access points are provided on CTH H. The northern access to CTH H will be a right in right out only entrance, due to the existing median in CTH H. The southern entrance is a shared driveway access with L&M Corrugated to the south. This southern access when originally constructed was planned to be a shared access between the two (2) properties.

All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The plan includes 203 parking spaces (including 7 handicapped accessible spaces. A truck court faces south and provides for 20 dock locations with an additional future 18 dock door locations.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a manufacturing use would require five (5) spaces plus one (1) space per employee on the largest shift and the required number of handicapped accessible parking spaces pursuant to the State Code. The minimum on-site parking spaces for a warehouse/distribution center is one (1) space for every two (2) employees during any 12-hour period and the required number of handicapped accessible parking spaces pursuant to the State Code. At the time the proposed use is known, adequate on-site parking shall be re-verified.

Center Point is in the process of selecting a general contractor for the project. The initial grading on the site has an anticipated start of this fall, 2015. The anticipated construction completion date is late summer, 2016.

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

1. **This approval is valid for six months (until January 27, 2016). Prior to the expiration of the approval all conditions of this approval shall be satisfied and permits shall be issued.**

2. The plans have been reviewed for conformance with the Village Ordinances and generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date. **The following changes shall be made to the Site and Operational Plans and three (3) revised plans shall be submitted for final staff review and approval prior to issuance of any permits to commence construction. In addition, these conditions shall be returned with a notation in the margin as to how/where each comment was addressed.**

- a. Label the Primary Monument Sign location and dimension the setback to the 88th Avenue right-of-way line (15 feet minimum setback required).
- b. The location and detail of the required dumpster enclosure shall be shown on the plans.
- c. Kenosha County shall approve the requested driveways and issue a work in the right-of-way permit for both access CTH H driveways. The County shall confirm that the minimum driveway distance separation requirements are being met.
- d. Place the "Site 52 data" elsewhere on Plan Sheets C-1.0, C-2.0, C-3.0, L1.0. With this information located in the center of the building footprint, it portrays that the building is 523,356 square feet, when that is actually the site of the entire property.
- e. Due to the median in 88th Avenue, label that the northernmost 88th Avenue entrance is a right-in/right-out only.
- f. On the Title Sheet:
 - i. Remove Michael Spence's contact information.
 - ii. Update Engineers info.
 - Matt Fineour, P.E.
Village Engineer
: 262-925-6778
Email: mfineour@plprairiewi.com
 - Kurt Davidsen, P.E.
Assistant Village Engineer
Office: 262-925-6728
Email: kdavidsen@plprairiewi.com
 - iii. List Steve Wlahovich's information under the Public Works Department, phone number and email address remain as shown.
 - iv. Remove Ralph Nichol's contact information.
 - v. Add the following to the Public Works Department contact:
 - Jesse Houle, P.E.
Construction Manager
Office: 262-948-8945
Email: jhoule@plprairiewi.com

- vi. Project Data should include the zoning of the property: M-2, General Manufacturing District.
- vii. On the Site Dimension and Paving Plan (Sheet C-1.0):
 - (1) In the Paving Note 2 it says the base course shall conform to section 305 of the State Highway Specifications but in minimum pavement structure only crushed limestone is allowed. Clarify which base materials are allowed.
 - (2) The light duty pavement cannot be constructed 3" thick in two lifts with the aggregate size specified in the mix. See the table below from the State Highway Specifications and revise legend accordingly:

460.3.2 Thickness

Provide the plan thickness for lower and upper layers limited as follows:

NOMINAL SIZE	MINIMUM LAYER THICKNESS in inches	MAXIMUM LOWER LAYER THICKNESS in inches	MAXIMUM UPPER LAYER THICKNESS in inches	MAXIMUM SINGLE LAYER THICKNESS ^[3] in inches
37.5 mm	3.5	5	4.5	6
25.0 mm	3.25	5	4	6
19.0 mm	2.25	4	3	5
12.5 mm ^[1]	1.75	3 ^[2]	2.5	4
9.5 mm ^[1]	1.5	3 ^[2]	2	3

- (3) Revise the base course in the minimum pavement structure to 1-1/4" base aggregate dense.
 - (4) Paving Note 3 requires only the top layer to conform to the State Highway Specifications. Revise the note so that all layers conform to the State Highway Specifications.
 - (5) The building sign is located within the general utility easement. Contact Tracy Zweibel at We Energies, 262-694-9304, for approval.
- g. On the Site Grading & Erosion Control Plan (Sheet C-2.0)
 - i. Label typical slopes.
 - ii. Install storm sewer inlets instead of the concrete flumes along the west side of the building. Storm sewer shall be extended south and connect to the proposed storm sewer discharging to the pond.
 - iii. Install erosion mat within ditches/swales.
 - iv. The 689 contour is missing between the erosion matting note and ditch check note adjacent to the ditch along CTH H north of the construction entrance.
 - v. Show the existing sanitary sewer in the west ditch line.
 - vi. It is noted to raise the existing hydrant located south of the construction access. The design engineer shall coordinate with the Public Works Department regarding the method of raising the hydrant (i.e. hydrant extensions vs. replacement with correct bury depth hydrant). Appropriate notes / provisions shall be provided in the updated plans.

- viii. Provide a note stating that all existing public water main and hydrant valves will be operated by or under the supervision of the Village of Pleasant Prairie Public Works Department.
 - ix. The existing sanitary sewer located on the subject property and adjacent downstream property is a private interceptor main. The following shall be provided or noted on the plans.
 - x. Label the existing sewer as "private sanitary sewer main".
 - xi. Show / label the sanitary sewer easement on the plans and recorded easement document number.
 - xii. Provide a copy of the recorded easement document.
 - xiii. Provide a copy of approvals from the easement holder(s) for the connection.
 - xiv. Provide written approval from LakeView Corporate Park Owners Association Inc. for the proposed improvements on the Association's property to the immediate west. Is any of the grading work within the 100-year floodplain? Show the 100-year floodplain elevation on the plans to ensure no work is being done in the 100-year floodplain.
 - xv. The private sanitary main shall be televised / inspected by the owner(s). Any problems / deficiencies shall be corrected prior to the new connection. Documentation shall be provided to the Village regarding the inspections, findings, and any needed repairs.
 - xvi. Where is the topsoil stockpile to be located? There appears to be no room for a topsoil stockpile on the site.
 - xvii. Provide a note on the plans stating where the spot elevations are located. It appears to be the edge of pavement.
 - xviii. Add ADA parking sign locations.
 - xix. Provide spot elevations on the sidewalk.
 - xx. Fabric under rip rap (TYP)- Show typ detail showing sizes
 - xxi. Show details for hydrant/san.
- h. On the Site Utility Plan (Sheet C-3.0)
- i. Move the sampling manhole (behind Back of curb to the northwest) from high traffic area.
 - ii. Revise Note 14 to contact Steve Wlahovich, Engineering Technician, (262-925-6767) at public works instead of the Village Engineering Department.
 - iii. Add a general note to install air release assemblies at any highpoints within the water main except at those location where a hydrant is at a high point and operating as an air release.
 - iv. Connect the roof drains to the storm sewer to be added along the west side of the building.
 - v. Provide construction information for the connection to the public water main (size, connection type, valves, etc.)

- i. On the Site Notes and Details Plan (Sheet C-4.0, C-4.1)
 - i. A detail of the ADA parking sign shall be included.
 - ii. Details of the right-in/right-out only signage for the northernmost 88th Avenue entrance shall be included.
 - iii. The handicap accessible ramp detail does not match what is shown on the plans. Revise the detail to show the work to be performed.
 - iv. Is underdrain to be installed under all curb and gutter on the site? Please clarify the extent on the Site Utility Plan.
 - v. Where will the behind the curb drain detail be installed? Is this detail to be used with the catch basin underdrain detail? If so, the details need to be revised to match where the tile is to be placed. Please clarify the work to be performed.
 - vi. Where is the integral concrete curb and walk to be installed?
 - vii. Compare manhole and catch basin details to utility notes on Sheet C-3.0. revise notes or details as necessary to match.
 - viii. Add fire department pumper pad detail.
- j. On Sheet L1.0, show the right-of-way.
- k. On Sheet A1.0 & A3.1:
 - i. Sheets A1.0 & A3.1 indicate that the building is 204,387 square feet, while the Site and Operational Plan application notes that the building is 203,105 square feet. Clarify.
 - ii. The Fire Protection Designer shall verify that adequate fire flow requirements are met for the building. Approval from the Fire & Rescue Department shall be obtained for fire suppression system design.
 - iii. Provide storm sewer sizing calculations and drainage area map for review.
 - iv. The Fire & Rescue Department will need to review site access and fire hydrant locations.
 - v. The estimate of the amount of import or export of fill needed for the site grading shall be provided.
 - vi. Permits are required for most exterior signage (monument signs, directional signs, etc.).
 - vii. Visible numbers inside and outside of each exit/entrance beginning on the front of the building and moving clockwise around the building shall be added. Note on the plans.
 - viii. Submit color renderings and color samples for the building for Village staff review and approval.
 - ix. Compliance with the **attached** memorandum from the Village Fire & Rescue Department dated July 16, 2015. **Please note that Condition #2 requires that a letter be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed**

within the July 16, 2015 memorandum. A copy of this letter shall also be provided to the Community Development Department.

3. For security reasons, the Village recommends surrounding the construction site with a six (6) foot high chain link fence. A fence permit is required for the temporary fencing.
4. **Upon approval of the revised Final Site and Operational Plans, and prior to the issuance of the required building, zoning and erosion control permits the following shall be submitted:**
 - a. Written approval shall be provided from the easement holder(s) for proposed grading, utility, and/or other work within easement limits.
 - b. An electronic pdf of the Site and Operational Plans.
 - c. 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. Silt fence shall be installed and inspected prior to any work starting.]
 - d. The Commercial Building Permit applications (building, HVAC, plumbing, electrical etc.) and required State approved plans.
 - e. Written approval from Lakeview Corporate Park Owners Association Inc. for work on their property to the west.
 - f. A copy of all Kenosha County permits for access, any off-site highway improvements and all work within CTH H. The permit shall include any grading and landscaping within the CTH H right-of-way. For approval and permits contact Gary Sipsma, Director, Kenosha County Division of Highways 262-857-1870.
 - g. A copy of the required permit from the WI DOT for grading and landscaping within the STH 165 right-of-way.
 - h. Written approval of the Site and Operational Plans from LakeView Commercial Association.
5. **Prior to work commencing on the site, all required State, Kenosha County and Village permits shall be issued. All required erosion control measures, shall be in place on the site prior to construction start. Also, a pre-construction meeting, which includes contractors, architect and engineers, shall be scheduled (contact the CD Department –Jean Werbie-Harris for available dates) and held at the Village Offices. The preconstruction meeting shall be moderated and minutes shall be taken by the Design Engineer of record. Minutes shall be distributed within 7 days. A sample agenda can be provided by the Village CD Department (Jean Werbie-Harris).**
6. **After the installation of the footing and foundations and prior to setting the walls, an as-built survey as stamped by a Wisconsin Registered Land**

Surveyor shall be submitted to the Village Building Inspection Department to verify that the building meets all of the required setbacks.

7. General Conditions/Comments:
- a. Municipal connection fees shall be paid prior to the connections to the sanitary sewer system.
 - b. Impact fees shall be paid prior to issuance of the building permit. (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
 - c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
 - d. There shall be no construction parking permitted on 88th Avenue. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
 - e. The Village shall approve of the location of all construction trailers parked on the site during construction activities. Show the trailer location on the Erosion Control Plan. No construction trailers shall be parked in Kenosha County or nearby Village rights-of-way and all construction related signage shall be approved and permitted by the Village.
 - f. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/ dismantled/unlicensed vehicles that are parked overnight will be issued citations.
 - g. The owner shall comply with all provisions of the Site & Operational Plan approvals, including compliance with the Village Performance Standards.
 - h. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
 - i. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
 - j. There shall be no outside banners, strings of pennants, flags, inflatable devices or streamers affixed or attached to the building(s), light poles, ground or landscaping, etc.
 - k. There shall be no long-term semi-truck/trailer or box truck parking permitted on the site that is not used in the daily operations of the facility.
 - l. There shall be no outdoor storage of raw materials or display of materials, goods or equipment on this site, unless as approved by the Village.
 - m. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: raw materials, business supplies, pallets, crates, etc., is prohibited.
 - n. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

- o. Prior to occupancy each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.
- p. All exterior mechanical units, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- q. All signs shall comply with Article X of Chapter 420 of the Village Municipal Code. The signs shall not be located within any Village Easement but may be allowed within a Utility Easement with written approval from We Energies. A permit is required to be issued prior to installation of the primary monument sign, on-site directional signs, temporary development signs, real estate marking signs and wall signs.
- r. Prior to written occupancy all required landscaping or screening shall be installed and written verification and/or certification shall be provided to the Village by the landscape designer that the landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy.

If weather conditions prevent installation of all or portions of the landscape materials, the Owner shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
- s. Prior to written occupancy of the building and associated site improvements three (3) copies of an as-built plan stamped by a Wisconsin Registered Land Surveyor and an electronic copy of the plan sets shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces meet the minimum setbacks and that all pavement markings were marked per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans. In addition, written certification from the landscaping and signage companies that the landscaping and signage were installed pursuant to the approved Site and Operational Plans shall be submitted.
- t. Prior to written occupancy an as-built electronic copy of the record drawing of graphical data of all private sewer, water, and storm sewer facilities and underground irrigation system installed shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.



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 Lakeview Site 52
DATE: 16 July, 2015

This is a review of a speculative building, located at the corner of STH 165 and CTH H. The building is approximately 203,105 square feet.

The facility will be classified under the Wisconsin Administrative Code, and the Wisconsin Commercial Building Code.

The Fire and Rescue Department will be responsible for providing fire prevention inspections of these facilities, twice annually. The concerns of the Fire and 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.



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

- **Access:** Two access routes must be provided to the site and building before construction begins and maintained after the building is completed.
 - **Fire hydrants:** Shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged.
 - Truck staging shall not decrease the width of the fire lanes.
 - **AED.** When a tenant is secured. The owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
 - All outside doors must be accessible from the outside with a lock and handle.
 - **Rack storage:** If it is the intent to use rack storage, that rack storage configuration must be reviewed by the fire protection contractor to assure adequate fire sprinkler protection. Rack storage shall not adversely affect the maximum exit distance requirements. This process needs to begin immediately to assure no interruption in the construction timeline and to assure the opening date will be met.
 - **Fire Extinguishers:** Fire extinguishers shall be located so as to meet the intent of 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.
4. **Plan Review, Permits and Fees:** Fire protection systems, five (5) sets of plans for the underground, fire protection 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 the review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.

5. **The following Fees and Permits are generated by the Fire & Rescue Department and payable at the Fire and Rescue Department, located at 8044 88th Avenue, Pleasant Prairie, WI 53158-2015 .**
- Bulk Water
 - Water Usage
 - Fire Protection Plans for Underground and Aboveground
 - Fire Alarm System Plans
 - Kitchen Hood Systems Plans

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

6. **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.
7. **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 Commerce.
8. **Sprinkler System:** The building will be equipped with an “automatic fire sprinkler system”. Any interior build out will require evaluation of the sprinkler system which may require additional sprinklers or systems added. 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.
- **Storage:** The Owner and Tenant both need to be aware of the restrictions that apply to the storage of pallets, cardboard, finished products, etc. Maximum height, width and aisle ways must be maintained and will be enforced. The same concerns apply to the storage of large quantities of combustibles (plastics, plastic wrap and cardboard) such as those used in packaging and storage.

NOTE: Dependent upon storage configurations and the possible use of in rack storage; in rack sprinkler protection may be required.

9. **Fire Flow Tests:** A current water flow test within the previous six months must be provided to design the fire protection sprinkler system. Fire protection contractors must schedule water flow tests with Pleasant prairie Water Utility Department by calling: 262-694-1403.
10. **Standpipes: All personnel doors will require standpipes.** At such time a portion of the building or the entire building is used for storage fire standpipes are required.

In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob.

11. **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. A strobe will also be installed at the fire pump room to indicate a Fire Pump Running signal, along with an outside sign.
12. **Fire Alarm System:** The system shall be fully addressable so that detailed information can be received about the device in alarm. Utilizing a pull station, fire sprinkler water flow, or any other fire protection device that may be installed within these buildings 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:** The annunciator panel type shall be approved by the Fire and Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.

f. **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 and 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 and Rescue

Medical: Pleasant Prairie Fire and Rescue

Phone numbers:

Emergency: (262) 694-1402

Non-emergency: (262) 694-7105

Business: (262) 694-8027

13. **Knox Box:** One Knox Box will be required at the fire pump room, and by every access door near a fire sprinkler riser. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.

14. **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.

15. **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.

16. **Final Inspection:** The General Contractor shall provide the following documentation to the Fire & rescue Department 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. Place of Refuge: 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. Knox System: A Knox System is in place that includes miniature vaults to hold the keys to the exterior and interior doors of the building. If any locks are changed or added, copies of the keys shall be placed within the Knox Box vaults. A Knox MSDS Box is located within the Fire Pump Room. Copies of all MSDS shall be given to the Fire & Rescue Department for inclusion within this Box.
- m. Revised 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.
- n. AED, in place at such time a tenant takes occupancy.
- o. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.

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

- 1. **Public Safety Radio Coverage:** Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:
 - a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and
 - b) a minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.
 - c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA, Telecommunications Industry Association. The performance level is rated using "Delivered Audio Quality". Industry standard DAQ definitions are shown in Table 1.

- d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

DAQ Delivered Audio Quality	Subjective Performance Description
1	Unusable, speech present but unreadable.
2	Understandable with considerable effort. Frequent repetition due to noise / distortion.
3	Speech understandable with slight effort. Occasional repetition required due to noise / distortion.
3.5	Speech understandable with repetition only rarely required. Some noise / distortion.
4	Speech easily understood. Occasional noise / distortion.
4.5	Speech easily understood. Infrequent noise / distortion.
5	Speech easily understood.

- e) The frequency range which must be supported shall be 151.0000 to 159.0000 MHz.

Testing Procedures:

- A. Initial Tests. Public safety employees or their designees will perform initial tests. A Certificate of Occupancy shall not be issued to any new structure if the building fails to comply with this section.
- B. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

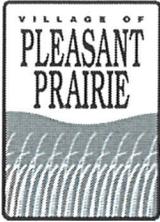
Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage; a radiating cable system or an internal multiple antenna system with or without FCC typed-accepted signal booster amplifiers as needed. If any part of the installed system or systems contains electrically powered components, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. Any battery system employed shall automatically recharge in the presence of an external power input.

The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio system.

In the event that a signal booster is employed, it shall be fully encased within a dust and water resistant case.

Field Testing

Fire Department and Law Enforcement personnel, after providing reasonable notice to the owner or their representative, shall have the right to enter onto the property to conduct field-testing to be certain the required level of radio coverage is present.



RECEIVED

JUN 26 2015

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

PLEASANT PRAIRIE

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. Includes rows for Application Filed on, Preliminary Determination of Completeness on, Revised Plans Submitted, Public Hearing Required, Published on, Approved by, and Denied by.

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: LAKEVIEW CORPORATE PARK SITE 52
SITE ADDRESS: SW CORNER OF 104th STREET AND 88th AVENUE

BRIEF PROJECT DESCRIPTION: CONSTRUCTION OF A 203,105 SQUARE FOOT SPECULATIVE WAREHOUSE AND DISTRIBUTION CENTER.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: TBD ONCE TENANT IS DETERMINED

PROPOSED NUMBER OF PART-TIME EMPLOYEES: " " " " "

SITE SIZE: 523,591 sq. ft. 12.02 acres

PROPOSED BUILDING SIZE: 203,105 sq.ft. HEIGHT: 36-39 ft.

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

LEGAL DESCRIPTION: LOT 99 CSM# 2339 DOC# 1301442

TAX PARCEL NUMBER(S): 92-4-122-291-0111

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY:

- 1. Is a zoning map amendment proposed with this project? [] Yes [X] No
2. Is a zoning text amendment proposed with this project? [] Yes [X] No

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) ESTIMATED 192,950 sq ft
- Storage Group S-2 (Low-hazard) _____ sq ft
- Business Group B ESTIMATED 10,155 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: TBD.

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? PRE-GRADDED DEVELOPMENT SITE

SECTION 3: PHOTOGRAPHS

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

SECTION 4: CONDITIONAL USE

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

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

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

SECTION 5: NON-CONFORMING USE

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

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

SECTION 6: PERFORMANCE STANDARDS

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

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

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

SECTION 7: PLAN COMPONENTS

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

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

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

SECTION 8: SIGNATURES

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

PROPERTY OWNER:

CENTERPOINT WISPAK LAND COMPANY, LLC

Name: _____

(Please Print)

Signature: _____

Address: 1808 SWIFT DRIVE

OAK BROOK, ILLINOIS 60523

(City) (State) (Zip)

Phone: 630-586-8000

Fax: _____

E-mail: _____

Date JUNE 25, 2015

APPLICANT:

Name: LANCE SKALA

(Please Print)

Signature: _____

Address: 1808 SWIFT DRIVE

OAK BROOK, ILLINOIS 60523

(City) (State) (Zip)

Phone: 630-586-8169

Fax: _____

E-mail: LSKALA@CENTERPOINT.COM

Date: JUNE 25, 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: CENTERPOINT PROPERTIES

(Please Print)

Signature: _____

Address: 1808 SWIFT DRIVE

OAK BROOK ILLINOIS 60523

(City) (State) (Zip)

Phone: 630-586-8000

Fax: _____

E-mail: _____

Date JUNE 25, 2015

USER OR OCCUPANT OF SITE:

Name: TBD

(Please Print)

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

E-mail: _____

Date: _____

LAKEVIEW XVII, LOT 52

LAKEVIEW BUSINESS PARK PLEASANT PRAIRIE, WISCONSIN



PROJECT DATA

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE - 2009 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTERS SPS 381 AND SPS 382

BUILDING CLASSIFICATION:
FACTORY INDUSTRIAL
F1 (MODERATE HAZARD)
STORAGE
S1 (MODERATE HAZARD)

CONSTRUCTION CLASSIFICATION:
TYPE 2B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM

BUILDING AREA:
204,387 SF

GENERAL NOTES

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

SHEET INDEX

- GENERAL**
T1 TITLE SHEET
- CIVIL**
C-1.0 SITE DIMENSION AND PAVEMENT ID PLAN
C-2.0 SITE GRADING AND EROSION CONTROL PLAN
C-3.0 SITE UTILITY PLAN
C-4.0 SITE NOTES AND DETAILS
C-4.1 SITE NOTES AND DETAILS
- LANDSCAPING**
L1.0 LANDSCAPE PLAN
- SITE LIGHTING**
L41 SITE LIGHTING PHOTOMETRICS
- ARCHITECTURAL**
A1.0 ARCHITECTURAL SITE PLAN
A3.1 FLOOR PLAN
A4.1 EXTERIOR ELEVATIONS

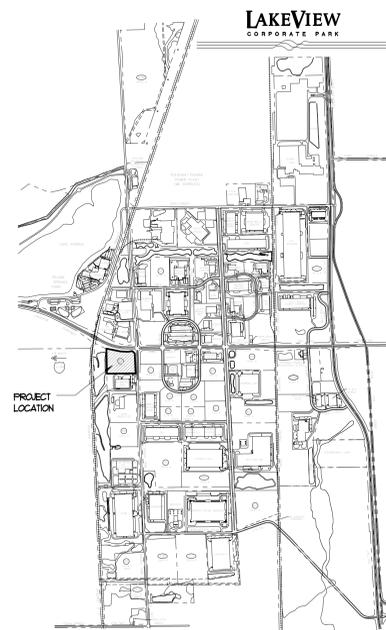


CLIENT:
CENTERPOINT WISPAK LAND COMPANY, LLC
1808 BUFT DRIVE
OAK BROOK, ILLINOIS 60523
PHONE: 630.596.9169
ATTN: LANCE SKALA

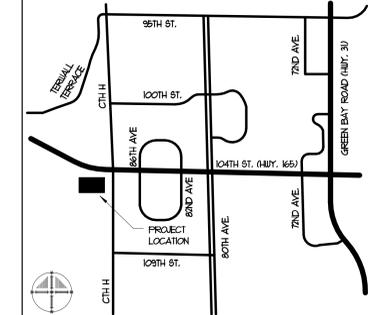


ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60076
PHONE: 847.940.0300
ATTN: JENNIFER BRONKOWSKI, AIA
OR SILEAS BEGER

CIVIL ENGINEER:
JSD PROFESSIONAL SERVICES, INC
N21 W2293 NANCY CT, SUITE 3
WAUKESHA, WI 53086
PHONE: 262.593.0666
FAX: 262.593.1832
ATTN: RIZAL SKANDARASACH, P.E.



LOCATION MAP



GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL
995 39TH STREET
PLEASANT PRAIRIE, WI 53068
OFFICE: 262.694.4400

COMMUNITY DEVELOPMENT DEPARTMENT
JEAN WERSELE-HARRIS
- COMMUNITY DEVELOPMENT DIRECTOR,
PLANNER & ZONING ADMINISTRATOR
OFFICE: 262.925.6718
EMAIL: jwersele@pprairieui.com

PEGGY HERRICK
- ASSISTANT PLANNER & ZONING
ADMINISTRATOR
OFFICE: 262.925.6716
EMAIL: pherrick@pprairieui.com

ENGINEERING DEPARTMENT
MICHAEL SPENCE
- VILLAGE ENGINEER
OFFICE: 262.948.8931
EMAIL: mspence@pprairieui.com

MATT FINEOUR
- ASSISTANT VILLAGE ENGINEER
OFFICE: 262.925.6778
EMAIL: mfineour@pprairieui.com

STEVE WILHOVICH
- ENGINEERING TECHNICIAN
OFFICE: 262.925.6767
EMAIL: wilhovich@pprairieui.com

BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- INSPECTION SUPERINTENDENT
OFFICE: 262.694.9304
DIRECT: 262.925.6722
EMAIL: sperez@pprairieui.com

RALPH NICHOLS
- SENIOR BUILDING INSPECTOR/ DEPUTY
ZONING ADMINISTRATOR
OFFICE: 262.694.9304
EMAIL: nichols@pprairieui.com

DONALD KOENE
- BUILDING INSPECTOR
OFFICE: 262.694.9304
EMAIL: dkoene@pprairieui.com

FIRE & RESCUE DEPARTMENT
DOUG McELMURY
- FIRE & RESCUE CHIEF
8044 88TH AVENUE
OFFICE: 262.694.8027
EMAIL: fireandrescue@pprairieui.com

CRAIG ROEPKE
- FIRE & RESCUE DEPUTY CHIEF
OFFICE: 262.948.8928
EMAIL: crospeke@pprairieui.com

THOMAS CLARK
- FIRE & RESCUE LIEUTENANT
DIRECT: 262.948.8982
EMAIL: tclark@pprairieui.com

PUBLIC UTILITY CONTACTS

PUBLIC WORKS DEPARTMENT
JOHN STEINERINK, JR.
- SUPERINTENDENT
ROGER FRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: 262.925.6768
EMAIL: jstein@pprairieui.com

WISCONSIN D.O.T.
SOUTHEAST REGION
OFFICE: 414.266.1167

WATER RESOURCES ENGINEER
ELAINE JOHNSON
- WATER RESOURCE SPECIALIST
OFFICE: 262.884.2136
EMAIL: elaine.johnson@wisconsin.gov

WATER RESOURCES ENGINEER
PETER WOOD
- WATER RESOURCES ENGINEER
OFFICE: 262.884.2960
EMAIL: peter.wood@wisconsin.gov

AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: 262.506.6885
EMAIL: bmcgee@atc.com
EMERGENCY NUMBER: 800.972.5341

AT&T
MIKE TOYEK
OFFICE: 262.636.0545
EMAIL: mt344@att.com

TDS TELECOM
SOUTHEAST WISCONSIN
OFFICE: 877.493.7142

THE WARNER CABLE
STEVE CRAMER
- UTILITY COORDINATOR
OFFICE: 414.271.4045
EMAIL: steve.cramer@warnercable.com
EMERGENCY NUMBER: 800.627.2288

WE-ENERGIES
LINDA SCHREIER
KENOSHA SOUTH
OFFICE: 262.592.3028
EMAIL: linda.schreier@we-energies.com

NATURAL GAS EMERGENCY:
800.261.5325

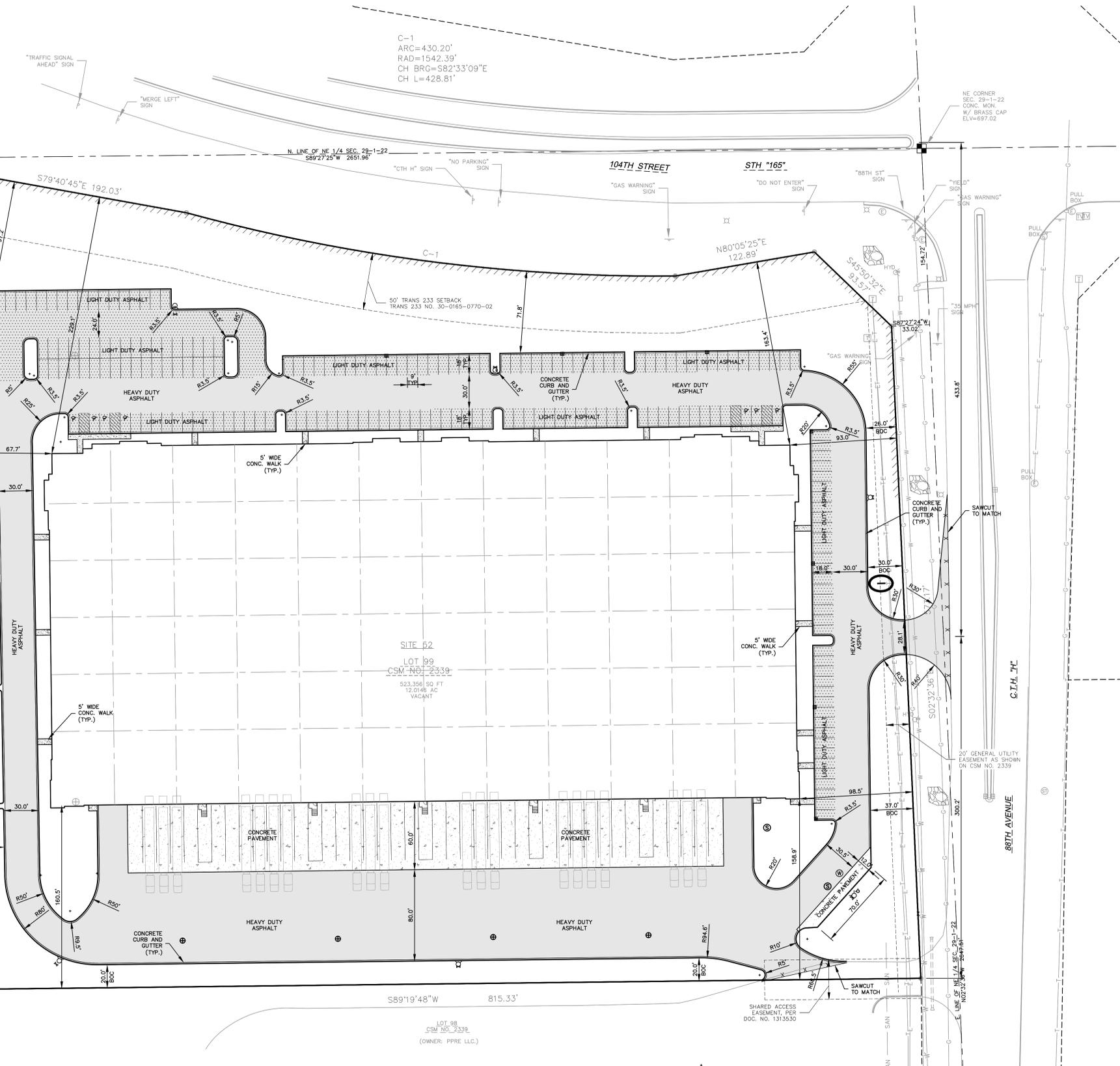
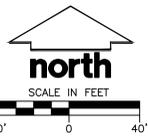
ELECTRICAL EMERGENCY:
800.662.4797



PROJECT NUMBER:
437.15.088

DATE: JUNE 24, 2015

SITE AND OPERATIONAL PLANS



PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS--
 CODES AND STANDARDS -- THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 CRUSHED AGGREGATE BASE COURSE -- THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 SURFACE PREPARATION -- NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS--
 CODES AND STANDARDS -- THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 WEATHER LIMITATIONS -- APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE WILL BE ACCEPTED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 GRADE CONTROL -- ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 CRUSHED AGGREGATE BASE COURSE -- THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 BINDER COURSE AGGREGATE -- THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 SURFACE COURSE AGGREGATE -- THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 ASPHALTIC MATERIALS -- THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 SURFACE PREPARATION -- NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATION)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

NOTE

MINIMUM PAVEMENT STRUCTURE--TO BE VERIFIED BY GEOTECHNICAL ENGINEER

- CONCRETE PAVEMENT
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTONE)
 - 8" CONCRETE (CONSULT OWNER FOR REINFORCEMENT, IF ANY, AND MIX DESIGN)
- HEAVY DUTY ASPHALT PAVEMENT
 - 5" ASPHALTIC CONCRETE (2 LIFTS)
 - LOWER LAYER (E-3 TYPE: 19.0 mm NOMINAL SIZE)
 - UPPER LAYER (E-3 TYPE: 12.5 mm NOMINAL SIZE)
 - 12" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTONE)
- LIGHT DUTY ASPHALT PAVEMENT
 - 3" ASPHALTIC CONCRETE (2 LIFTS)
 - LOWER LAYER (E-1 TYPE: 19.0 mm NOMINAL SIZE)
 - UPPER LAYER (E-1 TYPE: 9.5 mm NOMINAL SIZE)
 - 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LESTONE)
- CONCRETE SIDEWALK
 - 6" CRUSHED AGGREGATE BASE COURSE
 - 5" CONCRETE

LEGEND

- ⊕ SANITARY SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊕ CATCH BASIN ROUND
- ⊕ CATCH BASIN SQUARE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRICAL MANHOLE
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- ⊕ GUY WIRE
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- FIB UNDERGROUND FIBER OPTICS
- OH OVERHEAD UTILITY
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE

SHEET INDEX

C-1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C-2.0	SITE GRADING AND EROSION CONTROL PLAN
C-3.0	SITE UTILITY PLAN
C-4.0	SITE NOTES AND DETAILS
C-4.1	SITE NOTES AND DETAILS

PRE-DEVELOPMENT (PROPERTY LIMIT):

PERVIOUS	521,715 SF (99.7% GREEN SPACE)
IMPERVIOUS	1,640 SF
POST-DEVELOPMENT (PROPERTY LIMIT):	
PERVIOUS	141,885 SF (27.1% GREEN SPACE)
IMPERVIOUS	381,470 SF (204,616 SF BUILDING)

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SERVICES PROVIDED TO:

CenterPoint Properties

PROJECT:
LAKEVIEW CORPORATE PARK SITE 52

PROJECT LOCATION:
 VILLAGE OF PLEASANT PRAIRIE
 KENOSHA COUNTY, WI

JSD PROJECT NO.: 15-6733

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN BY: rww 08-24-15
 DRAWN BY: rww 08-24-15
 CHECKED BY: rww 08-24-15

PLAN MODIFICATIONS:

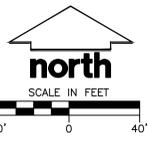
DIGGERS HOTLINE

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 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

SHEET TITLE:
SITE DIMENSION AND PAVEMENT ID PLAN

SHEET NUMBER:
C-1.0

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C-1
 ARC=430.20'
 RAD=1542.39'
 CH BRG=S82°33'09"E
 CH L=428.81'

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. CONDUCT ROUGH GRADING EFFORTS.
 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPicted IN THE PLANS.
 • CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 • THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TUMPOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
16. SEE SHEET C-4.0 FOR ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES.

LEGEND

- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊕ CATCH BASIN ROUND
- ⊕ CATCH BASIN SQUARE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
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SERVICES PROVIDED TO:

CenterPoint Properties

PROJECT:
LAKEVIEW CORPORATE PARK SITE 52

PROJECT LOCATION:
 VILLAGE OF PLEASANT PRAIRIE
 KENOSHA COUNTY, WI

JSD PROJECT NO.: 15-6733

SEAL/SIGNATURE:

DESIGN BY: rww 08-24-15
 DRAWN BY: rww 08-24-15
 CHECKED BY: rww 08-24-15

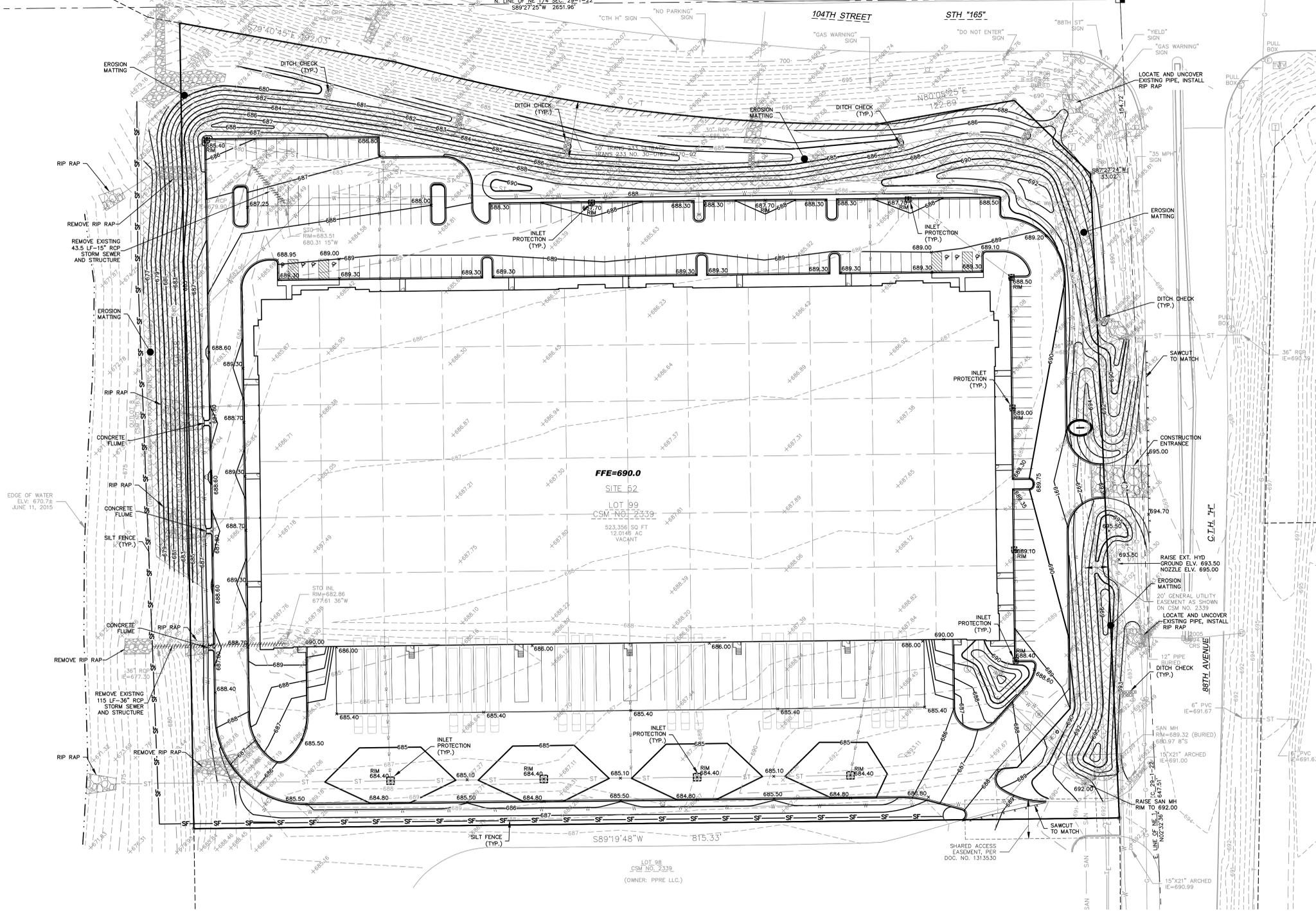
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 Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
SITE GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C-2.0



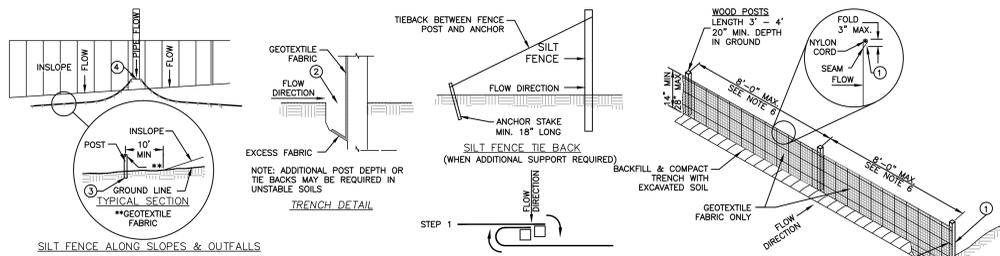
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 LOT 99
 CSM NO. 2339
 523.356 SQ FT
 12.0148 AC
 VACANT

LOT 98
 CSM NO. 7339
 (OWNER: PPRE LLC.)

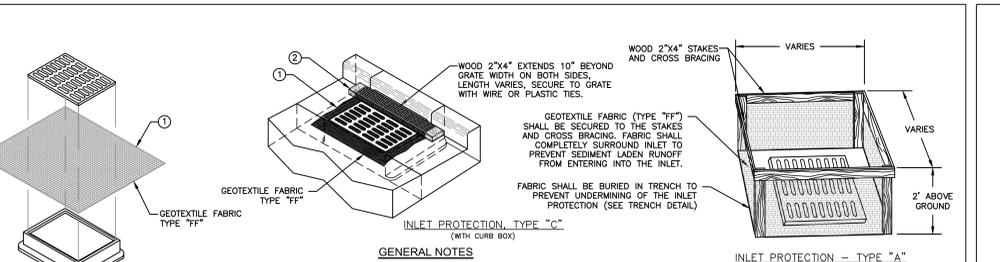
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EDGE OF WATER
 ELV. 670.7±
 JUNE 11, 2015

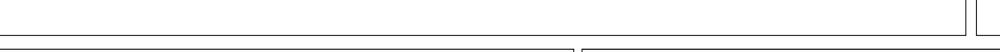
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- GENERAL NOTES**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
 - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
 - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
 - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)



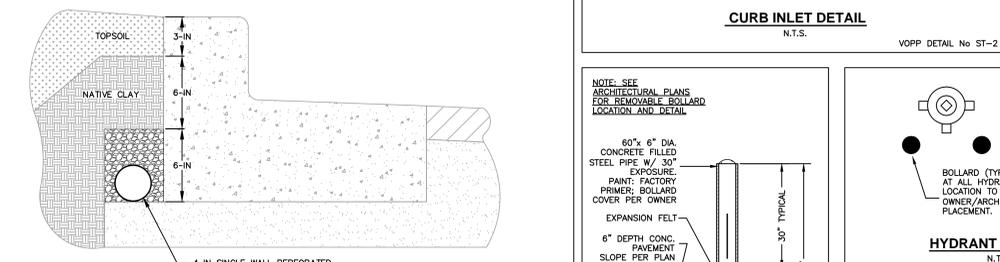
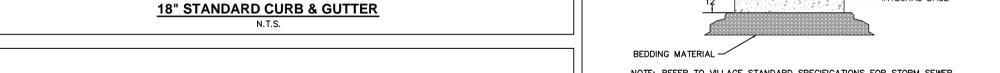
- GENERAL NOTES**
- TYPE "FF" GEOTEXTILE FABRIC INLET PROTECTION SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PA) LIST. FABRIC INLET PROTECTION AND MANUFACTURED ALTERNATIVES SHALL BE IN COMPLIANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1056.
 - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- ① FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- ② FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- ③ FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.



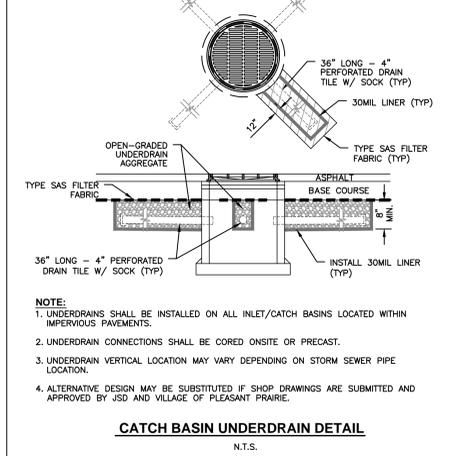
- GENERAL NOTES**
- TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
 - THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
 - THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WOODOT TYPE "M" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
 - THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50- FEET LONG.
 - ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
 - TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 - THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.



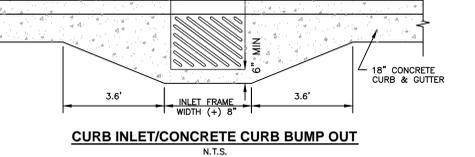
- GENERAL NOTES**
- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
 - EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
 - IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE



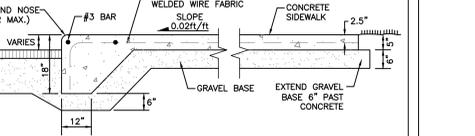
DRAIN TILE GENERAL SPECIFICATIONS



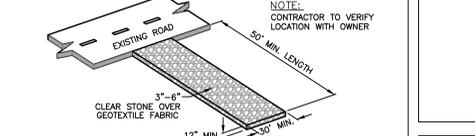
- GENERAL NOTES**
- UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
 - UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE OR PRECAST.
 - UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
 - ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY JSD AND VILLAGE OF PLEASANT PRAIRIE.



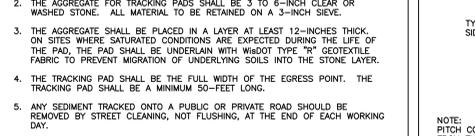
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 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.



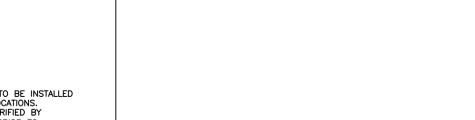
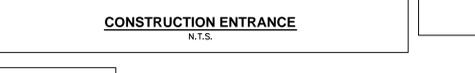
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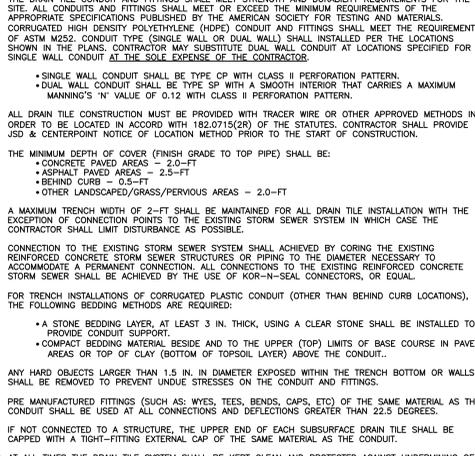


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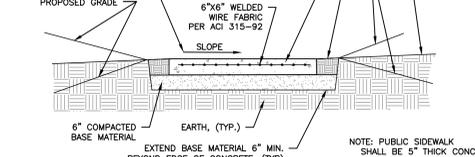


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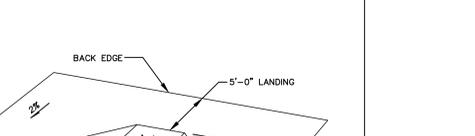
EROSION AND SEDIMENT CONTROL NOTES:



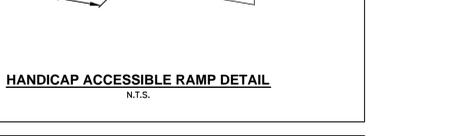
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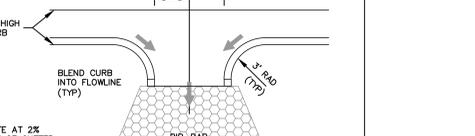
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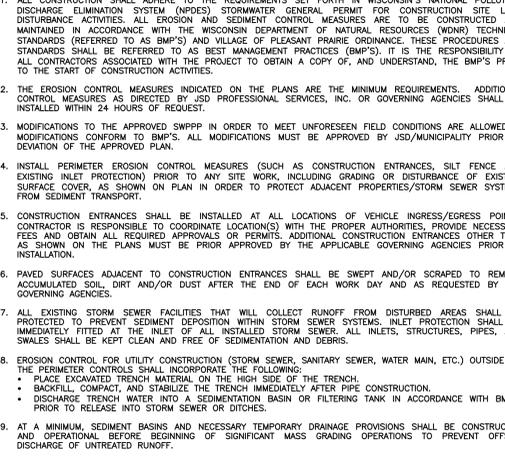


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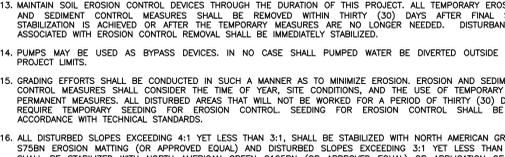


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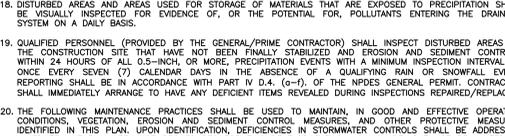
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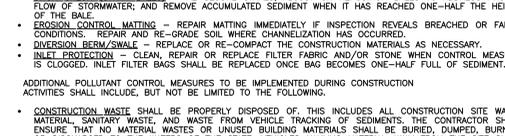
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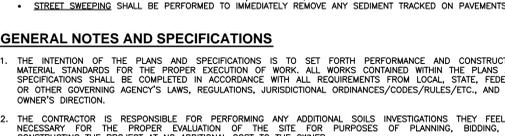
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Services Provided To:
CenterPoint Properties

PROJECT:
LAKEVIEW CORPORATE PARK SITE 52
 VILLAGE OF PLEASANT PRAIRIE KENOSHA COUNTY, WI

JSD PROJECT NO.: 15-6733
 SEAL SIGNATURE:

GENERAL NOTES AND SPECIFICATIONS

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES, CODES, RULES, ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIED THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE OR CONTINUE UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL APPLICABLE PERMITS, JURISDICTIONAL ORDINANCES, CODES, RULES, ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES, ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INCURRED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THIS PROJECT.
- ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION DURING OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR ROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

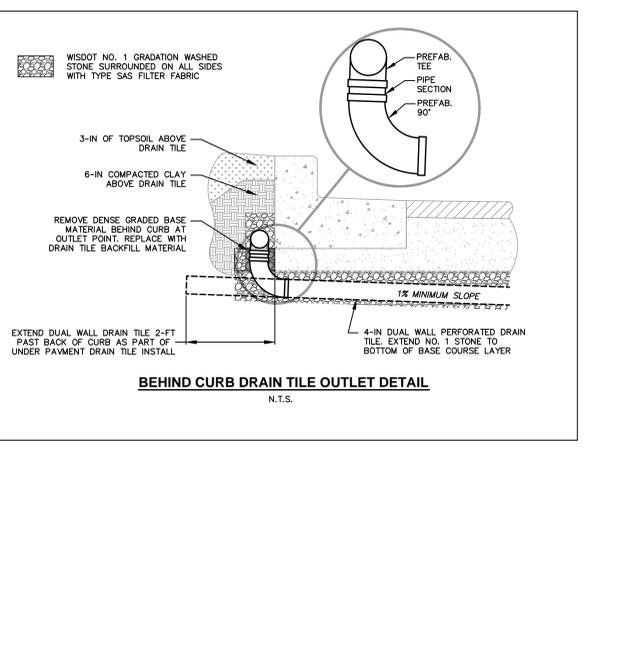
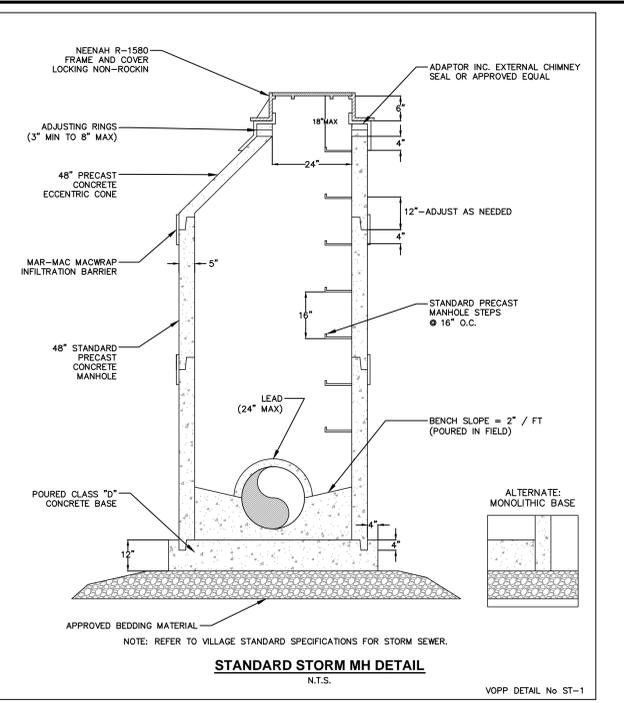
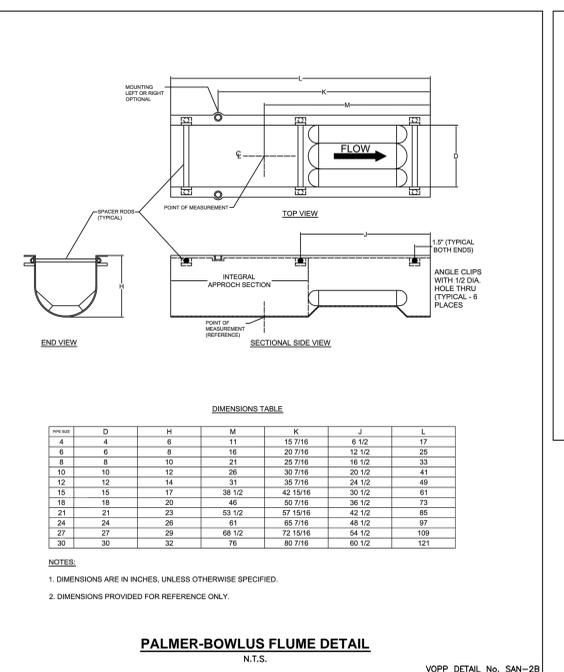
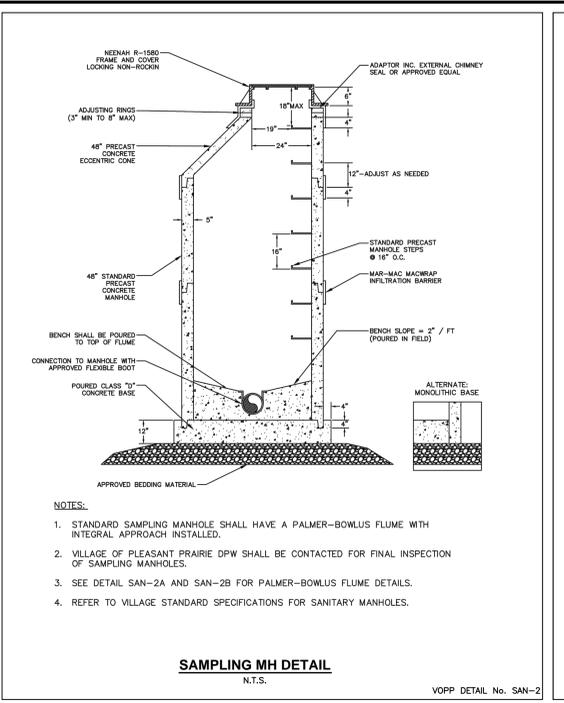
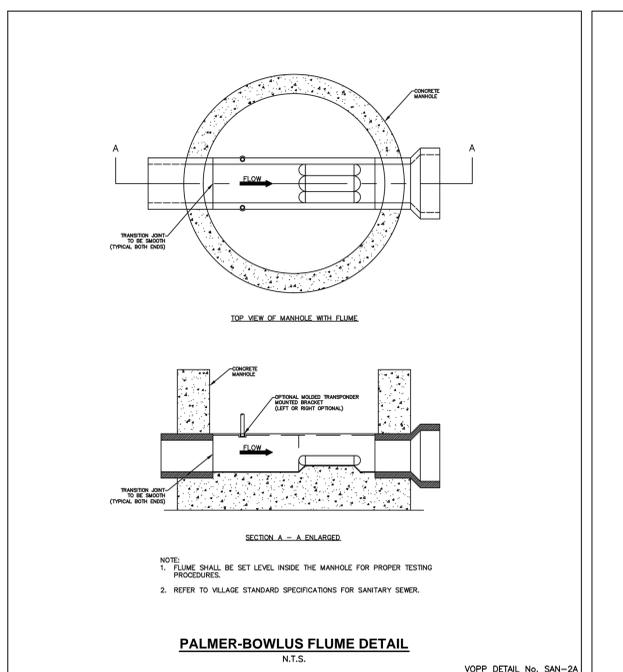
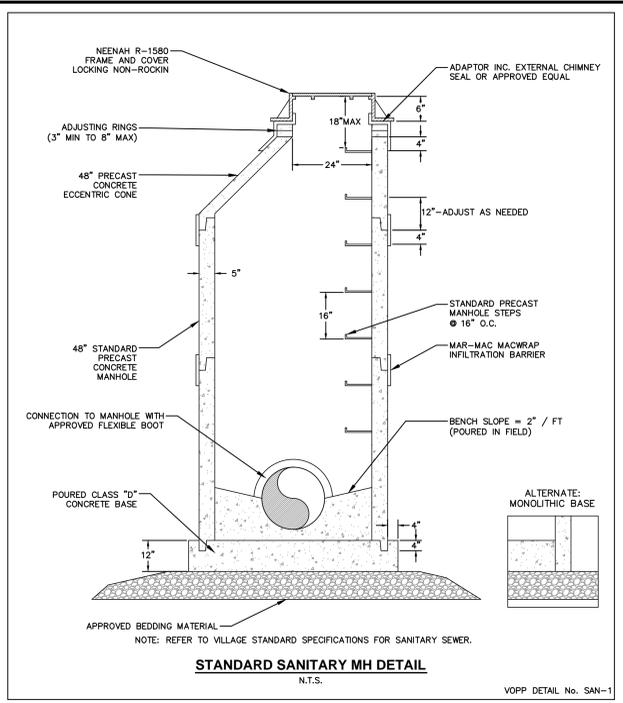
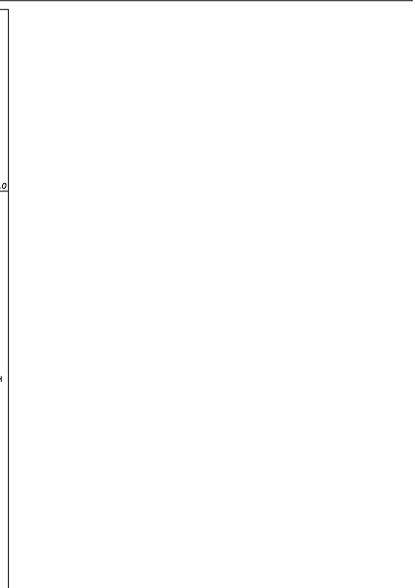
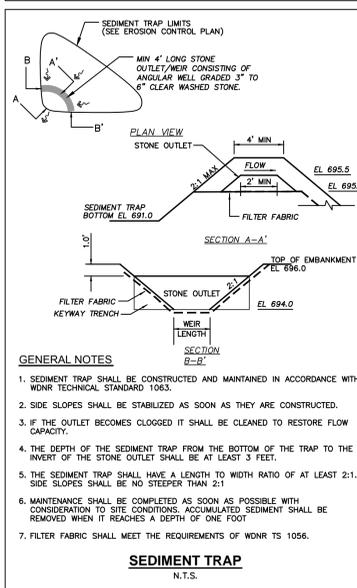
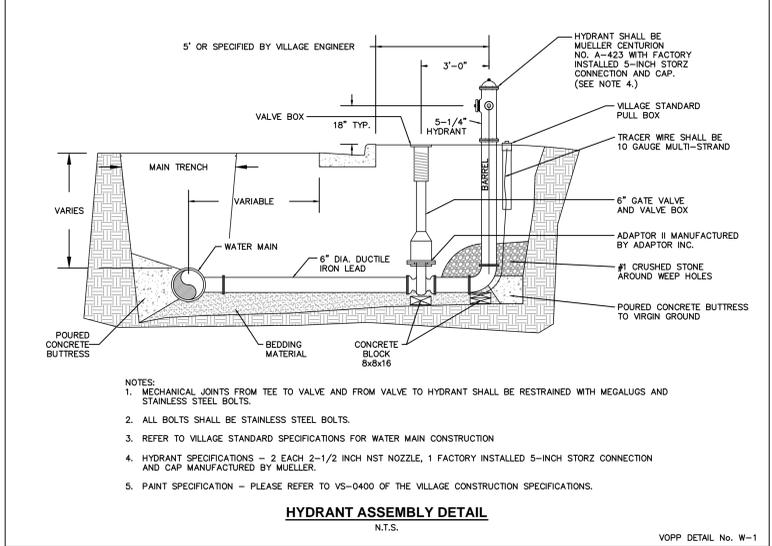
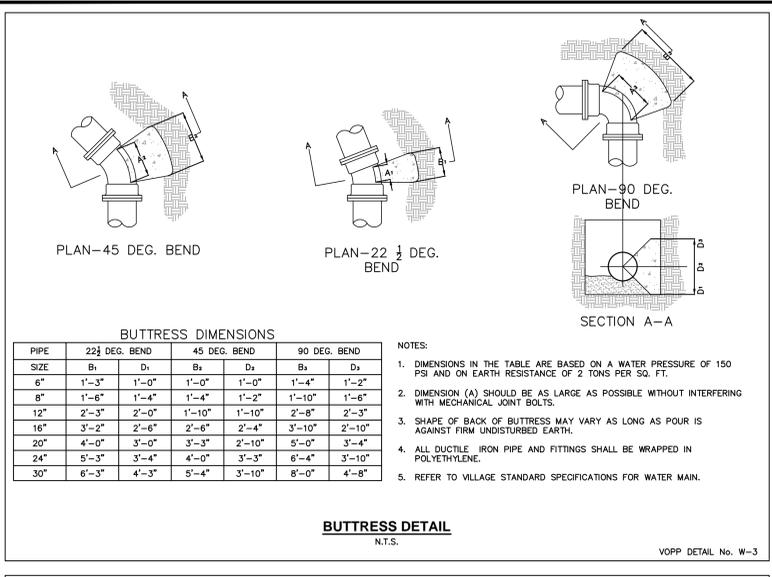
DESIGN BY: rww 08-24-15
 DRAWN BY: rww 08-24-15
 CHECKED BY: rww 08-24-15

PLAN MODIFICATIONS:

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SHEET TITLE:
SITE NOTES AND DETAILS PLAN

SHEET NUMBER:
C-4.0



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LAKEVIEW CORPORATE PARK SITE 52

PROJECT LOCATION:
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WI

JSD PROJECT NO.: 15-6733

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS ON THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

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Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
SITE NOTES AND DETAILS PLAN

SHEET NUMBER:
C-4.1



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OW	18	Cree Inc	OSQ A xx 4ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	1	OSQ A xx 4ME A 57K_CONFIGURED.ies	11412.6	0.9	112
	OA41	13	Cree Inc	OSQ A xx 4ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	1	OSQ A xx 4ME A 57K_CONFIGURED.ies	11412.6	0.9	112
	OB52	2	Cree Inc	OSQ A xx 5ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type V Medium, S Input Power Designator, 5700K	CONFIGURED FROM Sixteen type MT-G2 5700K LEDs	1	OSQ A xx 5ME A 57K_CONFIGURED.ies	10473.08	0.9	224
	OC31	3	Cree Inc	OSQ A xx 3ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type III Medium, A Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	1	OSQ A xx 3ME A 57K_CONFIGURED.ies	11530.59	0.9	112
	OD	19	Cree Inc	XSPWA3MC-U	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator	4 type MDA LEDs	1	XSPWA3MC-U_RESTL-2014-4000.IES	4030.657	0.9	42.96
	OF	0	RAB LIGHTING, INC.	FXLED300SF33 - FLEED300SF33 (SF=SLIP/TITTER / T=TRUNNIN / NEMA 3X3)	CAST FINNED METAL HOUSING, MOLDED SPECULAR PLASTIC REFLECTOR WITH 1 APERTURE AND 1 CLEAR PLASTIC CONVEX INNER LENS WITH 3 INTEGRAL MOUNTING POSTS PER LED, 8 CIRCUIT BOARDS EACH WITH 1 LED, CLEAR GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME WITH VISOR.	EIGHT WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), AIMED AT THE HORIZON.	8	IB84156-cies	4399.841	0.9	317.5

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entire Site Statistics	+	0.8 fc	12.5 fc	0.0 fc	N/A	N/A
Parking & Roadway Statistics	X	1.5 fc	12.5 fc	0.0 fc	N/A	N/A

XSP Series

XSPW™ Wall Mount Luminaire

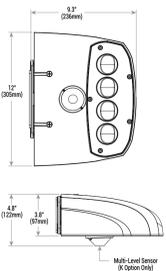
Product Description

The XSPW™ wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting base are designed for installation over standard and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, side and rear. The housing design is intended specifically for LED technology including a weatherlight LED drive compartment and thermal management. Optic design features industry leading NanoOptic™ Precision Delivery Grid™ system in multiple distributions. Applications: General area and security lighting

Performance Summary

Utilizes BetaLED™ Technology
 NanoOptic™ Precision Delivery Grid™ optic
 Made in the U.S.A. of U.S. and imported parts
 CRB Minimum 70 CRB
 CCT: 4000K (v- 300K), 5700K (v- 500K)
 Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish

Type OD Light Fixture



Ordering Information

Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	D	2	F	C	2	Z	Y

Rev. Date: V3 12/09/2014
 US: www.cree.com/lighting T: (800) 236-6800 F: (626) 504-5415
 Canada: www.cree.com/canada T: (800) 473-1234 F: (800) 890-7507

OSQ Series

LED Area/Flood Luminaire - Large

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED drive compartment. Versatile mounting configurations offer simple installation. Its slim, low profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 3" input power designator is a standard upgrade for HID applications up to 750 Watts. Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

Performance Summary

Utilizes BetaLED™ Technology
 NanoOptic™ Precision Delivery Grid™ optic
 Made in the U.S.A. of U.S. and imported parts
 CRB Minimum 70 CRB (4000K & 5700K), 80 CRB (3000K)
 CCT: 3000K (v- 300K), 4000K (v- 300K), 5700K (v- 500K)
 Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish

Accessories

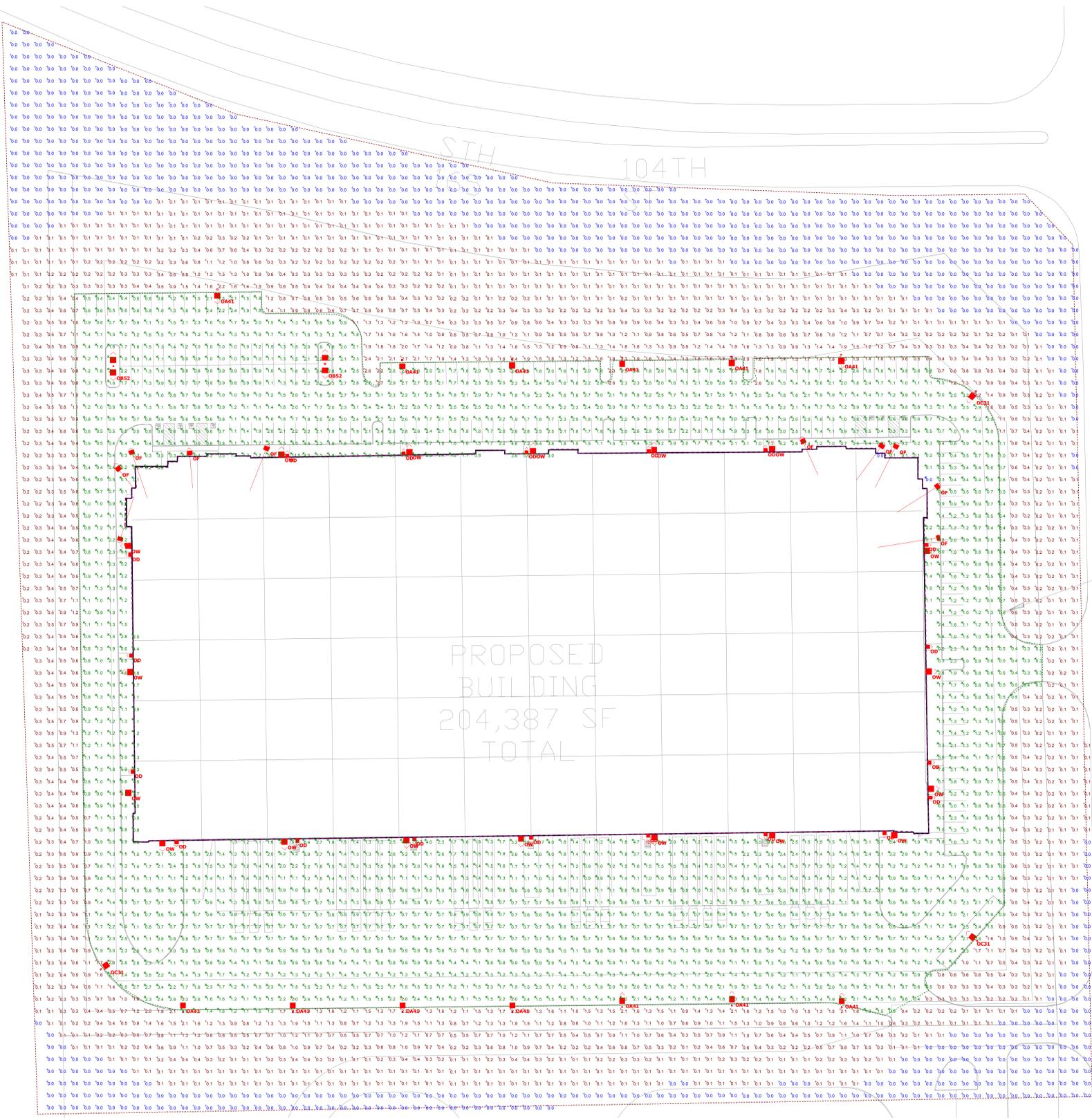
Field-Installable
 Backlight Shield
 OSQ-BLS-1 - Field-install optic OSQ-BLS-2 - Field-install optic

Mount (Luminaire must be ordered separately)
 DA Mount
 AA Mount

Ordering Information

Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	MM	100	270	270	270	270	270

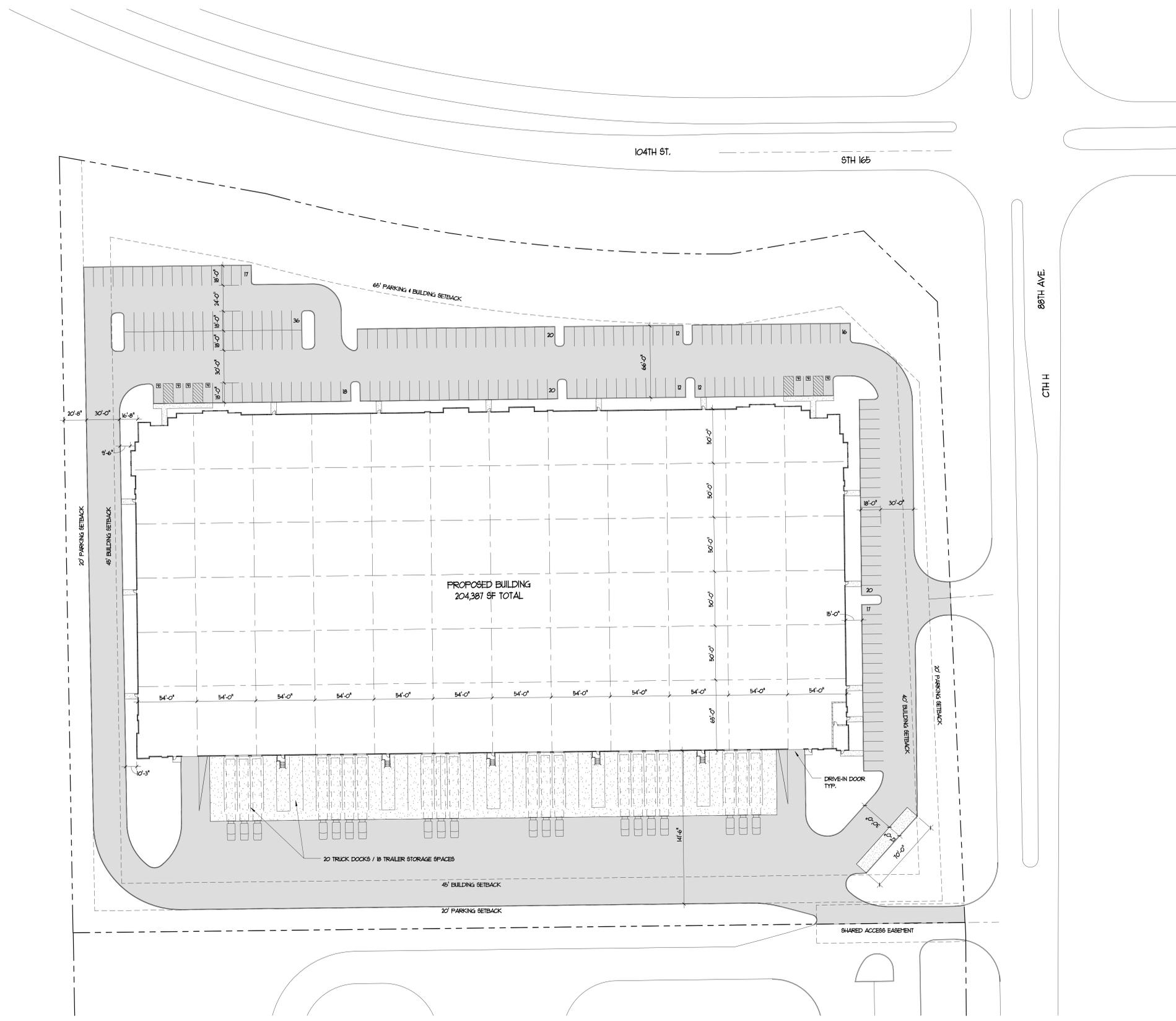
Rev. Date: V3 08/22/2014
 US: www.cree.com/lighting T: (800) 236-6800 F: (626) 504-5415
 Canada: www.cree.com/canada T: (800) 473-1234 F: (800) 890-7507



Plan View
 Scale: 1" = 40'

LAYVIEW SOUTH LOT E2, PLEASANT PRAIRIE, WI
 SITE LIGHTING PHOTOMETRIC CALCULATIONS
 POLE MOUNTED AND BUILDING MOUNTED LED LIGHT FIXTURES

Designer
 Date: 6/26/2015
 Scale: Not to Scale
 Drawing No.
 Summary



SITE DATA

PROPOSED LAKEVIEW LOT 52	
SITE ZONING	M-2, GENERAL MANUFACTURING DISTRICT
SITE AREA	12.02 ACRES (523,424 SF)
BUILDING AREA	204,387 SF
BUILDING COVERAGE RATIO	
BUILDING IMPERVIOUS AREA	204,387 SF
ALL OTHER IMPERVIOUS AREA	83,709 SF
TOTAL IMPERVIOUS PERCENTAGE	75%
GREENSPACE COVERAGE RATIO	
TOTAL PERVIOUS AREA	15,328 SF
TOTAL PERVIOUS RATIO	25%
PARKING	
TOTAL CAR SPACES	203 SPACES
(INCLUDING HANDICAPPED)	
TOTAL TRUCK/DOCK SPACES	20 DOCK LOCATIONS
TOTAL FUTURE DOCK SPACES	18 FUTURE DOCK LOCATIONS

- GENERAL SITE NOTES**
- ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHALL NOT GLARE ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
 - TRUCKS/TRAILERS PARKED OUTSIDE OF THE FACILITY SHALL NOT BE USED AS A MEANS OF ADDITIONAL STORAGE AND/OR WAREHOUSING SPACE EXCEPT FOR THOSE TRUCKS/TRAILERS THAT HAVE BEEN LOADED AND ARE AWAITING IMPENDING DELIVERY OR THOSE THAT ARE IN QUEUE AND ARE AWAITING IMPENDING UNLOADING PROCEDURES.
 - AT NO TIME SHALL THERE BE ANY OUTDOOR STORAGE OF PALLETS (WOODEN, PLASTIC, OR METAL), RECYCLING MATERIALS, GARBAGE, LANDSCAPING EQUIPMENT OR LANDSCAPE MATERIALS, ETC.
 - PROJECT PARCEL IS ZONED M-2, GENERAL MANUFACTURING DISTRICT.
 - THE LOCATION OF ALL CONSTRUCTION TRAILERS PARKED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL BE APPROVED BY THE VILLAGE OF PLEASANT PRAIRIE. NO CONSTRUCTION TRAILERS SHALL BE PARKED IN VILLAGE COUNTY, OR STATE RIGHTS-OF-WAY. ALL CONSTRUCTION RELATED SIGNAGE SHALL BE APPROVED AND PERMITTED BY THE VILLAGE.
 - THERE SHALL BE NO CUSTOMER OR EMPLOYEE PARKING PERMITTED ON 86TH AVENUE OR CTH H.
 - DUMPSTER/RECYCLING CONTAINERS ARE NOT SHOWN ON PROPOSED SITE PLAN AT THIS TIME. THE LOCATION(S) OF SUCH IS TO BE DETERMINED WHEN A TENANT IS OBTAINED AND WILL FOLLOW ALL VILLAGE ORDINANCES. THE LOCATION SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. THE DUMPSTER/RECYCLING AREAS SHALL BE FULLY SCREENED FROM THE PUBLIC VIEW AND ADJACENT HIGHWAY/ROADWAYS.
 - IF ANY FUTURE PARKING LOT EXPANSIONS OCCUR, PERMITS FROM THE VILLAGE WILL BE REQUIRED AND THE EXPANSION PARKING AREAS AS WELL AS THE ASSOCIATED MANEUVERING LANES SHALL INCORPORATE VERTICAL CONCRETE CURB & GUTTER. MUNICIPAL UTILITIES SHALL NOT BE BURIED UNDER EARTH BERTHS OR TREE LANDSCAPING.

SITE PLAN
 1/10
 1" = 40'-0"

REVISIONS

LAKEVIEW XVII, LOT 52
 LAKEVIEW CORPORATE PARK
 ARCHITECTURAL SITE PLAN

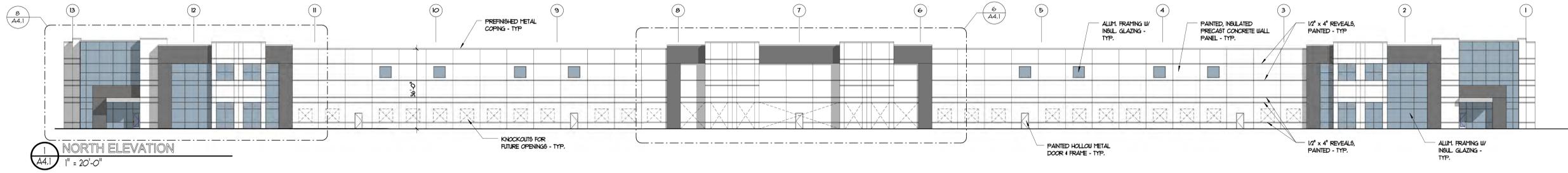
2610 LAKE COOK ROAD
 Suite 280
 Riverwoods, IL 60015
 Ph: (847) 940-0300

Partners in Design
 ARCHITECTS

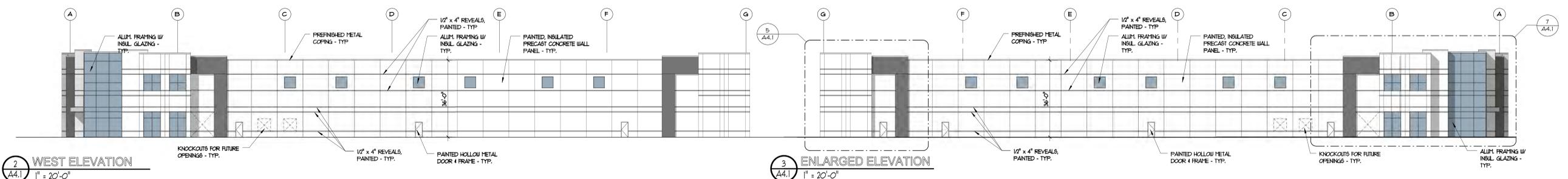


PROJECT NO:
437.15.088
 DRAWN BY: SAS CHECKED BY: UHB
 DATE: **06.24.2015**

SHEET NO:
A1.0

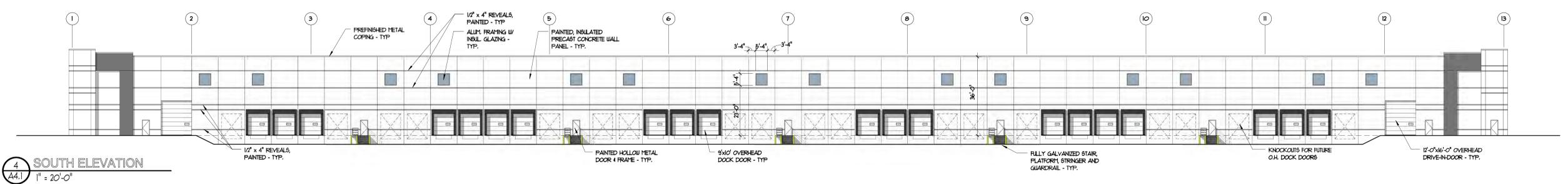


1 NORTH ELEVATION
A4.1 1" = 20'-0"

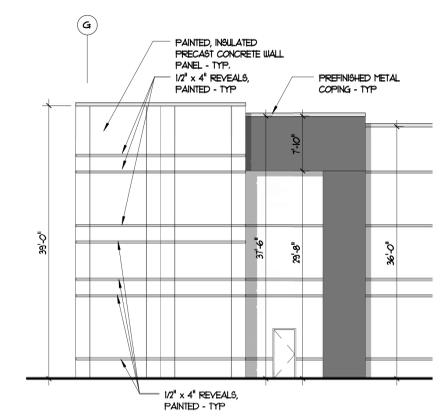


2 WEST ELEVATION
A4.1 1" = 20'-0"

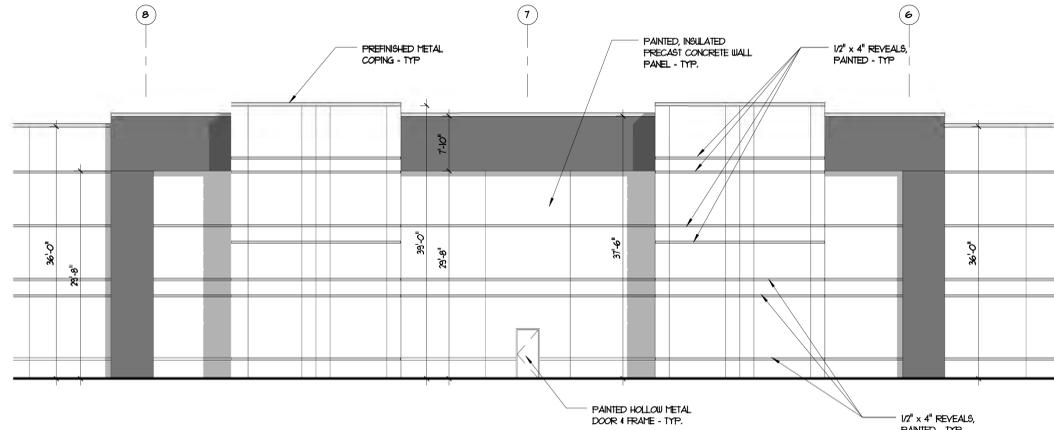
3 ENLARGED ELEVATION
A4.1 1" = 20'-0"



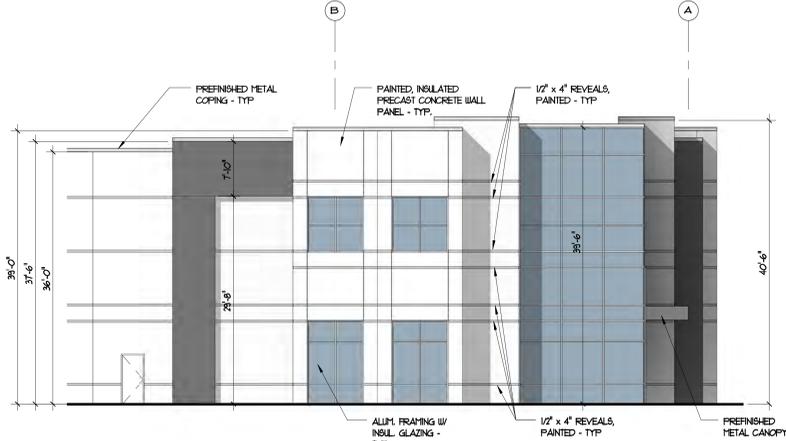
4 SOUTH ELEVATION
A4.1 1" = 20'-0"



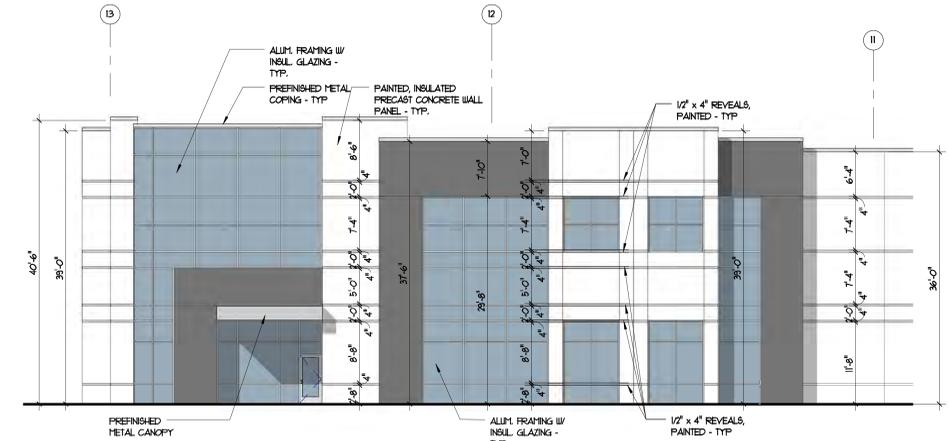
5 ENLARGED ELEVATION
A4.1 1" = 10'-0"



6 ENLARGED ELEVATION
A4.1 1" = 10'-0"



7 ENLARGED ELEVATION
A4.1 1" = 10'-0"



8 ENLARGED ELEVATION
A4.1 1" = 10'-0"

COLOR LEGEND:

	FIELD COLOR SHERWIN WILLIAMS SUT064 PASSIVE
	ACCENT COLOR SHERWIN WILLIAMS SUT066 GRAY MATTERS
	ACCENT AND METAL COPING COLOR SHERWIN WILLIAMS SUT067 CITYSCAPE





Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
	OW	18	Cree Inc	OSQ A xx 4ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	1	OSQ A xx 4ME A 57K_CONFIGURED.ies	11412.6	0.9	112
	OA41	6	Cree Inc	OSQ A xx 4ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	1	OSQ A xx 4ME A 57K_CONFIGURED.ies	11412.6	0.9	112
	OB52	2	Cree Inc	OSQ A xx 5ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type V Medium, S Input Power Designator, 5700K	CONFIGURED FROM Sixteen type MT-G2 5700K LEDs	1	OSQ A xx 5ME A 57K_CONFIGURED.ies	10473.08	0.9	224
	OC31	2	Cree Inc	OSQ A xx 3ME A 57K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type III Medium, A Input Power Designator, 4000K	CONFIGURED FROM Eight type MDA 4000K LEDs	1	OSQ A xx 3ME A 57K_CONFIGURED.ies	11530.59	0.9	112
	OD	19	Cree Inc	XSPWA3MC-U	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator	4 type MDA LEDs	1	XSPWA3MC-U_RESTL-2014-4000.IES	4030.657	0.9	42.96
	OF	0	RAB LIGHTING, INC.	FXLED300SF33 - FXLED300SF33 (SF=SLIP/TITTER / T=TRUNNION / NEMA 3X3)	CAST FINNED METAL HOUSING, MOLDED SPECULAR PLASTIC REFLECTOR WITH 1 APERTURE AND 1 CLEAR PLASTIC CONVEX INNER LENS WITH 3 INTEGRAL MOUNTING POSTS PER LED, 8 CIRCUIT BOARDS EACH WITH 1 LED, CLEAR GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME WITH VISOR.	EIGHT WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), AIMED AT THE HORIZON.	8	IB84156-cies	4399.841	0.9	317.5

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Enter Size Statistics	—	0.6 fc	11.9 fc	0.0 fc	N/A	N/A
Parking & Roadway Statistics	X	1.2 fc	11.9 fc	0.0 fc	N/A	N/A

XSP Series

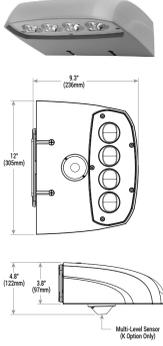
XSPW™ Wall Mount Luminaire

Product Description
The XSPW™ wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting base are designed for installation over standard and mid ring single gang 2-boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, side and rear. The housing design is intended specifically for LED technology including a weatherlight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic™ Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting.

Performance Summary

- Utilizes BetaLED™ Technology
- NanoOptic™ Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 500K)
- Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish



Ordering Information

Example: XSPW-A-6-B-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	6	B	2	3	4	5	6

BetaLED TECHNOLOGY | UL US | DLC | Rev. Date: V3 12/09/2014 | CREE | T (800) 236-6800 F (262) 504-5415 | Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

OSQ Series

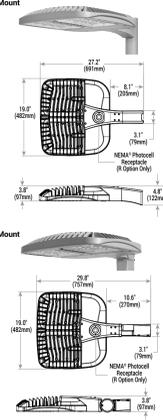
LED Area/Flood Luminaire – Large

Product Description
The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 3° flood power designator is a suitable upgrade for HID applications up to 750 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways.

Performance Summary

- Utilizes BetaLED™ Technology
- NanoOptic™ Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
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- Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish

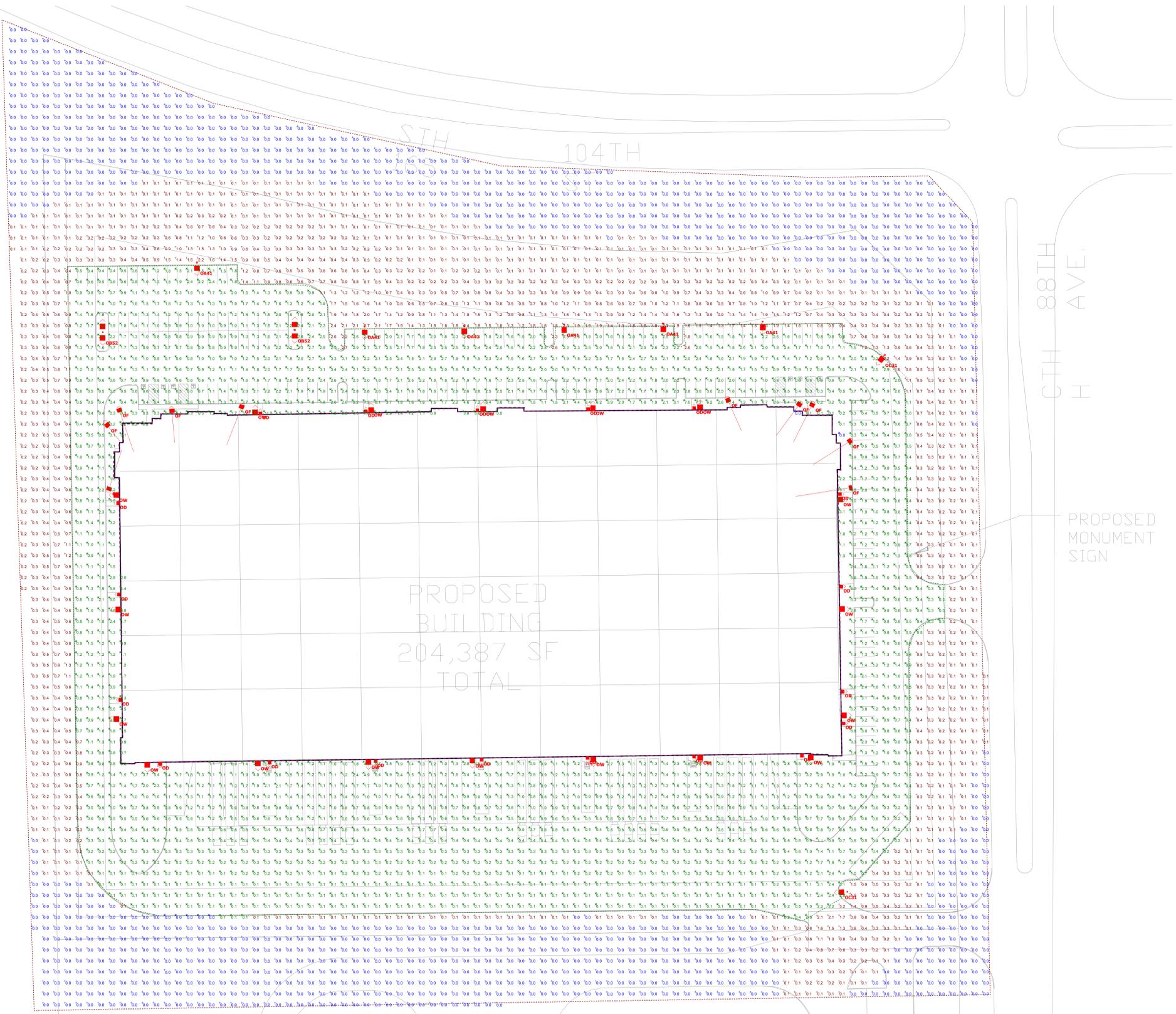


Ordering Information

Example: OSQ-A-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	24	25	26	27	28	29	30

BetaLED TECHNOLOGY | UL US | DLC | Rev. Date: V3 08/22/2014 | CREE | T (800) 236-6800 F (262) 504-5415 | Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507



Plan View
Scale: 1" = 40'

LAVIEW SOUTH LOT E2, PLEASANT PRATRE, WI
SITE LIGHTING PHOTO-METRIC CALCULATIONS
POLE MOUNTED AND BUILDING MOUNTED LED LIGHT FIXTURES

Designer
Date: 6/26/2015
Scale: Not to Scale
Drawing No.
Summary