

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JUNE 8, 2015**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. Old Business.
 - A. **TABLE PUBLIC HEARING AND CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT** for the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.
 - B. Consider the tabled request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive for approval of **Preliminary Site and Operational Plans** for the grading of a portion of the property for the future construction of a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.
 - C. **TABLED PUBLIC HEARING AND CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT #13-03** for the request of Attorney J. Michael McTernan, agent for VIDHYA Corp, VIII, Inc., the property owners, to remove condition #54 and to allow the BP Amoco gasoline station and convenience store located at 10477 120th Avenue to remain open after June 10, 2015 subject to the terms and conditions of the existing Conditional Use Permit and the Settlement Agreement between the Village and the property owners.
6. New Business.
 - A. Consider **Amendment #3 to the Settlement Agreement between the Village and VIDHYA Corp VIII, Inc.** for the request of VIDHYA Corp. to modify the testing requirements and to follow the recommendation and approval of the Wisconsin Department of Natural Resource for testing at the BP Amoco gasoline station and convenience store located at 10477 120th Avenue.
 - B. Consider the request of Michael Risselada of Partners In Design Architects, agent for Ocenco Incorporated for approval of **Site and Operational Plans** for the construction of a 35,182 square foot addition and site improvements at their facility located at 10225 82nd Avenue in LakeView Corporate Park.
 - C. Consider **Plan Commission Resolution #15-13** to initiate a Zoning Text Amendment to clarify the conditional use provisions and definitions for a gasoline station and a truck stop.
7. Adjourn.

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

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

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

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

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Floodplain Boundary Adjustment subject to the comments and conditions of the June 8, 2015 Village staff report.

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

Recommendation: Village staff recommends that the Plan Commission approve the Preliminary Site and Operational Plans subject to the comments and conditions of the June 8, 2015 Village staff report.

VILLAGE STAFF REPORT OF JUNE 8, 2015

CONSIDERATION OF A FLOODPLAIN BOUNDARY ADJUSTMENT for the request of Matt Carey with Pinnacle Engineering Group, agent for Route 165, LLC owner of the property located at 12575 Uline Drive to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center between the Uline Corporate Office building and the easternmost warehouse building on the property.

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

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

The petitioner is requesting approval of a floodplain boundary adjustment to remove 2,226 cubic yards from the 100-year floodplain and to create 3,795 cubic yards of 100-year floodplain to compensate for the 100-floodplain begin filled for the purpose of constructing a conference center to be located between the Uline Corporate Office building and the easternmost warehouse building on the property. In addition, the petitioner is requesting Preliminary Site and Operational Plans to begin mass grading for the proposed Conference Center Building after obtaining all of the required permits and approvals.

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

According to the Village's Floodplain Ordinance the Village shall not permit amendments to the floodplain boundary that are inconsistent with the purposes of Section 420-131 of the Village Zoning Ordinance, or in conflict with the applicable rules of the Wisconsin Department of Natural Resources (WI DNR) or the Federal Emergency Management Agency (FEMA). Section 420-131 of the Village Zoning Ordinance indicates that amendments to the 100-year floodplain shall comply with the following Village requirements:

- The floodplain boundary adjustment shall be consistent with Section 420-131 of the Village Zoning Ordinance or in conflict with the applicable rules of the WI DNR and FEMA.
- Amendments to the floodplain boundaries shall not be permitted where the change will increase the regional flood stage elevation unless the applicant has made appropriate legal arrangements with the Village, any other affected governmental units, and any other property owners affected by the flood stage increase.
- Petitions for the floodplain amendment shall provide adjusted water surface profiles and adjusted floodplain limits to reflect the increased flood elevation.
- Any area removed from the floodplain shall be contiguous to land lying outside the floodplain.

- Whenever any volume of flood storage capacity is removed from the floodplain, as defined by the ground surface and the regional flood elevation, an equal volume of flood storage capacity shall be created within the existing or newly created floodplain boundary, in the vicinity of the removal, to compensate for the lost flood storage capacity. Excavation below the ordinary high-water mark shall not be considered as providing any equal volume of storage capacity for compensation purposes. Any such area of compensating flood storage capacity shall drain freely to the receiving stream.
- Removal of land from the floodplain shall not be permitted unless the land has been filled to an elevation at least two (2) feet above the elevation of the floodplain.

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

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

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

Village staff recommends that the 100-year floodplain boundary adjustment be conditionally approved by the Village Board subject to the above comments and the following conditions/comments:

1. See comments below regarding the Preliminary Site and Operational Plans. If these changes affect the floodplain boundary adjustment, submit revised plans for Village staff review prior to submittal to FEMA.
2. Upon receiving Village Board approval, the petitioner is responsible for transmitting all required applications to FEMA with a request for a CLOMR-F.
3. The petitioner shall receive a CLOMR-F prior to work commencing on the site. Upon receipt of the CLOMR-F and any required permits from the WI DNR, copies of said approvals/permits shall be submitted to the Village with the required Erosion Control Permit Application and related plans and specification (paper copies and a pdf copy) for review and issuance of the required Village Permits.
4. All required permits from the WI DNR shall be obtained and provided to the Village prior to the Village issuance of permits to commence work on site.
5. Upon completion of the floodplain boundary adjustment an as-built survey and floodplain calculations shall be submitted to verify the compliance with design plans. The as-built survey and calculations shall be reviewed by the Village and the WI DNR

prior to being submitted to FEMA for review. Upon review of the documents by the Village, the petitioner shall submit and receive a final LOMR-F from FEMA.

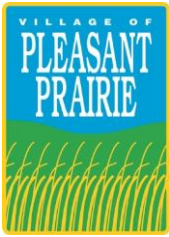
6. Upon completion of the work, an as-built grading plan and supporting documentation certified and stamped by a Wisconsin registered and licensed professional engineer shall be submitted to the Village to verify compliance with design plans. The as-built grading plan and calculations shall be reviewed by the Village and the WI DNR prior to being submitted to FEMA for review and obtaining the required LOMR-F. A paper and pdf copy is required to be submitted.
7. Once a LOMR-F is issued and the final as-built grading plans and supporting documentation is approved by the WI DNR and the Village, **the petitioner shall submit an application to amend the Village Comprehensive Land Use Map and the Village Zoning Map and Text to reflect the floodplain boundary adjustment.** All applicable applications and fees shall be submitted and paid by the petitioner. A Certificate of Compliance shall not be issued by the Village until the Comprehensive Land Use Plan Amendment, the Zoning Text Amendment and Zoning Map Amendment are approved by the Village.

Village staff recommends that the Preliminary Site and Operational Plans be conditionally approved subject to the above comments and the following conditions/comments:

1. This approval is valid for six (6) months (until November 11, 2015). Prior to the expiration of this preliminary approval the plans shall be corrected and resubmitted and an Erosion Control Permit shall be issued, erosion control methods installed and work commenced. In addition, all of the detailed Final Site and Operational Plans and related documents shall be submitted for review and approval.
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.
3. **The following changes shall be made to the Preliminary Site and Operational Plans. Three (3) revised plans, a pdf copy of the plans along with notations explaining how each of the items below have been addressed shall be submitted for final staff review and approval prior to issuance of the erosion control permit for mass grading or an early footings and foundations permit:**
 - a. The following changes shall be made to the Grading, Paving & Erosion Control Plan (Sheet C-3):
 - i. Show removal limits of the existing asphalt walk.
 - ii. Add a note stating that all excess excavated material is to be placed south of the compensatory storage area as stated on the responses to the previous Village of Pleasant Prairie review. The note should include requirements that the slopes not exceed 4:1 and existing drainage patterns are maintained. Verify this area has adequate capacity to waste the excess material.
 - b. The following changes shall be made to the *Utility Plan (Sheet C-5)*:
 - i. Why does the new water service not connect to the existing 12" water main located only 56' feet north of the Utility Building?

- ii. The note on Sheet C-6 specifies a wet tap water main connecting utilizing a tapping sleeve. A wet tap requires the installation of a valve at the tap location. Please clarify if this is to be a wet tap or if the connection will be made by shutting off the water main. Regardless of the means of connection to the existing main we recommend installing a valve at the connection point.
 - iii. A water meter will be required at both the Utility Building and the Conference Center.
 - iv. Specify a proposed water main size.
 - v. The note to install an air release assembly at any highpoints created by avoiding the existing utilities should be a general note located on the sheet as the note applies to all utility crossings, not just the duct bank.
 - vi. The pumper pad for the building is to be located within a concrete pavement area. Add a detail for the pumper pad construction.
 - vii. Revise invert elevations for sanitary manhole 2.0 to include 10" W.
 - viii. Will the design of the proposed chilled and hot water pipes be included on the plumbing plans.
- c. The following changes shall be made to the *Construction Details (Sheet C-5)*:
- i. The Village will be sending specifications to be used for sanitary sewer and water main construction.
 - ii. Add a detail for the pumper pad.
- d. The fire protection designer shall verify that adequate fire flow requirements are met for the building.
- e. Approval from the Fire & Rescue Department shall be obtained for fire hydrant and pumper pad locations and fire suppression system design.
4. Upon approval of the revised Preliminary Site and Operational Plans the following shall be submitted for review and issuance of the erosion control permit for mass grading including the floodplain boundary adjustment:
- a. Three (3) copies of the revised plans and an electronic pdf of the Preliminary Site and Operational Plans.
 - b. Conditional Letter of Map Amendment from FEMA for the proposed Floodplain Boundary Adjustment.
 - 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. Written approval of the Preliminary Site and Operational Plans from Prairiewood Commercial Association.

5. **Prior to mass grading work and the floodplain boundary adjustment commencing on the site, all required permits shall be issued by the Village, all required erosion control measures are in place on the site and a pre-construction conference shall be held at the Village Offices. The preconstruction conference shall be scheduled and moderated by the designing Engineer of record.**
6. For security reasons, the Village recommends surrounding the construction site with a six (6) foot high temporary chain link fence. A fence permit is required for the temporary fencing.
7. In addition to providing all of the detailed Final Site and Operational Plans, documents and sample materials, an amendment to the Uline PUD (Zoning Text Amendment) will be required to be submitted. The Zoning Text Amendment and the Final Site and Operational Plan application shall be considered by the Plan Commission at the same time.
8. A Comprehensive Land Use Plan Amendment will need to be filed with the Village.
9. **General Comments**
 - a. See **attached** comments from the Building Inspection Department dated May 5, 2015.
 - b. See **attached** comments from the Fire & Rescue Department dated May 7, 2015. These comments will be updated when detailed Final Site and Operational Plans are submitted and reviewed by the Department.
 - c. Impact fees shall be paid prior to issuance of the building permit. (Based upon \$1.94 per \$1,000 of new valuation as determined by the Village Assessing Department). Further discussion is warranted.
 - d. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 10:00 p.m. unless approved in writing by the Village for extended hours.
 - e. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
 - f. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in Village rights-of-way. All construction related signage shall be approved and permitted by the Village.
 - g. As-built graphical data of all private sewer, water, and storm sewer facilities shall be provided to update the Village's Geographical Information System. Information shall conform to the Village's format requirements.
 - h. A record drawing of the utility plans will be required to reflect actual construction records and utility alignments. Record drawing(s) of all water main, sanitary sewer(s), and storm sewer(s) shall be prepared by the Engineer of Record for the project.



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director
From: Sandro Perez, Building Inspection Superintendent
Subject: Uline Conference Center
Date: May 5, 2015

1. Building Inspection Department information:
Hours: Mon-Fri, 8am-5pm.
Phone# 262-694-9304
Email: buildinginspection@plprairiewi.com
2. Permit applications can be found online at pleasantprairieonline.com
3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
4. All contractors requiring permits shall not commence work until permit issuance. We have 10 business days to review and issue permits please plan accordingly.
5. We inspect to the 2009 IBC, IEBC, IMC, IECC, IFGC, 2003 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
6. All state approved drawing must be available at job site for inspector review.
7. Please submit emergency egress path / lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.
8. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.
9. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
10. Both fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

11. VOPP recommends all exterior lot and building lighting to be LED and Dark Sky compliant with a color temperature between 4000K-5000K.
12. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.
13. All equipment must be “LISTED” by a nationally recognized testing laboratory.
14. Documentation must be provided for available fault current at equipment, to verify short circuit current rating compliance per 2011 NEC 110.10
15. All equipment, materials, etc. must be rated for the environment in which they will be used.



Office of the
Chief of Fire & Rescue
Doug McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire & Rescue Department
CC: Deputy Chief, Craig Roepke
Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Preliminary Site and Operational Plan for Uline Conference Center, 12575 Uline Drive
DATE: 7 May 2015

This is the review of the Preliminary Site and Operational Plan for Uline Conference Center, 12575 Uline Drive

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

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



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

- The proposed building is 22,500 sq. ft. with very limited access due to the location and proximity to the pond. The location of exits, exit discharge pathways and fire department access are not identified and will need to be reviewed after more detailed plans are submitted.
- The building will need to be equipped with a fire sprinkler system, a fire alarm system and recessed Knox Boxes. The combination water main feeding the building will need to be sized by a WI Licensed Fire Sprinkler Designer. Because of the limited access to the building there will need to be standpipe connections located within the building. These items will need further review once more detailed plans are submitted.
- AED. Because of the overall building size the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee and customer use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire Alarm Control Panel: The main FACP will be placed in the fire pump room. Remote annunciator panel location(s) will also need to be determined during the pre-construction meeting.
- Both the fire department sprinkler connection and the fire hydrant, (pumper pad), shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. There is no pumper pad location on the current drawing. Location and access will need to be determined and submitted on the underground plans.
- Fire hydrants are not indicated on the drawing. Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16
- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.
- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- All outside doors must have access to the interior. Such as a lock and handle provided at each door.

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

A. Site and Operational Permits

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

B. Conditional Use and Operational

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

5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.

6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.

7. **The following information must be submitted with the sprinkler plans for review:**

- Building height:
- Number of stories/floors:
- Mezzanines:
- Elevators:
- Hazard class:
- Commodity:
- Maximum storage height:
- Square footage, office space:
- Square footage, receiving space:
- Square footage, shipping space:
- Square footage, warehouse space:
- Exterior storage:
- Fire protection:

8. **The following Fees and Permits are generated directly from the Fire & Rescue Department.**
NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.
- Water Usage
 - Fire Protection Plans for Underground and Aboveground
 - Fire Alarm System Plans
 - Kitchen Hood Systems Plans
 - Occupancy Permit & Re-Inspection fees
- Permit fees must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.
9. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
10. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire and Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.
11. **Site Access:** Access shall be provided to the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
- a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. All exterior exit pathways as well as access to the Fire Riser Room shall have a hard surface, leading to a hard surface.
 - c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
12. **Sprinkler System:** The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers.
13. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.
14. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire and Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.

15. **Standpipes:** Standpipes shall be provided in the building. 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. The standpipes shall be wet and placed adjacent to selected exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.
16. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.
17. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
18. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety.
19. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a ‘clean water sample’ on this site.
NOTE: The Fire Protection Designer must meet with the Fire and Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.
20. **Pumper Pad:** There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant. The Fire Department connection shall be constructed along with an underground drain with access for inspection. A guideline detail is attached and is meant to illustrate the requirements needed to meet the requirements stated in Village Ordinance 180-16.

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

21. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
22. **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.
23. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system.
 - a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
 - c. **Smoke and Heat Detection:** Shall be installed as required.
 - d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - e. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire & Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - f. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - g. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. i.e. Phone line, RF Radio and /or Cellular technologies.
 - h. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.
 - 1) The central station shall be provided with this information regarding the geographical location of this alarm:
Village of Pleasant Prairie, County of Kenosha, State of Wisconsin

| | |
|----------|--------------------------------|
| Fire: | Pleasant Prairie Fire & Rescue |
| Medical: | Pleasant Prairie Fire & Rescue |

Phone numbers:

Emergency: (262) 694-1402

Non-emergency: (262) 694-7105

Business: (262) 694-8027

24. **Knox Box:** Knox Boxes shall be provided for the building, a determination of the exact number required will need to be made during the pre-construction meeting. One by each riser door, fire riser room and other needed access routes. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
25. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Riser Room.
26. **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.
27. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire riser room.
28. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
 - b. Copy of contract with fire alarm central monitoring station.
 - c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - d. Copies of the fire protection underground flushing documents.
 - e. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - f. Copies of the fire sprinkler operational test certificates.
 - g. Copies of the fire alarm test documents.
 - h. Copies of other test documents such as, hood/duct, smoke, etc...
 - i. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - j. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
 - k. Severe Weather Shelter: The architect shall provide for both the Owner and the Fire &

Rescue Department the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado.

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



rev. 8/05

Filed 4/23 2015 Published 4/27 2015
Public Hearing 5/11 2015 5/11 2015
Fee Paid _____ 20 Approved _____ 20
Notices Mailed 4/24 2015 Denied: _____ 20

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
COMMUNITY DEVELOPMENT DEPARTMENT
FLOODPLAIN BOUNDARY ADJUSTMENT**

TO THE PLEASANT PRAIRIE VILLAGE PLAN COMMISSION AND BOARD OF TRUSTEES: The undersigned hereby applies for a permit to do the work herein described, and as shown on the required engineered drawings and analysis and hereby agrees that all work will be done in accordance with all the laws of the State of Wisconsin and all of the Village of Pleasant Prairie Ordinance.

Subdivision/Development Name: Uline Corporate Campus Lot _____ Block _____
Property location: 12575 Uline Drive, Pleasant Prairie 53158 Zoning District(s): ~~A1A2~~ M-1
Abutting Body of Water/River/Stream: Existing Detention Pond - 100-yr Floodplain
Section NW 250 1/4 SECTION 25 Township T1N Range: R2E
Tax Parcel Number(s): 91-4-121-252-0203

Project Specifications: This information shall also be provided with or shown on the required site plans.

Reason and purpose for the Floodplain Adjustment: Placement of a new 22,500 SF Conference Center with in the existing 100-year floodplain on the existing pond.

Total volume proposed to be removed from the 100 year floodplain: 3795 2,226 cu. ft.
Total volume proposed to be added to the 100 year floodplain: 2326 3,795 cu. ft.

Type of fill materials (soil types) proposed to be used: Natural fill mostly consisting of clay with stabilization.

Mitigation measures or restoration methods to be used: Compensatory Storage

Time Schedule for filling: July 2015

Each applicant applying for a floodplain adjustment permit is charged with the knowledge of the requirements of the Village Zoning Ordinance. Copies of the Ordinance or portions thereof are available for sale or inspection upon request. Any statement made, site plan submitted, any project improperly constructed, any assurance given or permit erroneously issued contrary to this Ordinance is null and void and may be subject to prosecution.

Section 420-131 of the Village Zoning Ordinance entitled "FPO, FLOODPLAIN OVERLAY DISTRICT" shall be complied with. In particular, Section 420-131t of the Village Zoning Ordinance entitled "REMOVAL OF LANDS FROM FLOODPLAIN/AMENDMENTS" outlines the general requirements to amend the floodplain boundary. Please be advised that compliance with the provisions of these regulations shall not be grounds for removing lands from the floodplain, unless they are removed by filling to a height of at least two feet above the regional flood elevation, the fill is contiguous to land lying outside the floodplain, the official floodplain map is amended, and FEMA revises the Flood Insurance Rate Map or issues a Letter of Map Amendment or Revision.

I (We), have provided the non-refundable filing fee and 12 copies of the required plans and engineering data necessary to amend the floodplain boundary and one (1) copy reduced onto a 8 1/2" x 11".

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

PROPERTY OWNER:

Name: BRIAN SCHNEIDER
(Please Print)

Signature: Brian Schneider

Address: 12575 ULINE DR

PLEASANT PRAIRIE WI 53158
(City) (State) (Zip)

Phone: 262 612 4200

Fax: 262 612 4250

Date: 4/23/15

OWNER'S AGENT:

Name: Matt Carey
(Please Print)

Signature: Matt Carey

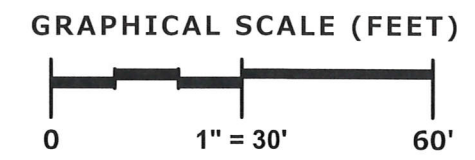
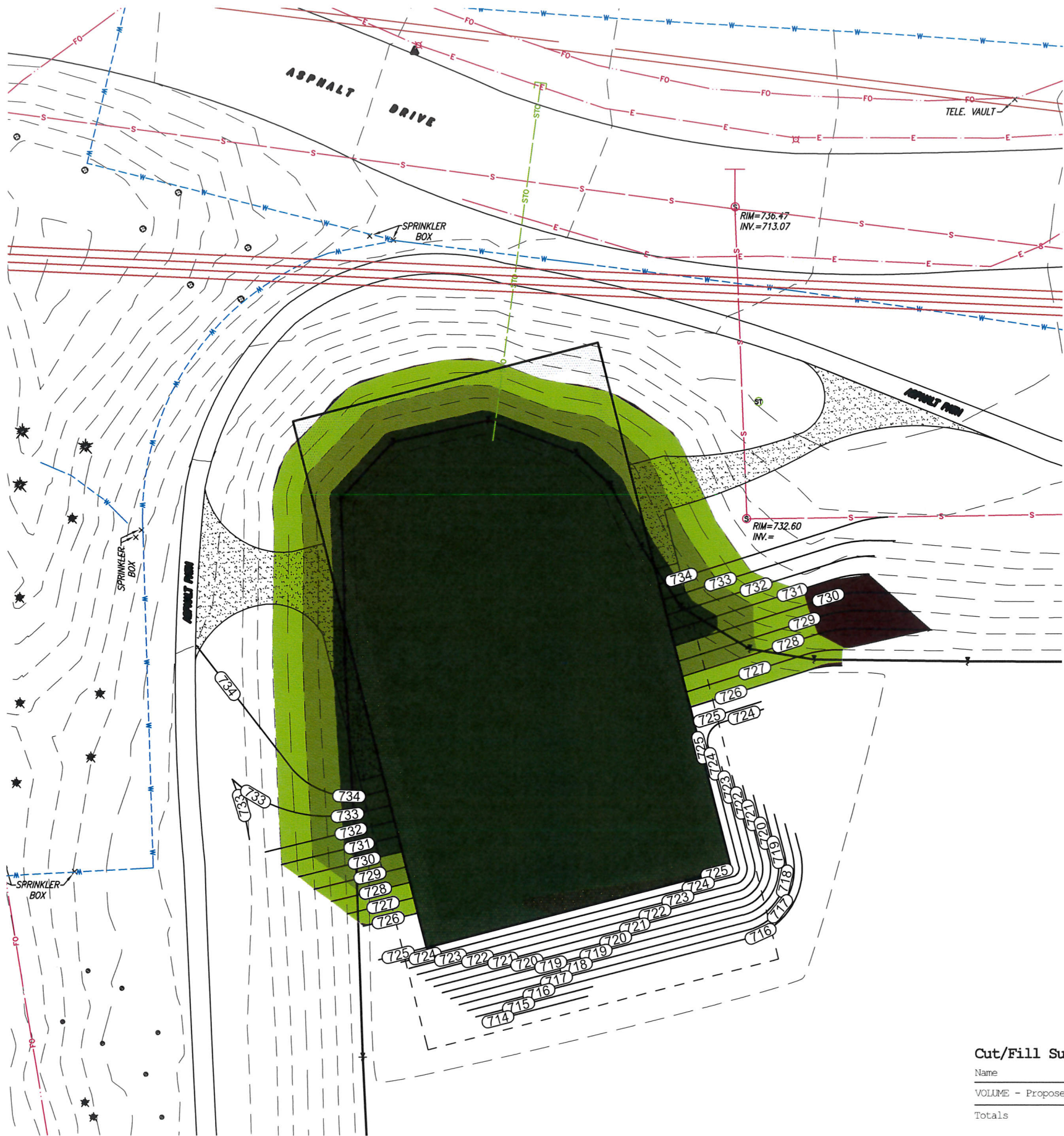
Address: 15850 W. Bluemound STE 200

Brookfield, WI 53005
(City) (State) (Zip)

Phone: 262-754-8888

Fax: 262-754-8850

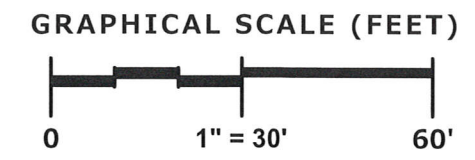
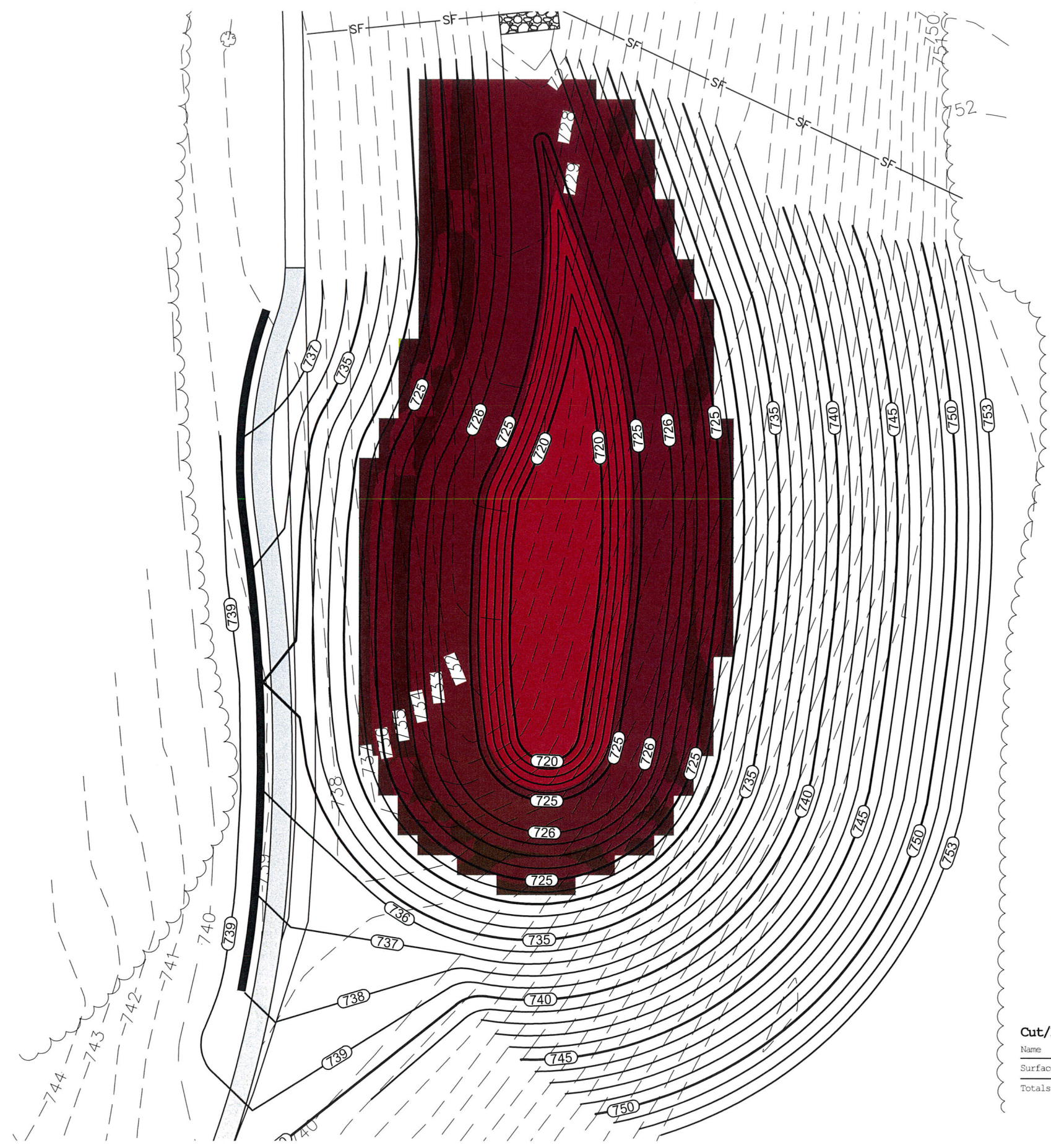
Date: 4/23/15



| Elevations Table | | | |
|------------------|--------------|---------|---------|
| Number | Color | Minimum | Maximum |
| 1 | Dark Brown | -2.00 | 0.00 |
| 2 | Light Green | 0.00 | 2.00 |
| 3 | Medium Green | 2.00 | 4.00 |
| 4 | Dark Green | 4.00 | 6.00 |

Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|------------------------|------------|-------------|------------------|--------------|-----------------|-----------------------|
| VOLUME - Proposed Fill | 1.00 | 1.00 | 15547.78 Sq. Ft. | 4.64 Cu. Yd. | 2225.98 Cu. Yd. | 2221.35 Cu. Yd.<Fill> |
| Totals | | | 15547.78 Sq. Ft. | 4.64 Cu. Yd. | 2225.98 Cu. Yd. | 2221.35 Cu. Yd.<Fill> |



| Elevations Table | | | |
|------------------|--|---------|---------|
| Number | Color | Minimum | Maximum |
| 1 | ■ | -16.00 | -12.00 |
| 2 | ■ | -12.00 | -8.00 |
| 3 | ■ | -8.00 | -4.00 |
| 4 | ■ | -4.00 | 0.00 |
| 5 | ■ | 0.00 | 4.00 |

Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|-----------------------------------|------------|-------------|------------------|-----------------|--------------|----------------------|
| Surface - Mitigation below 732.00 | 1.00 | 1.00 | 15700.00 Sq. Ft. | 3790.22 Cu. Yd. | 0.00 Cu. Yd. | 3790.22 Cu. Yd.<Cut> |
| Totals | | | 15700.00 Sq. Ft. | 3790.22 Cu. Yd. | 0.00 Cu. Yd. | 3790.22 Cu. Yd.<Cut> |



ULINE CONFERENCE CENTER (FLOODPLAIN MITIGATION)

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

04/01/2015

PLAN | DESIGN | DELIVER



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

USE THIS FORM FOR:

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

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

Use requires a Conditional Use Permit.

FOR OFFICE USE ONLY

| | |
|---|------|
| Application Filed on | 20 |
| Preliminary Determination of Completeness on: | 20 |
| Revised Plans Submitted: | 20 |
| <input type="checkbox"/> Public Hearing Required: Hearing Date: | , 20 |
| Published on: and | , 20 |
| Notices sent on: | , 20 |
| Approved by Plan Commission on | 20 |
| Zoning Administrator on | 20 |
| Denied by Plan Commission on | 20 |
| Zoning Administrator on | 20 |

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: Route 165, LLC

SITE ADDRESS: 12575 Uline Drive

BRIEF PROJECT DESCRIPTION: 22,500 SF Conference Center Building placed along bank of existing detention pond.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: N/A

PROPOSED NUMBER OF PART-TIME EMPLOYEES: N/A

SITE SIZE: 87,000 sq. ft. 2.00 acres

PROPOSED BUILDING SIZE: 22,500 sq.ft. HEIGHT: 32 ft.

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

LEGAL DESCRIPTION: Please see submitted CSM for property

TAX PARCEL NUMBER(S) : 91-4-121-252-0203

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: M-1, Limited Manufacturing

1. Is a zoning map amendment proposed with this project? Yes No

▪ If yes, proposed Zoning Classification(s): PUD Amendment

2. Is a zoning text amendment proposed with this project? Yes No

▪ If yes, provide a copy of the proposed text amendment with this application

↳ will be submitted with final S&O.

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

- Factory Group F-1 (Moderate-hazard) _____ sq ft
- Factory Group F-2 (Low-hazard) _____ sq ft
- Storage Group S-1 (Moderate-hazard) _____ sq ft
- Storage Group S-2 (Low-hazard) _____ sq ft
- Business Group B _____ sq ft
- High-Hazard Group H* _____ sq ft
- Other Miscellaneous Group H 22,500 sq ft
- Other (Conference Center) _____ 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: 0.08 gal/min/day
used ± 1 time per week $200 \text{ ppl} \times 2 \text{ gal/person} = 400 \text{ gallons} + 400 \text{ gallons} = 800 \text{ gallons/day max.}$
 $800 \text{ gal} / 7 / 24 / 60 = 0.08 \text{ gal/min/day}$

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? _____

(3 stories, ± 200,000 SF gross floor area)

As part of Uline existing corporate campus, there are two buildings on site. These include an existing 80,000 S.F. office building, as well as a 1,000,000 SF industrial building which will remain in operation. The office building is ± 60' tall and the industrial building is ± 39' tall.

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. → See attached aerial photo.

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 *(to follow)*
- Operational plan
- Title sheet
- Survey
- Site plan
- Grading and drainage plan
- Building and fire protection plans *(final set)*
- Lighting plan *(N/A)*
- Landscape and open space plan *(final set)*
- Signage plan *(N/A)*
- Industrial/commercial waste survey *(final set)*
- Performance standards compliance
- Additional requirements, as determined by the Village Zoning Administrator, other appropriate Village staff members, or the Village Plan Commission, as appropriate.

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

SECTION 8: SIGNATURES

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

PROPERTY OWNER:

Name: Brian Schneider

Signature: *Brian J. Schneider*

Address: 12575 Uline Dr.

Pleasant Prairie WI 53158
(City) (State) (Zip)

Phone: 262-612-4200

Fax: 262-612-4250

E-mail: bschneider@uline.com

Date 4/24/15

APPLICANT:

Name: SAME AS OWNER
(Please Print)

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

E-mail: _____

Date: _____

Is the applicant the owner of the property? YES NO

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

DEVELOPER (if Applicable)

Name: N/A
(Please Print)

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

E-mail: _____

Date _____

USER OR OCCUPANT OF SITE:

Name: SAME AS OWNER
(Please Print)

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

E-mail: _____

Date: _____

THESE PLANS AND DESIGNS ARE COPYRIGHT, PROTECTED, AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

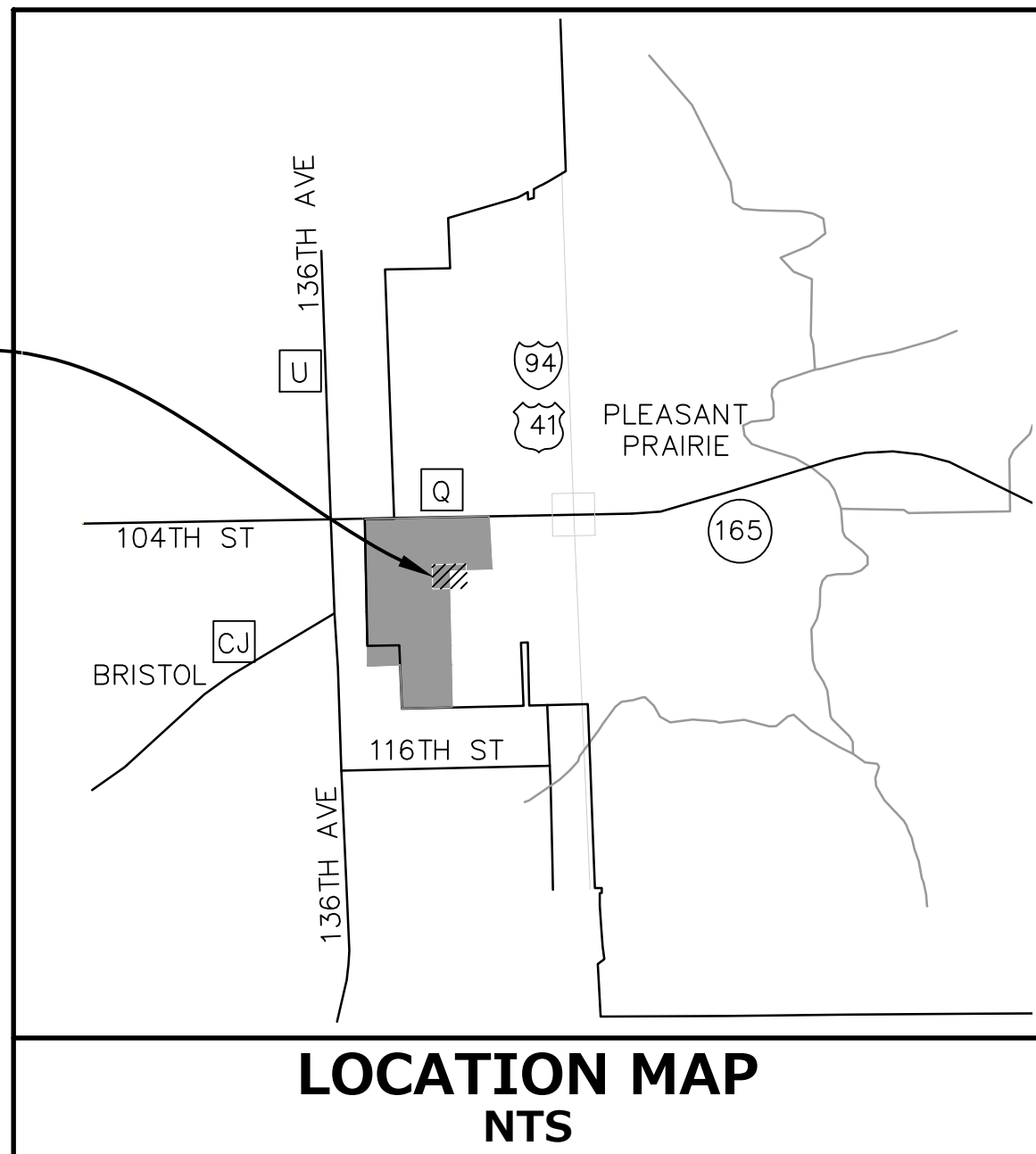
CONFERENCE CENTER AT ULINE

CORPORATE CAMPUS

PLEASANT PRAIRIE, WISCONSIN

PLANS PREPARED FOR
ROUTE 165, LLC
12575 ULINE DRIVE
PLEASANT PRAIRIE, WI 53158

| LEGEND | | EXISTING | PROPOSED |
|------------------------------------|--|----------|----------|
| SANITARY MANHOLE | | ⊙ | ⊙ |
| STORM MANHOLE | | ⊙ | ⊙ |
| CATCH BASIN | | □ | ■ |
| INLET | | ○ | ● |
| PRECAST FLARED END SECTION | | △ | ▲ |
| CONCRETE HEADWALL | | ∩ | ∩ |
| VALVE VAULT | | ⊗ | ⊗ |
| VALVE BOX | | ⊕ | ⊕ |
| FIRE HYDRANT | | ⊕ | ⊕ |
| BUFFALO BOX | | ⊕ | ⊕ |
| CLEANOUT | | ⊕ | ⊕ |
| SANITARY SEWER | | — | — |
| FORCE MAIN | | — | — |
| STORM SEWER | | — | — |
| WATER MAIN | | — | — |
| UTILITY CROSSING | | — | — |
| GRANULAR TRENCH BACKFILL | | — | — |
| LIGHTING | | — | — |
| ELECTRICAL CABLE | | — | — |
| ELECTRICAL TRANSFORMER OR PEDESTAL | | — | — |
| POWER POLE | | — | — |
| POWER POLE WITH LIGHT | | — | — |
| GUY WIRE | | — | — |
| STREET SIGN | | — | — |
| GAS MAIN | | — | — |
| TELEPHONE LINE | | — | — |
| CONTOUR | | — | — |
| SPOT ELEVATION | | — | — |
| WETLANDS | | — | — |
| FLOODWAY | | — | — |
| FLOODPLAIN | | — | — |
| HIGH WATER LEVEL (HWL) | | — | — |
| NORMAL WATER LEVEL (NWL) | | — | — |
| DIRECTION OF SURFACE FLOW | | — | — |
| DITCH OR SWALE | | — | — |
| DIVERSION SWALE | | — | — |
| OVERFLOW RELIEF ROUTING | | — | — |
| TREE WITH TRUNK SIZE | | — | — |
| SOIL BORING | | — | — |
| TOPSOIL PROBE | | — | — |
| FENCE LINE, TEMPORARY SILT | | — | — |
| FENCE LINE, WIRE | | — | — |
| FENCE LINE, CHAIN LINK OR IRON | | — | — |
| FENCE LINE, WOOD OR PLASTIC | | — | — |
| CONCRETE SIDEWALK | | — | — |
| CURB AND GUTTER | | — | — |
| DEPRESSED CURB | | — | — |
| REVERSE PITCH CURB & GUTTER | | — | — |
| EASEMENT LINE | | — | — |



| INDEX OF SHEETS | |
|-----------------|--|
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS |
| C-3 | GRADING, PAVING & EROSION CONTROL PLAN |
| C-4 | UTILITY PLAN |
| C-5 | CONSTRUCTION DETAILS |

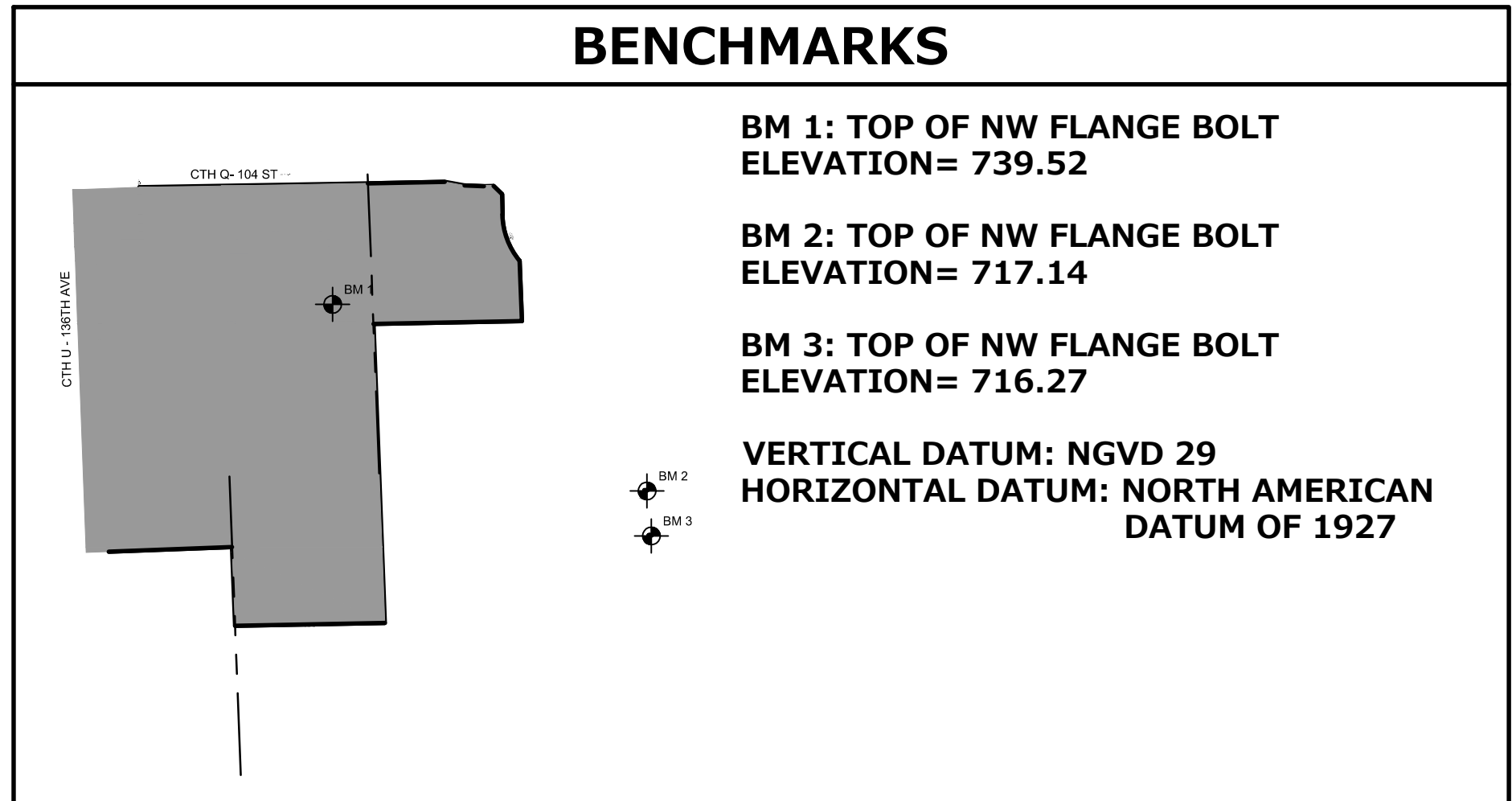
| PROJECT TEAM CONTACTS | |
|---|---|
| CIVIL ENGINEER: ADAM ARTZ, P.E. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888 | LANDSCAPING: VANCE BARNES, P.L.A. DAVID J. FRANK LANDSCAPE CONTRACTING N120 W213450 FRIESTADT ROAD GERMANTOWN, WI 53022 (262) 255-4888 |
| MATT CAREY, P.E. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888 | |
| APPLICANT: RANDY COPENHARVE ROUTE 165, LLC 12575 ULINE DRIVE PLEASANT PRAIRIE, WI 53158 (262) 612-4200 | |
| ARCHITECT: NSA 333 EAST ERIE STREET MILWAUKEE, WI 53202 (414) 278-7734 | |

| GENERAL NOTES | |
|--|--|
| 1. 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. | |
| 2. MULTIPLE GEOTECHNICAL EXPLORATION REPORTS HAVE BEEN PREPARED FOR THIS PROJECT. MOST RECENTLY BY PROFESSIONAL SERVICE INDUSTRIES (GEOTECHNICAL CONSULTANT) (DATED JUNE 04, 2014) AND TERRACON (DATED JUNE 07, 2010) (APRIL 08, 2009) (MAY 09, 2008). FOR THIS PROJECT SITE, THE DATE ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT THE OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATE IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. 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. | |
| 3. 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. | |
| 4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS. | |
| 5. 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 ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE. | |
| 6. 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. | |
| 7. 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. | |
| 8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES 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. | |
| 9. 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. | |
| 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS. | |
| 11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. | |
| 12. 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. | |
| 13. 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". | |
| 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT. | |
| 15. PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD. | |

| REQUIRED SUBMITTALS FOR APPROVAL | |
|--|--|
| 1. HOT MIX ASPHALT - MIX DESIGN | |
| 2. CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN | |
| 3. PAVEMENT STONE BASE COURSE - GRADATION | |
| 4. PIPE BEDDING & TRENCH BACKFILL - GRADATION | |
| 5. MANHOLE BACKFILL - GRADATION | |
| 6. PAVEMENT MARKING PAINT | |
| 7. CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE) | |

| REQUIRED SUBMITTALS FOR RECORDS | |
|---|--|
| 1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS | |
| 2. SANITARY SEWER PIPE & FITTINGS | |
| 3. STORM SEWER PIPE, STRUCTURES, & FITTINGS | |
| 4. TRACER WIRE | |
| 5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS | |
| 6. ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS (IF APPLICABLE) | |

| ABBREVIATIONS | | | |
|---------------|---------------------|-----|--------------------------------|
| BL | BASE LINE | PT | POINT OF TANGENCY |
| C | LONG CHORD OF CURVE | PVI | POINT OF VERTICAL INTERSECTION |
| C & G | CURB AND GUTTER | R | RADIUS |
| CB | CATCH BASIN | ROW | RIGHT-OF-WAY |
| CL | CENTERLINE | SAN | SANITARY SEWER |
| D | DEGREE OF CURVE | ST | STORM SEWER |
| EP | EDGE OF PAVEMENT | T | TANGENCY OF CURVE |
| FF | FINISHED FLOOR | TB | TOP OF BANK |
| FG | FINISHED GRADE | TC | TOP OF CURB |
| FL | FLOW LINE | TF | TOP OF FOUNDATION |
| FP | FLOODPLAIN | TP | TOP OF PIPE |
| FR | FRAME | TS | TOP OF SIDEWALK |
| FW | FLOODWAY | TW | TOP OF WALK |
| HWL | HIGH WATER LEVEL | WM | WATER MAIN |
| INV | INVERT | Δ | INTERSECTION ANGLE |
| L | LENGTH OF CURVE | | |
| MH | MANHOLE | | |
| NWL | NORMAL WATER LEVEL | | |
| PC | POINT OF CURVATURE | | |



FOR REVIEW

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 545-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2016

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005 (262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ULINE CORP. CAMPUS CONF. CENTER
PLEASANT PRAIRIE

COVER SHEET

| REVISIONS | | SHEET |
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| 1. | WDRS, NDI SUBMITTAL 05-04-15 | |
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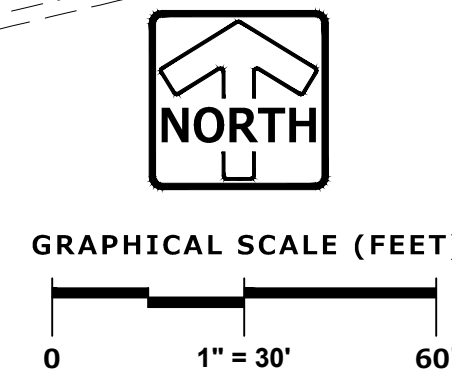
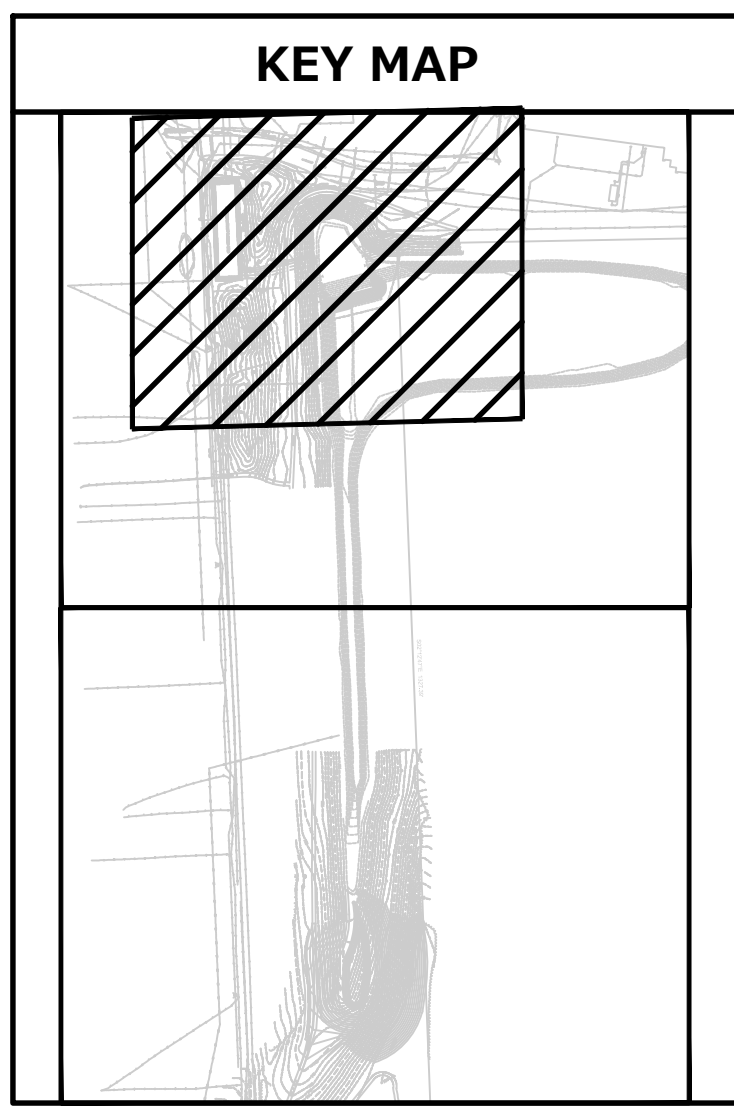
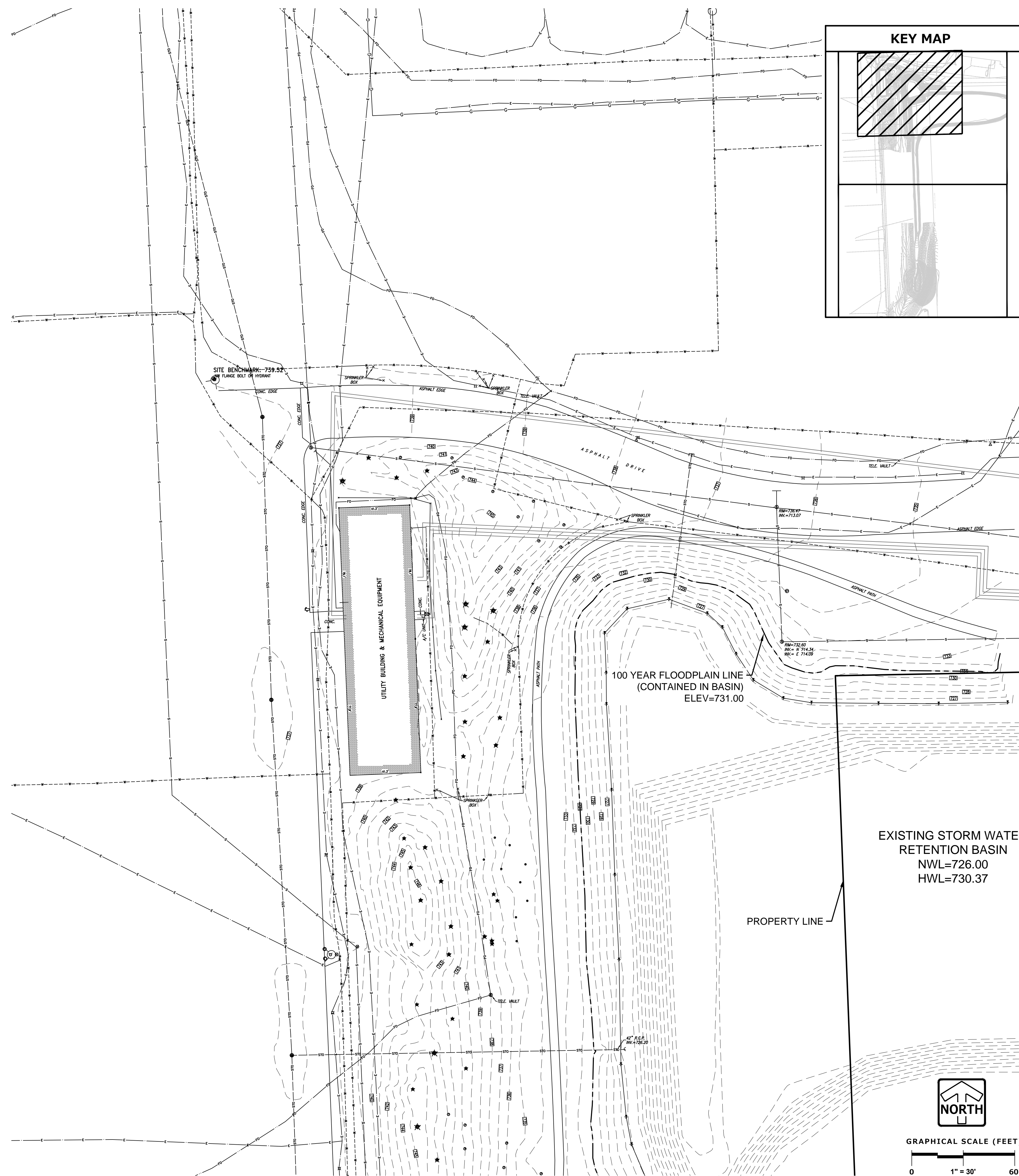
REG. JOB No. 119,008 AEA
REG. P.N. START DATE 05/06/15
SCALE

www.pinnacle-engr.com

FOR REVIEW

COVER SHEET

DESIGNED: MSA
 DRAFTER: MSA
 REVIEWED: ABA
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EXISTING CONDITIONS SURVEY

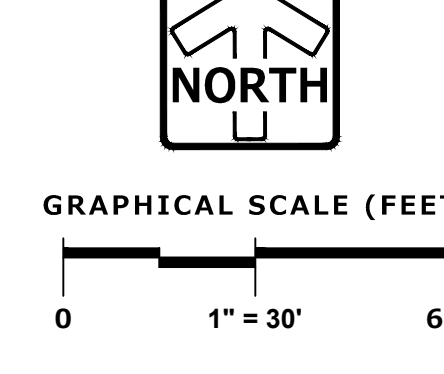
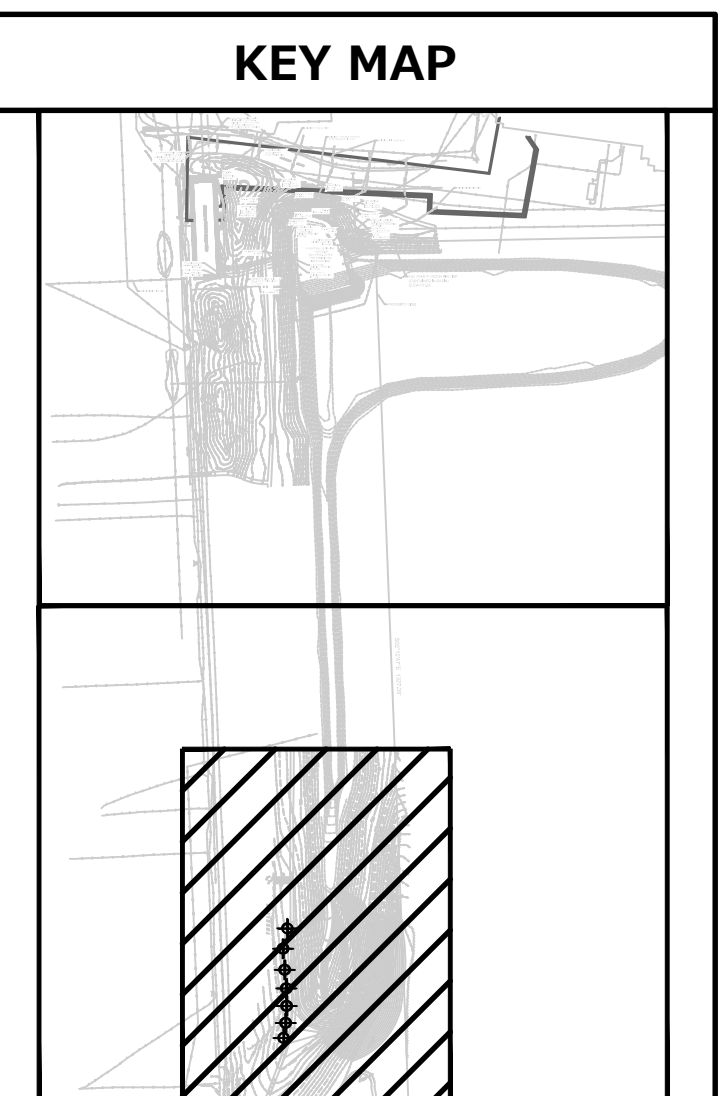
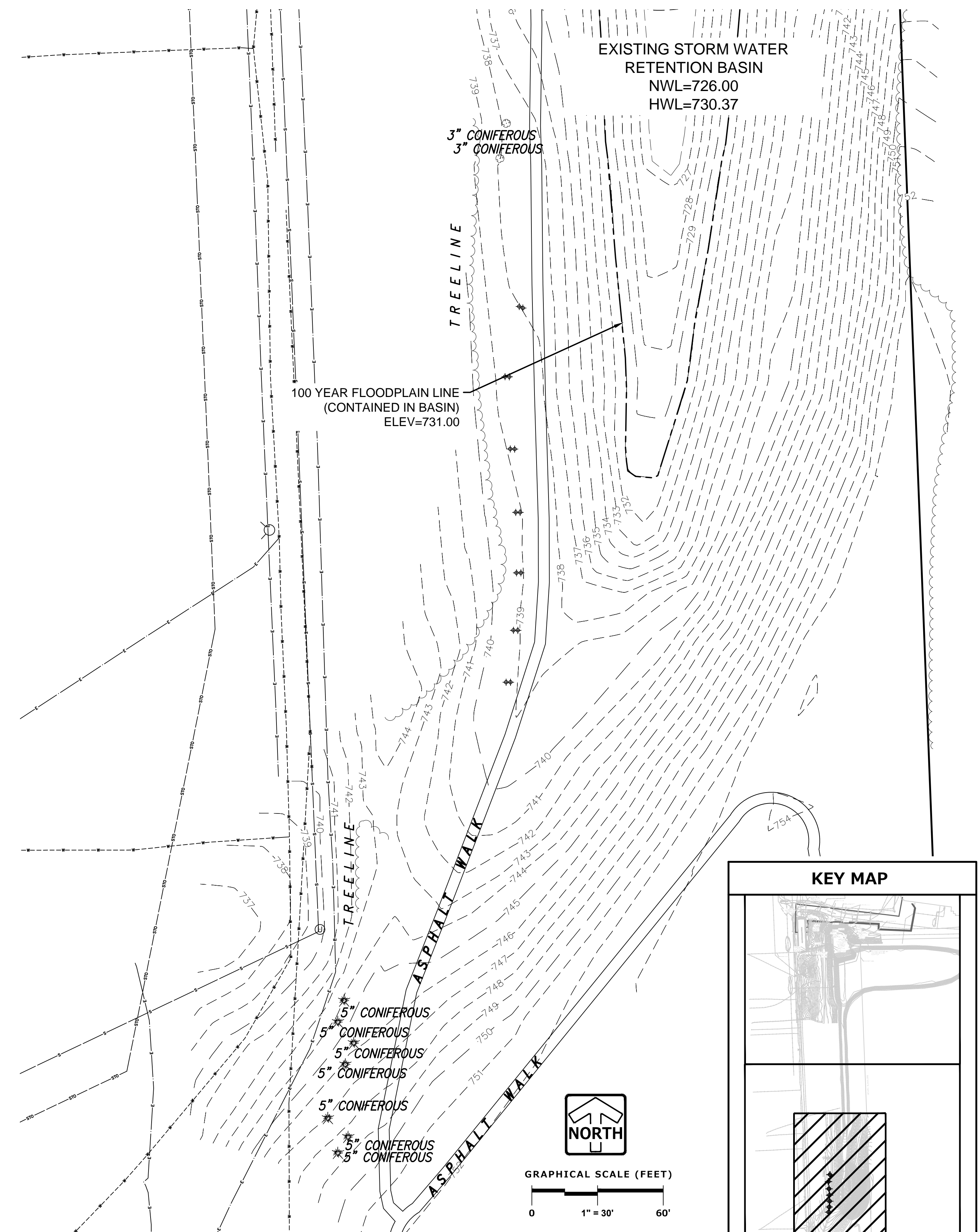
EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEYS IN 2015. ALTHOUGH PINNACLE ENGINEERING GROUP HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, REG MAKES NO WARRANTIES ON EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

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

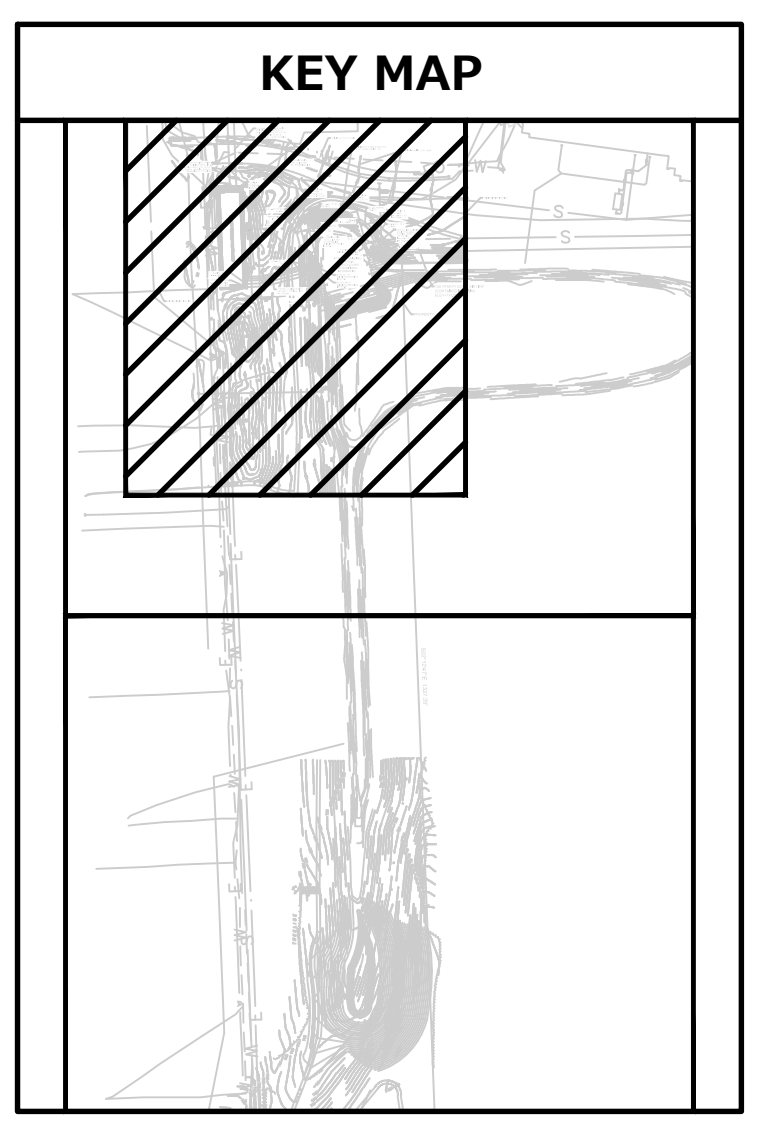
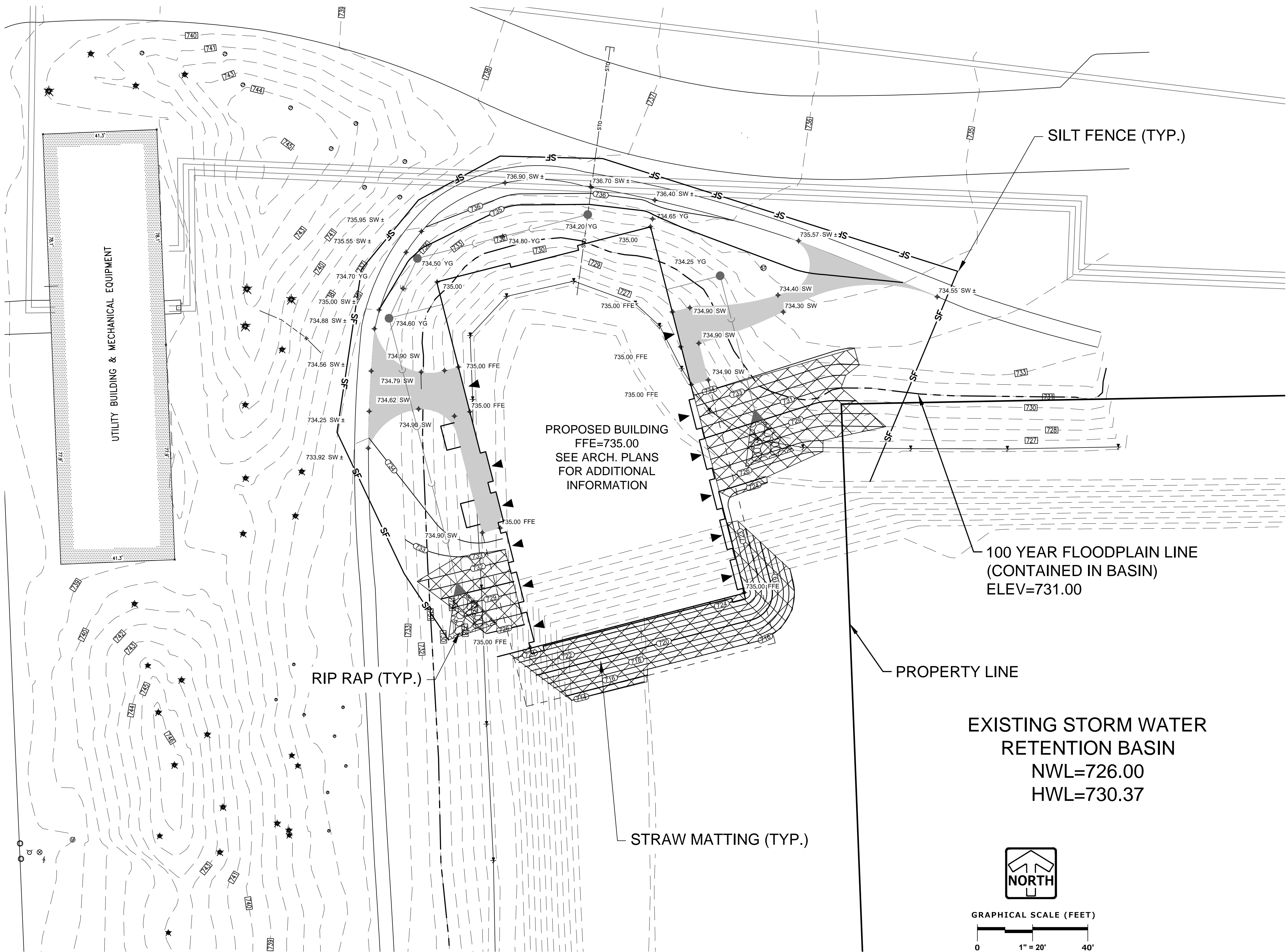
LEGEND

| | | | |
|----------------------------|---|------------------------------------|-----|
| SANITARY MANHOLE | ⊗ | LIGHTING | ⚡ |
| STORM MANHOLE | ⊙ | ELECTRICAL CABLE | — |
| CATCH BASIN | □ | ELECTRICAL TRANSFORMER OR PEDESTAL | ⊠ |
| INLET | ○ | POWER POLE | ⊕ |
| PRECAST FLARED END SECTION | △ | POWER POLE WITH LIGHT | ⊕⚡ |
| CONCRETE HEADWALL | ∩ | GLY WIRE | — |
| VALVE VAULT | ⊗ | STREET SIGN | ⊕ |
| VALVE BOX | ⊕ | GAS MAIN | — |
| FIRE HYDRANT | ⊕ | TELEPHONE LINE | — |
| BUFFALO BOX | ⊕ | CONTOUR | 749 |
| CLEANOUT | ⊠ | OVERFLOW RELIEF ROUTING | ⚡ |
| SANITARY SEWER | — | TREE TRUNKS | ⊕ |
| FORCE MAIN | — | CONCRETE SIDEWALK | — |
| STORM SEWER | — | EASEMENT LINE | — |
| WATER MAIN | — | | |



| REVISIONS | |
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| 1. WDNB NOI SUBMITTAL | 05-04-15 |
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DESIGNED: ABA
DRAWN: ABA
CHECKED: ABA
REVIEWED: ABA
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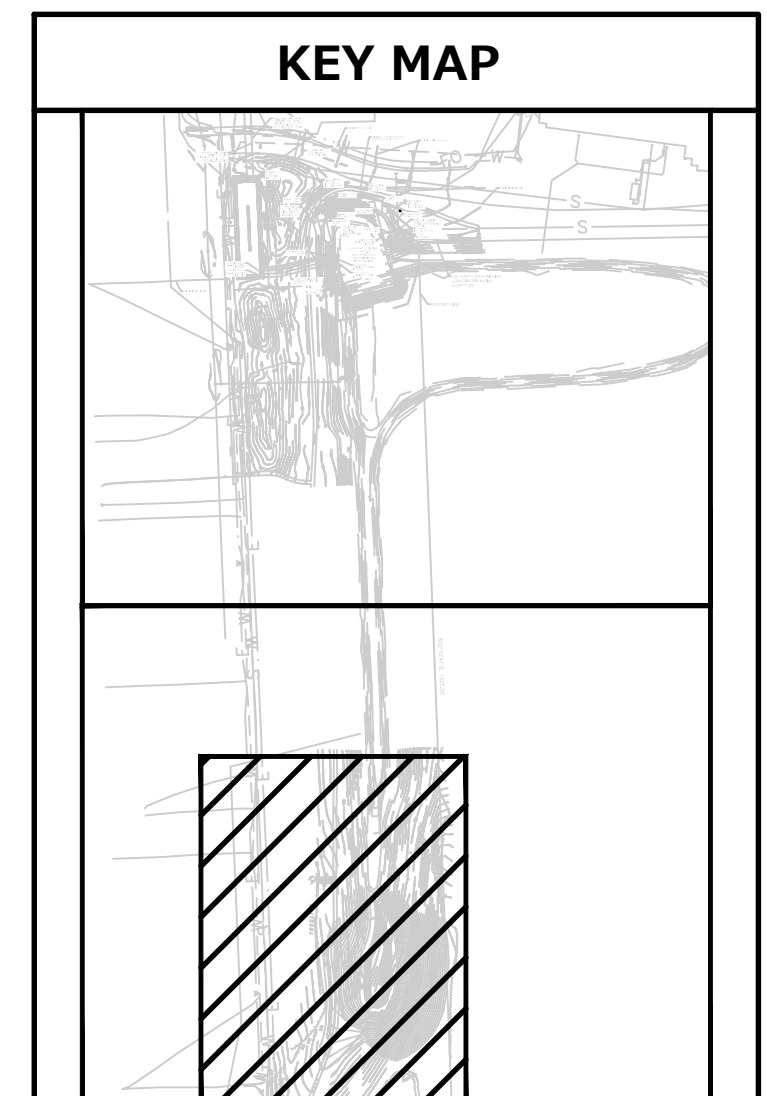
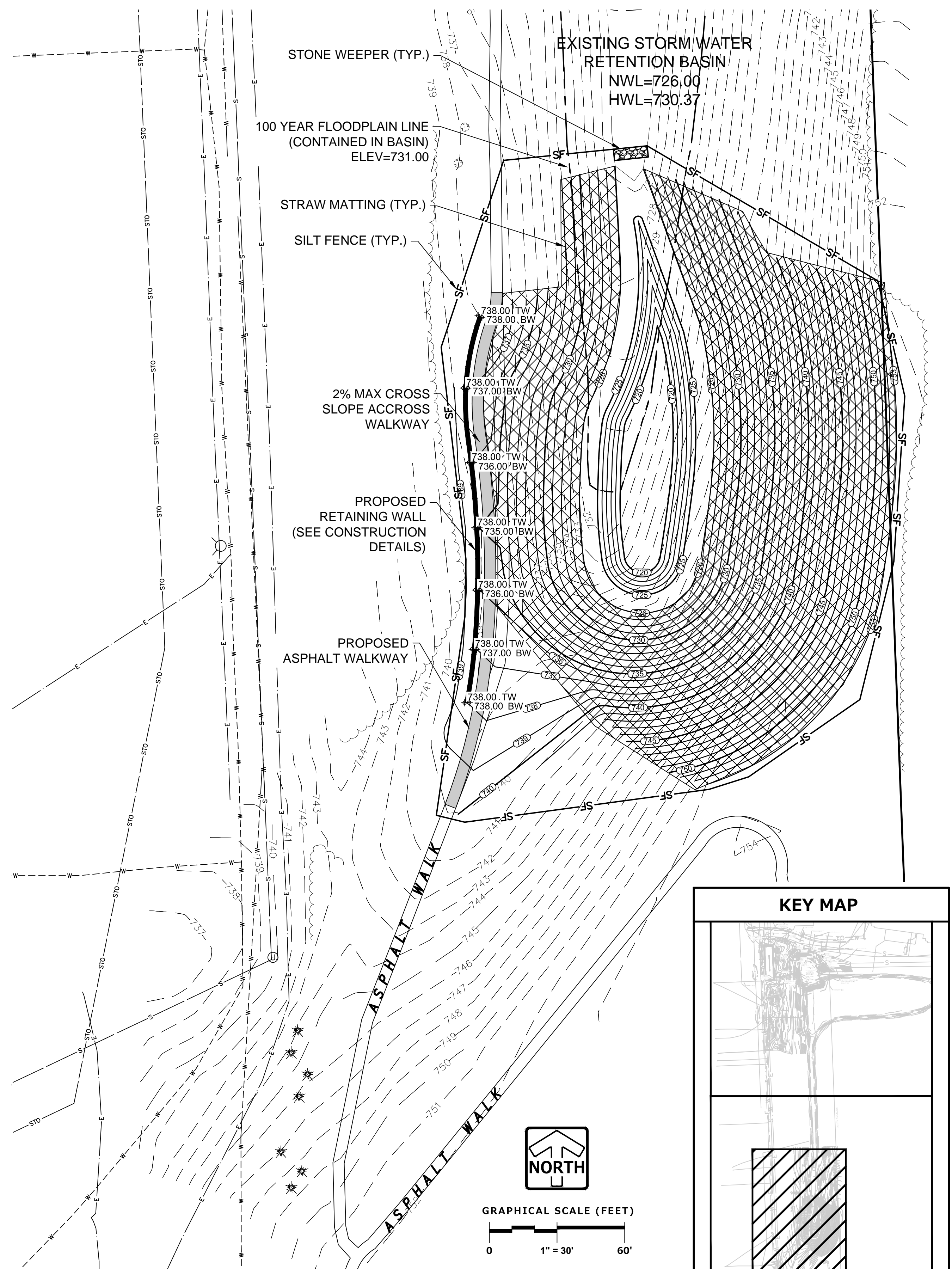


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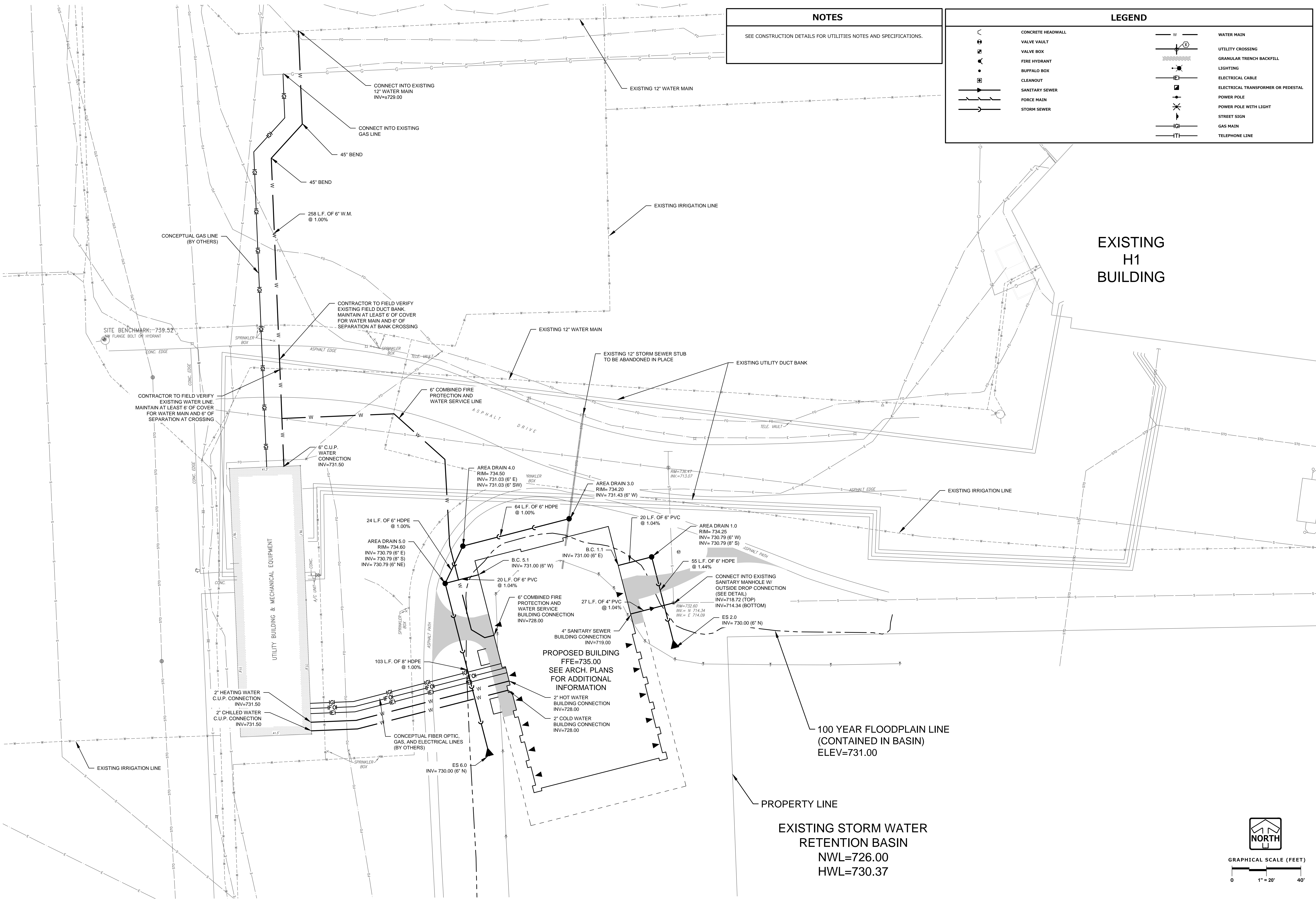
SEE CONSTRUCTION DETAILS FOR PAVING, GRADING, EROSION CONTROL NOTES AND SPECIFICATIONS.

LEGEND

| | | | |
|--|-----------|---|-----------|
| CONTOUR | 749 | FLOODPLAIN | --- |
| SPOT ELEVATION | x 750.00 | HIGH WATER LEVEL (HWL) | — — — — — |
| WETLANDS | — — — — — | NORMAL WATER LEVEL (NWL) | — — — — — |
| FLOODWAY | — — — — — | DIRECTION OF SURFACE FLOW | → |
| MANDOOR | ▶ | DITCH OR SWALE | — — — — — |
| ASPHALT PATH | ■ | DIVERSION SWALE | → |
| 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) | | OVERFLOW RELIEF ROUTING | → |
| 2" ASPHALTIC CONC. | | FENCE LINE, TEMPORARY SILT | — — — — — |
| SURFACE LAYER (0-6.3 HEC 9.5 FIN NOMINAL SIZE) | | EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) | ▨ |



DESIGNED: ABA
DRAWN: MSA
REVIEWED: ABA
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NOTES
SEE CONSTRUCTION DETAILS FOR UTILITIES NOTES AND SPECIFICATIONS.

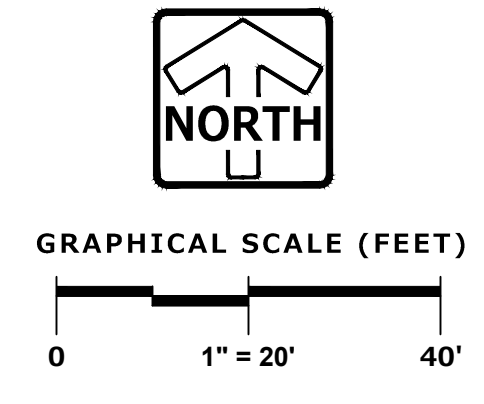
| LEGEND | |
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| | CONCRETE HEADWALL |
| | VALVE VAULT |
| | FIRE HYDRANT |
| | BUFFALO BOX |
| | CLEANOUT |
| | SANITARY SEWER |
| | FORCE MAIN |
| | STORM SEWER |
| | WATER MAIN |
| | UTILITY CROSSING |
| | GRANULAR TRENCH BACKFILL |
| | LIGHTING |
| | ELECTRICAL CABLE |
| | ELECTRICAL TRANSFORMER OR PEDESTAL |
| | POWER POLE |
| | POWER POLE WITH LIGHT |
| | STREET SIGN |
| | GAS MAIN |
| | TELEPHONE LINE |

EXISTING H1 BUILDING

PROPOSED BUILDING
FFE=735.00
SEE ARCH. PLANS FOR ADDITIONAL INFORMATION

100 YEAR FLOODPLAIN LINE
(CONTAINED IN BASIN)
ELEV=731.00

PROPERTY LINE
EXISTING STORM WATER RETENTION BASIN
NWL=726.00
HWL=730.37



| REVISIONS | |
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| 1. WDNB, NOI SUBMITTAL | 05-04-15 |
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REG. JOB No. 119,008
REG. JOB No. ABA
START DATE 05/06/15
SCALE
SHEET C-4 of C-5

FOR REVIEW
www.pinnacle-engr.com
UTILITY PLAN

DESIGNED: AEA REVISIONS: AEA REVIEWED: AEA THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- 1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, (SPR 380, 383, 383) AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INFORM THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.7" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

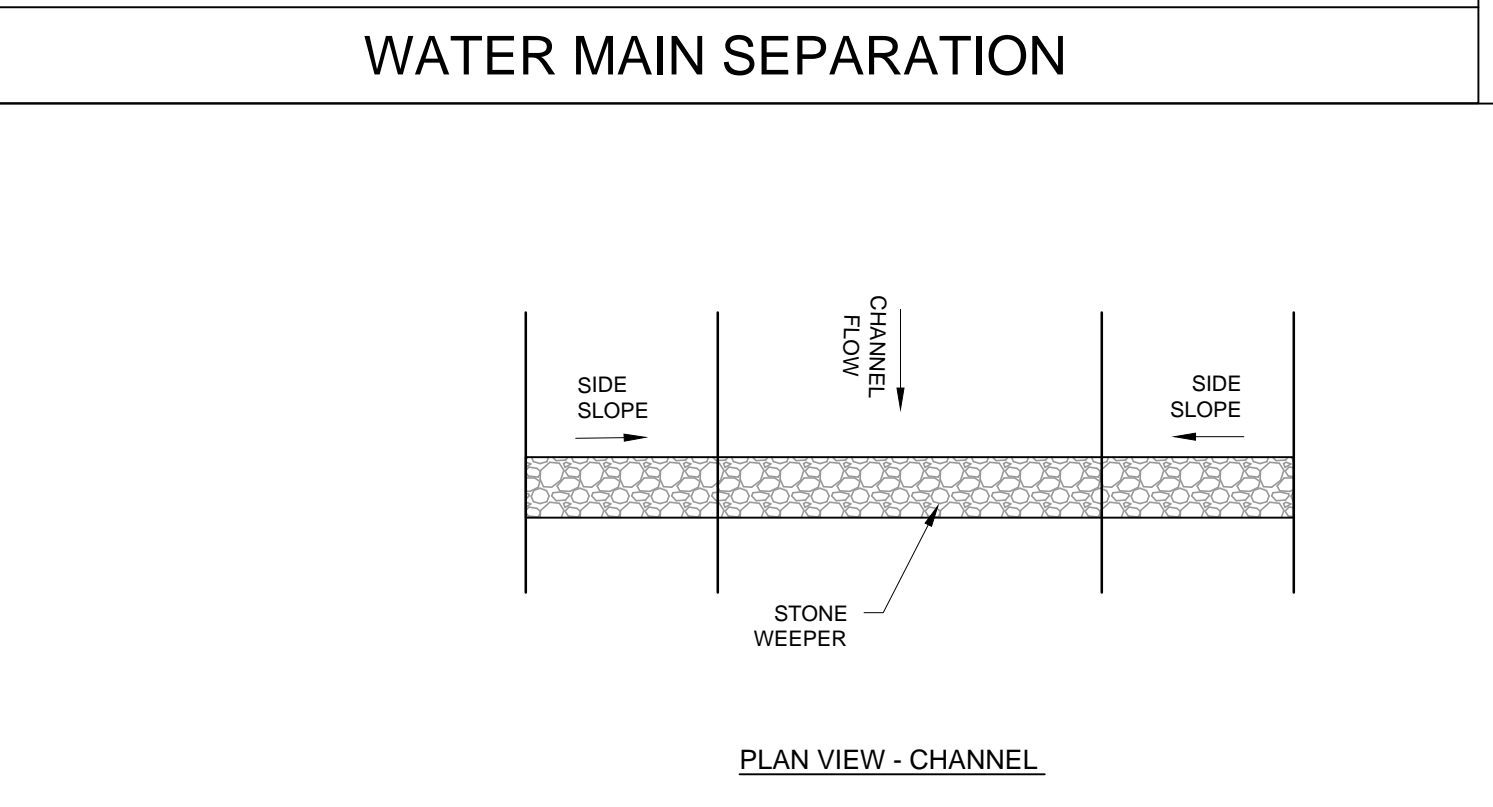
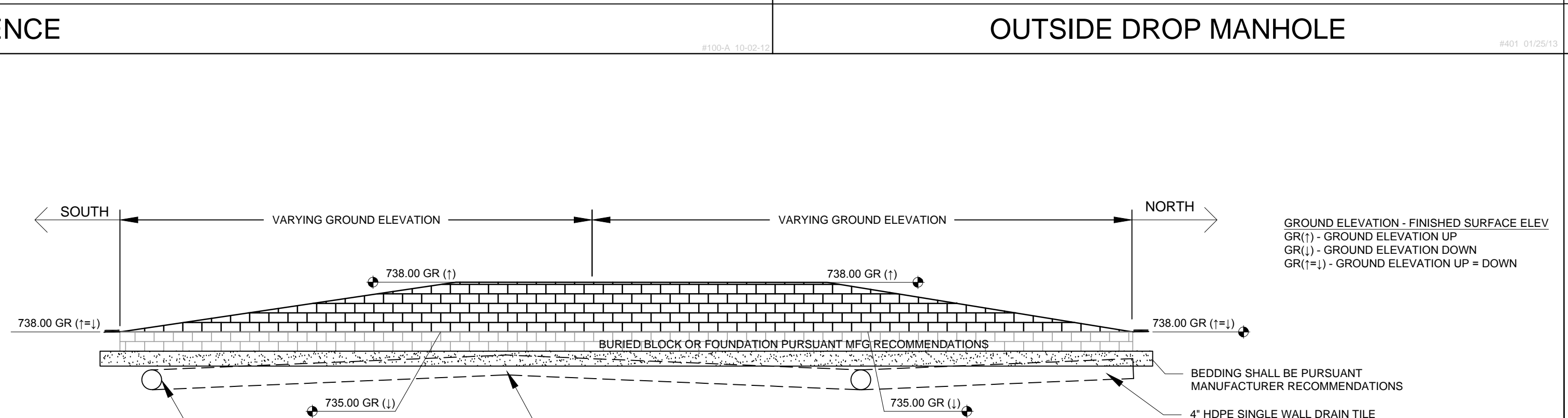
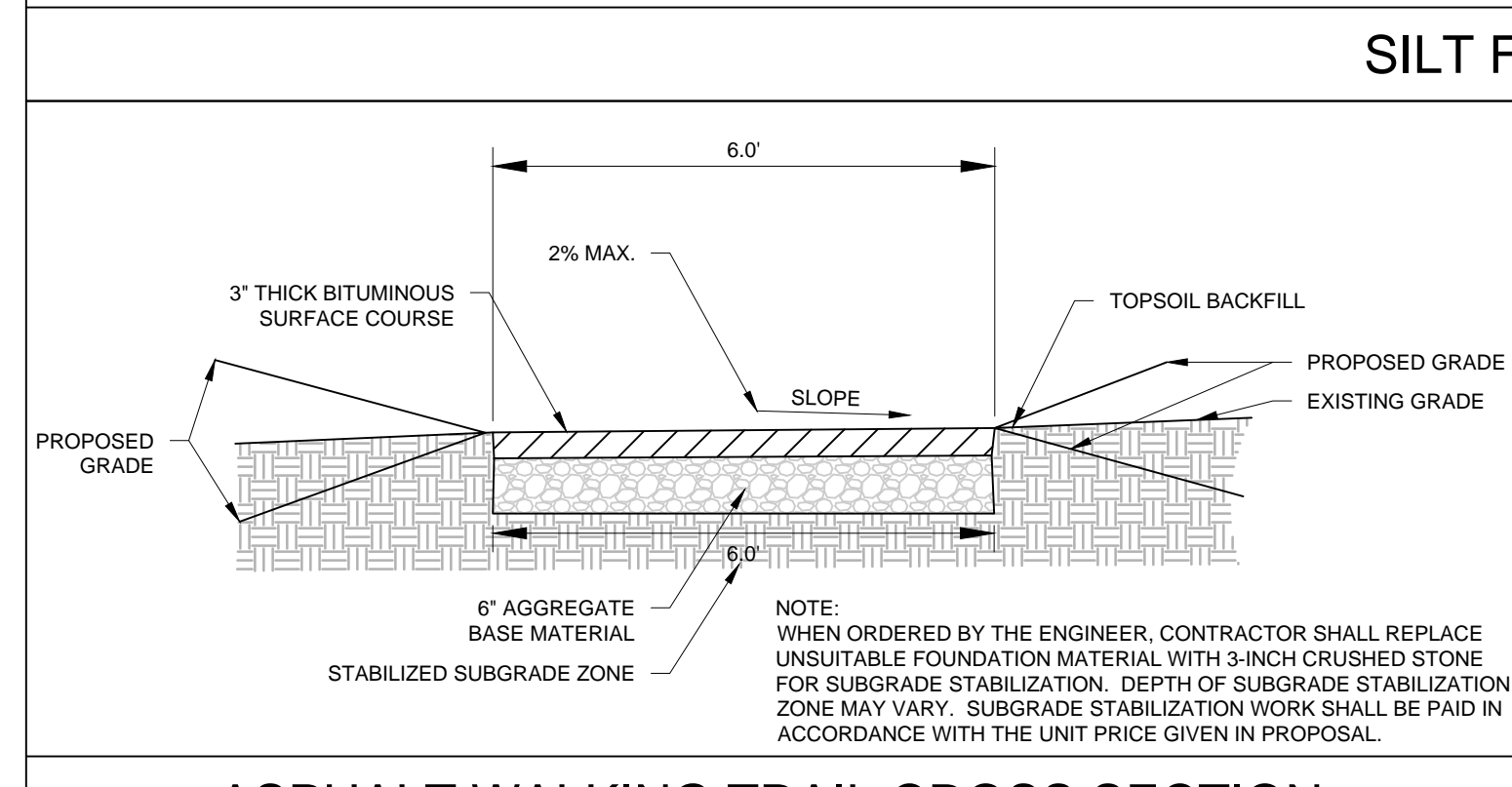
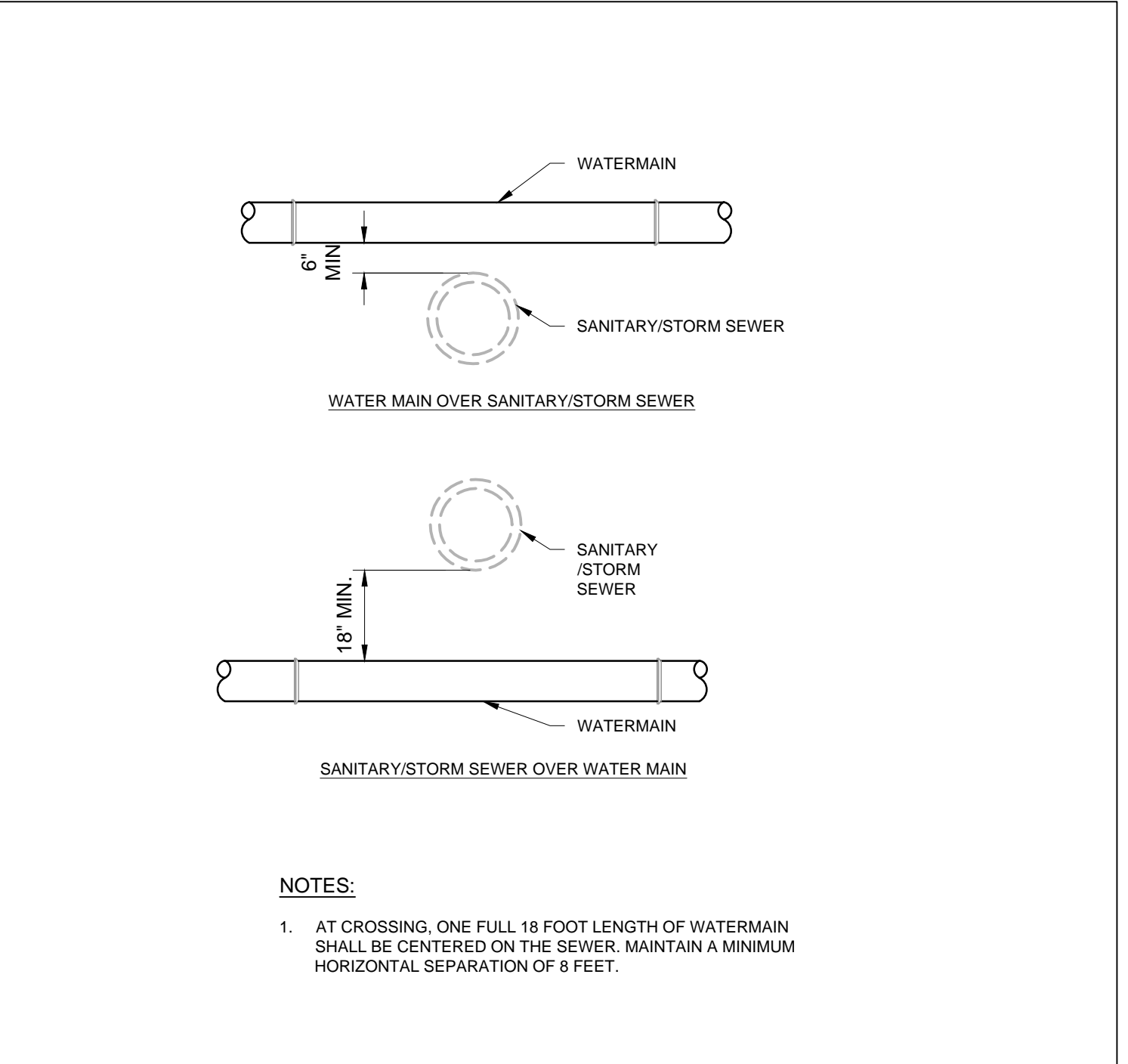
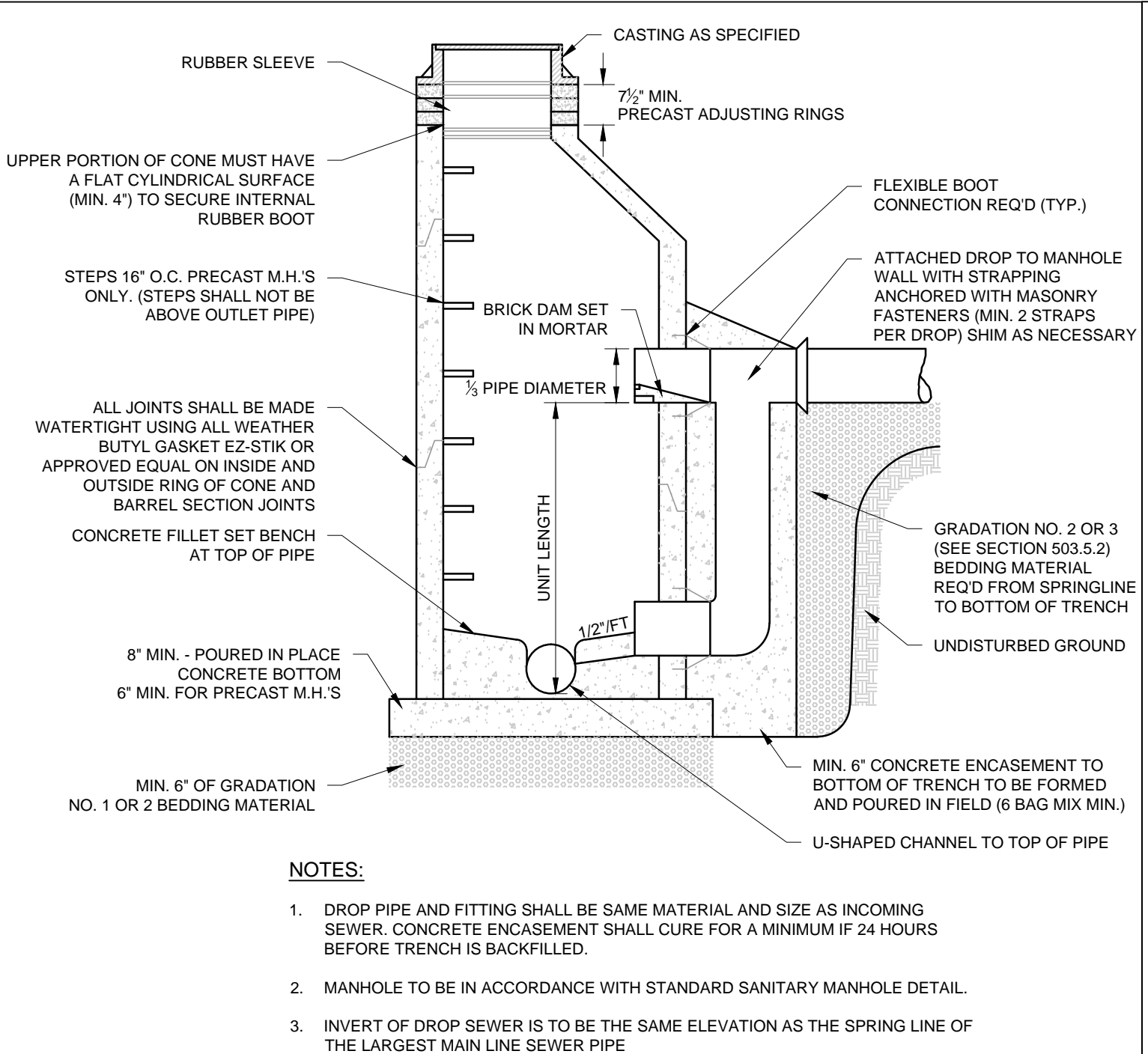
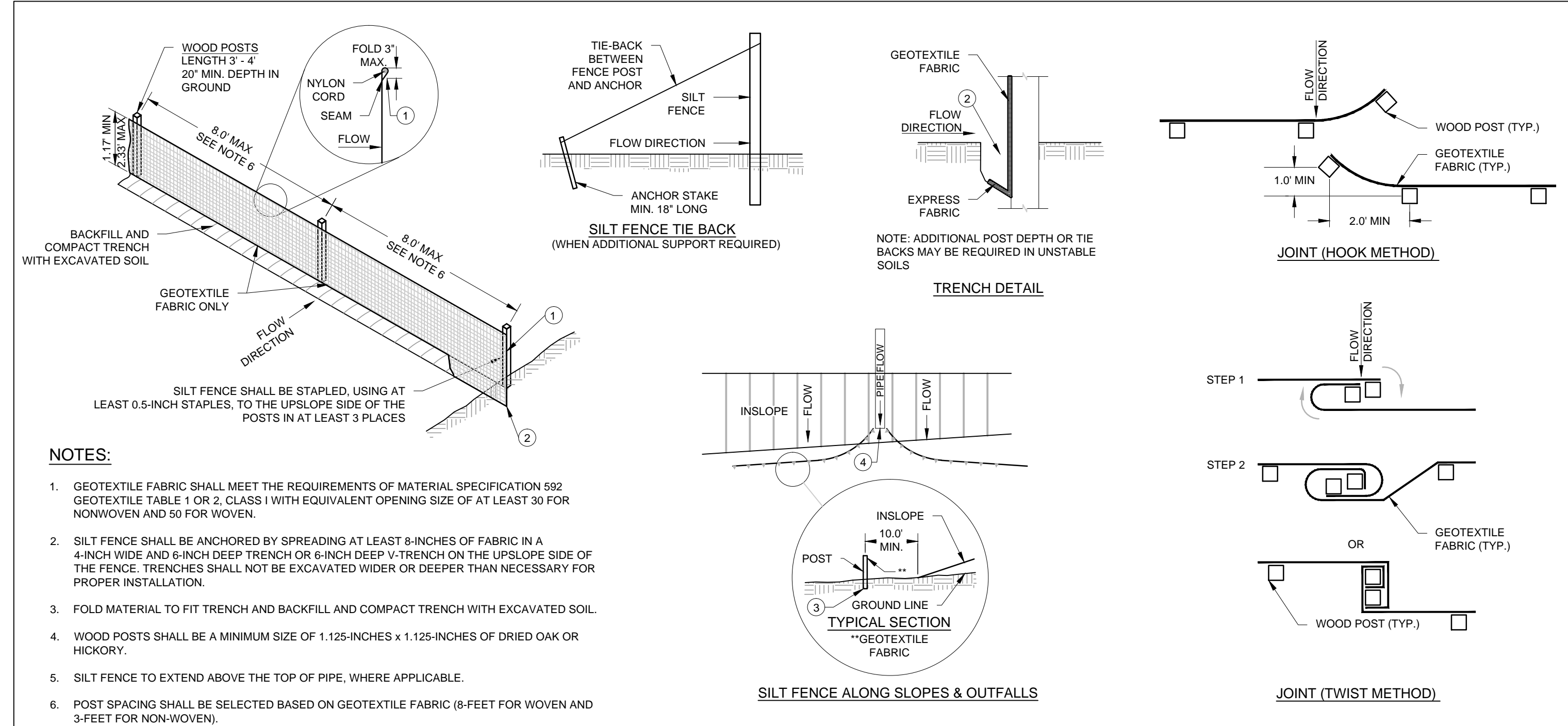
- 1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR Haul OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE AFTER STRIPPING SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-293) AND PLASTICITY INDEX (ASTM D-241) OF 30 AND 10 RESPECTIVELY. UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER, THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN OW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN +1 TO -3 PERCENT AND GRANULAR SOIL 3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY, DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-998) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

- 1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE. MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERT WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C-151. CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C-509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANHOLE TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

- 1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1/2 INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE E-0.3 IS REQUIRED UNLESS NOTED OTHERWISE.
5. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-84, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.



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ULINE CORP. CAMPUS CONF. CENTER PLEASANT PRAIRIE CONSTRUCTION DETAILS

REVISIONS: 1. WDNB, NDI SUBMITTAL 05-04-15

SHEET C-5 & C-5 REG. JOB No.: 119.00B AEA REG. No.: START DATE: 05/09/15 SCALE: REG. No.: 119.00B AEA START DATE: 05/09/15 SCALE: SHEET C-5 & C-5

FOR REVIEW CONSTRUCTION DETAILS





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

NEW BUSINESS:

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

Recommendation: Village staff recommendation will be presented at the meeting.

OLD BUSINESS:

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

Recommendation:

The Village staff recommends that the Plan Commission continue the public hearing and consider the requested Conditional Use Permit extension for a 1-year approval until June 14, 2016.

Since VIDHYA Corp, VIII Inc. is in substantial compliance with the existing Settlement Agreement and related Amendments #1 and #2 (other than payment of invoices noted below), the Conditional Use Permit extension can be evaluated as a separate item for consideration by the Plan Commission apart from the approval of Amendment #3 to Settlement Agreement.

Payment of all outstanding invoices owing to the Village through May 31, 2015 (which includes \$18,994.36, plus \$366.60 in additional Community Development Department charges associated with this matter generated in May for a total of \$19,360.96) shall be paid to the Village Treasurer prior to or as a condition of the Plan Commission's Conditional Use Permit approval. Also any other subsequent unbilled Village attorney and consultant invoices generated for the review of the VIDHYA project shall be timely paid by the owner within 30 days of invoicing.

The recommendation is also subject to the comments and conditions of the Village this staff report.

NEW BUSINESS:

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

VILLAGE STAFF REPORT OF JUNE 8, 2015

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

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

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

PUBLIC HEARING COMMENTS:

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

FINDINGS OF FACT

1. The petitioner is requesting a 2nd Amendment to Conditional Use Permit #13-03 to allow the BP Amoco gasoline and convenience store located at 10477 120th Avenue to remain open past June 10, 2015. (**Exhibit 1**) and a 3rd Amendment to the Settlement Agreement (**Exhibit 1a**).
2. The subject property is known as Lot 14 of CSM 1489 located in a part of U.S. Public Land Survey Section 30, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-302-0130.
3. The property is zoned B-4, PUD Freeway Service Business District with a Planned Unit Development Overlay and a gasoline station requires a Conditional Use Permit to operate in the B-4 District.
4. Previous Approvals:
 - a. On November 19, 2012 the Plan Commission approved a Conditional Use Permit #12-10 (**Exhibit 2**) including site and operational plans to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment filtration system that treats existing contaminated ground water from several reported hazard substance releases at the BP site. This Conditional Use Permit approval was subject to compliance with the Settlement Agreement approved by the Village Board on November 29, 2012 and the 53 additional conditions. The Conditional Use Permit was valid until May 1, 2013. (A full copy of the Settlement Agreement is on file with the Village).
 - b. On May 28, 2013 the Plan Commission approved Conditional Use Permit #13-03 (**Exhibit 3**) to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment filtration system that will treat existing contaminated ground water from several reported hazard substance releases at the site. This approval was subject to compliance with the Settlement Agreement approved by the Village Board on November 29, 2012, the 1st Amendment to the Settlement Agreement approved by the

Village Board on April 1, 2013 and the 53 additional conditions. The Conditional Use Permit was valid until June 10, 2014. (A full copy of the Settlement Agreement and 1st Amendment to the Settlement Agreement is on file with the Village).

- c. On January 13, 2014 the Plan Commission approved the 1st Amendment to Conditional Use Permit 13-03 (**Exhibit 4**) to allow BP Amoco to continue to operate the gasoline station and convenience store with the approval of Settlement Agreement Amendment #2 which addresses the request for modified analytical test parameters, discharge water standards and reporting requirements of the carbon treatment filtration system that will treat existing contaminated ground water from several reported hazard substance releases at the site located at 10477 120th Avenue. This approval was subject to compliance with the Settlement Agreement approved by the Village Board on November 29, 2012, the 1st Amendment to the Settlement Agreement approved by the Village Board on April 1, 2013, the 2nd Amendment to the Settlement Agreement approved by the Village Board on February 3, 2014 and the 53 additional conditions. The Conditional Use Permit was valid until June 10, 2014. (A full copy of the Settlement Agreement and 1st Amendment to the Settlement Agreement is on file with the Village).
- d. On June 9, 2014 the Plan Commission approved the 2nd Amendment to Conditional Use Permit 13-03 (**Exhibit 5**) to allow BP Amoco to continue to operate the gasoline station and convenience store. This approval was subject to compliance with the Settlement Agreement approved by the Village Board on November 29, 2012 and the 1st Amendment to the Settlement Agreement approved by the Village Board on April 1, 2013, the 2nd Amendment to the Settlement Agreement approved by the Village Board on February 3, 2014 and 53 additional conditions. The Conditional Use Permit (2nd Amendment) is valid until June 10, 2015. (A full copy of the Settlement Agreement and 1st and 2nd Amendments to the Settlement Agreement are on file with the Village).

[Note: The findings of fact and the public hearing records of the above noted approvals are hereby included as part of this record and are available for viewing at the Village Hall].

5. Pursuant to the Village Engineer the Owner is currently in substantial compliance with the Settlement Agreement and its amendments as referenced above with the exception of the payment of outstanding invoices and interest charges. Continued monitoring is being completed by the Village to ensure that continued compliance is being maintained. *Information from the Village Engineer's May 19, 2015 Memorandum is provided below:*

Background

In 2011, it was reported that petroleum was being discharged from the BP gas station's on-site storm sewer system to the STH 165 ditch line. The petroleum discharge is an illicit storm water discharge which violates Village Ordinances. Following several reports, observations, and citations, the Village entered into a settlement agreement with Vidhya Corp VIII, Inc. on November 19, 2012 as a means to address the illicit discharges. As the project progressed, the settlement agreement was amended twice; first, on April 1st, 2013 and again on February 3, 2014 in order to modify requirements.

The BP property has a prior record of contamination that was investigated from 2000 to 2004 with a WDNR case closure in 2006. With the new releases in 2011, the WDNR was notified and the WDNR opened a new contamination site case. The property owner must meet WDNR criteria and approval for site case closure, however, there is no specified timeframe set by the WDNR to accomplish this. WDNR does not oversee the property owner's project in this regard.

The settlement agreement contains remedial and reporting requirements to bring the property into compliance with Village Ordinances. Without going into detail of each specific requirement, the actions taken to address the illicit discharge include the following broad scope items:

- A. A site investigation to determine the source and extent of the contamination.*
- B. Remedial plans and actions to: a) remove contaminated soils from the ditch line by the storm sewer discharge location, and b) prevent site contamination from further contributing to illicit discharges.*
- C. Sampling, inspections, and reporting to monitor the site and the remedial treatment system.*

Site Status

Over the past several years, Vidhya and their consultants have taken actions in order to comply with the settlement agreement and have made progress in addressing illicit discharges. The following broad scope items have been completed to date:

- A treatment system has been designed and installed to extract and treat contaminated groundwater that contains petroleum product. The groundwater is an identified contributing source for the illicit discharge due to the high groundwater elevations and interaction with existing storm sewer trenches. The treatment system is currently operational with on-going sampling and monitoring requirements.*
- Contaminated soils were removed from the STH 165 ditch line in 2014.*
- The site investigation continued in 2014 with additional soil and groundwater investigation(s) which is documented in a report prepared by Fehr Graham, Vidhya's environmental consultant. The report was submitted and reviewed by the WDNR and Village. The site investigation is not finished and requires on-going sampling and monitoring of the site.*

Over the past year, there was one known illicit discharge that was reported during a routine Village inspection on September 4, 2014 in which petroleum sheen was noticed at the storm sewer outfall. At the same time there was an extraction pump operational issue associated the treatment system, in which the groundwater elevation had risen above the settlement agreement height of 8-feet below ground level. The pump issue was resolved and subsequent inspections showed no further illicit discharges.

The steps accomplished to date, although a struggle for both parties, have helped to prevent illicit discharges. An amendment to the settlement agreement (#3) is being worked out to modify sampling and analytical testing requirements and to provide requirements for the on-going site investigation based on the findings of the site investigation report and the WDNR's review comments.

Village Engineer Recommendations

Vidhya is currently in substantial compliance with the Settlement Agreement with the exception of the following:

*As of June 1, 2015, Vidyha owes **\$19,360.96** in unpaid invoices and interest charges. This includes Village staff costs, consultant fees, attorney's fees, legal fees, weights and measures charges and other operational charges such as sanitary sewer charges and interest.*

The site investigation and remedial activities are not complete for the site. Progress is on-going with investigative, sampling, and active reporting requirements still being actively worked on. There is and will be continuing issues to be worked through by both parties as the project progresses and leads to a long term conclusion. My recommendation is that the Conditional Use Permit be extended for a period of 1-year due to the on-going activities and the need to hold the Owner accountable for the completion of the site investigation, operation of the remediation system, testing, and reporting requirements.

6. The Village Community Development Department staff is then recommending approval of the 3rd Amendment to Conditional Use Permit #13-03 for a one (1) year extension of the CUP subject to all of 53 conditions and after the payment of all outstanding invoices owing to the Village. Upon satisfaction of the items above, Condition #54 would be proposed as follows:
 54. This Conditional Use Permit #13-03 3rd Amendment is valid until June 14, 2016. In order for this facility to continue to operate after June 14, 2016, an application for an extension to this Conditional Use Permit shall be reconsidered by the Plan Commission at a regularly scheduled public hearing prior to June 14, 2016.
7. The petitioner has requested and the Village has provided a revised Amendment #3 to Settlement Agreement to the petitioner for their approval, which is anticipated to be considered as a separate agenda item by the Plan Commission and the Village Board.
8. The petitioner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on May 7, 2015 of this hearing. Public hearing notices were also published in the Kenosha News on May 12 and 19, 2015.
9. At the May 26, 2015 Plan Commission meeting the Plan Commission, at the request of the petitioner, the Conditional Use permit request was tabled and the Public Hearing was continued until the June 8, 2015 Plan Commission meeting.
10. The petitioner and the property owner were emailed a copy of this memorandum on June 5, 2015.
11. According to the Article XVIII of the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any site and operational plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable federal, State or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, noise, storm water management, streets and highways and fire protection.

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

The Village staff has determined that based upon the foregoing information presented in the application and related materials provided, adherence to the Settlement Agreement and Amendments #1 and, #2, the payment of outstanding invoices, and the comments received at public hearing, that the proposed use would meet the following standards for granting a Conditional Use Permit in that:

- a. The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services;
- b. The project does not impair an adequate supply of light and air to the adjacent properties;
- c. The project does not increase danger of fire--in so far as the danger of fire does not exceed the capabilities of the Village Fire and Rescue Department;
- d. The project does not create storm water flooding or drainage problems. The existence of obnoxious odors and release of petroleum products to the water way have been minimized, but have not been sustained for a minimum of one year, these problems when unabated may present a danger to the public health, safety or welfare;
- e. The existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed project have been reduced but have not been sustained for a minimum of one year; and
- f. The proposed and applied for use on this particular parcel is not inherently inconsistent with the B-4, Freeway Service Business District in which it is located or the adjoining Zoning Districts and/or neighborhood.

Recommendation (New Business Item A): Village staff recommendation will be presented at the meeting.

Recommendation (Old Business Item C): Based on the foregoing information and the comments received during the public hearing, the Village staff recommends that if the Plan Commission determines that the petitioner has met the specific standards for the granting the extension of the Conditional Use Permit, as specified above, then approval of the 3rd Amendment to Conditional Use Permit #13-03 shall be approved for one year subject to the following conditions:

1. The petitioner's compliance with Conditional Use Permit #13-03 as amended on January 13, 2014 and June 9, 2014 with the following change to condition #54:
 - 54. This Conditional Use Permit is valid until June 14, 2016. In order for this facility to continue to operate after June 14, 2016, an application for an extension to this conditional use permit shall be reconsidered by the Plan Commission at a regularly scheduled public hearing prior to June 14, 2016.**
2. The petitioner's payment of the outstanding invoices and interest charges noted below prior to or as a condition of Plan Commission approval by June 10, 2015.
3. The petitioner shall execute the 3rd Amendment to the Conditional Use Permit #13-03 document as prepared by the Village and shall pay the required recording and

filing fees by July 1, 2015. The Village will then execute the document and record the document at the Kenosha County Register of Deeds Office.

4. **The petitioner's compliance** with the Settlement Agreement and Amendments #1 and #2 until and unless the Village approves modifications to the Amendment #3 Settlement Agreement.
5. Since VIDHYA Corp, VIII Inc. is in substantial compliance with the existing Settlement Agreement and related Amendments #1 and #2 (other than payment of invoices noted below), the Conditional Use Permit extension can be evaluated as a separate item for consideration by the Plan Commission apart from the approval of Amendment #3 to Settlement Agreement. **Payment of all outstanding invoices owing to the Village through May 31, 2015 (which includes \$18,994.36, plus \$366.60 in additional Community Development Department charges associated with this matter generated in May for a total of \$19,360.96) shall be paid to the Village Treasurer prior to or as a condition of the Plan Commission's Conditional Use Permit approval by June 10, 2015. Also any other subsequent unbilled Village attorney and consultant invoices generated for the review of the VIDHYA project shall be timely paid by the owner within 30 days of invoicing.**
The recommendation is also subject to the comments and conditions of the Village this staff report.



Rev. 1/98
2/01
1/04

Filed 3/30 2015 Published 5/12 2015
Public Hearing 5/26 2015 5/19 2015
Fee Paid 3/30 2015 Approved _____ 20____
Notices Mailed 5/7 2015 Denied: _____ 20____

VILLAGE OF PLEASANT PRAIRIE
CONDITIONAL USE PERMIT

(Use this application only if a Site and Operational Plan approval is not required.)

To: Village Plan Commission and Village Board of Trustees of the Village of Pleasant Prairie;

I, (We), the undersigned owner(s)/agent do hereby petition the Village Plan Commission for a Conditional Use Permit as hereinafter requested.

It is petitioned that the following Conditional Use Permit be approved: VIDHYA Corp VIII, Inc.
d/b/a BP Gas & Convenience Store

on the property located at: 10477 - 120th Ave and is legally described as follows
(address)

as follows: Part of the Northeast 1/4 of the Northwest 1/4 of Section 30,
Township 1 North, Range 22 East, Lot 14 of Certified Survey Map No. 1489

Tax Parcel Number(s): 92-4-122-302-0130

The proposed use for this property is: BP Gas & Convenience Store

Current zoning of the property: PUD

Proposed zoning of the property: SAME

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

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

PROPERTY OWNER: VIDHYA Corp VIII, Inc. OWNER'S AGENT: J. Michael McTernan

Print Name: Dixit Patel

Print Name: J. Michael McTernan

Signature: Dixit Patel

Signature: J. Michael McTernan

Address: 1491 W. Roosevelt Road

Address: 6633 Green Bay Road

West Chicago IL 60185
(City) (State) (Zip)

Kenosha WI 53142
(City) (State) (Zip)

Phone: 630.479.1529

Phone: 262.654.8700

Fax: 630.562.3349

Fax: 262.654.8600

Date: March 30, 2015

Date: March 30, 2015

SITE AND OPERATIONAL PLAN

BP Amoco Gas Station and Convenience Store located at 10477 – 120th Avenue is a self-service gasoline and diesel station, selling petroleum products to consumers of passenger vehicles and light trucks. It does not service or sell petroleum products to over-the-road trucks, cabs or other specialized commercial or construction vehicles. In addition, BP operates a convenience store that provides various grocery store and automobile supplies and accessories, along with a quick service restaurant, bakery, self-service coffee bar and soda fountain, and an e-commerce area for computerized assistance with weather and traffic information. The quick service restaurant provides seating for approximately 12 people and quick food selections of bakery items, sandwiches, soups and salads. The facility also provides separate men's and women's washrooms, and various other related convenience service amenities, including but not limited to, vacuum cleaners and compressed air for automobile maintenance, automated teller machine, along with the sale of alcohol and tobacco products as authorized by its license.

Due to several reported hazardous substance releases at the BP gas station dating back to 1993, the owner's consultants have developed and installed a carbon treatment system on the Property that has already successfully treated more than 250,000 gallons of contaminated ground water. This system has been installed in an enclosed and heated facility, located adjacent to the southern end of the existing gas station. This building addition was constructed in order to house the filters and pumps that are necessary to operate the operational carbon treatment system. Recently, the system was expanded to include the installation of a lead filters that were installed in order to clean the water of lead before it is discharged into the ditch. The building additional and all required improvements requested by the Village have been completed. The carbon treatment system is detailed in the Settlement Agreement entered into between the property owner and the Village, and the property owner has been obtained all applicable permits necessary for all of the applicable improvements noted herein.

In addition, the owner is in the process of completing supplemental site investigation in order to perform additional site remediation, including the hydro excavation of the ditch north of the site.

The expansion of the building measures approximately 375 square feet (25 feet 7 inches by 14 feet 7 inches) and closely "squares" the building foot print, leaving the southern emergency exit in place. The same exterior building materials (brick and trim) were used in order to match the expansion to the existing building.

The carbon treatment system will not create any disturbance to the surrounding property owners as it is housed in an enclosed and insulated expansion of the building. Even though more than 250,000 gallons of water have been treated to date, it is anticipated that the system will operate off and on for several years, dependent on the rise of ground water due to changes in the weather.

This system will not require any additional staff to manage and operate, as it will be automated and will only occasionally require the replacement of carbon filters that will be disposed of using sealed

drums provided and retrieved by qualified environmental disposal companies, along with the occasional replacement of the lead filtering bags .

Moreover, the system will not alter existing operations of the gasoline station and convenience store, as those operations will continue as normal.

As currently exists, BP is currently open for business between the hours of 6am through 11pm, seven days a week, but maintains expanded hours (up to 24 hours a day) during the various peak holiday seasons. During those expanded times, additional staff is maintained in order to service the increase in customers. Deliveries and shipments occur during those times that BP is open to the public. Currently, there are seven full time and three part time employees, but additional seasonal help is retained during those peak holiday seasons. Currently, there are only two shifts of employees, but a third shift is added when the hours are expanded. There are currently 21 parking spaces on the site due the expansion of the building, two parking spaces were removed, leaving a total of 21 parking spaces (one handicapped access parking space, and twenty conventional parking spaces).

It is anticipated that traffic volumes of 500 to 1,000 daily trips will continue, and no truck trips other than deliveries of goods to the BP. The main products being sold at the BP include, but are not limited to: gasoline and diesel fuels, related automobile supplies and parts, along with food and beverages, all of which are currently being sold at the BP, which will continue after the expansion. Aside from the installation of the carbon treatment system, all of the existing equipment will continue to be utilized in the operation of the BP (petroleum delivery systems, coolers, ovens, and related food preparation equipment).

Aside from the disposal of the carbon and lead filters, the BP only has normal household cleaners used in the maintenance of the business in order to clean the food preparation and service areas, floors and bathrooms. The only waste that is disposed of at the BP is spoiled food and drink products, grey water waste and sanitary waste from the bathrooms.

The owners have installed and maintained a fully functioning and operational security camera system and recently upgraded hold-up alarm system. This systems were upgraded, pursuant to terms and conditions approved by the Village. Technicians made those modifications to the system in order to comply with the current Village ordinances.

Moreover, the owners retain landscapers to regularly maintain, replace and upgrade the landscaping that surrounds the property, including the removal of all snow and ice from the parking lots, driveways and sidewalks. In addition, employees walk the property on a regular basis to pick up debris, empty garbage cans, restock self-service washer fluids and paper towels, and to monitor the entire property in order to maintain it in a first class condition.

The owner maintains all permits and licenses required to operate its business. Those permits and licenses allow for the sale of petroleum, alcohol, tobacco, food, and related items sold in its business, issued from the various government agencies.

AMENDMENT #3 TO SETTLEMENT AGREEMENT

THIS AMENDMENT #3 to SETTLEMENT AGREEMENT is entered into this ____ day of _____, 2015 between the Village of Pleasant Prairie, Wisconsin (referred to as the "Village") and VIDHYA Corp VIII, Inc. (referred to as "Vidhya").

RECITALS

- A. VIDHYA Corp, VIII, Inc. ("Vidhya") is the current owner of a property located at 10477 120th Avenue, Pleasant Prairie Wisconsin (the "Property") with the following Tax Parcel Number: 92-4-122-302-0130. The Property contains the BP Amoco gasoline station #3789 and convenience store (the "Station").
- B. Vidhya received a Conditional Use Permit granted by the Village Plan Commission on July 16, 2012, 2012 and said approval included the requirement that Vidhya and the Village parties to enter into a **Settlement Agreement** to address remedial actions and activities for stopping illicit discharges of petroleum-based contamination from the Property. The **Settlement Agreement** was executed by the parties on November 19, 2012. Subsequently an **Amendment #1 to the Settlement Agreement** executed on April 1, 2013 was also approved subject to the May 28, 2013 Village Plan Commission amended Conditional Use Permit approval. Subsequently an **Amendment #2 to the Settlement Agreement** was entered into between Vidhya and the Village on February 3, 2014.
- C. On March 30, 2015, Vidhya submitted a written request to amend the Conditional Use Permit and modify the referenced **Settlement Agreement, Amendment #1 to Settlement Agreement** and **Amendment #2 to Settlement Agreement**.
- D. **Amendment #3 to Settlement Agreement** addresses Vidhya's request for modified testing requirements and to follow the recommendation and approval of the Wisconsin Department of Natural Resources for testing.
- E. The Village's Consultant, Drake Environmental Consulting Group ("Drake Environmental") and the Village Engineer have evaluated the request for modifications and in doing so reviewed all relevant materials provided to them by Vidhya and its consultants.

Now, therefore, the parties agree to amend the Settlement Agreement, **Amendment #1 to Settlement Agreement** and **Amendment #2 to Settlement Agreement** as follows:

A. Supplemental Site Investigation Plan.

A Comprehensive Site Investigation Plan, dated December 19, 2014 was prepared by Fehr Graham Engineering and Environmental, Inc. The report was reviewed by the WDNR and Village. Comments from the WDNR (including a May 4, 2015 email from Shanna Laube-Anderson) are included in Exhibit A and incorporated into this Amendment. Vidhya agrees based on the report findings and the WDNR's technical review to complete the following:

1. Provide quarterly monitoring of all nine site monitoring wells for laboratory analysis of PVOC+N to show a stable or decreasing contamination trend. Sampling shall include obtaining groundwater level measurements from all existing monitoring wells for evaluation of groundwater flow and treatment system influence and collection of extraction well depth measurements. The WDNR in its May 4, 2015 authorized Vidhya to "proceed with its plan to collect quarterly groundwater samples until a stable or decreasing plume is established, however long that may take."
2. If the WDNR indicates further definition of the extent of contamination is necessary, Vidhya will provide a revised plan acceptable to the Village.
3. A summary report shall be provided to the Village and its consultant for the quarterly site investigation monitoring results. The report shall be submitted no later than 45-days after the sampling event. The Village and its consultant shall be provided copies of the laboratory analytical reports for each quarterly sampling event within 10 business days of report issuance by laboratory (submittal of such laboratory analytical reports via email to the Village and its consultant within the 10 business day period will meet this requirement).
4. Vidhya shall notify the Village and its consultant of their intent to submit for WDNR case closure for the site investigation at least 5 business days prior to the request and shall provide the Village and its consultant with a copy of the case closure request report concurrently with its submittal of such a report to the WDNR.
5. The Supplemental Site Investigation Plan requirement shall be considered by the Village to have been completed upon Vidhya receiving WDNR conditional closure for the site subject to continuing obligations for the site.

B. Sampling & Analytical Testing – Active Zeolite & Carbon Treatment System Operation and Quarterly Groundwater Sampling

1. The Village agrees that reduced quarterly testing of active treatment system effluent may be permitted based on its review of current site conditions so long as the laboratory analytical results for the effluent samples remain below their respective WPDES Permit standards.

Such reduced sampling shall require Vidhya to continue to permit the Village to conduct monthly effluent sampling per the terms of the settlement agreement and the Village shall also be permitted to obtain routine water level information from existing and/or future extraction wells and/or any existing or future monitoring wells.

2. A quarterly report for the carbon treatment system operation shall be provided to the Village and its consultant within 45 days of each quarterly sampling event and shall contain the following elements at a minimum:
 - a. Analytical test results for each sampling event and sampling point along with a copy of a signed discharge monitoring report for the periods covered by the report.
 - b. Summary of gallons treated / discharged on a monthly basis based on actual readings obtained during treatment system inspection events.
 - c. A summary of the water level recordings of the extraction wells and any existing monitoring wells obtained during treatment system inspection events.
 - d. A summary of any high level alarm activations or any incidents where the water level is less than 8-feet below ground elevation. Vidhya shall immediately notify the Village (within 24 hours) of any incidents where it is discovered that the water level is less than 8-feet below ground elevation and take immediate action to rectify such a condition. Vidhya shall ensure that proper and sufficient training is provided to its staff in order to allow its staff to understand and implement proper response procedures in conjunction with any future treatment system alarm notifications. Such training shall be conducted every three months or more in order to ensure staff is adequately trained. In the event that staff does not demonstrate sufficient understanding of the system alarms, the Village may require Vidhya to install a remote alarm notification system which shall serve to immediately provide Vidhya's consultants and Village with notice that the treatment system alarm has been activated.

- e. A summary of the Zeolite and Carbon filter media status, including monitoring method, life expectancy of each filter, percent utilized, and expected change out date(s).
 - f. A summary of the Treatment System operations, system condition, and site inspections performed during the reporting period for each of the listed items below. Inspections shall be completed by a qualified individual for the task identified.
 - i. Inspection of the Treatment System and measurement of the water level recordings of the extraction wells no less than twice per month by an environmental professional with the experience and knowledge of operating and maintaining the system and obtaining water level recordings. If free product is observed within the extraction wells, the Village and the WDNR shall be immediately notified of such a discovery.
 - ii. Inspection of the site ditch line located at the treatment system discharge on a weekly basis and after each rain event of 0.5-inches or more in 24-hours. The quarterly report shall confirm that such inspections were completed and recorded in an inspection log. Copies of the required inspection logs shall be provided to the Village within 5 business days, if requested.
 - iii. Inspection of the storm sewer catch basin with oil absorbent boom no less than twice per month. The condition and change out dates of the oil absorbent boom(s) and storm drain baffle absorbents shall be recorded and reported to the Village.
 - iv. The system flow rate and measured water level elevation data from the extraction wells (in tabulated form) shall be provided to the Village and its consultant on a monthly basis.
 - v. Vidhya shall be responsible for performing routine monitoring of the site groundwater/ surface water conditions as necessary to prevent illicit discharges to the ditch.
3. Any change in the operation of the Treatment System, including planned maintenance activities or other activities which may affect the system function or groundwater elevations shall require prior written notification to the Village with a description and plan of such activities.

- 4. Vidhya shall agree to comply with all applicable Chapter 292, Wisconsin Statutes requirements and Chapter NR 700 to 754 Wisconsin Administrative Code requirements & regulations with regard to its continued operation of the active treatment system and to provide the WDNR, the Village and its consultant with all forms and reports required by State Statutes and WDNR regulatory requirements.

- C. Vidhya acknowledges the Village has not unreasonably delayed the issuance of any permits and Vidhya acknowledges that the Village has not breached any term or provision of the Agreement and has not caused any delays to Vidhya's performance under the Agreement.

- D. Except as specifically provided otherwise in this Amendment, Vidhya shall comply with each and every provision of the Agreement and all prior amendments.

- E. Vidhya shall comply with all other conditions as set forth in the adopted and amended Conditional Use permits for the property.

- F. Notices and information to be provided to Village Engineer Matt Fineour and DJ Burns at Drake Environmental in this Amendment shall be deemed delivered upon the email or facsimile transmission of such notices or information to both Village Engineer Matt Fineour and DJ Burns at Drake Environmental.

IN WITNESS WHEREOF, the parties have entered into this **Amendment #3 to Settlement Agreement** on the date first written above.

VIDHYA Corp VIII, Inc.

The Village of Pleasant Prairie

By: _____

By: _____
 John P. Steinbrink, Village
 President

Date: _____

Date: _____

ATTEST:

By: _____
 Jane M. Romanowski, Village Clerk



**VILLAGE OF PLEASANT PRAIRIE
CONDITIONAL USE GRANT NO. 12-10**

Before the Village of Pleasant Prairie Plan Commission, Kenosha County, Wisconsin, in regard to the property located at 10477 120th Avenue.



DOCUMENT

1693391

RECORDED

At Kenosha County, Kenosha WI 53140
JoEllyn N. Storz, Register of Deeds
January 25, 2013 2:26 PM
\$30.00
Pages 8

Return to:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Tax Parcel Number:

92-4-122-302-0130 8

Legal Description: Lot 14 of CSM 1489 (Document #872365) located in the Northwest One Quarter of U.S. Land Survey Section 30, Township 1 North, Range 22 East in the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County Wisconsin.

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pleasant Prairie, pursuant to State Statute, provides that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the Village of Pleasant Prairie as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

WHEREAS, such petition having been made to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site and public hearing held thereon, and the Village Plan Commission having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, that the grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Specifically, based upon the information presented at the public hearing, and in particular the memorandum from the Village Fire & Rescue Department, the project meets the following standards for granting a Conditional Use Permit in that the project/use:

- The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services.
- The project does not impair an adequate supply of light and air to the adjacent properties.
- The project does not increase danger of fire --in so far as the danger of fire does not exceed the capabilities of the Village Fire & Rescue Department.
- The project does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare.

- There are no existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use.
- The proposed and applied for use on this particular parcel is not inherently inconsistent with the B-4, Freeway Service Business District in which it is located or the adjoining zoning districts and land uses.

NOW THEREFORE, a Conditional Use Permit is granted, subject to compliance with the terms and conditions hereinafter stated to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site.

1. Compliance with PUD Ordinance #12-40, including the Digital Security Imaging System Agreement on file with the Village.
2. Compliance with the terms and conditions of the executed Settlement Agreement approved by the Village Board on November 19, 2012 on file with the Village.
3. Compliance with the Site and Operational Plans as conditionally approved by the Village Plan Commission on November 19, 2012 on file with the Village.
4. Compliance with the Preliminary Site Investigation Work Plan dated November 14, 2012. The Remedial Action Plan and Remedial Design Report shall be compliant with NR 700 shall be submitted to the Village.
5. Compliance with the WI DNR WPDES Permit issued on November 2, 2012.
6. Compliance with the Wisconsin Department of Transportation Work in the Right-of-Way Permit dated November 26, 2012.
7. All hard surfaced areas including the parking lot areas, drive lanes, paved areas adjacent to the pumps, sidewalks, etc. shall be clean, neat and free from pot holes or other cracks which present a safety risk to the pedestrians or traveling public. The hard surface areas of the site shall be maintained and free of any debris or potholes which may cause distractions or damages to vehicles. All pavement markings shall be done in yellow or white reflective paint.
8. The gas station and convenience store shall operate in an organized, well-kept, clean, neat and professional manner. The inside of the store shall be maintained, painted, and clean for the public. Damaged or dirty walls, floors, coolers, bathrooms, racking, displays lighting, etc. shall be taken care of or repaired promptly. Malfunctioning gas pumps shall be repaired as soon as possible.
9. A Kenosha County Health Department permit and regular inspections will be conducted on the premises. Violations may result in the suspension or revocation of the Health Permit and the Conditional Use Permit.
10. The hours of operation (when the public is allowed to enter or remain on site for business purposes) shall be limited from 5:00 a.m. to 12:00 a.m. daily. A Temporary Use Permit may be issued for 24-hour operations during any holiday period. A Temporary Use Permit may be issued for 24-hour operations during any holiday period subject to approval of the Village Police Chief. In addition, a 24-hour holiday operation may require the owners to enter into an agreement and pay for the overtime services of the Police Department, as determined by the Police Chief. Pursuant to the Zoning Ordinance and liquor license requirements, the store is allowed to be open until midnight; however, Class A Beer is only allowed to be sold from 8:00 a.m. to midnight and Class A Intoxicated Liquor is only allowed to be sold from 8:00 am to 9:00 p.m.

11. Currently, deliveries and shipments occur during the time that BP is open to the public.
12. The delivery hours or any other activities outside the principal building that might cause a disturbance to neighboring areas (e.g., outside loading or unloading, the arrival of deliveries, idling of delivery trucks, beeping of backing vehicles, and garbage pickup), except for snow removal, is allowed only from 6:00 a.m. to 10:00 p.m.
13. BP Amoco Gas Station and Convenience Store located at 10477 120th Avenue is a self-service gasoline and diesel station, selling petroleum products to consumers of passenger vehicles and light trucks. It does not service or sell petroleum products to over-the-road trucks, cabs or other specialized commercial or construction vehicles. In addition, BP operates a convenience store under the brand name AM/PM that provides various grocery store and automobile supplies and accessories, along with a quick service restaurant, bakery, self-service coffee bar and soda fountain, and an e-commerce area for computerized assistance with weather and traffic information. The quick service restaurant provides seating for approximately 12 people and quick food selections of bakery items, sandwiches, soups and salads. The facility also provides separate men's and women's washrooms, and various other related convenience service amenities, including but not limited to, vacuum cleaners and compressed air for automobile maintenance, automated teller machine, along with the sale of alcohol and tobacco products as authorized by its license.
14. Due to several reported hazardous substance releases at the BP gas station dating back to 1993, the owner's consultants are developing and installing a carbon treatment system that will treat contaminated ground water. This system needs to be installed in an enclosed and heated facility. As a result, the southeast corner of the building is being expanded in order to house the filters and pumps that are necessary to operate the carbon treatment system. This system is detailed in a Settlement Agreement being entered into between the property owner and the Village, and the property owner will obtain all applicable permits before installing said system.
15. The expansion of the building will measure approximately 420 square feet (30 feet by 15 feet) and will simply "square" the building foot print. The same exterior building materials (brick and trim) will be used in order to match the expansion to the existing building.
16. No through penetration between the new carbon room addition and the existing building shall be allowed to ensure no transfer of potentially toxic chemicals such as but not limited to carbon monoxide.
17. The 420 square foot addition shall not be used for the storage of any materials including but not limited, cleaning supplies, extra toilet paper or other supplies, merchandize or other products.
18. The 420 square foot addition is subject to compliance with the following conditions from the Village Building Inspection Department:
 - a. All building, plumbing, lighting and HVAC plans will need to be designed to the IBC Codes, prior to submitting (4 sets) for building permits from the Village of Pleasant Prairie. Since the total cubic footage of the accessory structure is less than 100,000 cubic ft. this can be a Municipal review. All sub-contractors will be required to apply for permits.
 - b. Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, SPS 316.46 Which requires interior and exterior lighting. The existing plans only show interior lighting. The Village Fire &

Rescue Department shall be contacted for further information and requirements. Contact Fire & Rescue Chief Doug McElmury at 262-694-8027.

- c. The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form SBD 9720, prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.
 - d. The electrical contractor will be required to be licensed by the Village of Pleasant Prairie. The electrical contractor shall obtain a permit from the Village prior to beginning work. All contractors must be licensed or registered with the State of Wisconsin.
 - e. All fire alarm installations require plan review and permit from the Village of Pleasant Prairie Fire & Rescue Department.
19. **Downspouts shall be tied into the on-site storm sewer system and shall not be discharged onto existing pavement.**
20. Landscaping on the site shall be installed, watered, weeded, trimmed and maintained in good condition at all times. Litter and debris shall be removed from the landscaping on a daily basis. Damaged, dying or dead plant material shall be removed and new plantings shall be installed on a regular basis. Mulch shall be raked in place on a regular basis and replaced yearly.
21. The carbon treatment system will not create any disturbance to the surrounding property owners as it will be housed in an enclosed and insulated expansion of the building. It is anticipated that the system will operate off and on for several years, dependent on the rise of ground water due to changes in the weather.
22. This system will not require any additional staff to manage and operate, as it will be automated and will only occasionally require the replacement of carbon filters that will be disposed of using sealed drums provided and retrieved by qualified environmental disposal companies. Moreover, the system will not alter existing operations of the gasoline station and convenience store, as those operations will continue as normal.
23. Currently, there are seven (7) full time and three (3) part time employees, but additional seasonal help is retained during peak holiday seasons. Currently, there are only two shifts of employees, but a third shift has been added when the hours are expanded during the Midnight Madness house Thanksgiving evening/Black Friday. There are currently 23 parking spaces on the site, but with the expansion of the building, two (2) parking spaces are being removed, leaving a total of 21 parking spaces (one handicapped access parking space, and 20 conventional parking spaces). The number of parking spaces excludes the cars that can be parked at the pumps.
24. Pursuant to the Village Zoning Ordinance the minimum parking requirements for a gasoline station with a convenience store is five (5) spaces per each 2,000 square feet of gross floor area plus 1 space for each employee on the largest shift plus the required handicapped accessible parking spaces pursuant to the state code. Therefore, a minimum of 13 spaces plus their required handicapped accessible parking spaces is required (5 spaces plus 3 spaces plus 5 spaces (assuming no more than five workers on site)).
25. It is anticipated that traffic volumes of 500 to 1,000 daily trips will continue, and there will be no truck trips other than deliveries of goods to the BP. The main products being sold at the BP include, but are not limited to: gasoline and diesel fuels, related automobile supplies and parts, along with food and beverages, all of which are currently being sold at the BP, which will continue after the expansion. Aside from the installation of the carbon treatment system, all of the existing equipment will continue to be utilized in the operation

of the BP (petroleum delivery systems, coolers, ovens, and related food preparation equipment).

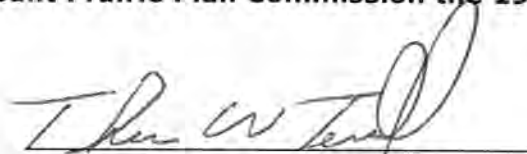
26. Aside from the disposal of the carbon filters, the BP only has normal household cleaners used in the maintenance of the business in order to clean the food preparation and service areas, floors and bathrooms. The only waste that is disposed of at the BP is spoiled food and drink products, grey water waste and sanitary waste from the bathrooms.
27. In accordance with the DSIS Agreement, the security cameras shall be inaccessible to employees. Conspicuous signs shall be posted at the entrance stating that security cameras with an inaccessible recording device is in place on the premises. Said system shall be maintained in working order at all times and the Village of Pleasant Prairie Police Department shall be promptly provided any requested video. The recording shall be kept in an archive for a minimum of two weeks and the Pleasant Prairie Police Department shall have remote access to the system to monitor and download video. Specifically, internet access shall be provided which would allow the Police Department to have "live time" monitoring of the BP store and site.
28. The parking lot shall be illuminated to provide sufficient lighting for the public's safety and for the security cameras to operate effectively per the Village's satisfaction.
29. A clear and unobstructed view of the cash registers and transaction areas shall be maintained from the internal 30-foot wide on-site circulation access roadway.
30. The building shall be equipped with and shall use an inaccessible drop safe.
31. Between 10:00-12:00 p.m. and 5:00-7:00 a.m. at least two (2) employees shall be working on-site unless the business has taken measures to protect a lone clerk such as the installation of bullet resistant glass or other equipment as approved by the Police Department, making the lone employee inaccessible.
32. Installation and full operation of a hold-up alarm, which is monitored by a UL listed central station with functioning telephone service, shall be used at the BP station building.
33. The cash register shall not be left unattended for periods of time when the convenience store is open to the public.
34. A height strip shall be located at each doorway entering and exiting the convenience store.
35. The owner shall retain landscapers to regularly maintain, replace and upgrade the landscaping that surrounds the property, including the removal of all snow and ice from the parking lots, driveways and sidewalks. In addition, employees walk the property on a regular basis to pick up debris, empty garbage cans, restock self-service washer fluids and paper towels, and to monitor the entire property in order to maintain it in a first class condition.
36. The owner shall obtain all permits and licenses required to operate its business. Those permits and licenses allow for the sale of petroleum, alcohol, tobacco, food, and related items sold in its business, issued from the various government agencies.
37. All signs shall comply with Article X of Chapter 420 of the Village Municipal Code and with the BP Amoco PUD Ordinance on file with the Village. All signs shall be in good working order, properly maintained or repaired as needed, painted and well-kept.
38. The following types of signs are prohibited and shall not be installed. For a complete listing of prohibited signs refer to the Article X of Chapter 420 of the Village Municipal Code.:
 - a. Any sign with flashing or pulsating lights.

- b. Any inflatable sign, including but not limited to tethered balloon signs or other gas-filled figures.
 - c. Any temporary, spring-action metal advertising sign used, for example, to advertise cigarette or gasoline prices.
 - d. Any spotlights used as visual attention-getters.
 - e. Strings of lights, tinsel, pennants, pinwheels or other similar devices hanging between two points or attached to light poles, cars, landscaping or structures on the property.
39. The Village has received numerous complaints relating to the operations of the station site including litter and garbage on the site; broken light standards and signs; inoperable pumps; pumps that don't issue receipts; dead landscaping; violation of security protocol; interior building damage to walls, floors, painting, counters; garbage overflowing; illegal outside storage of product; allowing products to be stored outside; allowing a pothole to remain in the drive area causing damage of cars etc. These ongoing complaints must be addressed on a daily basis by the owners as a responsible business owner in the Village. The Zoning staff will conduct inspections on a semi-annual basis to ensure compliance with these issues.
40. The use, operations, site, building and structures shall be designed, laid out, constructed and maintained in full compliance with the approved Site and Operational Plans, the Conditional Use Permit, Liquor and Tobacco Licenses and all other applicable provisions of the Village Municipal Code and all other applicable Village, County, State or federal regulations.
41. The use, operations, site, building and structures 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.
42. The site, building and garbage dumpster structure shall be maintained in a clean, neat, presentable, aesthetically pleasing, odor-free, structurally sound and nonhazardous condition inside and outside of the store at all times. All litter and debris outside of the structures shall be promptly removed on a daily basis. The garbage dumpster enclosure doors shall not be left open on garbage day and shall be promptly closed and secured after the pick-up of garbage.
43. The handicapped parking spaces shall be appropriately signed, painted on the pavement and maintained pursuant to ADA requirements.
44. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
45. All required landscaping shall be installed per the plans and written verification and/or certification shall be provided to the Village by the landscape installer/designer that the landscaping has been installed in accordance with the Village approved landscape plan.
46. On site building alterations/modifications or changes in the operations or use of the site shall be in strict conformity to the Village approved plans and the Settlement Agreement approved in connection with the petition for this Conditional Use Permit. Violations of these conditions may result in the suspension or revocation of the conditional use permit and zoning violation prosecution, or both.
47. All uses shall conform to applicable Village Ordinance requirements, and to all other applicable local, County, State and Federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water discharges and storm water management, noise, streets and highways and

fire protection; and in the event of conflicting requirements or standards, the most restrictive as determined by the Village shall apply.

- 48. All required permits shall be obtained from the Village prior to commencing work.
- 49. Operation of the uses granted herein shall be in strict conformity to the approved and documents filed and approved in connection with the petition for Site and Operational Plan approval. Any violation of these conditions may result in the revocation of the approval or zoning violation prosecution, or both.
- 50. No changes to the exterior site, building or structures shall be made without the Village's approval. No painting of the exterior masonry of the BP station building or garbage dumpster enclosure shall be permitted, unless expressly permitted by the Village. Colors for building trim work shall be approved by the Village.
- 51. Any addition, alteration, extension, expansion or other proposed change in the approved operation shall be subject to the Village's Conditional Use procedures as if such use were being established anew.
- 52. The Conditional Use Permit shall become effective upon the execution and recording of said document and shall constitute an effective covenant running with the land.
- 53. The Conditional Use Permit is subject to amendment and termination in accordance with the provisions of the Village General Zoning and Floodplain/Shoreland Zoning Ordinance.
- 54. **This Conditional Use Permit is valid until May 1, 2013. In order for this facility to continue to operate after May 1, 2013, this conditional use permit shall be reconsidered by the Plan Commission at a public hearing and amended prior to May 1, 2013.**

Granted by the action of the Village of Pleasant Prairie Plan Commission the 19th day of November 2012.



Thomas W. Terwall
Plan Commission Chairman

ATTEST:



Donald Hackbarth
Secretary

[Owners signature on following page]

OWNER: VIDHYA Corp, VIII, Inc.

Dixit Patel
Dixit Patel
President

ACKNOWLEDGMENT
STATE OF Wisconsin)
SS
Kenosha COUNTY)

This instrument was acknowledged before me in Pleasant Prairie (city)
Wisconsin (state), on this 12~~th~~ day of December, 2012 by
Dixit Patel, President on behalf of VIDHYA Corp, VIII, Inc.



Jean M. Werbie-Harris
Print Name: Jean M. Werbie-Harris
Notary Public, Kenosha County, WI
My Commission Expires: 1/5/2014

THIS INSTRUMENT WAS DRAFTED BY:

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158



**VILLAGE OF PLEASANT PRAIRIE
CONDITIONAL USE GRANT NO. 13-03**

Before the Village of Pleasant Prairie Plan Commission,
Kenosha County, Wisconsin, in regard to the property
located at 10477 120th Avenue.



D O C U M E N T
1709490

RECORDED
At Kenosha County, Kenosha WI 53140
JoEllyn N. Storz, Register of Deeds
August 14, 2013 10:09 AM
\$30.00
Pages 8

Return to:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Tax Parcel Number:

92-4-122-302-0130 8

Legal Description: Lot 14 of CSM 1489 (Document #872365) located in the Northwest One Quarter of U.S. Land Survey Section 30, Township 1 North, Range 22 East in the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County Wisconsin.

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pleasant Prairie, pursuant to State Statute, provides that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the Village of Pleasant Prairie as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

WHEREAS, such petition having been made to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site and public hearing held thereon, and the Village Plan Commission having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, that the grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Specifically, based upon the information presented at the public hearing and the comments presented in this document that the project meets the following standards for granting a Conditional Use Permit in that the project/use:

- The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services.
- The project does not impair an adequate supply of light and air to the adjacent properties.
- The project does not increase danger of fire--in so far as the danger of fire does not exceed the capabilities of the Village Fire & Rescue Department.
- The project does not appear to create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare.

- There are no existing identified hazards, dangers, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use. However, previous soil contaminations are being addressed as part of and as a condition of this Conditional Use Permit
- The proposed and applied for use on this particular parcel is not inherently inconsistent with the B-4, Freeway Service Business District in which it is located or the adjoining zoning districts and land uses.

NOW THEREFORE, a Conditional Use Permit is granted, subject to compliance with the terms and conditions hereinafter stated to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site.

1. Compliance with PUD Ordinance #12-40, including the Digital Security Imaging System Agreement on file with the Village.
2. Compliance with the terms and conditions of the executed Settlement Agreement approved by the Village Board on November 19, 2012 and amended on April 1, 2013 both on file with the Village.
3. Compliance with the Site and Operational Plans as conditionally approved by the Village Plan Commission on November 19, 2012 on file with the Village.
4. Compliance with the Preliminary Site Investigation Work Plan dated November 14, 2012. The Remedial Action Plan and Remedial Design Report shall be compliant with NR 700 shall be submitted to the Village.
5. Compliance with the WI DNR WPDES Permit issued on November 2, 2012.
6. Compliance with the Wisconsin Department of Transportation Work in the Right-of-Way Permit dated November 26, 2012.
7. Provide to the Village a copy of an ongoing agreement shall be executed by the Owner and an appropriate environmental firm to accomplish the following:
 - to monitor the operation and maintenance of the groundwater treatment system on a regular basis;
 - to continue influent and effluent sampling and analysis on the schedule prescribed in the stipulated agreement; and
 - to respond as needed to onsite emergencies related to the treatment system and alarms.
8. All hard surfaced areas including the parking lot areas, drive lanes, paved areas adjacent to the pumps, sidewalks, etc. shall be clean, neat and free from pot holes or other cracks which present a safety risk to the pedestrians or traveling public. The hard surface areas of the site shall be maintained and free of any debris or potholes which may cause distractions or damages to vehicles. All pavement markings shall be done in yellow or white reflective paint.
9. The gas station and convenience store shall operate in an organized, well-kept, clean, neat and professional manner. The inside of the store shall be maintained, painted, and clean for the public. Damaged or dirty walls, floors, coolers, bathrooms, racking, displays lighting, etc. shall be taken care of or repaired promptly. Malfunctioning gas pumps shall be repaired as soon as possible.
9. A Kenosha County Health Department permit and regular inspections will be conducted on the premises. Violations may result in the suspension or revocation of the Health Permit and the Conditional Use Permit.

10. The hours of operation (when the public is allowed to enter or remain on site for business purposes) shall be limited from 5:00 a.m. to 12:00 a.m. daily. A Temporary Use Permit may be issued for 24-hour operations during any holiday period subject to approval of the Village Police Chief. In addition, a 24-hour holiday operation will require the owners to enter into an agreement and pay for the overtime services of the Police Department, as determined by the Police Chief. Pursuant to the Zoning Ordinance and liquor license requirements, the store is allowed to be open until midnight; however, Class A Beer is only allowed to be sold from 8:00 a.m. to midnight and Class A Intoxicated Liquor is only allowed to be sold from 8:00 am to 9:00 p.m.
11. Currently, deliveries and shipments are allowed only during the time that BP is open to the public.
12. The delivery hours or any other activities outside the principal building that might cause a disturbance to neighboring areas (e.g., outside loading or unloading, the arrival of deliveries, idling of delivery trucks, beeping of backing vehicles, and garbage pickup), except for snow removal, is allowed only from 6:00 a.m. to 10:00 p.m.
13. BP Amoco Gas Station and Convenience Store located at 10477 120th Avenue is a self-service gasoline and diesel station, selling petroleum products to consumers of passenger vehicles and light trucks. It does not service or sell petroleum products to over-the-road trucks, cabs or other specialized commercial or construction vehicles. In addition, BP operates a convenience store that provides various grocery store and automobile supplies and accessories, along with a quick service restaurant, bakery, self-service coffee bar and soda fountain, and an e-commerce area for computerized assistance with weather and traffic information. The quick service restaurant provides seating for approximately 12 people and quick food selections of bakery items, sandwiches, soups and salads. The facility also provides separate men's and women's washrooms, and various other related convenience service amenities, including but not limited to, vacuum cleaners and compressed air for automobile maintenance, automated teller machine, along with the sale of alcohol and tobacco products as authorized by its license.
14. Due to several reported hazardous substance releases at the BP gas station dating back to 1993, the owner's consultants have developed and installed a carbon treatment system that treats contaminated ground water. This system needs to be installed in an enclosed and heated facility. As a result, the southeast corner of the building was expanded in order to house the filters and pumps that are necessary to operate the carbon treatment system. This system is detailed in a Settlement Agreement being entered into between the property owner and the Village, and the property owner obtained all applicable permits before installing said system.
15. The expansion of the building measures approximately 420 square feet (30 feet by 15 feet) and simply "square" the building foot print. The same exterior building materials (brick and trim) were used in order to match the expansion to the existing building.
16. No through penetration between the new carbon room addition and the existing building shall be allowed to ensure no transfer of potentially toxic chemicals such as but not limited to carbon monoxide.
17. The 420 square foot addition shall not be used for the storage of any materials including but not limited, cleaning supplies, extra toilet paper or other supplies, merchandize or other products.

18. The 420 square foot addition is subject to compliance with the following conditions from the Village Building Inspection Department:
 - a. All building, plumbing, lighting and HVAC plans shall be designed to the IBC Codes, prior to submitting (4 sets) for building permits from the Village of Pleasant Prairie. Since the total cubic footage of the accessory structure is less than 100,000 cubic ft. this can be a Municipal review. All sub-contractors will be required to apply for permits.
 - b. Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, SPS 316.46 Which requires interior and exterior lighting. The existing plans only show interior lighting. The Village Fire & Rescue Department shall be contacted for further information and requirements. Contact Fire & Rescue Chief Doug McElmury at 262-694-8027.
 - c. The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form SBD 9720, prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.
 - d. The electrical contractor shall to be licensed by the Village of Pleasant Prairie. The electrical contractor shall obtain a permit from the Village prior to beginning work. All contractors must be licensed or registered with the State of Wisconsin.
 - e. All fire alarm installations require plan review and permit from the Village of Pleasant Prairie Fire & Rescue Department.
19. Downspouts shall be tied into the on-site storm sewer system and shall not be discharged onto existing pavement.
20. Landscaping on the site shall be installed, watered, weeded, trimmed and maintained in good condition at all times. Litter and debris shall be removed from the landscaping on a daily basis. Damaged, dying or dead plant material shall be removed and new plantings shall be installed on a regular basis. Mulch shall be raked in place on a regular basis and replaced yearly.
21. The carbon treatment system will not create any disturbance to the surrounding property owners as it will be housed in an enclosed and insulated expansion of the building. It is anticipated that the system will operate off and on for several years, dependent on the rise of ground water due to changes in the weather.
22. This system will not require any additional staff to manage and operate, as it will be automated and will only occasionally require the replacement of carbon filters that will be disposed of using sealed drums provided and retrieved by qualified environmental disposal companies. Moreover, the system will not alter existing operations of the gasoline station and convenience store, as those operations will continue as normal.
23. Currently, there are seven (7) full time and three (3) part time employees, but additional seasonal help is retained during peak holiday seasons. Currently, there are only two shifts of employees, but a third shift has been added when the hours are expanded during the Midnight Madness hours for Thanksgiving evening/Black Friday. There are currently 23 parking spaces on the site, but with the expansion of the building, two (2) parking spaces are being removed, leaving a total of 21 parking spaces (one handicapped access parking space, and 20 conventional parking spaces). The number of parking spaces excludes the cars that can be parked at the pumps.

24. Pursuant to the Village Zoning Ordinance the minimum parking requirements for a gasoline station with a convenience store is five (5) spaces per each 2,000 square feet of gross floor area plus 1 space for each employee on the largest shift plus the required handicapped accessible parking spaces pursuant to the state code. Therefore, a minimum of 13 spaces plus their required handicapped accessible parking spaces is required (5 spaces plus 3 spaces plus 5 spaces (assuming no more than five workers on site).
25. It is anticipated that traffic volumes of 500 to 1,000 daily trips will continue, and there will be no truck trips other than deliveries of goods to the BP. The main products being sold at the BP include, but are not limited to: gasoline and diesel fuels, related automobile supplies and parts, along with food and beverages, all of which are currently being sold at the BP, which will continue after the expansion. Aside from the installation of the carbon treatment system, all of the existing equipment will continue to be utilized in the operation of the BP (petroleum delivery systems, coolers, ovens, and related food preparation equipment).
26. Aside from the disposal of the carbon filters, the BP only has normal household cleaners used in the maintenance of the business in order to clean the food preparation and service areas, floors and bathrooms. The only waste that is disposed of at the BP is spoiled food and drink products, grey water waste and sanitary waste from the bathrooms.
27. In accordance with the DSIS Agreement, the security cameras shall be inaccessible to employees. Conspicuous signs shall be posted and maintained at the entrance stating that security cameras with an inaccessible recording device is in place on the premises. Said system shall be maintained in working order at all times and the Village of Pleasant Prairie Police Department shall be promptly provided any requested video. The recording shall be kept in an archive for a minimum of two weeks and the Pleasant Prairie Police Department shall have remote access to the system to monitor and download video. Specifically, internet access shall be provided which would allow the Police Department to have "live time" monitoring of the BP store and site.
28. The parking lot shall be illuminated to provide sufficient lighting for the public's safety and for the security cameras to operate effectively per the Village's satisfaction.
29. A clear and unobstructed view of the cash registers and transaction areas shall be maintained from the internal 30-foot wide on-site circulation access roadway.
30. The building shall be equipped with and shall use an inaccessible drop safe.
31. Between 10:00-12:00 p.m. and 5:00-7:00 a.m. at least two (2) employees shall be working on-site unless the business has taken measures to protect a lone clerk such as the installation of bullet resistant glass or other equipment as approved by the Police Department, making the lone employee inaccessible.
32. Installation and full operation of a hold-up alarm, which is monitored by a UL listed central station with functioning telephone service, shall be used at the BP station building.
33. The cash register shall not be left unattended for periods of time when the convenience store is open to the public.
34. A height strip shall be located at each doorway entering and exiting the convenience store.
35. The owner shall retain landscapers to regularly maintain, replace and upgrade the landscaping that surrounds the property, including the removal of all snow and ice from the parking lots, driveways and sidewalks. In addition, employees shall walk the property on a regular basis to pick up debris, empty garbage cans, restock self-service washer fluids and paper towels, and to monitor the entire property in order to maintain it in a first class condition.

36. The owner shall obtain all permits and licenses required to operate its business. Those permits and licenses allow for the sale of petroleum, alcohol, tobacco, food, and related items sold in its business, issued from the various government agencies.
37. All signs shall comply with Article X of Chapter 420 of the Village Municipal Code and with the BP Amoco PUD Ordinance on file with the Village. All signs shall be in good working order, properly maintained or repaired as needed, painted and well-kept.
38. The following types of signs are prohibited and shall not be installed. For a complete listing of prohibited signs refer to the Article X of Chapter 420 of the Village Municipal Code.:
 - a. Any sign with flashing or pulsating lights.
 - b. Any inflatable sign, including but not limited to tethered balloon signs or other gas-filled figures.
 - c. Any temporary, spring-action metal advertising sign used, for example, to advertise cigarette or gasoline prices.
 - d. Any spotlights used as visual attention-getters.
 - e. Strings of lights, tinsel, pennants, pinwheels or other similar devices hanging between two points or attached to light poles, cars, landscaping or structures on the property.
39. The Village had received numerous complaints relating to the operations of the station site including litter and garbage on the site; broken light standards and signs; inoperable pumps; pumps that don't issue receipts; dead landscaping; violation of security protocol; interior building damage to walls, floors, painting, counters; garbage overflowing; illegal outside storage of product; allowing products to be stored outside; allowing a pothole to remain in the drive area causing damage of cars etc. These ongoing complaints must be addressed on a daily basis by the owners as a responsible business owner in the Village. The Zoning staff will conduct inspections on a semi-annual basis to ensure compliance with these issues.
40. The use, operations, site, building and structures shall be designed, laid out, constructed and maintained in full compliance with the approved Site and Operational Plans, the Conditional Use Permit, Liquor and Tobacco Licenses and all other applicable provisions of the Village Municipal Code and all other applicable Village, County, State or federal regulations.
41. The use, operations, site, building and structures 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.
42. The site, building and garbage dumpster structure shall be maintained in a clean, neat, presentable, aesthetically pleasing, odor-free, structurally sound and nonhazardous condition inside and outside of the store at all times. All litter and debris outside of the structures shall be promptly removed on a daily basis. The garbage dumpster enclosure doors shall not be left open on garbage day and shall be promptly closed and secured after the pick-up of garbage.
43. The handicapped accessible parking spaces shall be appropriately signed, painted on the pavement and maintained pursuant to ADA requirements.
44. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.

45. All required landscaping shall be installed per the plans and written verification and/or certification shall be provided to the Village by the landscape installer/designer that the landscaping has been installed in accordance with the Village approved landscape plan.
46. On site building alterations/modifications or changes in the operations or use of the site shall be in strict conformity to the Village approved plans and the Settlement Agreement approved in connection with the petition for this Conditional Use Permit. Violations of these conditions may result in the suspension or revocation of the conditional use permit and zoning violation prosecution, or both.
47. All uses shall conform to applicable Village Ordinance requirements, and to all other applicable local, County, State and Federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water discharges and storm water management, noise, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive as determined by the Village shall apply.
48. All required permits shall be obtained from the Village prior to commencing work.
49. Operation of the uses granted herein shall be in strict conformity to the approved and documents filed and approved in connection with the petition for Site and Operational Plan approval. Any violation of these conditions may result in the revocation of the approval or zoning violation prosecution, or both.
50. No changes to the exterior site, building or structures shall be made without the Village's approval. No painting of the exterior masonry of the BP station building or garbage dumpster enclosure shall be permitted, unless expressly permitted by the Village. Colors for building trim work shall be approved by the Village.
51. Any addition, alteration, extension, expansion or other proposed change in the approved operation shall be subject to the Village's Conditional Use procedures as if such use were being established anew.
52. The Conditional Use Permit shall become effective upon the execution and recording of said document and shall constitute an effective covenant running with the land.
53. The Conditional Use Permit is subject to amendment and termination in accordance with the provisions of the Village General Zoning and Floodplain/Shoreland Zoning Ordinance.
54. **This Conditional Use Permit is valid until June 10, 2014. In order for this facility to continue to operate after June 10, 2014, an application for an extension to this conditional use permit shall be reconsidered by the Plan Commission at a regularly scheduled public hearing prior to June 10, 2014.**

Granted by the action of the Village of Pleasant Prairie Plan Commission the 28th day of May 2013.


Thomas W. Terwall
Plan Commission Chairman

ATTEST:


Donald Hackbarth
Secretary

[Owners signature on following page]

OWNER: VIDHYA Corp, VIII, Inc.

Dixit Patel

Dixit Patel
President

ACKNOWLEDGMENT
STATE OF Wisconsin
KENOSHA SS
COUNTY)

This instrument was acknowledged before me in City of Kenosha (city)
State of Wisconsin (state), on this 22 day of July, 2013 by
Dixit Patel, President on behalf of VIDHYA Corp, VIII, Inc.

JM

Print Name: J MICHAEL McTERWAN
Notary Public, KENOSHA County
My Commission Expires: Is Perpetual



THIS INSTRUMENT WAS DRAFTED BY:

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158



**VILLAGE OF PLEASANT PRAIRIE
CONDITIONAL USE GRANT NO. 13-03 Amended**

Before the Village of Pleasant Prairie Plan Commission,
Kenosha County, Wisconsin, in regard to the property
located at 10477 120th Avenue.



DOCUMENT

1728246

RECORDED
At Kenosha County, Kenosha WI 53140
JoEllyn M. Storz, Register of Deeds
June 12, 2014 2:45 PM
5:30.00
Pages 6

Return to:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Tax Parcel Number:

92-4-122-302-0130

Legal Description: Lot 14 of CSM 1489 (Document #872365) located in the Northwest One Quarter of U.S. Land Survey Section 30, Township 1 North, Range 22 East in the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County Wisconsin.

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pleasant Prairie, pursuant to State Statute, provides that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the Village of Pleasant Prairie as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

WHEREAS, such petition having been made to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site and public hearing held thereon, the Village Plan Commission has determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, that the grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Specifically, based upon the information presented at the public hearing and the comments presented in this document that the project meets the following standards for granting a Conditional Use Permit in that the project/use:

- The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services.
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NOW THEREFORE, a Conditional Use Permit is granted, subject to compliance with the terms and conditions hereinafter stated to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site.

1. Compliance with PUD Ordinance #12-40, including the Digital Security Imaging System Agreement on file with the Village.
2. **Compliance with the terms and conditions of the executed Settlement Agreement approved by the Village Board on November 19, 2012, 1st Amendment to the Settlement Agreement approved on April 1, 2013 and 2nd Amendment to the Settlement Agreement approved on February 3, 2014 on file with the Village.**
3. Compliance with the Site and Operational Plans as conditionally approved by the Village Plan Commission on November 19, 2012 on file with the Village.
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29. A clear and unobstructed view of the cash registers and transaction areas shall be maintained from the internal 30-foot wide on-site circulation access roadway.
30. The building shall be equipped with and shall use an inaccessible drop safe.
31. Between 10:00-12:00 p.m. and 5:00-7:00 a.m. at least two (2) employees shall be working on-site unless the business has taken measures to protect a lone clerk such as the installation of bullet resistant glass or other equipment as approved by the Police Department, making the lone employee inaccessible.
32. Installation and full operation of a hold-up alarm, which is monitored by a UL listed central station with functioning telephone service, shall be used at the BP station building.
33. The cash register shall not be left unattended for periods of time when the convenience store is open to the public.
34. A height strip shall be located at each doorway entering and exiting the convenience store.
35. The owner shall retain landscapers to regularly maintain, replace and upgrade the landscaping that surrounds the property, including the removal of all snow and ice from the parking lots, driveways and sidewalks. In addition, employees shall walk the property on a regular basis to pick up debris, empty garbage cans, restock self-service washer fluids and paper towels, and to monitor the entire property in order to maintain it in a first class condition.

36. The owner shall obtain all permits and licenses required to operate its business. Those permits and licenses allow for the sale of petroleum, alcohol, tobacco, food, and related items sold in its business, issued from the various government agencies.
37. All signs shall comply with Article X of Chapter 420 of the Village Municipal Code and with the BP Amoco PUD Ordinance on file with the Village. All signs shall be in good working order, properly maintained or repaired as needed, painted and well-kept.
38. The following types of signs are prohibited and shall not be installed. For a complete listing of prohibited signs refer to the Article X of Chapter 420 of the Village Municipal Code.:
 - a. Any sign with flashing or pulsating lights.
 - b. Any inflatable sign, including but not limited to tethered balloon signs or other gas-filled figures.
 - c. Any temporary, spring-action metal advertising sign used, for example, to advertise cigarette or gasoline prices.
 - d. Any spotlights used as visual attention-getters.
 - e. Strings of lights, tinsel, pennants, pinwheels or other similar devices hanging between two points or attached to light poles, cars, landscaping or structures on the property.
39. The Village had received numerous complaints relating to the operations of the station site including litter and garbage on the site; broken light standards and signs; inoperable pumps; pumps that don't issue receipts; dead landscaping; violation of security protocol; interior building damage to walls, floors, painting, counters; garbage overflowing; illegal outside storage of product; allowing products to be stored outside; allowing a pothole to remain in the drive area causing damage of cars etc. These ongoing complaints must be addressed on a daily basis by the owners as a responsible business owner in the Village. The Zoning staff will conduct inspections on a semi-annual basis to ensure compliance with these issues.
40. The use, operations, site, building and structures shall be designed, laid out, constructed and maintained in full compliance with the approved Site and Operational Plans, the Conditional Use Permit, Liquor and Tobacco Licenses and all other applicable provisions of the Village Municipal Code and all other applicable Village, County, State or federal regulations.
41. The use, operations, site, building and structures 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.
42. The site, building and garbage dumpster structure shall be maintained in a clean, neat, presentable, aesthetically pleasing, odor-free, structurally sound and nonhazardous condition inside and outside of the store at all times. All litter and debris outside of the structures shall be promptly removed on a daily basis. The garbage dumpster enclosure doors shall not be left open on garbage day and shall be promptly closed and secured after the pick-up of garbage.
43. The handicapped accessible parking spaces shall be appropriately signed, painted on the pavement and maintained pursuant to ADA requirements.
44. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.

45. All required landscaping shall be installed per the plans and written verification and/or certification shall be provided to the Village by the landscape installer/designer that the landscaping has been installed in accordance with the Village approved landscape plan.
46. On site building alterations/modifications or changes in the operations or use of the site shall be in strict conformity to the Village approved plans and the Settlement Agreement approved in connection with the petition for this Conditional Use Permit. Violations of these conditions may result in the suspension or revocation of the conditional use permit and zoning violation prosecution, or both.
47. All uses shall conform to applicable Village Ordinance requirements, and to all other applicable local, County, State and Federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water discharges and storm water management, noise, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive as determined by the Village shall apply.
48. All required permits shall be obtained from the Village prior to commencing work.
49. Operation of the uses granted herein shall be in strict conformity to the approved and documents filed and approved in connection with the petition for Site and Operational Plan approval. Any violation of these conditions may result in the revocation of the approval or zoning violation prosecution, or both.
50. No changes to the exterior site, building or structures shall be made without the Village's approval. No painting of the exterior masonry of the BP station building or garbage dumpster enclosure shall be permitted, unless expressly permitted by the Village. Colors for building trim work shall be approved by the Village.
51. Any addition, alteration, extension, expansion or other proposed change in the approved operation shall be subject to the Village's Conditional Use procedures as if such use were being established anew.
52. The Conditional Use Permit shall become effective upon the execution and recording of said document and shall constitute an effective covenant running with the land.
53. The Conditional Use Permit is subject to amendment and termination in accordance with the provisions of the Village General Zoning and Floodplain/Shoreland Zoning Ordinance.
54. **This Conditional Use Permit is valid until June 10, 2014. In order for this facility to continue to operate after June 10, 2014, an application for an extension to this conditional use permit shall be reconsidered by the Plan Commission at a regularly scheduled public hearing prior to June 10, 2014.**

Granted by the action of the Village of Pleasant Prairie Plan Commission the 28th day of May 2013 and amended by action of the Plan Commission on the 13th day of January, 2014.


Thomas W. Terwall
Plan Commission Chairman

ATTEST:


Donald Hackbarth
Secretary

[Owners signature on following page]

OWNER: VIDHYA Corp, VIII, Inc.

Dixit Patel
Dixit Patel
President

ACKNOWLEDGMENT
STATE OF WISCONSIN
KENOSHA ^{SS}
COUNTY)

This instrument was acknowledged before me in KENOSHA (city)
WISCONSIN (state), on this 15th day of MAY, 2018 by
Dixit Patel, President on behalf of VIDHYA Corp, VIII, Inc. 4

John Michael McTernan
Print Name: JOHN MICHAEL McTERNAN
Notary Public, KENOSHA County, WI
My Commission Expires: Is Permanent

THIS INSTRUMENT WAS DRAFTED BY:

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158





**VILLAGE OF PLEASANT PRAIRIE
CONDITIONAL USE GRANT NO. 13-03 2nd Amendment**

Before the Village of Pleasant Prairie Plan Commission,
Kenosha County, Wisconsin, in regard to the property
located at 10477 120th Avenue.



DOCUMENT
1740291

RECORDED
At Kenosha County, Kenosha WI 53140
JoEllyn M. Storz, Register of Deeds
December 30, 2014 2:39 PM
\$38.00
Pages 8

Return to:
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

Tax Parcel Number:
92-4-122-302-0130

Legal Description: Lot 14 of CSM 1489 (Document #872365) located in the Northwest One Quarter of U.S. Land Survey Section 30, Township 1 North, Range 22 East in the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, Kenosha County Wisconsin. 8

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pleasant Prairie, pursuant to State Statute, provides that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the Village of Pleasant Prairie as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

WHEREAS, such petition having been made to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site and public hearing held thereon, the Village Plan Commission has determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, that the grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance. Specifically, based upon the information presented at the public hearing and the comments presented in this document that the project meets the following standards for granting a Conditional Use Permit in that the project/use:

- The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services.
- The project does not impair an adequate supply of light and air to the adjacent properties.
- The project does not increase danger of fire--in so far as the danger of fire does not exceed the capabilities of the Village Fire & Rescue Department.
- The project does not appear to create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare.

- There are no existing identified hazards, dangers, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use. However, previous soil contaminations are being addressed as part of and as a condition of this Conditional Use Permit
- The proposed and applied for use on this particular parcel is not inherently inconsistent with the B-4, Freeway Service Business District in which it is located or the adjoining zoning districts and land uses.

NOW THEREFORE, a Conditional Use Permit is granted, subject to compliance with the terms and conditions hereinafter stated to allow BP Amoco to operate a gasoline station and convenience store and to install a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site.

1. Compliance with PUD Ordinance #12-40, including the Digital Security Imaging System Agreement on file with the Village.
2. **Compliance with the terms and conditions of the executed Settlement Agreement approved by the Village Board on November 19, 2012, 1st Amendment to the Settlement Agreement approved on April 1, 2013 and 2nd Amendment to the Settlement Agreement approved on February 3, 2014 on file with the Village.**
3. Compliance with the Site and Operational Plans as conditionally approved by the Village Plan Commission on November 19, 2012 on file with the Village.
4. Compliance with the Preliminary Site Investigation Work Plan dated November 14, 2012. The Remedial Action Plan and Remedial Design Report shall be compliant with NR 700 shall be submitted to the Village.
5. Compliance with the WI DNR WPDES Permit issued on November 2, 2012.
6. Compliance with the Wisconsin Department of Transportation Work in the Right-of-Way Permit dated November 26, 2012.
7. Provide to the Village a copy of an ongoing agreement shall be executed by the Owner and an appropriate environmental firm to accomplish the following:
 - to monitor the operation and maintenance of the groundwater treatment system on a regular basis;
 - to continue influent and effluent sampling and analysis on the schedule prescribed in the stipulated agreement; and
 - to respond as needed to onsite emergencies related to the treatment system and alarms.
8. All hard surfaced areas including the parking lot areas, drive lanes, paved areas adjacent to the pumps, sidewalks, etc. shall be clean, neat and free from pot holes or other cracks which present a safety risk to the pedestrians or traveling public. The hard surface areas of the site shall be maintained and free of any debris or potholes which may cause distractions or damages to vehicles. All pavement markings shall be done in yellow or white reflective paint.
9. The gas station and convenience store shall operate in an organized, well-kept, clean, neat and professional manner. The inside of the store shall be maintained, painted, and clean for the public. Damaged or dirty walls, floors, coolers, bathrooms, racking, displays lighting, etc. shall be taken care of or repaired promptly. Malfunctioning gas pumps shall be repaired as soon as possible.

9. A Kenosha County Health Department permit and regular inspections will be conducted on the premises. Violations may result in the suspension or revocation of the Health Permit and the Conditional Use Permit.
10. The hours of operation (when the public is allowed to enter or remain on site for business purposes) shall be limited from 5:00 a.m. to 12:00 a.m. daily. A Temporary Use Permit may be issued for 24-hour operations during any holiday period subject to approval of the Village Police Chief. In addition, a 24-hour holiday operation will require the owners to enter into an agreement and pay for the overtime services of the Police Department, as determined by the Police Chief. Pursuant to the Zoning Ordinance and liquor license requirements, the store is allowed to be open until midnight; however, Class A Beer is only allowed to be sold from 8:00 a.m. to midnight and Class A Intoxicated Liquor is only allowed to be sold from 8:00 am to 9:00 p.m.
11. Currently, deliveries and shipments are allowed only during the time that BP is open to the public.
12. The delivery hours or any other activities outside the principal building that might cause a disturbance to neighboring areas (e.g., outside loading or unloading, the arrival of deliveries, idling of delivery trucks, beeping of backing vehicles, and garbage pickup), except for snow removal, is allowed only from 6:00 a.m. to 10:00 p.m.
13. BP Amoco Gas Station and Convenience Store located at 10477 120th Avenue is a self-service gasoline and diesel station, selling petroleum products to consumers of passenger vehicles and light trucks. It does not service or sell petroleum products to over-the-road trucks, cabs or other specialized commercial or construction vehicles. In addition, BP operates a convenience store that provides various grocery store and automobile supplies and accessories, along with a quick service restaurant, bakery, self-service coffee bar and soda fountain, and an e-commerce area for computerized assistance with weather and traffic information. The quick service restaurant provides seating for approximately 12 people and quick food selections of bakery items, sandwiches, soups and salads. The facility also provides separate men's and women's washrooms, and various other related convenience service amenities, including but not limited to, vacuum cleaners and compressed air for automobile maintenance, automated teller machine, along with the sale of alcohol and tobacco products as authorized by its license.
14. Due to several reported hazardous substance releases at the BP gas station dating back to 1993, the owner's consultants have developed and installed a carbon treatment system that treats contaminated ground water. This system needs to be installed in an enclosed and heated facility. As a result, the southeast corner of the building was expanded in order to house the filters and pumps that are necessary to operate the carbon treatment system. This system is detailed in a Settlement Agreement being entered into between the property owner and the Village, and the property owner obtained all applicable permits before installing said system.
15. The expansion of the building measures approximately 420 square feet (30 feet by 15 feet) and simply "square" the building foot print. The same exterior building materials (brick and trim) were used in order to match the expansion to the existing building.
16. No through penetration between the new carbon room addition and the existing building shall be allowed to ensure no transfer of potentially toxic chemicals such as but not limited to carbon monoxide.
17. The 420 square foot addition shall not be used for the storage of any materials including but not limited, cleaning supplies, extra toilet paper or other supplies, merchandize or other products.

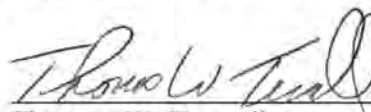
18. The 420 square foot addition is subject to compliance with the following conditions from the Village Building Inspection Department:
 - a. All building, plumbing, lighting and HVAC plans shall be designed to the IBC Codes, prior to submitting (4 sets) for building permits from the Village of Pleasant Prairie. Since the total cubic footage of the accessory structure is less than 100,000 cubic ft. this can be a Municipal review. All sub-contractors will be required to apply for permits.
 - b. Halls, corridors, stairways, passageways, work aisles and other means of egress from factories, offices and mercantile buildings shall have emergency lighting and exit lighting per Article 700 of the NEC, SPS 316.46 Which requires interior and exterior lighting. The existing plans only show interior lighting. The Village Fire & Rescue Department shall be contacted for further information and requirements. Contact Fire & Rescue Chief Doug McElmury at 262-694-8027.
 - c. The architect(s)/ professional engineer(s) shall submit, to the Village and State, the compliance statement, Form SBD 9720, prior to the final inspection with the Village Building Inspection and Fire & Rescue Departments.
 - d. The electrical contractor shall to be licensed by the Village of Pleasant Prairie. The electrical contractor shall obtain a permit from the Village prior to beginning work. All contractors must be licensed or registered with the State of Wisconsin.
 - e. All fire alarm installations require plan review and permit from the Village of Pleasant Prairie Fire & Rescue Department.
19. Downspouts shall be tied into the on-site storm sewer system and shall not be discharged onto existing pavement.
20. Landscaping on the site shall be installed, watered, weeded, trimmed and maintained in good condition at all times. Litter and debris shall be removed from the landscaping on a daily basis. Damaged, dying or dead plant material shall be removed and new plantings shall be installed on a regular basis. Mulch shall be raked in place on a regular basis and replaced yearly.
21. The carbon treatment system will not create any disturbance to the surrounding property owners as it will be housed in an enclosed and insulated expansion of the building. It is anticipated that the system will operate off and on for several years, dependent on the rise of ground water due to changes in the weather.
22. This system will not require any additional staff to manage and operate, as it will be automated and will only occasionally require the replacement of carbon filters that will be disposed of using sealed drums provided and retrieved by qualified environmental disposal companies. Moreover, the system will not alter existing operations of the gasoline station and convenience store, as those operations will continue as normal.
23. Currently, there are seven (7) full time and three (3) part time employees, but additional seasonal help is retained during peak holiday seasons. Currently, there are only two shifts of employees, but a third shift has been added when the hours are expanded during the Midnight Madness hours for Thanksgiving evening/Black Friday. There are currently 23 parking spaces on the site, but with the expansion of the building, two (2) parking spaces are being removed, leaving a total of 21 parking spaces (one handicapped access parking space, and 20 conventional parking spaces). The number of parking spaces excludes the cars that can be parked at the pumps.

24. Pursuant to the Village Zoning Ordinance the minimum parking requirements for a gasoline station with a convenience store is five (5) spaces per each 2,000 square feet of gross floor area plus 1 space for each employee on the largest shift plus the required handicapped accessible parking spaces pursuant to the state code. Therefore, a minimum of 13 spaces plus their required handicapped accessible parking spaces is required (5 spaces plus 3 spaces plus 5 spaces (assuming no more than five workers on site).
25. It is anticipated that traffic volumes of 500 to 1,000 daily trips will continue, and there will be no truck trips other than deliveries of goods to the BP. The main products being sold at the BP include, but are not limited to: gasoline and diesel fuels, related automobile supplies and parts, along with food and beverages, all of which are currently being sold at the BP, which will continue after the expansion. Aside from the installation of the carbon treatment system, all of the existing equipment will continue to be utilized in the operation of the BP (petroleum delivery systems, coolers, ovens, and related food preparation equipment).
26. Aside from the disposal of the carbon filters, the BP only has normal household cleaners used in the maintenance of the business in order to clean the food preparation and service areas, floors and bathrooms. The only waste that is disposed of at the BP is spoiled food and drink products, grey water waste and sanitary waste from the bathrooms.
27. In accordance with the DSIS Agreement, the security cameras shall be inaccessible to employees. Conspicuous signs shall be posted and maintained at the entrance stating that security cameras with an inaccessible recording device is in place on the premises. Said system shall be maintained in working order at all times and the Village of Pleasant Prairie Police Department shall be promptly provided any requested video. The recording shall be kept in an archive for a minimum of two weeks and the Pleasant Prairie Police Department shall have remote access to the system to monitor and download video. Specifically, internet access shall be provided which would allow the Police Department to have "live time" monitoring of the BP store and site.
28. The parking lot shall be illuminated to provide sufficient lighting for the public's safety and for the security cameras to operate effectively per the Village's satisfaction.
29. A clear and unobstructed view of the cash registers and transaction areas shall be maintained from the internal 30-foot wide on-site circulation access roadway.
30. The building shall be equipped with and shall use an inaccessible drop safe.
31. Between 10:00-12:00 p.m. and 5:00-7:00 a.m. at least two (2) employees shall be working on-site unless the business has taken measures to protect a lone clerk such as the installation of bullet resistant glass or other equipment as approved by the Police Department, making the lone employee inaccessible.
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 - e. Strings of lights, tinsel, pennants, pinwheels or other similar devices hanging between two points or attached to light poles, cars, landscaping or structures on the property.
39. The Village had received numerous complaints relating to the operations of the station site including litter and garbage on the site; broken light standards and signs; inoperable pumps; pumps that don't issue receipts; dead landscaping; violation of security protocol; interior building damage to walls, floors, painting, counters; garbage overflowing; illegal outside storage of product; allowing products to be stored outside; allowing a pothole to remain in the drive area causing damage of cars etc. These ongoing complaints must be addressed on a daily basis by the owners as a responsible business owner in the Village. The Zoning staff will conduct inspections on a semi-annual basis to ensure compliance with these issues.
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43. The handicapped accessible parking spaces shall be appropriately signed, painted on the pavement and maintained pursuant to ADA requirements.
44. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.

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Granted by the action of the Village of Pleasant Prairie Plan Commission the 28th day of May 2013 and amended by action of the Plan Commission on the 13th day of January, 2014 and the 9th day of June, 2014.


Thomas W. Terwall
Plan Commission Chairman

ATTEST:


Donald Hackbarth
Secretary

[Owners signature on following page]

OWNER: VIDHYA Corp, VIII, Inc.

Dixit P. Patel
Dixit Patel
President

ACKNOWLEDGMENT

STATE OF WI)
KENOSHA SS
COUNTY)

This instrument was acknowledged before me in October 21 Kenosha (city)
WISCONSIN (state), on this 21 day of October, 2014 by
Dixit Patel, President on behalf of VIDHYA Corp, VIII, Inc.

JM
Print Name: John Michael McTernan
Notary Public, Kenosha County, WI
My Commission Expires: 12/31/2015

THIS INSTRUMENT WAS DRAFTED BY:

Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158



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

Recommendation:

Village staff recommends that the Plan Commission approve the **Site and Operational Plans** for an addition to Ocenco Incorporated subject to the comments and conditions of the Village Staff Report of June 8, 2015.

VILLAGE STAFF REPORT OF JUNE 8, 2015

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

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

Ocenco Incorporated has designed, manufactured, warehoused, distributed, and serviced respiratory equipment in this facility since 1991. Ocenco, Incorporated manufactures three (3) types of respiratory products at the site. Descriptive literature for each product type are provided with the application and includes:

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

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

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

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

Upon completion of the addition and site improvements the facility will have 144 parking spaces and six (6) handicapped accessible parking spaces with a second access to 80th Avenue.

Pursuant to the Village Zoning Ordinance, a manufacturing facility requires a minimum of five (5) spaces plus one (1) space per employee on the largest shift. In addition, the required handicapped accessible parking spaces pursuant to the State Code. The site appears to be four (4) parking spaces short if all 143 employees will be working on-shift. If a parking problem develops, additional on-site parking will need to be provided as no as no regular parking for the business will be permitted on the adjacent roadways.

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

Inward receipt of materials and shipment of finished goods occur at the existing, enclosed, truck docks. Approximately, six (6) semi-trailers and five (5) parcel trucks visit the site daily. Their planned business growth will likely increase only the semi-trailer traffic to 10 visits daily. The proposed entrance to 80th Avenue will relieve the impact of increased traffic to neighboring businesses.

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

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

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

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

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

Three (3) times weekly 16 yards of solid, non-hazardous waste is removed from our site by Advanced Disposal. Increased manufacturing activity will likely increase the frequency of waste removal to a maximum of five (5) times per week.

Approximately 160 gallons of hazardous liquid waste is generated each year by our manufacturing activities. The liquid waste consists of depleted trichloroethylene and contaminated isopropyl alcohol. This waste material is manifested under our Wisconsin EPA Hazardous Waste Generator ID # WID 988603999 and disposed by the Safety Kleen Corporation. Planned operations will likely increase our waste stream by 25%.

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

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

1. 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.**
 - a. The following revision shall be made to the Title Sheet:
 - i. Revise the Engineering Contacts as shown below:
 - (1) Delete Michael Spence's contact information as he is no longer employed by the Village.
 - (2) Add Matt Fineour, Village Engineer, (262)925-6778, mfineour@plprairiewi.com
 - (3) Add Kurt Davidsen, Assistant Village Engineer, (262)925-6728, kdavidsen@plprairiewi.com
 - ii. List Steve Wlahovich's information under the Public Works Department, phone number and email address remain as shown.
 - iii. List under Public Works, Jesse Houle, Construction Manager, 8600 Green Bay Road, Office: 262-948-8945, Email: JHoule@plprairiewi.com
 - iv. Delete Ralph Nichol's contact information as he is no longer employed by the Village.
 - v. Project Data should include the zoning of the property: M-2, General Manufacturing District.
 - b. On all plan sheets the following changes shall be made:
 - i. Label all adjacent parcels with the name of the property owner and the corresponding Tax Parcel Numbers.
 - ii. The only tracking pad is located on 80th Street. Is this the only access to be utilized for construction on the site? If so, add note stating site is to be accessed from 80th Street.
 - c. The following changes shall be made to *Sheet C-3*:
 - i. The legend states that the pavement materials are to be removed and re-used on site. Is this note correct? It is assumed that if the material is to be recycled on site that it would be for base material but the required base material on the plans is crushed limestone.
 - ii. Show pavement removal beyond sawcut.
 - iii. In the parking lot south of the existing building, one note states to "sawcut curb at flange line with asphalt" and the note directly east states "sawcut c&g." Are these sawcuts both the same? Is the curb and gutter to be removed? The existing curb and gutter is still shown on sheet C4.0 adjacent to the proposed sidewalk. Please clarify the work at this location.
 - iv. Provide notes for traffic control on 80th Avenue for the removal and

replacement of curb and gutter. Traffic control shall be in accordance with the MUTCD. At no time may both travel lanes be closed. Coordinate work with the Village Public Works Department (Steve Wlahovich; 262-925-6767).

d. The following revisions shall be made to Sheet C4.0:

- i. All parking areas and maneuvering lanes shall incorporate vertical curb and gutter. It appears as though the entire parking lot (both existing and new) and maneuvering lanes will incorporate curb and gutter. Is this a correct statement? Verify.
- ii. Dimension the distance, centerline-to-centerline, of the new 80th Avenue Ocenco drive to the existing 80th Avenue Norstan drive located to the immediate south.
- iii. Now that the Ocenco parcel will have access to both 80th Avenue and 82nd Avenue in a straight east-west configuration, consideration should be given to installing "No Cut Thru" signs at both driveways entrances. If installed, depict the locations and label these signs on the plans.
- iv. Show setback dimensions for the existing building, the proposed building addition, and existing and proposed paved surfaces to adjacent property lines.
- v. Note the square footage of the existing building similar to how the proposed addition is labeled.
- vi. The travel lane between the existing parking lot and 80th Avenue should be 30 feet wide (28 feet is shown on the plans).
- vii. In the Enlarged View, label the handicap parking space signs as ADA signs.
- viii. 80th Avenue has a median. Therefore, the plans shall show the location of a "Right Turn Only" sign at the 80th Avenue driveway for vehicles exiting the site onto the roadway.
- ix. Verify the following with the Pleasant Prairie Fire & Rescue Department:
 - (1) If the parking lot maneuvering lanes and driveway throats are of sufficient width.
 - (2) If additional on-site fire hydrants are required with the building addition.
 - (3) If additional paved access is required along the north side of the building.
- x. Clarify work to be completed in the parking lot south of the existing building as previously discussed.
- xi. Show the detectable warning truncated domes on curb ramps.
- xii. Label curb ramps and add a detail for the curb ramps.
- xiii. Increase the size of the circled letters in the plan view. The letters are illegible.
- xiv. Add note to see detail for the driveway entrance construction.
- xv. Add thicknesses to the pavement layers in the legend.

- xvi. 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 |

- xvii. Legend references 1-1/2" dense graded virgin limestone. Is this supposed to be 1-1/4" to match the State Highway Specifications? Is this material to be the reused pavement from sheet C3.0 and not virgin limestone?
 - xviii. Items b and c in the legend represent the same item. Clarify and revise the plans, as needed.
 - xix. Note on the plan that the Contractor must contact the Village Public Works Department (Steve Wlahovich; 262-925-6767) to schedule inspections for replacement of the curb and gutter along 80th Avenue.
 - xx. Is the concrete stoop to have the same thickness concrete as the dumpster enclosure? It appears to have the same fill pattern. If so, revise legend for dumpster enclosure concrete to include stoop.
 - xxi. Label ADA signs.
 - xxii. Add a right turn only sign at 80th Street for traffic entering the roadway.
- e. The following changes shall be made to Sheet C-5:
- i. Add elevations to the sidewalks to be installed around the buildings.
 - ii. Add additional elevations in the paved areas, air gas pad, and dumpster enclosure south of the proposed building.
 - iii. Along the proposed south curb line adjacent to the existing parking lot add a note to grade to drain over the back of curb. Consider adding a detail for this work.
 - iv. Add spot elevations to the parking lot islands and peninsulas.
- f. The following changes shall be made to Sheet C-6:
- i. The existing trees along the sidewalk on the west side of the building shall be relocated.
 - ii. Verify that no new water service or sanitary sewer is required for the building addition.
 - iii. Add construction information for the proposed storm sewer (i.e., size, invert elevations, slopes, etc.).
 - iv. Delete floating note "EX4" located south of the south property line.

- v. The plans do not show any additional fire hydrants. The design engineer shall consult with the Fire Department regarding the need for additional hydrants.
- g. The following changes shall be made to Sheet C-7:
 - i. Shift silt fence along 80th Avenue to be located at or just beyond the right of way line, in order to construct the swale downslope of the berm.
 - ii. A sediment trap is shown on the southeast corner of the site, which is the high side of the parcel. The design engineer shall clarify the design and intended area to be drained this sediment control practice or modify the design as needed.
- h. The following changes shall be made to Sheet C-8:
 - i. A catch basin underdrain detail is included. Are any underdrains to be installed? If so, show on the plans the location of the underdrains. If not, delete the detail.
- i. The following changes shall be made to Sheet C9.0
 - i. Add detail for 30" curb and gutter.
 - ii. Add length and size of tie bars to the driveway detail (No.4, 18-inch). Change contraction joint spacing to match the spacing of the adjacent roadway curb and gutter.
 - iii. Revise the concrete sidewalk detail to have a maximum 2% cross slope.
 - iv. Add desired typical cross slope to the integral curb and sidewalk detail. Cross slope cannot exceed 2%.
 - v. Is "walk flush with pavement" detail for the stoop? It appears that all other sidewalk is adjacent to curb and gutter.
 - vi. Add a right turn only sign detail. The sign is to be placed at the driveway entrance on 80th Avenue.
 - vii. Add curb ramp detail(s).
 - viii. Add the following details to Sheet C9.0
 - (1) "Right Turn Only" sign to be located at the 80th Avenue driveway for notification to outbound vehicles.
 - (2) "No Cut Thru" signs (if determined to be necessary) to be located at the both the 80th & 82nd Avenue driveways for notification to inbound vehicles.
 - ix. The Detail for the ADA Sign shall be modified to change the reference to "City" to "Village"
- j. The following changes shall be made on Sheet L1.0:
 - i. Show the proposed topo/contours/berms.
 - ii. Show location of utilities.
 - iii. What is the material in the parking lot landscaped islands? Stone or mulch? Note on the plans.
 - iv. Show the existing and any new landscaping proposed on the west side of the building.

- k. Sheet A1.1: The relocated oxygen tank is to be enclosed by a chain-link fence (probably re-using the existing fencing). The chain-link fence must be black vinyl coated, which is an acceptable fencing material per the Lakeview Corporate Park Commercial Covenants. In addition, landscaping shall be added around the relocated oxygen tank.
 - l. On Sheet A4.1: The plans shall show the location and height of any rooftop mechanical units located on the building addition. All rooftop units shall be sufficiently screened as viewed from the 80th Avenue and 82nd Avenue travel lanes. Or, the rooftop units shall be sufficiently set back so as not to be visible from the 80th Avenue and 82nd Avenue rights-of-way.
 - m. Photometric Plan: Pursuant to Section 420-57(I)(2)(c) of the Zoning ordinance, "The maximum allowable light spillover to an adjacent residential property shall be 0.5 foot candle measured at the property line, four feet above grade; for all other adjacent uses, the maximum allowable light spillover shall be 0.75 average foot candle, measured in the same manner". Therefore, the lighting at the southeast corner of the property needs to be adjusted to prevent the light spillover onto the adjacent 80th Avenue right-of-way.
 - n. Is the building proposed to be the same color as the existing building? Provide color samples for the addition.
 - o. Provide storm sewer sizing calculations and drainage area map for review.
 - p. The estimate of the amount of import or export of fill needed for the site grading shall be provided.
 - q. In order to assist first responders in identifying where to enter or the location of an emergency the exit points shall be marked inside and out with numbers starting at the front of the building and working clockwise around the structure. Note on the plans.
2. The fire protection designer shall verify that adequate fire flow requirements are met for the building. Approval from the Fire Department shall be obtained for fire suppression system design.
3. Compliance with the conditions of the attached memorandum dated May 28, 2015 from the Village Fire & Rescue Department. ***Pursuant to condition #2 a letter shall be submitted to the Fire & Rescue Department prior to obtaining building permits (on Ocenco Incorporated letterhead) stating that the project will comply with all requirements of this memo. A copy of this letter shall also be provided to the Community Development Department.*** In addition, pursuant to the May 28, 2015 memo the Village Fire & Rescue Department have the following concerns. :
- a. This is a review of the Site and Operational plan, however, it is understood, that typical and customary fire protection features have not been shown of the plans.
 - b. AED. Because of the overall building size the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire & Rescue Department can provide the training necessary to perform CPR and to operate the AED.
 - c. Fire Alarm Control Panel: The main FACP is existing; a determination will need to be made if it can adequately support the addition. Only one fire alarm system will be permitted.
 - d. Fire Sprinkler System: The existing building is protected by fire sprinklers; a determination will need to be made by a Wisconsin Licensed Fire Sprinkler Designer if the water supply can adequately support the addition.
 - e. Must add a standpipe next to the existing building's Northwest door. Standpipes shall

be installed by each exterior man door on the addition. All standpipes shall be in compliance with Village Ordinance 180-16. Revise the Plans.

- f. Must evaluate existing water flow strobe location for visibility.
- g. Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from **both** departments. A Wisconsin Licensed Sprinkler Designer shall determine if the existing combination water main has adequate capacity for the additional sprinkler work.
- h. Fire hydrants: Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged. A hydrant shall be added in the area of the Northeast corner of the addition. The fire protection contractor needs to work with the Fire & Rescue Department to determine the exact location. The existing hydrant at the pumper pad shall be upgraded to meet the current Village specification.
- i. Truck staging shall not decrease the width of the fire lanes. Revise the Plans.
- j. The new east entrance off of 80th Ave. shall be 30 feet wide and have signage that includes the address of the facility. Revise the Plans.
- k. All exit/entry doors shall have a hard surface leading to another hard surface such as a sidewalk, fire lane or parking lot.
- l. 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.
- m. Severe Weather Shelter: The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- n. The relocated Oxygen tank and associated equipment shall be protected from damage from vehicles with bollards. Revise the Plans.
- o. The fire sprinkler and fire alarms systems shall have a complete current annual test on file with the Fire and Rescue Department and the following items completed:
 - i. After upgrading the FDC to the current Village standard the FDC must be tested and be accessible and clearly visible.
 - ii. All underground water main valves shall located be exercised

4. Compliance with the comments from the Building Inspection Department forthcoming.

5. **Upon approval of the revised Site and Operational Plans, and prior to work commencing on the site the following shall be submitted:**

- a. A pdf of the Final Site and Operational Plans shall be submitted prior to obtaining permits.
- b. Written approval of the Site and Operational Plans from LakeView Corporation Commercial Association shall be submitted to the Village prior to obtaining building permits. Contact Ed Harrington with Centerpoint Properties at 3630-586-8167.
- c. The compliance letter (on Ocenco Incorporated letterhead) shall be submitted to the Fire & Rescue Department prior to obtaining building permits stating that the project will comply with all requirements of this memo. A copy of this letter shall also be provided to the Community Development Department prior to issuance of permits.

- d. The Commercial Building Permit applications (building, HVAC, plumbing, electrical etc.) and required State approved plans.
 - e. A Village Work in the Right-of-way Permit for all work proposed within 76th Street.
 - f. 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.]
6. **Prior to work commencing on the site, all required State and Village permits shall be issued. All required erosion control measures, shall be in place on the site prior to construction start.** Also, as noted on the plans, a Pre-construction meeting shall be coordinated through the Community Development Department (contact Jean Werbie-Harris) prior to the issuance of building permits and the start of construction. **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.**
 7. 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's Marshall & Swift analysis).
 8. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in any rights-of-way and all construction related signage shall be approved and permitted by the Village. Obtain a Village electric permit for any temporary electric to the job site.
 9. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m. unless otherwise approved by the Village.
 10. There shall be no construction parking permitted on 80th or 82nd Avenue. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
 11. **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.**
 12. All exterior mechanical units whether roof-mounted or ground-mounted, shall be screened from the general public's view.
 13. No outside storage of any racking, recycling, products, raw materials, building materials, metal racking, displays, etc. is allowed.
 14. There shall be no pods or temporary trailers parked on site storing racking, recycling, products, raw materials, building materials, metal racking, displays, etc. .
 15. 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.
 16. No outside loud speakers shall be utilized in the dock or parking lot areas.

17. No changes to the exterior site, building or structures shall be made without the Village's approval. No painting of the exterior of the buildings shall be permitted, unless expressly permitted by the Village.
18. Prior to occupancy, each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.
19. Prior to occupancy all required landscaping shall be installed. A written letter of verification and certification (on letterhead) shall be provided to the Village by the landscape installer that all landscaping has been installed in accordance with the type, locations, size and quantity identified in 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 or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, 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 installing any landscaping improvements not completed within the specified time.

20. Prior to written occupancy, three (3) copies of a building and site as-built plans, stamped by a Wisconsin Registered Land Surveyor, shall be submitted to the Village to verify that and all impervious surfaces meet the minimum setbacks and that all signage and pavement markings were installed per the approved site plans and the grading was completed pursuant to the approved Site and Operational Plans.
21. Prior to written occupancy, an as-built graphical data of all private sewer, water, and storm sewer facilities shall be provided to update the Village's Geographical Information System. Information shall conform to the Village's format requirements.
22. Prior to written occupancy, a record drawing of the utility plans will be required to reflect actual construction records and utility alignments. Record drawing(s) of all water main, sanitary sewer(s), and storm sewer(s) shall be prepared by the Engineer of Record for the project.
23. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
24. All Village fees incurred by the Village Community Development Department and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.



Office of the
Chief of Fire & Rescue
Doug McElmury

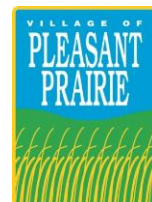
VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire & Rescue Department
CC: Deputy Chief, Craig Roepke
Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Ocenco Expansion Plans
DATE: 28 May, 2015

This is a review of the Site and Operational Plan for the proposed addition to Ocenco. The facility is an existing building of 39,741 square feet, with a proposed addition of 35,182 square feet. The building is located at 10225 82th Avenue.

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

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



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

- This is a review of the Site and Operational plan, however, it is understood, that typical and customary fire protection features have not been shown of the plans.
- AED. Because of the overall building size the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire & Rescue Department can provide the training necessary to perform CPR and to operate the AED.
- Fire Alarm Control Panel: The main FACP is existing; a determination will need to be made if it can adequately support the addition. Only one fire alarm system will be permitted.
- Fire Sprinkler System: The existing building is protected by fire sprinklers; a determination will need to be made by a Wisconsin Licensed Fire Sprinkler Designer if the water supply can adequately support the addition.
- Must add a standpipe next to the existing building's Northwest door. Standpipes shall be installed by each exterior man door on the addition. All standpipes shall be in compliance with Village Ordinance 180-16.
- Must evaluate existing water flow strobe location for visibility.
- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from **both** departments. A Wisconsin Licensed Sprinkler Designer shall determine if the existing combination water main has adequate capacity for the additional sprinkler work.
- Fire hydrants: Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged. A hydrant shall be added in the area of the Northeast corner of the addition. The fire protection contractor needs to work with the Fire & Rescue Department to determine the exact location. The existing hydrant at the pumper pad shall be upgraded to meet the current Village specification.
- Truck staging shall not decrease the width of the fire lanes.
- The new east entrance off of 80th Ave. shall be 30 feet wide and have signage that includes the address of the facility.
- All exit/entry doors shall have a hard surface leading to another hard surface such as a sidewalk, fire lane or parking lot.
- Rack storage: If it is the intent to use rack storage, that rack storage configuration must be reviewed by the fire protection contractor to assure adequate fire sprinkler protection. Rack storage shall not adversely affect the maximum exit distance requirements. This process needs to begin immediately to assure no interruption in the construction timeline and to assure the opening date will be met.

- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.
- The relocated Oxygen tank and associated equipment shall be protected from damage from vehicles with bollards.
- The fire sprinkler and fire alarms systems shall have a complete current annual test on file with the Fire and Rescue Department and the following items completed:
 1. After upgrading the FDC to the current Village standard the FDC must be tested and be accessible and clearly visible.
 2. All underground water main valves shall located be exercised

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

A. Site and Operational Permits

1. Site accessibility
2. Fire Pump Location **If required**
3. Pumper Pad **Existing**
4. Fire hydrant spacing

B. **Conditional Use and Operational**

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

5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. Payment for the permits must be submitted with the plans. A satisfactory review must be completed before any permits will be issued and before construction can begin.
6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
7. **Hazardous Occupancies:** The Fire & Rescue Department will need more than the typical four week time period to review proposed Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
8. **The following information must be submitted with the sprinkler plans for review:**
Building height:
Number of stories/floors:
Mezzanines:

Clear space:
Elevators:
Hazard class:
Commodity:
Maximum storage height:
Square footage, office space:
Square footage, Manufacturing including maintenance and equipment:
Square footage, receiving space:
Square footage, shipping space:
Square footage, warehouse space:
Exterior storage:
Fire protection:

9. **The following Fees and Permits are generated directly from the Fire & Rescue Department.**

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

Bulk Water

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

Permit fees shall be paid at time of plan submission. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

10. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
11. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire & Rescue Department, Building Inspection Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.
12. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
- a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. Two access points from a roadway will be needed for this facility.
 - c. All exterior exit pathways as well as access to the Fire Pump Room shall have a hard

surface, leading to a hard surface.

- d. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
- e. Each door must access from the outside.

13. **Sprinkler System:** The building shall be equipped with an “automatic fire sprinkler system”. The systems shall be designed and constructed to the current edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers.

14. **Fire Pump:** It will need to be determined if a fire pump will be needed to supply the added fire sprinkler and stand pipe hose systems. There shall be direct ingress/egress from the fire pump room directly to the exterior of the building; a paved surface shall lead to the fire pump room. There shall be Emergency Lighting installed within the Fire Pump Room. The pump test header location shall comply with 180.16.

- **Storage:** The Owner needs 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.

15. **Water Service:** The main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.

16. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire & Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.

17. **Standpipes:** In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-1/2 inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.

18. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. The hydrants shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.

19. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
20. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety.
21. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a ‘clean water sample’ on this site.
22. **Pumper Pad:** The pumper pad is existing for this building. There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant. The Fire Department connection shall be constructed along with an underground drain with access for inspection. A guideline detail is available on the Village website and is meant to illustrate the requirements needed to meet the requirements stated in Village Ordinance 180-16.

NOTE: The Fire Department Connection will need to be brought to the current standard of the Fire and Rescue Department.
23. **Bollards:** Shall be placed near all on site fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
24. **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.
25. **Fire Alarm System:** **The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system.

- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
- c. **Smoke and Heat Detection:** Shall be installed as required.
- d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
- e. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire & Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- f. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- g. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. i.e. Phone line, RF Radio and /or Cellular technologies.
- h. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.
 - 1) The central station shall be provided with this information regarding the geographical location of this alarm:

Village of Pleasant Prairie, County of Kenosha, State of Wisconsin

Fire: Pleasant Prairie Fire & Rescue

Medical: Pleasant Prairie Fire & Rescue

Phone numbers:

Emergency: (262) 694-1402

Non-emergency: (262) 694-7105

Business: (262) 694-8027

- 26. **Knox Box:** Knox Boxes shall be provided for the addition, a determination of the exact number required will need to be made during the pre-construction meeting. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
- 27. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided, if not already present. The box is to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Pump Room.

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



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

USE THIS FORM FOR:
Tenants/Use changes proposing to occupy 50% or more of an existing commercial/industrial building.

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

Use requires a Conditional Use Permit.

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

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: Ocenco Incorporated

SITE ADDRESS: 10225 82ND Ave

BRIEF PROJECT DESCRIPTION: Addition to existing bldg for expansion of existing operations. Relocation of existing Oxygen Tank & related equipment.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 57

PROPOSED NUMBER OF PART-TIME EMPLOYEES: 86

SITE SIZE: 233,964 sq. ft. 5.3711 acres

Existing PROPOSED BUILDING SIZE: 39,741 sq.ft. HEIGHT: 28' ft.

PROPOSED ADDITION SIZE: 35,182 sq.ft. HEIGHT: 26 ft.

LEGAL DESCRIPTION: Parcel 25 of CSM 1369

TAX PARCEL NUMBER(S): Key # 92-4-122-213-0032

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: M-2

1. Is a zoning map amendment proposed with this project? Yes No
 ▪ If yes, proposed Zoning Classification(s): _____

2. Is a zoning text amendment proposed with this project? Yes No
 ▪ If yes, provide a copy of the proposed text amendment with this application

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

- Factory Group F-1 (Moderate-hazard) 11,962 sq ft
- Factory Group F-2 (Low-hazard) _____ sq ft
- Storage Group S-1 (Moderate-hazard) 23,220 sq ft
- Storage Group S-2 (Low-hazard) _____ sq ft
- Business Group B _____ sq ft
- High-Hazard Group H* _____ sq ft
- Other _____ sq ft
- Other _____ sq ft

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

PUBLIC SERVICES:

1. Is the property serviced by Public Sanitary Sewer? YES NO
 - If no, the closest public sewer is located at _____
2. Is the property serviced by Public Water? YES NO
 - If no, the closest public water is located at _____
3. Maximum number of gallons/minute of water expected to be used per day is: 1,775 Daily

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? _____

SECTION 3: PHOTOGRAPHS

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

SECTION 4: CONDITIONAL USE

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

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

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

SECTION 5: NON-CONFORMING USE

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

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

SECTION 6: PERFORMANCE STANDARDS

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

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

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

SECTION 7: PLAN COMPONENTS

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

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

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

SECTION 8: SIGNATURES

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

PROPERTY OWNER:

Name: BRYAN P. SORENSEN
 Signature: *B.P. Sorenson*
 Address: 10225 82ND AVE
PLEASANT PR, WI 53158
 (City) (State) (Zip)
 Phone: 262-947-9000
 Fax: 262-947-9020
 E-mail: SORENSEN@OLEND.COM
 Date MAY 4, 2015

APPLICANT:

Name: Michael Risselada, AIA
 Signature: *Michael Risselada*
 Address: 600 52nd Street
Kenosha WI 53140
 (City) (State) (Zip)
 Phone: 262.652.2800
 Fax: _____
 E-mail: MichaelR@PIDArchitects.com
 Date: 5/4/15

Is the applicant the owner of the property? YES NO

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

DEVELOPER (if Applicable)

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

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

USER OR OCCUPANT OF SITE:

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

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

OPERATIONAL PLAN

OCENCO, INCORPORATED
10225 82ND AVENUE
PLEASANT PRAIRIE, WI 53158

May 1, 2015

Since 1991 OCENCO, INCORPORATED has designed, manufactured, warehoused, distributed, and serviced respiratory equipment in our Pleasant Prairie facility located at 10225 82nd Avenue. This Operational Plan describes the current and proposed operational activities for the subject site.

OCENCO, INCORPORATED manufactures three (3) types of respiratory products at the site. Descriptive literature for each product type are provided as exhibits A, B, and C; attached to this Plan.

- A. Emergency Escape Breathing Devices (EEBD) protect users from hazardous atmospheres during egress from confined spaces such as mines, tunnels, and below-deck quarters of maritime vessels. The U.S. Navy is equipped exclusively with Ocenco EEBD's. These products carry the brand name OCENCO.
- B. Self Contained Breathing Apparatus (SCBA) are employed by first responders in firefighting and rescue diving operations. Several local fire departments, including Pleasant Prairie, are equipped with our SCBA. Our SCBA products carry the brand name INTERSPIRO.
- C. Medical Oxygen products are typically utilized by medical professionals and first responders to administer supplementary oxygen to persons in respiratory distress. The Pleasant Prairie RecPlex is equipped with the type of Medical Oxygen kit described in attachment C. Our Medical Oxygen products are branded ERIE MEDICAL.

All operational activities of design, manufacture, sales, warehousing, distribution, and service are conducted in our existing building of 39,741 sq. ft., facing westward to 82nd Avenue. The proposed addition of 35,182 sq. ft., eastwardly contiguous to the existing structure, is intended to house expansion of the existing activities of light assembly, inspection, and warehousing. This replication of activities is necessitated by our continued sales growth in existing markets, and our planned participation in emerging markets.

Our offices are open Monday thru Friday, 8:00 am – 5:00 pm. Personnel are active in the manufacturing and warehousing spaces Monday thru Friday, 6:00 am – 5:00 pm, and Saturday 6:00 am – 1:00 pm. Freight deliveries are accepted from 6:00 am – 5:00 pm Monday thru Friday.

Currently there are 110 employees working weekdays at our existing building. After the proposed addition is populated we anticipate a maximum daily workforce of 143 employees. The accompanying architectural site plan describes the number of standard and ADA parking spaces and provides the formula used to determine the parking capacity at the site.

Automobile traffic is estimated to be 150 trips per day as many of our workers arrive via car pool. Increased traffic congestion on 82nd Avenue will be mitigated by the proposed Eastern portal described on the accompanying architectural site plan.

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

Inward receipt of materials and shipment of finished goods occur at the existing, enclosed, truck docks. Approximately 6 semi-trailers and 5 parcel trucks visit our site daily. Our planned business growth will likely increase only the semi-trailer traffic to 10 visits daily. The proposed Eastern portal to 80th Avenue will relieve the impact of increased traffic to our neighboring businesses. No private residences adjoin our site.

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

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

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

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

In accordance with Village of Pleasant Prairie Conditional Use Grant 96-06 bulk liquid oxygen is currently stored in an exterior tank immediately East of the existing building. As illustrated on the accompanying architectural site plan bulk oxygen storage will be sited immediately South of the proposed addition.

Three (3) times weekly 16 yards of solid, non-hazardous waste is removed from our site by Advanced Disposal. Increased manufacturing activity will likely increase the frequency of waste removal to a maximum of five (5) times per week.

Approximately 160 gallons of hazardous liquid waste is generated each year by our manufacturing activities. The liquid waste consists of depleted trichloroethylene and contaminated isopropyl alcohol. This waste material is manifested under our Wisconsin EPA Hazardous Waste Generator ID # WID 988603999 and disposed by the Safety Kleen Corporation. Planned operations will likely increase our waste stream by 25%.

It is estimated that approximately 500 gallons of fresh water is consumed annually by our service operation when customer's breathing masks and harnesses are washed with detergent and water. Effluent from this operation is discharged directly to the sanitary waste service. No water is consumed in our manufacturing activities.

OCENCO, INCORPORATED will continue to engage local contractors such as Kenosha Grounds Care to maintain the integrity and appearance of site and structure.

Completion of this proposed addition will allow OCENCO, INCORPORATED to extend our long history of growth as a corporate citizen of Pleasant Prairie, Wisconsin.



The Ocenco M-20.2 EEBD - THE WORLD'S SMALLEST AND MOST DURABLE EEBD.

Think of it as a Life Preserver You Wear on Your Belt

The Ocenco M-20.2 compressed oxygen EEBD (Emergency Escape Breathing Device) provides up to 32 minutes of protection.

The Ocenco M-20.2 EEBD can be donned in seconds; simply unlatch the case, pull out the unit, and insert the mouthpiece and nose clip.

The attached hood can be donned at anytime during the escape.

The compressed oxygen and mouthpiece combination allows the Ocenco M-20.2 EEBD to be donned in a smoke filled environment.

The compact Ocenco M-20.2 EEBD can be belt worn in all confined spaces.



The Ocenco M-20.2 EEBD shown donned and ready for escape.

The secondary container and optional mounting bracket shown in the foreground.

The M-20.2 Meets the New SOLAS Requirement for EEBD's

The Ocenco M-20.2 EEBD has been selected for exclusive use by the US Navy, US Coast Guard and the Hellenic Navy.



THE OCENCO M-20.2 EEBD:

Quick, easy use — pulling the unit from the case automatically starts oxygen flow.

Low life cycle cost — 15 year service life – annual shipboard visual inspection.

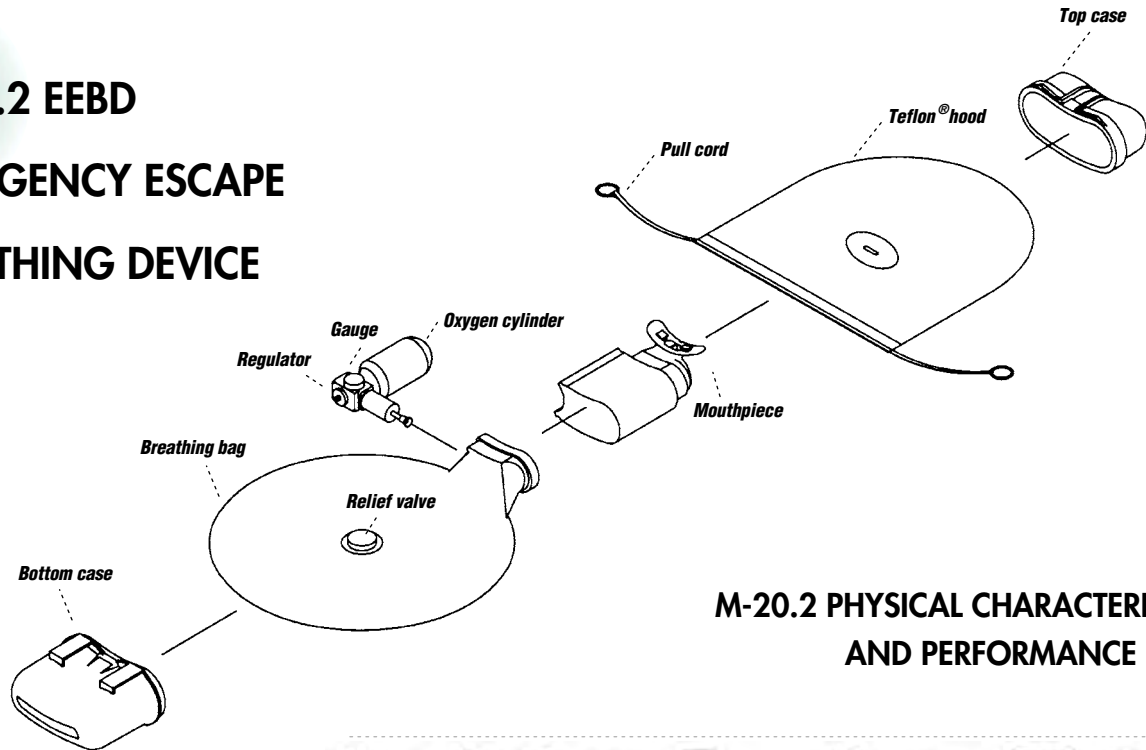
Belt wearable — so light and compact it can be worn comfortably on a belt.

Full visibility — the clear Teflon® hood protects the user from hazardous environments while allowing a full field of view.

Maximum Protection — Teflon® hood and breathing bag provide excellent heat and chemical resistance.

M-20.2 EEBD

EMERGENCY ESCAPE BREATHING DEVICE



M-20.2 PHYSICAL CHARACTERISTICS AND PERFORMANCE DATA



| | |
|------------------------------|---|
| Typical performance duration | 15-32 minutes |
| Donning time | less than 10 seconds |
| Weight | 3.1 lbs (1.4 kg) |
| Dimensions | M-20.2 EEBD - 6.8 x 6.8 x 3 in (17 x 17 x 7.6 cm) Secondary Container - 8.2 x 9.2 x 4.2 in (21 x 23 x 10 cm) |
| Storage temperature range | -4°F to 149°F (-20° C to 65° C) |
| Service life | 15 Years |
| Oxygen delivery system | Automatic on, compressed oxygen, demand regulated |
| Inspection | Annual visual for stored units |
| M20.2 NSN No. | NSN 1HM 4240-01-439-5937 |
| M-20.2T Trainer NSN No. | NSN 1HM 4240-01-459-0078 |

ACCESSORIES

M-20.2T Trainer — complete with two extra mouthpieces, in a light blue secondary container. Teaches donning from both the worn and stored position.

M-20.2 Secondary container — included with each M-20.2 but may be ordered separately.

M-20.2 Storage bracket — Bright orange welded steel bracket with quick opening Velcro™ closure.



LakeView Corporate Park
10225 82nd Avenue
Pleasant Prairie, WI 53158-5801
U. S. A.

Phone: (262) 947-9000
Fax: (262) 947-9020

www.ocenco.com

Teflon® is a registered trademark of the DuPont Corporation.



INTERSPIRO

SPIROMATIC S8

Self Contained Breathing Apparatus

The S8 Features:

- High Performance Breathing
- Telemetry & Ultrasonic Tracker Options
- Mask with Integrated Second Stage
- Mask with Ambient Air Hatch
- Higher Temperature Visor
- 360° Lights & Sound
- Modular Design



Wireless HUD:

Continuous indication of cylinder pressure to the Fire Fighter and his team.



The S8 Digital Display Shows:

- Cylinder Pressure
- Time Remaining
- Temperature
- PASS Status
- Battery Status





Lightweight 4500 PSI surface supply line



Positive pressure mask with HUD



4500 PSI fully composite cylinders



Integrated buoyance compensator



First stage regulator with reserve air valve

INTERSPIRO
www.interspiro.com

Interspiro Inc.
+1 262 947 9901
sales@interspiro-us.com

Interspiro AB
+46 8 636 51 00
info@interspiro.com

Introducing the first complete professional diving system for contaminated water.

Brought to you by Interspiro, the world leader in military and public safety dive products. The DIVATOR system contains a high-pressure (4,500 psi) surface supply; a lightweight fully composite twin cylinder pack; a full facemask with positive pressure and visual Heads-Up Display (HUD) low air warning; a buoyance compensator jacket and a regulator reserve air valve with breathing resistance warning.

Don't take a chance with a multi-brand system.

All components of the Interspiro DIVATOR system are designed to work together safely and guaranteed to be of the highest quality.



Maximize Dive Safety in Contaminated Water



Erie Medical Emergency Oxygen

Oxxygen for a respiratory crisis.

Features and Benefits:

- Filled and ready to use with 406 liters of medical oxygen USP—Over 1 hour supply
- Durable carry case for easy wall mounting
- 6 liter fixed flow and 8 or 15 liter adjustable flow oxygen regulators available
- Permanently attached on/off handle— No wrench needed
- Pressure gauge in cylinder post valve— Shows oxygen level in cylinder
- Medium concentration mask and 7' kink proof hose—Sanitary single patient use
- Refillable lightweight aluminum cylinder— Maximum economy
- Highly visible instructions
- Complete system weighs only 11.5 pounds
- Meets FDA requirements— Use without a prescription



The immediate availability of oxygen in a respiratory crisis cannot be over-emphasized. In fact, speed in which oxygen is administered may significantly improve the victims chance for survival.

"Never, never, never withhold oxygen therapy from any patient in respiratory distress, even a patient with COPD. If the patient needs oxygen, provide it generously."

EMERGENCY CARE IN THE STREETS
Nancy L. Caroline, M.D.—Univ. Pittsburgh School of Medicine

Ordering Information:

6 lpm Fixed Flow Regulator (Part No. 488-53-2)

0-8 lpm Adjustable Flow Regulator (Part No. 488-53-08)

0-15 lpm Adjustable Flow Regulator (Part No. 488-53-15)

Order Desk: (800) 932-2293
Phone: (262) 947-9000
Fax: (262) 947-9020
E-mail: sales@eriemedical.com

LakeView Corporate Park
10225 82nd Avenue
Pleasant Prairie, WI U.S.A.
53158-5801

Erie
MEDICAL

A Division of Ocenco Incorporated



East Side of Site (View West from 80th Ave.)



**Loading Dock, South-East corner of building
(View West from rear parking lot)**



**Oxygen Tank, North-East Corner of Building
(View West from rear parking lot)**

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

Date Sent: 5/8/15 PH
Date Due: _____

**VILLAGE OF PLEASANT PRAIRIE
INDUSTRIAL WASTE SURVEY**

RECEIVED

MAY - 8 2015

To be submitted to the

Kenosha Water Utility

PLEASANT PRAIRIE

General Information

1. Facility Name: OCENCO, INCORPORATED
2. Mailing Address: 10225 82ND AVENUE
3. City, State, Zip Code: PLEASANT PRAIRIE, WI 53158
4. Site Address: SAME
5. Standard Industrial Classification Code (SIC): 384201
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

Authorized Representative

Company Contact

Name: BRYAN P. SORENSEN

Name: FRED KOHLSCHEEN

Title: VICE PRESIDENT

Title: PRODUCTION MANAGER

Phone #: 262-947-9000

Phone #: 262-947-9000

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

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

#WID 988603999

Operational Characteristics

1. Existing Number of Employees: Full Time 108 Part Time 0
2. Operational Schedule: Days/Wk 5 Hours/Day 11 # Shifts 1
3. Describe the nature of the business conducted at this facility (if more than one type ,of business or manufacturing takes place, list all activities): MANUFACTURE AND SERVICE OF BREATHING APPARATUS AND MEDICAL OXYGEN KITS
4. List principal raw materials used: LIQUID OXYGEN, LITHIUM HYDROXIDE
5. List products produced and the average rate of production: BREATHING APPARATUS PRODUCTION RATE OF APPROX. 12,000 per month. MEDICAL OXYGEN KITS PRODUCTION RATE OF APPROX. 1,000 per month
6. List types of wastes created during production and any by-products produced: TRICHLOROETHYLENE (depleted) and ISOPROPYL ALCOHOL (contaminated)
7. Estimate the quantity of water to be used by the facility during a six month period. Record the gallons of water anticipated by this facility. 390,000 gallons.
Indicate the source of the facility's water: Kenosha _____ Pleasant Prairie X
Meter number or address assigned to water meter(s). 10225 82ND AVE., PLEASANT PRAIRIE, WI
8. Type of discharges: Continuous X Batch _____
If batch was indicated, give the average frequency and approximate volume of any batch discharges: N/A
9. Describe the uses of water at this facility: LAWN IRRIGATION, ROUTINE SANITARY USE (LAUNDRY, TOILETS, FLOOR MOPPING, ETC.)

Wastewater Information

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

| Wastewater Producing Process | Time and Duration of Discharges |
|------------------------------|---------------------------------|
| <u>N/A</u> | <u>N/A</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

N/A

3. Contact cooling water is cooling water that during the process comes into contact with process material, thereby becoming contaminated. Non-contact cooling water does not come into contact with process materials. Does this facility utilize cooling water? NO
4. Water volume used and discharged to sanitary sewer. A review of previous water usage bills may be helpful in assigning values to the following flows. If sanitary flow is not metered, provide an estimate based on 20 gallons per day fir each employee (i.e. water balance).

| | Gallons per Day | | Type of Wastewater Discharge (Continuous, Batch, None) |
|--------------------------|-----------------|------------|---|
| | Consumed | Discharges | |
| Sanitary Usage | <u>975</u> | <u>975</u> | <u>CONTINUOUS</u> |
| Process Wastewater Usage | <u>0</u> | <u>0</u> | <u>NONE</u> |
| Cooling Water Usage | <u>0</u> | <u>0</u> | <u>NONE</u> |
| Other Usage irrigation | <u>1,100</u> | <u>0</u> | <u>NONE</u> |
| Total Volume | <u>2,075</u> | <u>975</u> | |

5. Describe all locations where wastewaters enter the collection system _____
SINKS, TOILETS, DISHWASHER AND LAUNDRY CONNECTIONS

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

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

Compliance Information

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

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

If yes, describe: _____

6. List any specific pretreatment standards that apply to this facility: _____

N/A

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

N/A

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

N/A

Submissions

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

Signatory Requirement

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

BRYAN P. SORENSEN

Print Name: Authorized Representative



Signature: Authorized Representative

VICE PRESIDENT

Title

MAY1, 2015

Date

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

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

| Known Absent | Suspected Present | Known Present | Pollutant |
|--------------|-------------------|---------------|---|
| | | | 34 Endrin and metabolites |
| | | | 35 Ethylbenzene |
| | | | 36 Fluoranthene |
| | | | 37 Haloethers |
| | | | 38 Halomethanes |
| | | | 39 Heptachlor and metabolites |
| | | | 40 Hexachlorobutadiene |
| | | | 41 Hexachlorocyclopentadiene |
| | | | 42 Hexachlorocyclohexane |
| | | | 43 Isophrone |
| | | | 44 Lead and compounds |
| | | | 45 Mercury and compounds |
| | | | 46 Naphthalene |
| | | | 47 Nickel and compounds |
| | | | 48 Nitrobenzene |
| | | | 49 Nitrophenols |
| | | | 50 Nitrosamines |
| | | | 51 Pentachlorophenol |
| | | | 52 Phenol |
| | | | 53 Phthalate esters |
| | | | 54 Polychlorinated biphenyls (PCBs) |
| | | | 55 Polynuclear aromatic hydrocarbon |
| | | | 56 Selenium and compounds |
| | | | 57 Silver and compounds |
| | | | 58 2,3,7,8-Tetrachlorodibenzo-p-dioxin (TCDD) |
| | | | 59 Tetrachloroethylene |
| | | | 60 Thallium and compounds |
| | | | 61 Toluene |
| | | | 62 Toxaphene |
| | | 100 gal | 63 Trichloroethylene |
| | | | 64 Vinyl chloride |
| | | | 65 Zinc and compounds |

OCENCO ADDITION

OCENCO INCORPORATED
10225 82ND AVENUE
PLEASANT PRAIRIE, WI 53158-5801

PROJECT DATA

BUILDING CLASSIFICATION:
F-1 FACTORY (MODERATE HAZARD)
S-1 STORAGE (MODERATE HAZARD)

CONSTRUCTION CLASSIFICATION:
TYPE 2B

BUILDING AREA:
EXISTING 39,741 SQ. FT.
PROPOSED ADDITION 38,182 SQ. FT.
NEW AREA 14,923 SQ. FT.

CLIENT:
OCENCO INCORPORATED
10225 82ND AVENUE
PLEASANT PRAIRIE, WISCONSIN 53158-5801
PHONE: 262.941.9000
FAX: 262.941.9020
ATTN: FRED KOHLSCHEN



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.
- DEMOLITION DRAWINGS ARE PROVIDED AS A REFERENCE TO ESTABLISH THE GENERAL SCOPE OF DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND PROTECT THE INTEGRITY OF EXISTING-TO-REMAIN. IMMEDIATELY CONTACT THE ARCHITECT IF SCHEDULED DEMOLITION WORK WILL COMPROMISE STRUCTURAL INTEGRITY OF EXISTING BUILDINGS PRIOR TO DEMOLITION.
- BUILDING AND ADJACENT BUILDINGS WILL REMAIN OPERATIONAL THROUGHOUT PROJECT DURATION.

ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
600 52ND STREET, SUITE 220
KENOSHA, WISCONSIN 53140
PHONE: 262.652.0800
ATTN: MARK MOLINARO, JR., AIA
OR
MICHAEL RISSELADA, AIA



SHEET INDEX

- T1 TITLE SHEET
- CIVIL**
C-1 CIVIL COVER SHEET
C-2 EXISTING CONDITIONS
C-3 DEMOLITION PLAN & SITE SEQUENCING
C-4 SITE DIMENSIONAL & PAVING PLAN
C-5 GRADING & UTILITY PLAN
C-6 SITE STABILIZATION PLAN
C-7 CONSTRUCTION DETAILS
C-8 CONSTRUCTION DETAILS
- LANDSCAPE**
L-1 LANDSCAPE PLAN
- ARCHITECTURAL**
A11 ARCHITECTURAL SITE PLAN
A31 FLOOR PLAN
A41 BUILDING ELEVATIONS
- ELECTRICAL**
E10 SITE PHOTOMETRIC PLAN

CONSTRUCTION MANAGER:
RILEY CONSTRUCTION COMPANY, INC.
5301 99TH AVENUE
KENOSHA, WISCONSIN 53144
PHONE: 262.658.4381
FAX: 262.658.0932
ATTN: DAVE RILEY



CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
9550 W. BLUEBOND ROAD, SUITE 210
BROOKFIELD, WI 53005
PHONE: 262.754.8888
FAX: 262.754.8850
ATTN: ADAM ARTZ, PE



STRUCTURAL ENGINEER:
PIERCE ENGINEERS INC.
241 NORTH BROADWAY, SUITE 500
MILWAUKEE, WISCONSIN 53102
PHONE: 414.278.6060
ATTN: THOMAS HILDEBRANDT



GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL
935 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: 262.634.1400

COMMUNITY DEVELOPMENT DEPARTMENT
JEAN UERBIE-HARRIS
- COMMUNITY DEVELOPMENT DIRECTOR,
PLANNER & ZONING ADMINISTRATOR
OFFICE: 262.925.6718
EMAIL: juerbie-harris@pprairieuil.com

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

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

MATT FINEOUR
- ASSISTANT VILLAGE ENGINEER
OFFICE: 262.925.6718
EMAIL: mfineour@pprairieuil.com

STEVE ULAHOVICH
- ENGINEERING TECHNICIAN
OFFICE: 262.925.6761
EMAIL: sulahovich@pprairieuil.com

BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- INSPECTION SUPERINTENDENT
OFFICE: 262.634.9304
DIRECT: 262.925.6722
EMAIL: sperez@pprairieuil.com

RALPH NICHOLS
- SENIOR BUILDING INSPECTOR/ DEPUTY
ZONING ADMINISTRATOR
OFFICE: 262.634.9304
EMAIL: rnichols@pprairieuil.com

DONALD KOEHN
- BUILDING INSPECTOR
OFFICE: 262.634.9304
EMAIL: dkoehn@pprairieuil.com

FIRE & RESCUE DEPARTMENT
DOUG McELMURY
- FIRE & RESCUE CHIEF
8044 88TH AVENUE
OFFICE: 262.634.8071
EMAIL: fireandrescue@pprairieuil.com

CRAIG ROEPKE
- FIRE & RESCUE DEPUTY CHIEF
OFFICE: 262.948.8981
EMAIL: croepke@pprairieuil.com

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

PUBLIC WORKS DEPARTMENT
JOHN STEINBRINK, JR.
- SUPERINTENDENT
ROGER FRANGE MUNICIPAL BUILDING
2600 GREEN BAY ROAD
OFFICE: 262.925.6768
EMAIL: jsteinbrink@pprairieuil.com

WI DEPARTMENT OF NATURAL RESOURCES
ELAINE JOHNSON
- WATER RESOURCE SPECIALIST
OFFICE: 262.884.2136
EMAIL: elaine.johnson@wisconsin.gov

PETER WOOD
- WATER RESOURCES ENGINEER
OFFICE: 262.884.2360
EMAIL: peterwood@wisconsin.gov

PUBLIC UTILITY CONTACTS

AMERICAN TRANSMISSION COMPANY
BRIAN McGEE
OFFICE: 262.506.6895
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: 800.972.5341

WISCONSIN D.O.T.
SOUTHEAST REGION
OFFICE: 414.266.1671

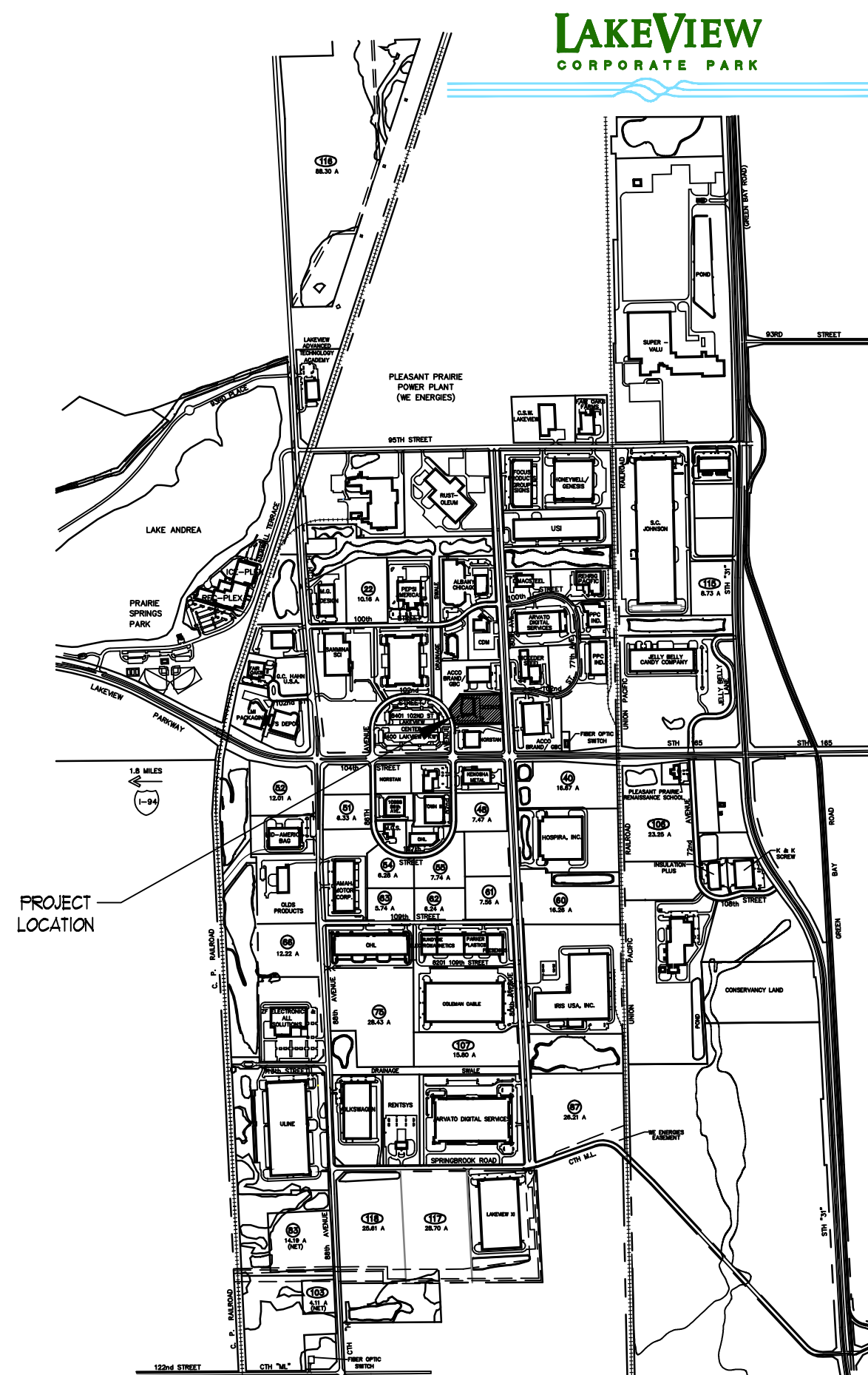
AT&T
MIKE TOYEK
OFFICE: 262.636.2549
EMAIL: mt1344@att.com

TD8 TELECOM
SOUTHEAST WISCONSIN
OFFICE: 811.483.1142

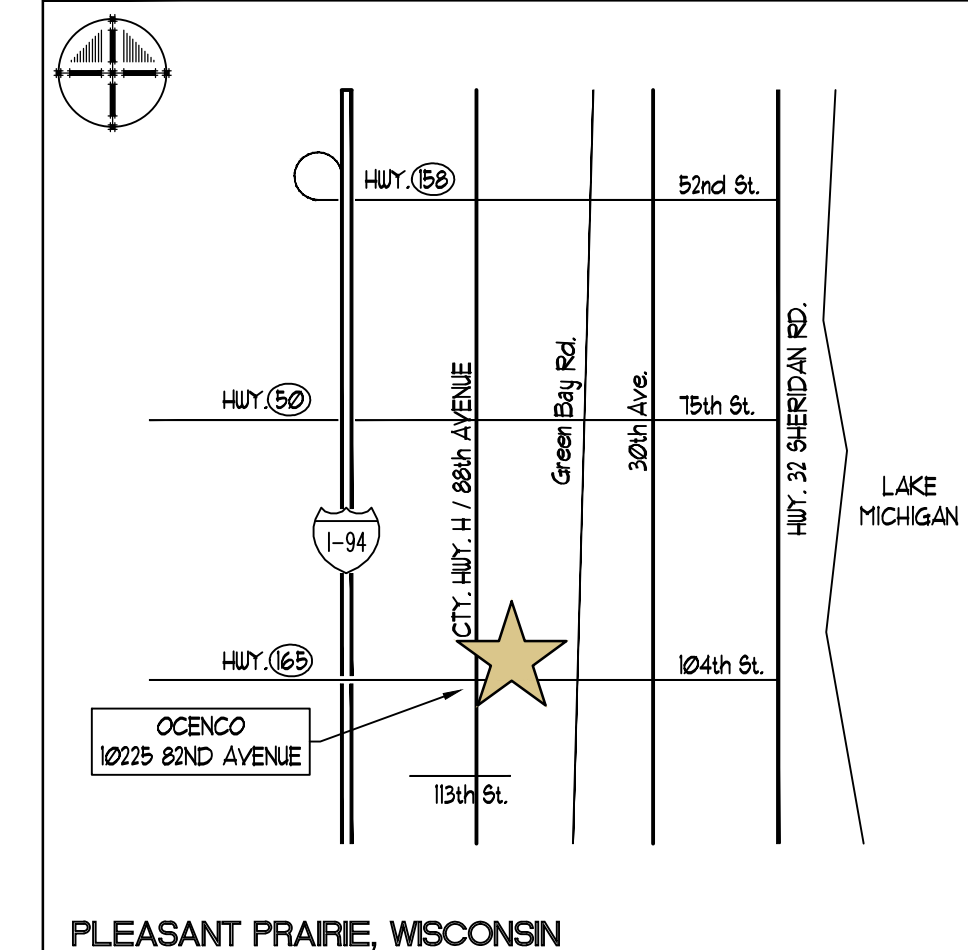
TIME WARNER CABLE
STEVE CRAMER
- UTILITY COORDINATOR
OFFICE: 414.271.4045
EMAIL: stevecramer@timecable.com
EMERGENCY NUMBER: 800.621.2288

WE-ENERGIES
LINDA SCHREIER
KENOSHA SOUTH
OFFICE: 262.352.3228
EMAIL: linda.schreier@we-energies.com

NATURAL GAS EMERGENCY:
800.261.5325
ELECTRICAL EMERGENCY:
800.667.4751



LOCATION MAP



OCENCO ADDITION
SITE AND OPERATIONAL SET

DATE: 05.08.2015
NUMBER: 147.14.102

| LEGEND | | |
|---|----------|----------|
| | EXISTING | PROPOSED |
| SANITARY SEWER MANHOLE | ⊙ | ⊙ |
| STORM SEWER MANHOLE | ⊙ | ⊙ |
| STORM SEWER CATCH BASIN (ROUND CASTING) | ○ | ● |
| STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | □ | ■ |
| PRECAST FLARED END SECTION | △ | ▲ |
| CONCRETE HEADWALL | ∩ | ∩ |
| VALVE BOX | ⊞ | ⊞ |
| FIRE HYDRANT | ⊞ | ⊞ |
| CLEANOUT | ⊞ | ⊞ |
| SANITARY SEWER | — | — |
| FORCE MAIN | — | — |
| STORM SEWER | — | — |
| DRAIN TILE | — | — |
| WATER MAIN | — | — |
| FIRE PROTECTION | — | — |
| UTILITY CROSSING | — | — |
| GRANULAR TRENCH BACKFILL | — | — |
| LIGHTING | — | — |
| ELECTRICAL CABLE | — | — |
| OVERHEAD WIRES | — | — |
| GAS MAIN | — | — |
| TELEPHONE LINE | — | — |
| CAUTION EXISTING UTILITIES NEARBY | — | — |
| ELECTRICAL TRANSFORMER OR PEDESTAL | — | — |
| POWER POLE | — | — |
| POWER POLE WITH LIGHT | — | — |
| GUY WIRE | — | — |
| STREET SIGN | — | — |
| CONTOUR | — | — |
| SPOT ELEVATION | — | — |
| WETLANDS | — | — |
| PRIMARY ENVIRONMENTAL CORRIDOR | — | — |
| FLOODWAY | — | — |
| FLOODPLAIN | — | — |
| HIGH WATER LEVEL (HWL) | — | — |
| NORMAL WATER LEVEL (NWL) | — | — |
| DIRECTION OF SURFACE FLOW | — | — |
| DITCH OR SWALE | — | — |
| DIVERSION SWALE | — | — |
| OVERFLOW RELIEF ROUTING | — | — |
| TREE WITH TRUNK SIZE | — | — |
| SOIL BORING | — | — |
| TOPSOIL PROBE | — | — |
| FENCE LINE, TEMPORARY SILT | — | — |
| FENCE LINE, WIRE | — | — |
| FENCE LINE, CHAIN LINK OR IRON | — | — |
| FENCE LINE, WOOD OR PLASTIC | — | — |
| CONCRETE SIDEWALK | — | — |
| CURB AND GUTTER | — | — |
| DEPRESSED CURB | — | — |
| REVERSE PITCH CURB & GUTTER | — | — |
| EASEMENT LINE | — | — |
| RETAINING WALL | — | — |

| GENERAL ABBREVIATIONS | | | |
|-----------------------|---------------------|-----|--------------------------------|
| BL | BASE LINE | NWL | NORMAL WATER LEVEL |
| C | LONG CHORD OF CURVE | PC | POINT OF CURVATURE |
| C & G | CURB AND GUTTER | PT | POINT OF TANGENCY |
| CB | CATCH BASIN | PVI | POINT OF VERTICAL INTERSECTION |
| CL | CENTERLINE | R | RADIUS |
| D | DEGREE OF CURVE | ROW | RIGHT-OF-WAY |
| EP | EDGE OF PAVEMENT | SAN | SANITARY SEWER |
| FF | FINISHED FLOOR | ST | STORM SEWER |
| FG | FINISHED GRADE | T | TANGENCY OF CURVE |
| FL | FLOW LINE | TB | TOP OF BANK |
| FP | FLOODPLAIN | TOC | TOP OF CURB |
| FR | FRAME | TF | TOP OF FOUNDATION |
| FW | FLOODWAY | TP | TOP OF PIPE |
| HWL | HIGH WATER LEVEL | TS | TOP OF SIDEWALK |
| INV | INVERT | TW | TOP OF WALK |
| L | LENGTH OF CURVE | WM | WATER MAIN |
| MH | MANHOLE | ∆ | INTERSECTION ANGLE |

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

OCENCO EXPANSION

PLEASANT PRAIRIE, WI

PLANS PREPARED FOR



PROJECT LOCATION

GENERAL NOTES

- 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.
- PAVEMENTS TO MATCH EXISTING PER DESIGN BUILD CONTRACTOR OUTLINE SPECIFICATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT PEG HAS NOT PROVIDED ANY TYPE OF PAVEMENT ENGINEERING/ANALYSIS/ETC. PAVEMENT SECTIONS ARE IDENTIFIED SOLELY FOR THE GRAPHICAL REPRESENTATION OF PROJECT'S OUTLINE SPECIFICATION.
- SUBCONTRACTORS ARE 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 DESIGN BUILDER.
- ALL CONTRACTOR(S) ARE 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 LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE EARTHWORK/GRADING SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE SUBCONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY 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 ENTIRETY AND CERTIFIES 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, 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, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- 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.
- ALL CONTRACTORS 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 DESIGN BUILDER SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

| PROJECT TEAM CONTACTS | |
|--|--|
| CIVIL ENGINEER: ADAM ARTZ, P.E. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888 | ARCHITECT: PARTNERS IN DESIGN 600 52nd STREET, SUITE 220 KENOSHA, WI 53140 (262) 652-2800 |
| SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 15850 W. BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888 | APPLICANT: OCENCO 10225 82ND AVENUE PLEASANT PRAIRIE, WI 53158 (262) 947-9000 |

| BENCHMARKS | |
|-------------------------------------|--------------|
| VERTICAL DATUM: | NGVD 29 |
| HORIZONTAL DATUM: | NAD 1927 |
| BM 1: CROSS CUT- 80TH AVENUE | ELEV= 697.74 |
| BM 2: CROSS CUT- 82ND AVENUE | ELEV= 684.26 |

| INDEX OF SHEETS | |
|-----------------|-----------------------------------|
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS |
| C-3 | DEMOLITION PLAN & SITE SEQUENCING |
| C-4 | SITE DIMENSIONAL AND PAVING PLAN |
| C-5 | GRADING & UTILITY PLAN |
| C-6 | SITE STABILIZATION PLAN |
| C-7 - C-8 | CONSTRUCTION DETAILS |

| REQUIRED SUBMITTALS FOR APPROVAL | |
|----------------------------------|-------------------------------|
| 1. | HOT MIX ASPHALT- MIX DESIGN |
| 2. | CONCRETE PAVEMENTS (EXTERIOR) |
| 3. | STONE BASE COURSE |
| 4. | TRENCH BACKFILL |
| 5. | PIPE BEDDING |
| 6. | TRUNCATED DOMES |

| REQUIRED SUBMITTALS FOR RECORDS | |
|---------------------------------|---|
| 1. | WATER MAIN PIPE, FITTINGS, VALVES, HYDRANTS |
| 2. | STORM SEWER STRUCTURES |
| 3. | LIME MIX DESIGN (IF APPLICABLE) |

| | |
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| <p>600 Fifty-Second Street Suite 220 Kenosha, WI 53142 Ph.: (262)652-2800 Fax: (262)652-2812</p> <p>DIGGERS' HOTLINE</p> <p>Toll Free (800) 242-8511 Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com</p> <p>EXPIRATION DATE: JULY 31, 2016</p> | <p>PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION</p> <p>PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.</p> <p>FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.</p> |
|--|--|

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PINNACLE ENGINEERING GROUP
CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

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(262) 754-8888

CHICAGO | MILWAUKEE |

NATIONWIDE

OCENCO ADDITION
10225 82nd Avenue, Pleasant Prairie, Wisconsin

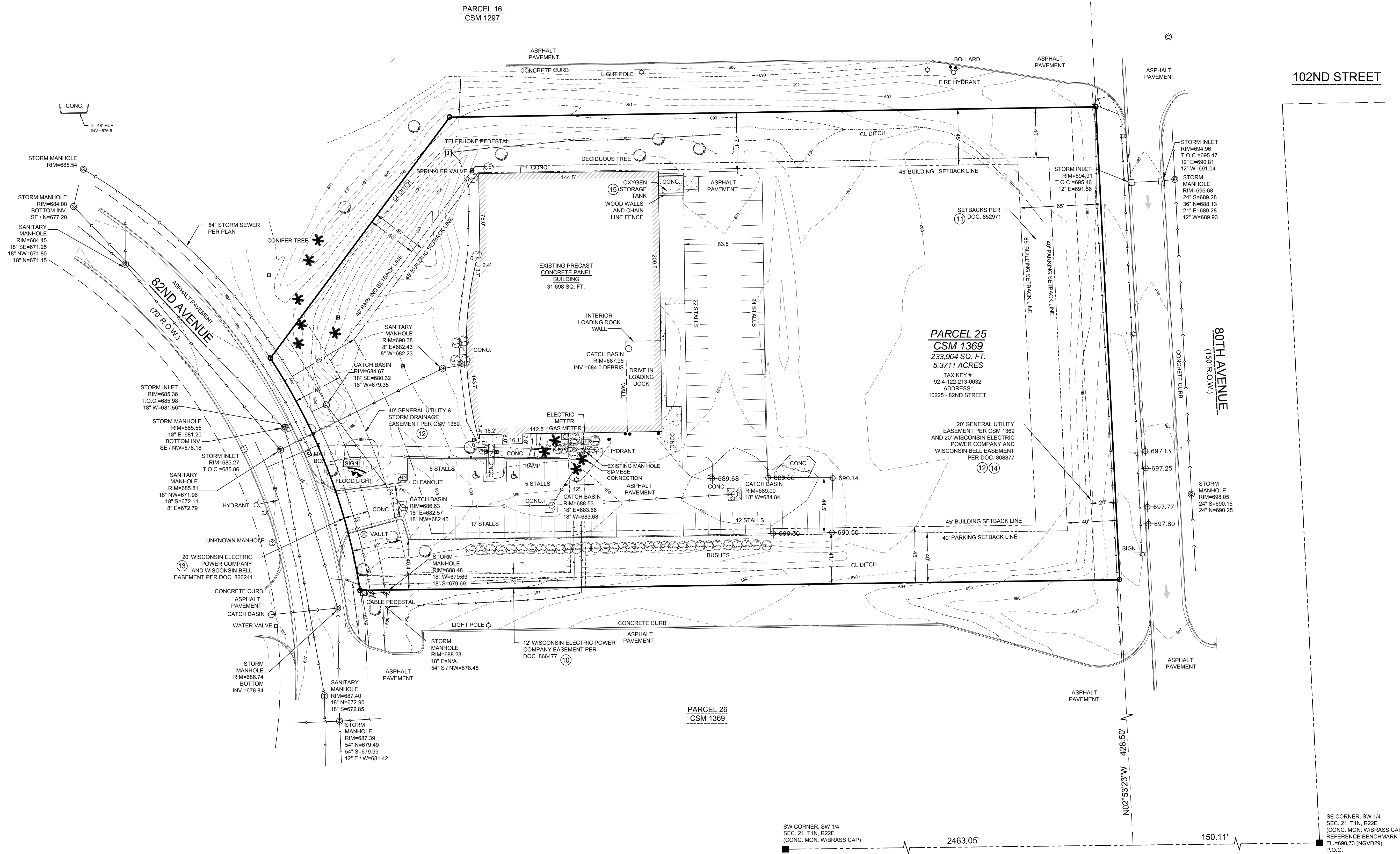
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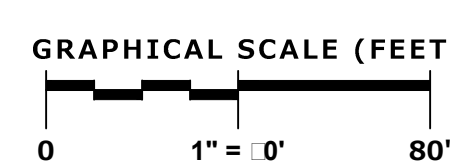
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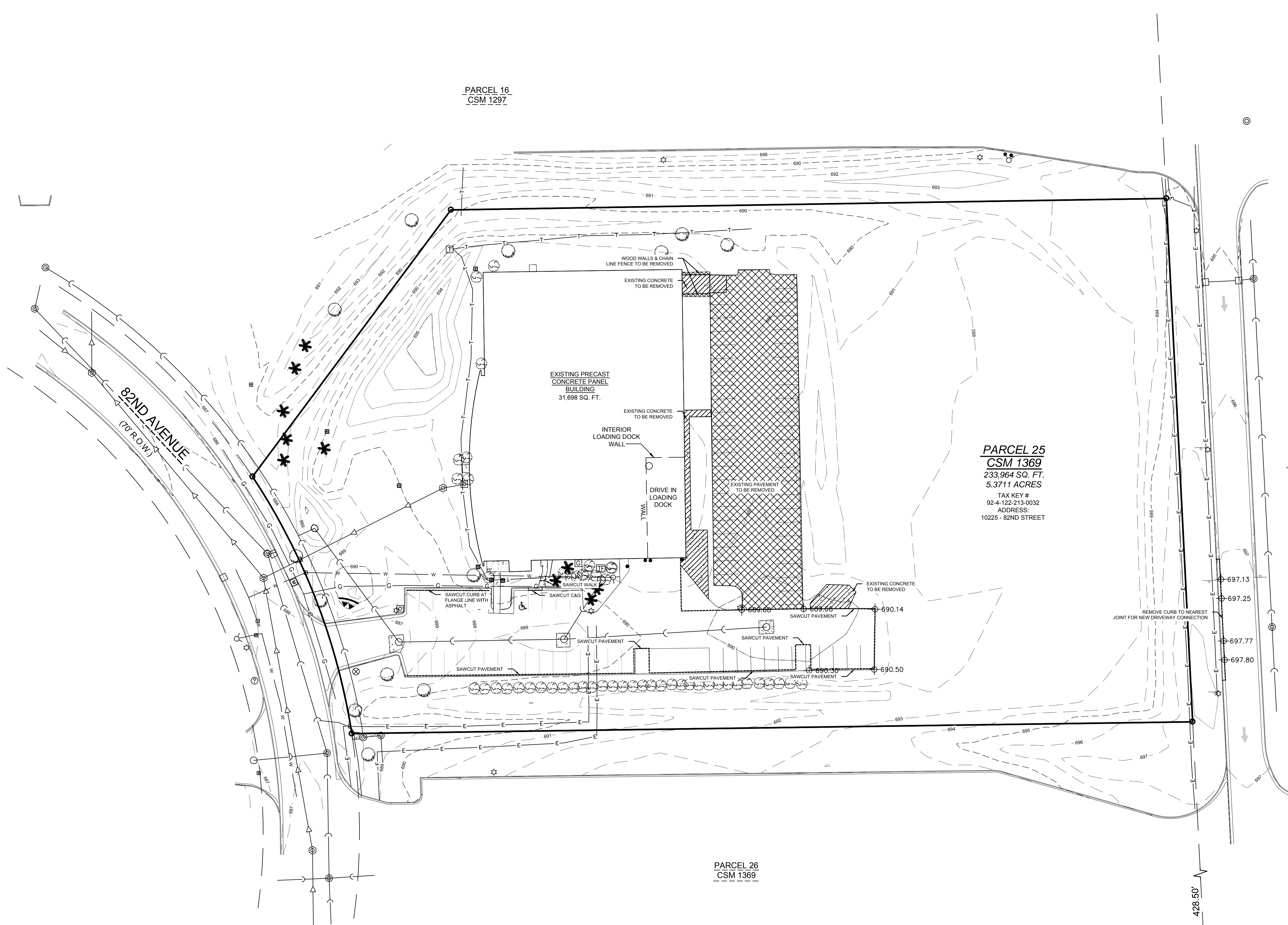
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CHICAGO OFFICE: CHICAGO, ILLINOIS



PARCEL 16
CSM 1297

PARCEL 25
CSM 1369
233,964 SQ. FT.
5.3711 ACRES
TAX KEY #
92-4122-213-0032
ADDRESS:
10225 - 82ND STREET

PARCEL 26
CSM 1369

| LEGEND | |
|--------------------------------------|--|
| CONCRETE TO BE RE-USED ON SITE | |
| ASPHALT TO BE RE-USED ON SITE | |
| DEMO STRUCTURE AND FOUNDATION | |
| REMOVE RETAINING WALL / WOOD FENCING | |

- ### CONSTRUCTION SITE SEQUENCING
1. INSTALL PERIMETER SILT FENCE, STRAW WATTLES, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. CONDUCT PRE-GRADING EROSION CONTROL INSPECTION WITH VILLAGE.
 3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. SEED PILE WITHIN 7 DAYS OF STOCKPILE CREATION.
 4. CONDUCT ROUGH GRADING EFFORTS SEDIMENT TRAPS/BASINS AS NEEDED.
 5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 8. 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.

- ### DEMOLITION & CLEARING
1. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
 2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL (E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
 3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
 4. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
 5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
 6. PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
 7. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
 8. ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST OR DUST USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
 9. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
 10. PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
 11. WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
 12. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
 13. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

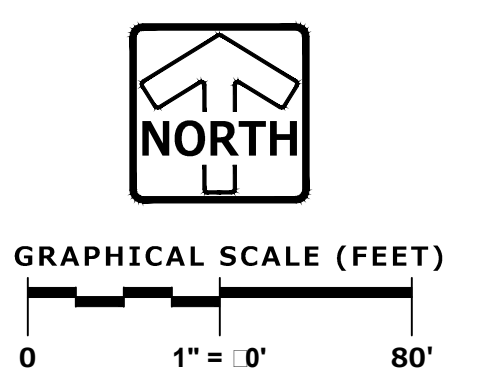
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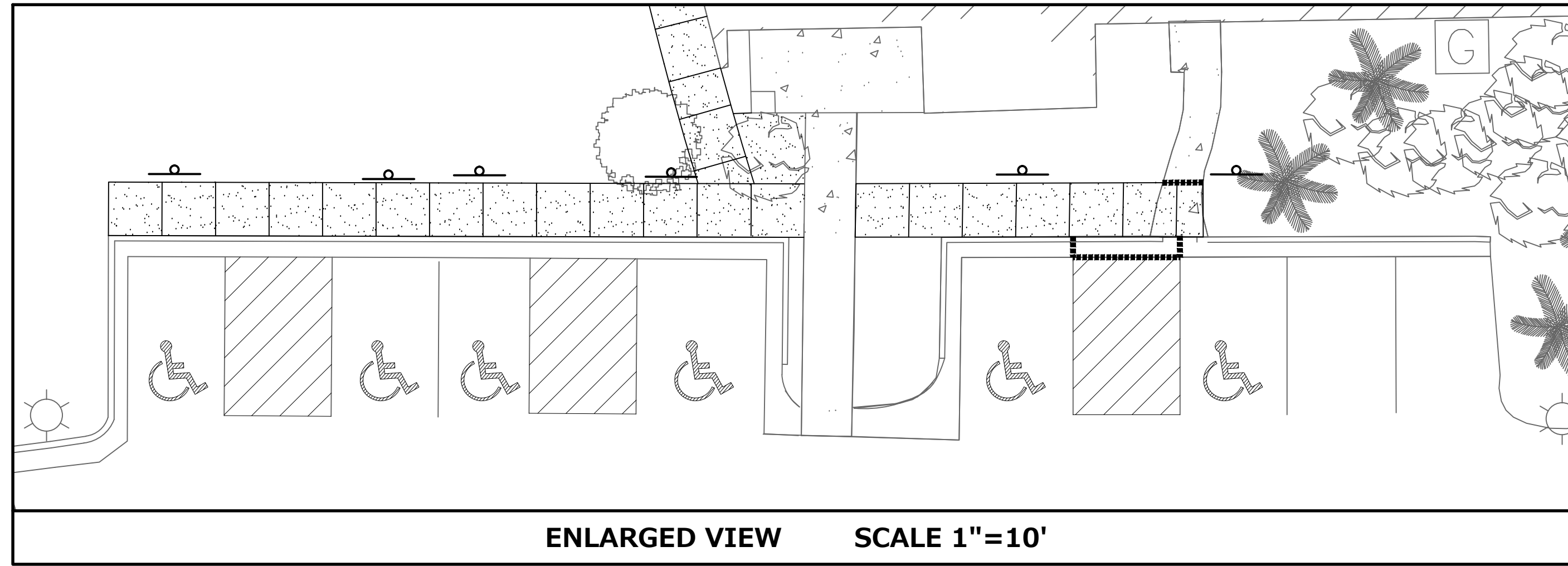
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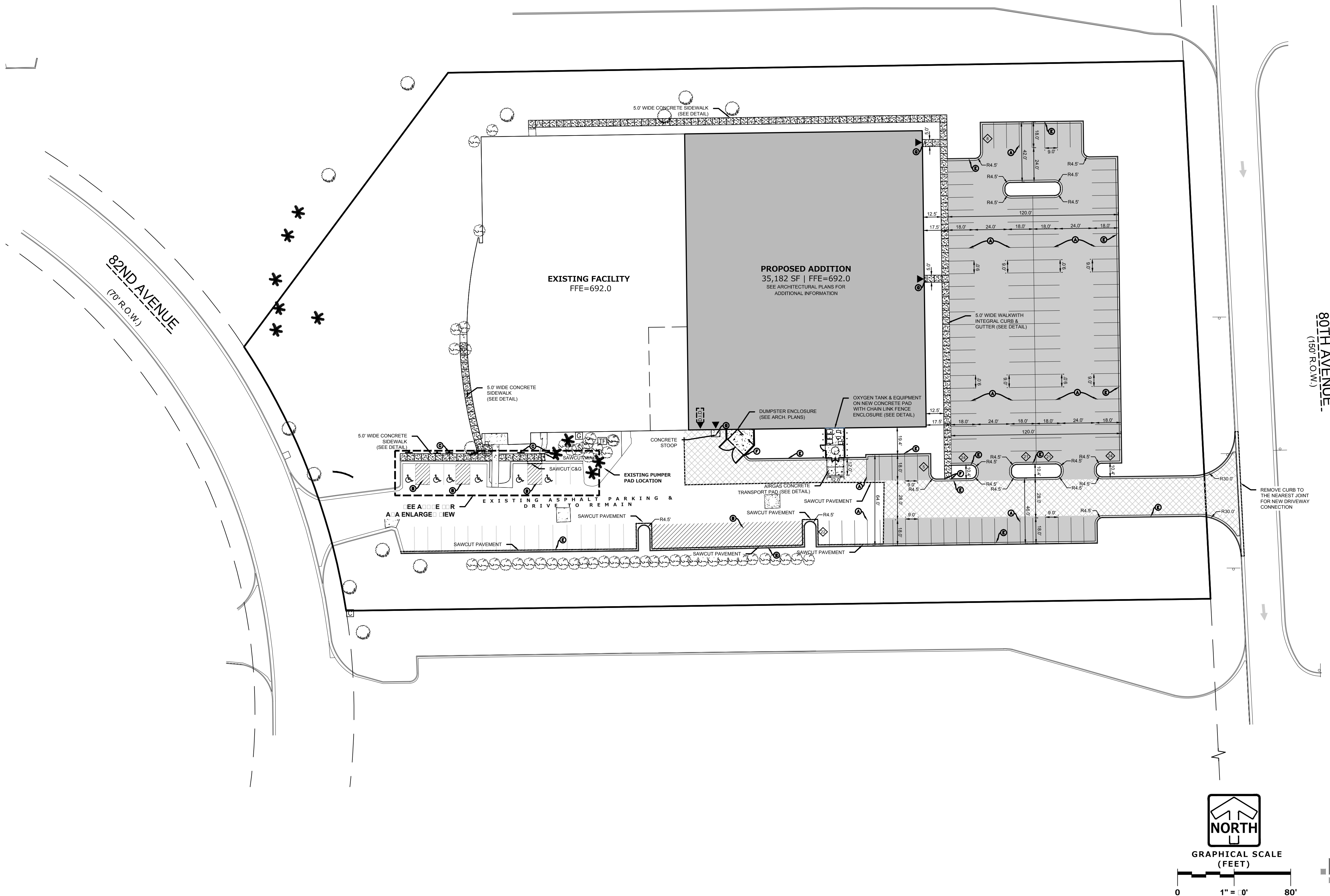




| SITE DATA | |
|------------------------------|----------------------|
| TOTAL SITE AREA: | 233,917 sf (5.37 ac) |
| EXISTING IMPERVIOUS AREA: | 70,963 sf (1.63 ac) |
| EXISTING PERVIOUS AREA: | 162,954 sf (3.74 ac) |
| EXISTING PERCENT OPEN SPACE: | 69.7% |
| PROPOSED IMPERVIOUS AREA: | 133,546 sf (3.07 ac) |
| PROPOSED PERVIOUS AREA: | 100,188 sf (2.30 ac) |
| PROPOSED PERCENT OPEN SPACE: | 42.8% |

| LEGEND | |
|--------|--|
| | LIGHT DUTY PAVEMENT - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 3" ASPHALTIC CONC. (2 LIFTS) - LOWER LAYER (E-1 MIX; 19.0 mm NOMINAL SIZE) - UPPER LAYER (E-1 MIX; 9.5 mm NOMINAL SIZE) |
| | HEAVY DUTY PAVEMENT - 12" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 5" ASPHALTIC CONC. (2 LIFTS) - LOWER LAYER (E-3 TYPE; 19.0 mm NOMINAL SIZE) - UPPER LAYER (E-3 TYPE; 12.5 mm NOMINAL SIZE) |
| | CONCRETE PAVEMENT (DUMPSTER AREA) - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH) |
| | CONCRETE SIDEWALK - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE) - 4" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92) |
| | 4" SOLID WHITE STRIPE |
| | 4" DIAGONAL AT 45° SPACED 2' O.C. |
| | 4" DIAGONAL AT 45° SPACED 2' O.C. |
| | 18" CURB & GUTTER (SEE DETAIL) |
| | 18" REVERSE CURB & GUTTER (SEE DETAIL) |
| | TAPER CURB HEAD (SEE DETAIL) |
| | BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR) |
| | PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED) |
| | MAN DOOR |
| | OVERHEAD DOOR |

- ### NOTES
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE 18" VERTICAL FACE CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
 - ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
 - ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
 - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. 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 MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING 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.
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - 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, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE 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 MAY BE PLACED 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 BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS AS DEFINED AS "DENSE GRADED BASE."
 - BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS. **USAGE OF RECYCLED ASPHALT SHINGLES IN MIX IS NOT PERMITTED.**
 - SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS. **USAGE OF RECYCLED ASPHALT SHINGLES IN MIX IS NOT PERMITTED.**
 - 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.



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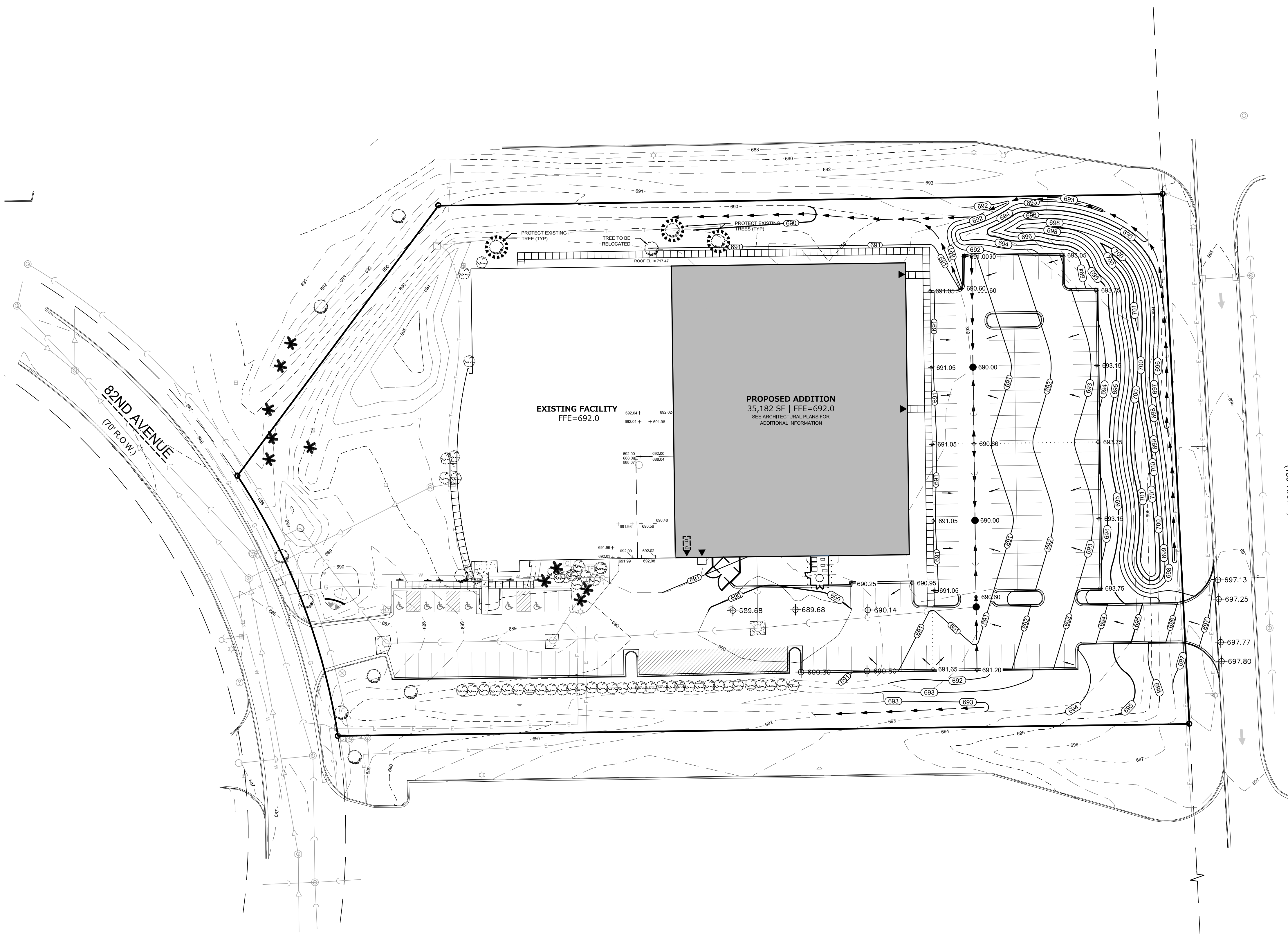
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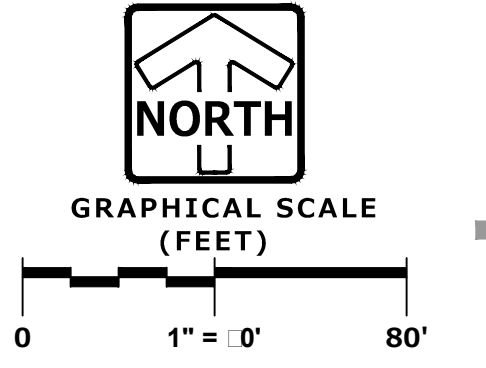


| LEGEND | |
|--------|--|
| | STORM SEWER MANHOLE |
| | STORM SEWER CATCH BASIN- ROUND CASTING |
| | STORM SEWER CATCH BASIN- RECTANGULAR CASTING |
| | PROPOSED CONCRETE FLARED END SECTION |
| | PROPOSED CONTOUR |
| | SPOT ELEVATION |
| | DIRECTION OF SURFACE FLOW |
| | DITCH OR SWALE |
| | DIVERSION SWALE |
| | OVERFLOW RELIEF ROUTING |
| | CONCRETE SIDEWALK |
| | CURB AND GUTTER |
| | DEPRESSED CURB |
| | REVERSE PITCH CURB & GUTTER |
| | SAWCUT PAVEMENT |
| | EDGE OF PAVEMENT |
| | FINISHED FLOOR |
| | TOP OF WALK |
| | YARD GRADE |

- ### NOTES
- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 - ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 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 PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD 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.
 - 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 ALLIATE 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.
 - 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.
 - 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.
 - 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 CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR SHALL COMPLY WITH ALL KENOSHA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
 - LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
 - TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
 - SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.



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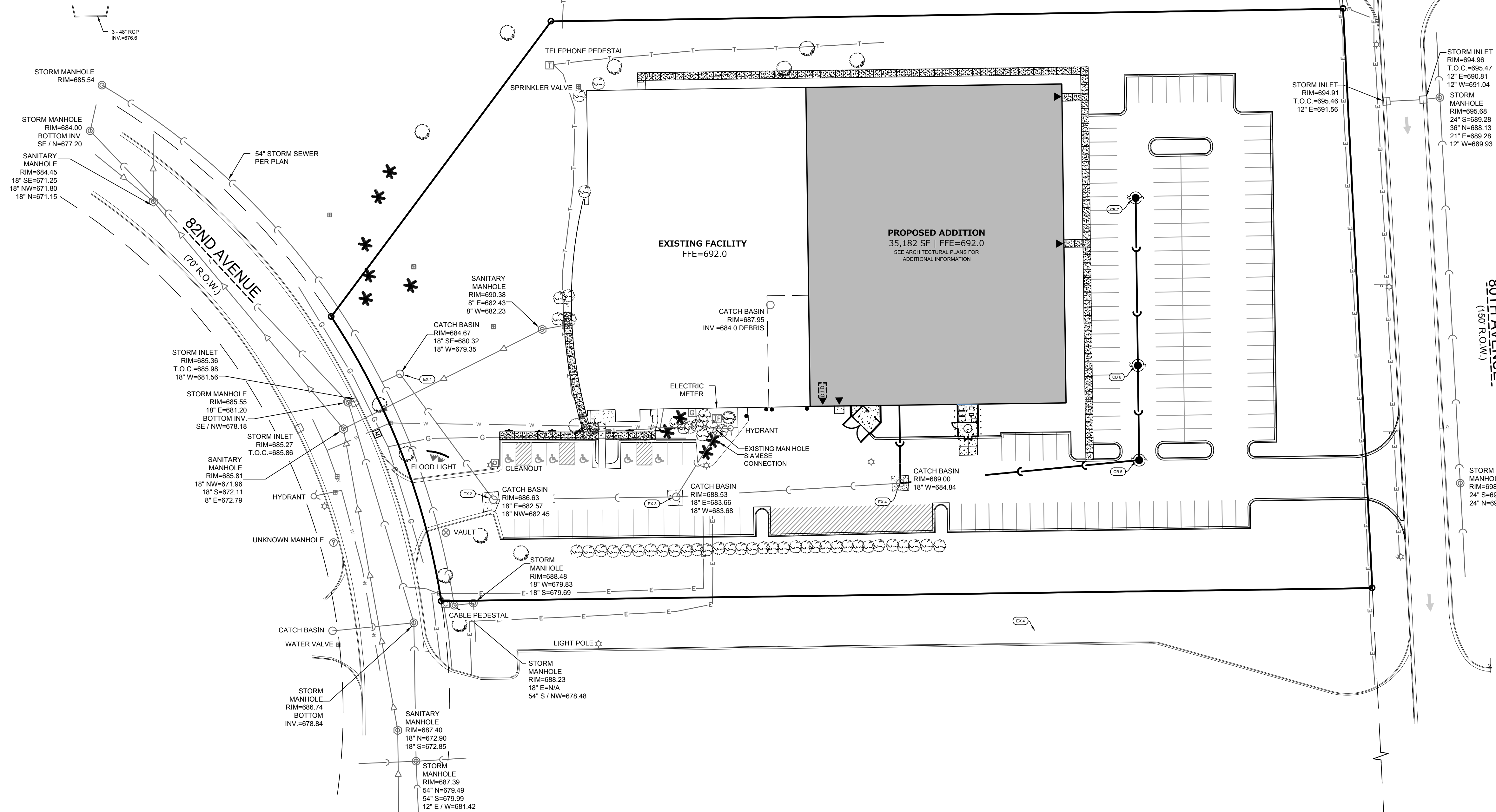
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| LEGEND | |
|--------|---|
| | SANITARY SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | STORM SEWER CATCH BASIN (ROUND CASTING) |
| | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) |
| | PRECAST CONCRETE FLARED END SECTION |
| | CLEANOUT |
| | VALVE BOX |
| | FIRE HYDRANT |
| | SANITARY SEWER |
| | FORCE MAIN |
| | STORM SEWER |
| | DRAIN TILE |
| | WATER MAIN |
| | FIRE PROTECTION |
| | UTILITY CROSSING |
| | ELECTRICAL CABLE |
| | GAS MAIN |
| | TELEPHONE LINE |
| | OVERHEAD WIRES |
| | LIGHTING |
| | ELECTRICAL TRANSFORMER OR PEDESTAL |

- ### NOTES
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS' HOTLINE" PRIOR TO ANY CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 - UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
 - LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
 - FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
 - STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II III IV ENGINEER TO SPECIFY
HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VILLAGE OF PLEASANT PRAIRIE STANDARDS
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
 - TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
 - SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

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NORTH

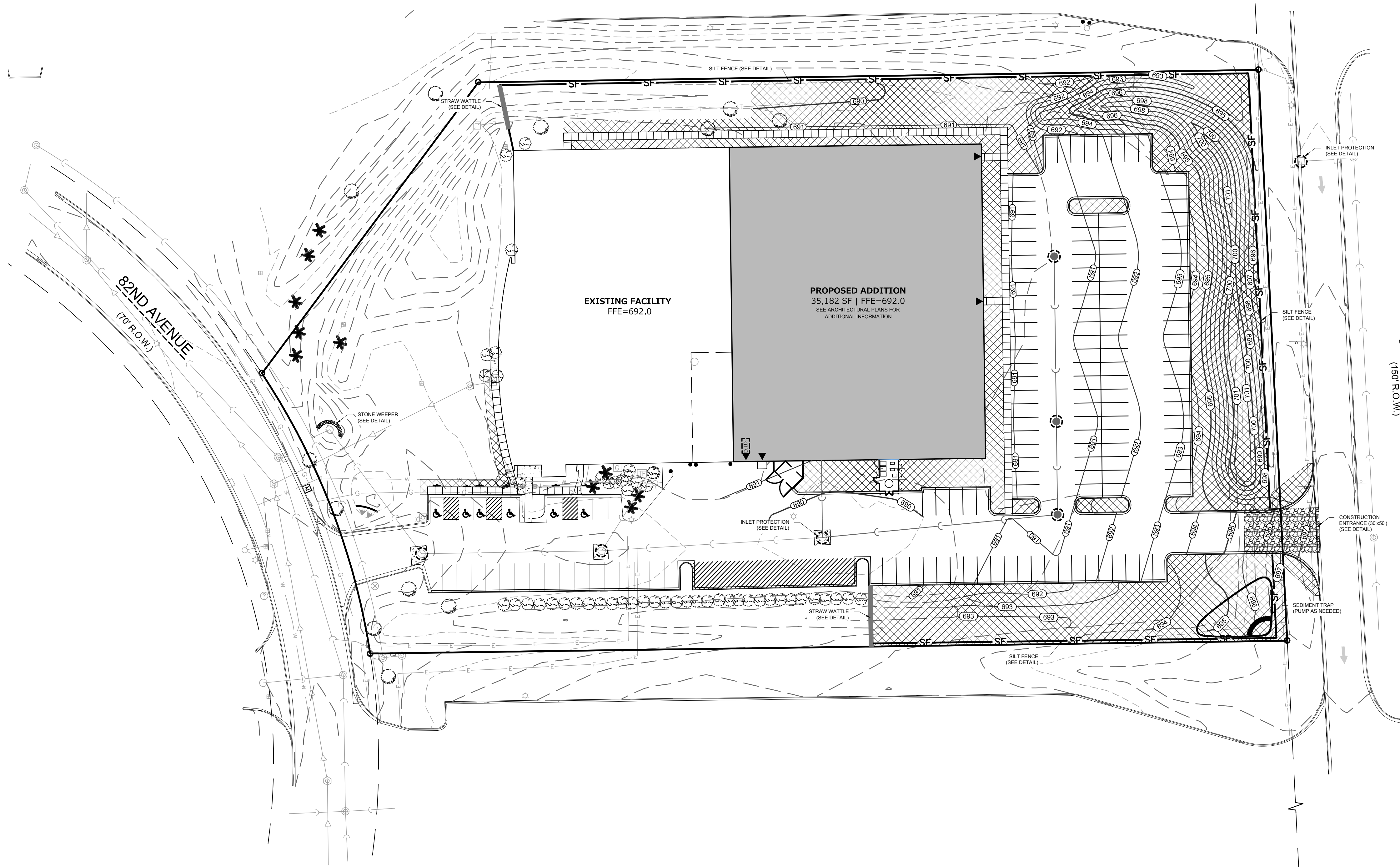
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(FEET)

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| LEGEND | | | |
|--------|---|--|---|
| | SANITARY SEWER MANHOLE | | NORMAL WATER LEVEL (NWL) |
| | STORM SEWER MANHOLE | | DIRECTION OF SURFACE FLOW |
| | STORM CATCH BASIN (ROUND CASTING) | | DITCH OR SWALE |
| | STORM CATCH BASIN (RECTANGULAR CASTING) | | DIVERSION SWALE |
| | PRECAST FLARED END SECTION | | OVERFLOW RELIEF ROUTING |
| | CLEANOUT | | SILT FENCE |
| | VALVE BOX | | INLET PROTECTION |
| | FIRE HYDRANT | | CONSTRUCTION ENTRANCE |
| | PROPOSED CONTOUR | | EROSION CONTROL BLANKET/HYDROSEED (NORTH AMERICAN GREEN S75 OR EQUAL) |
| | PROPOSED SPOT ELEVATION | | |

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-5067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS TO INLET PROTECTION PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.



GRAPHICAL SCALE (FEET)
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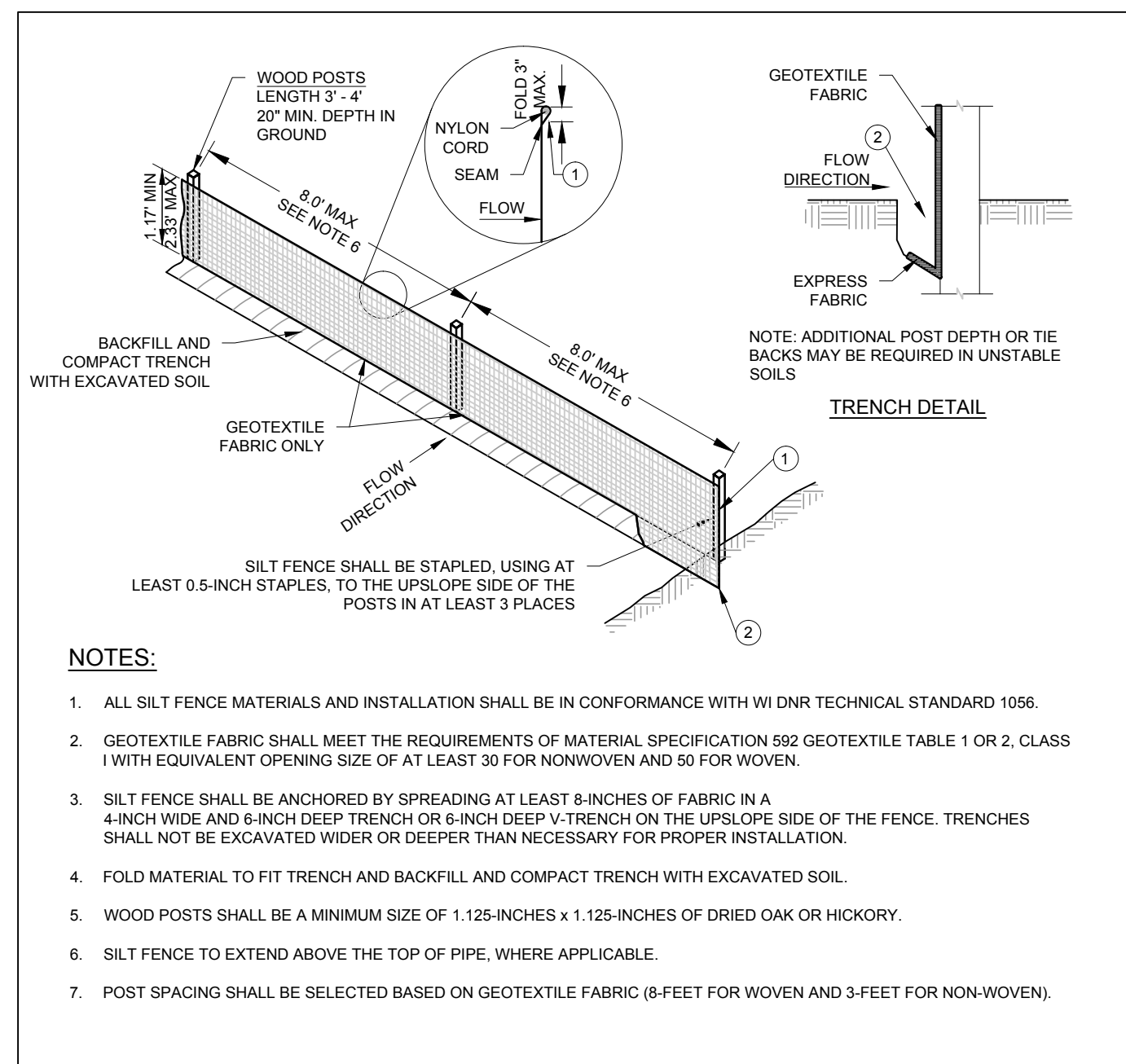
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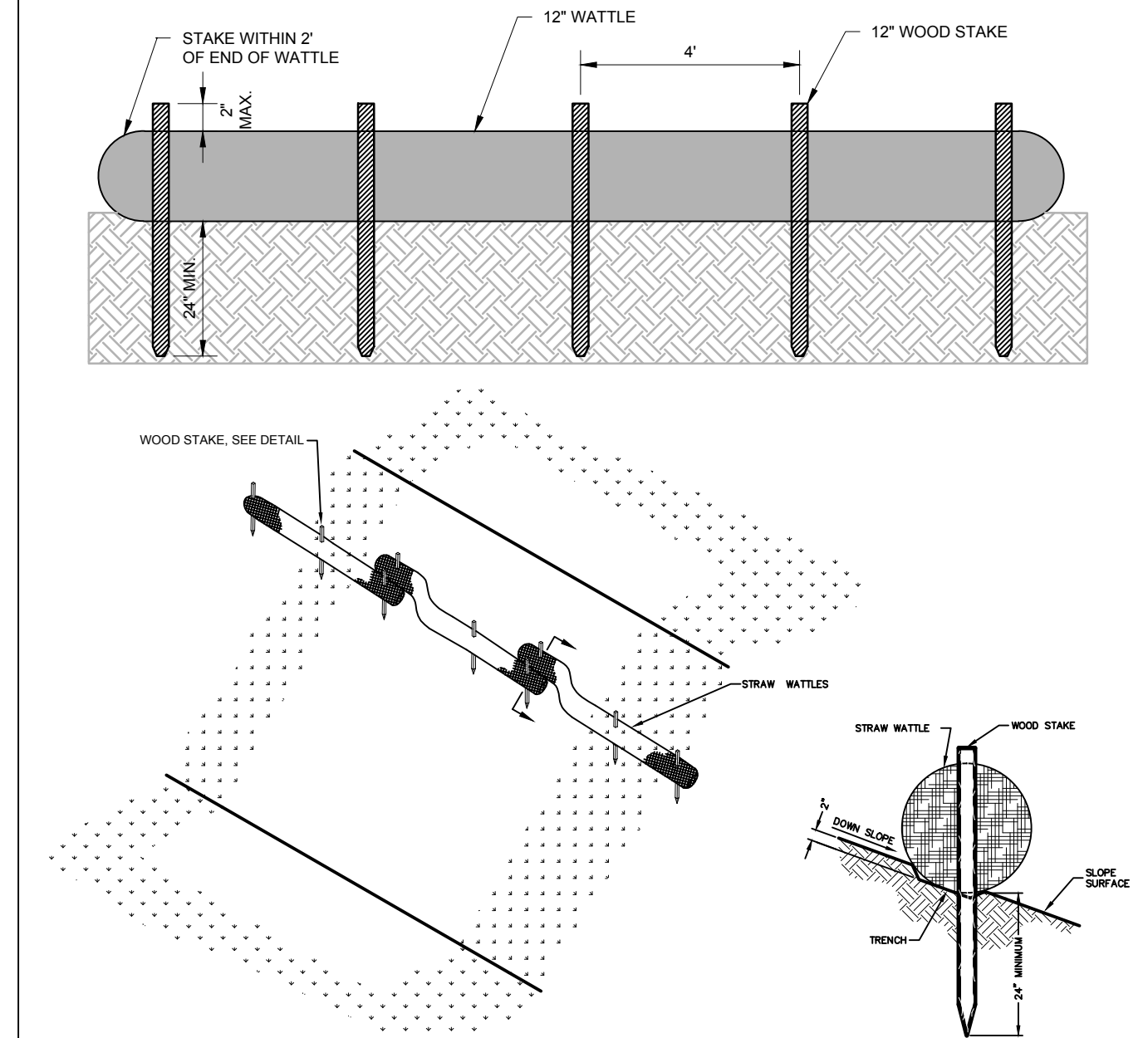
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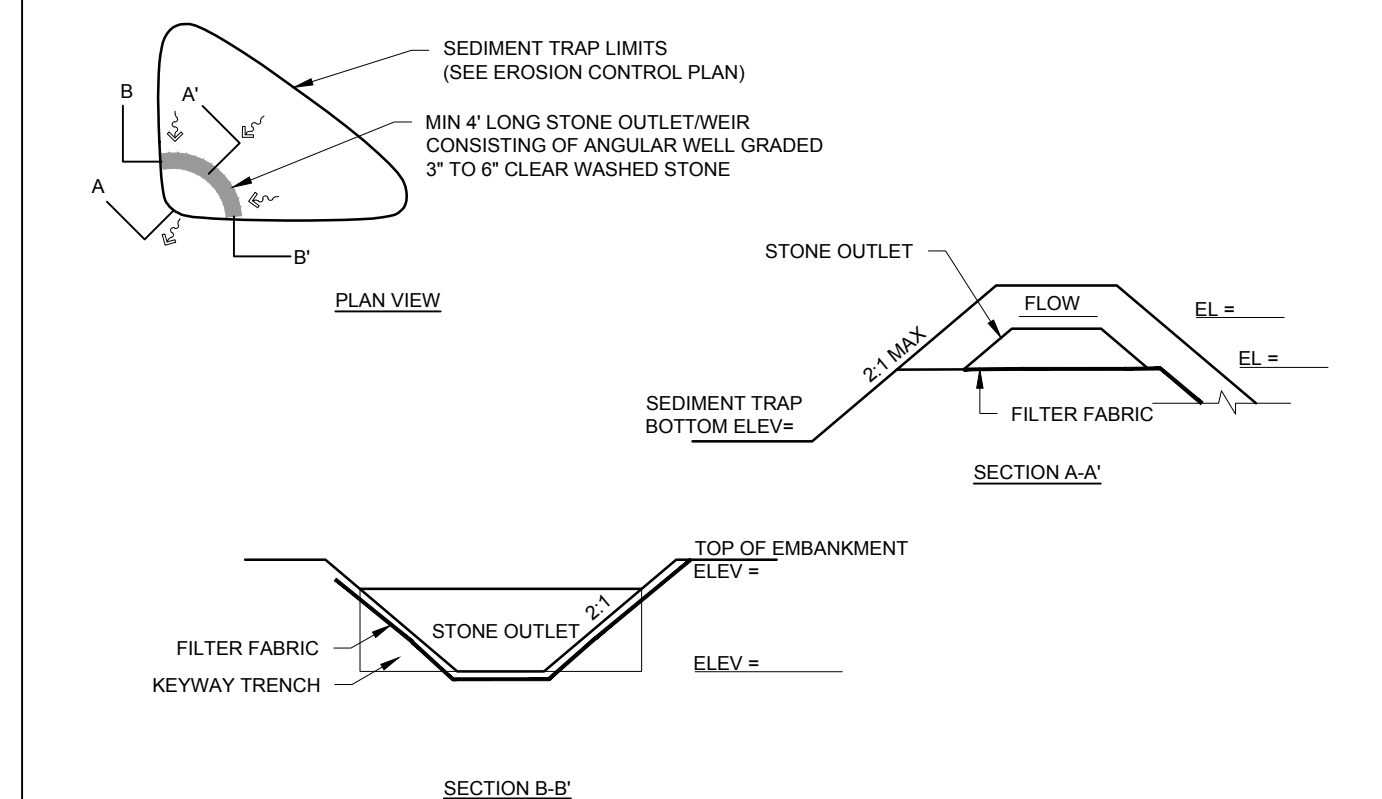
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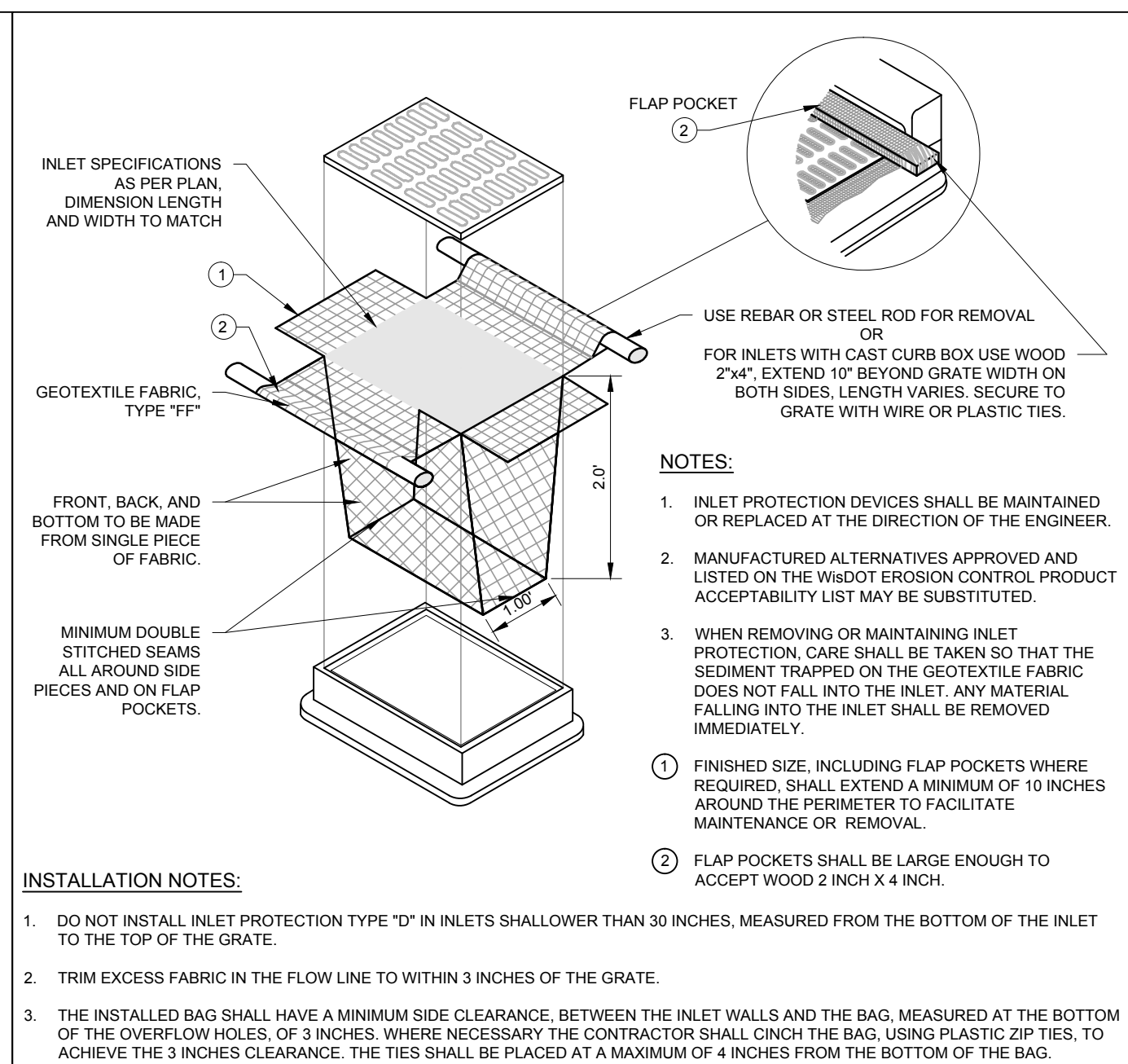
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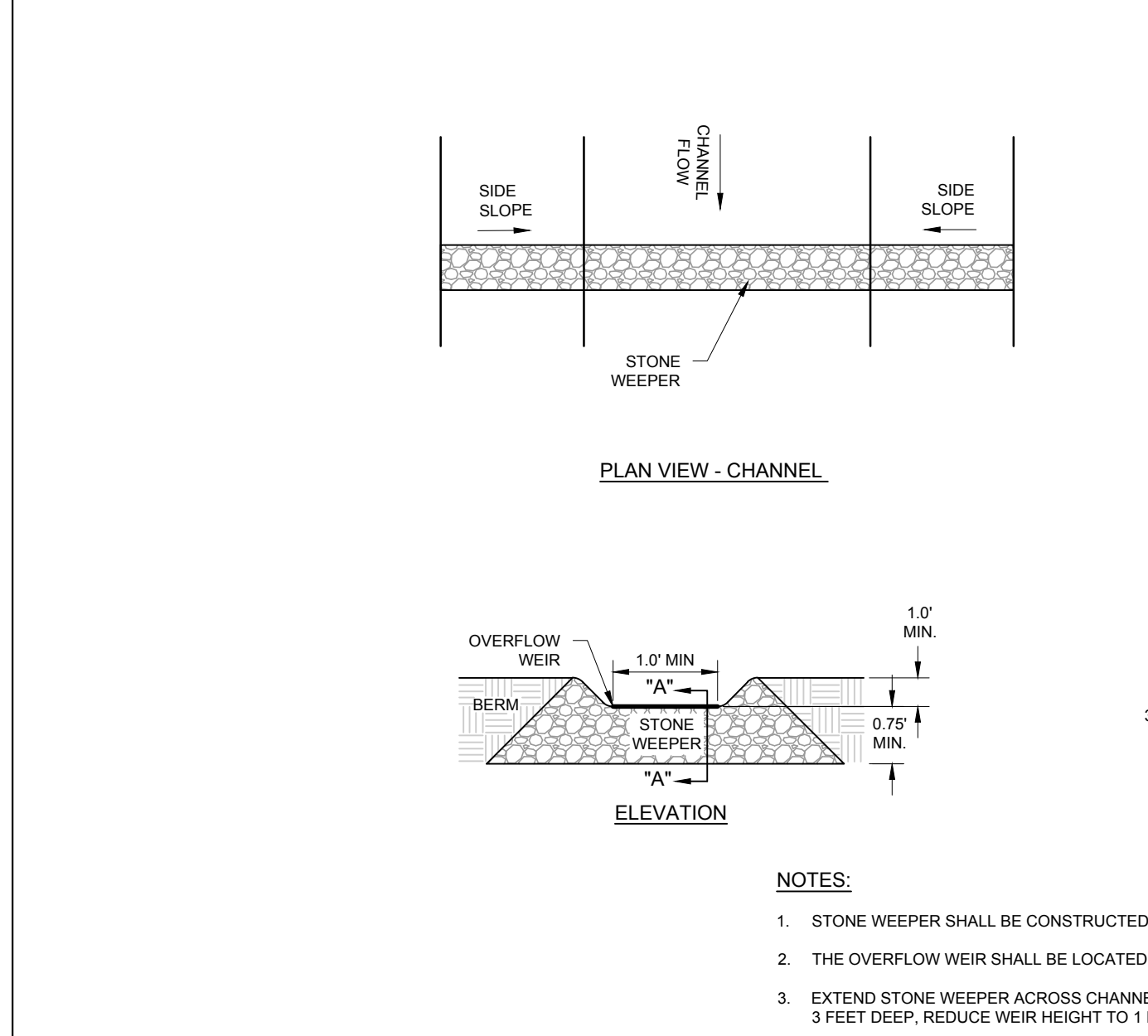
STRAW WATTLE



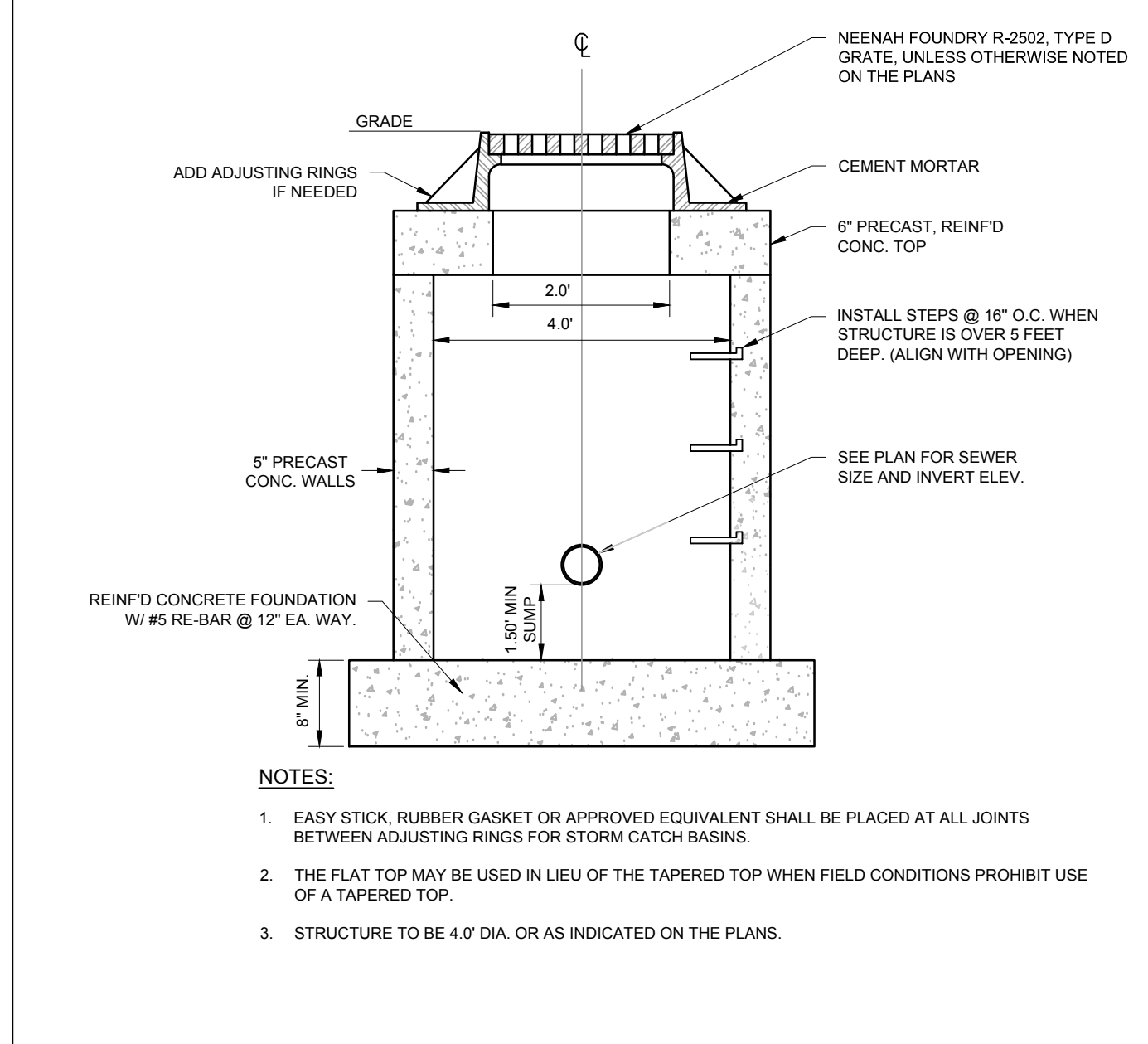
SEDIMENT TRAP



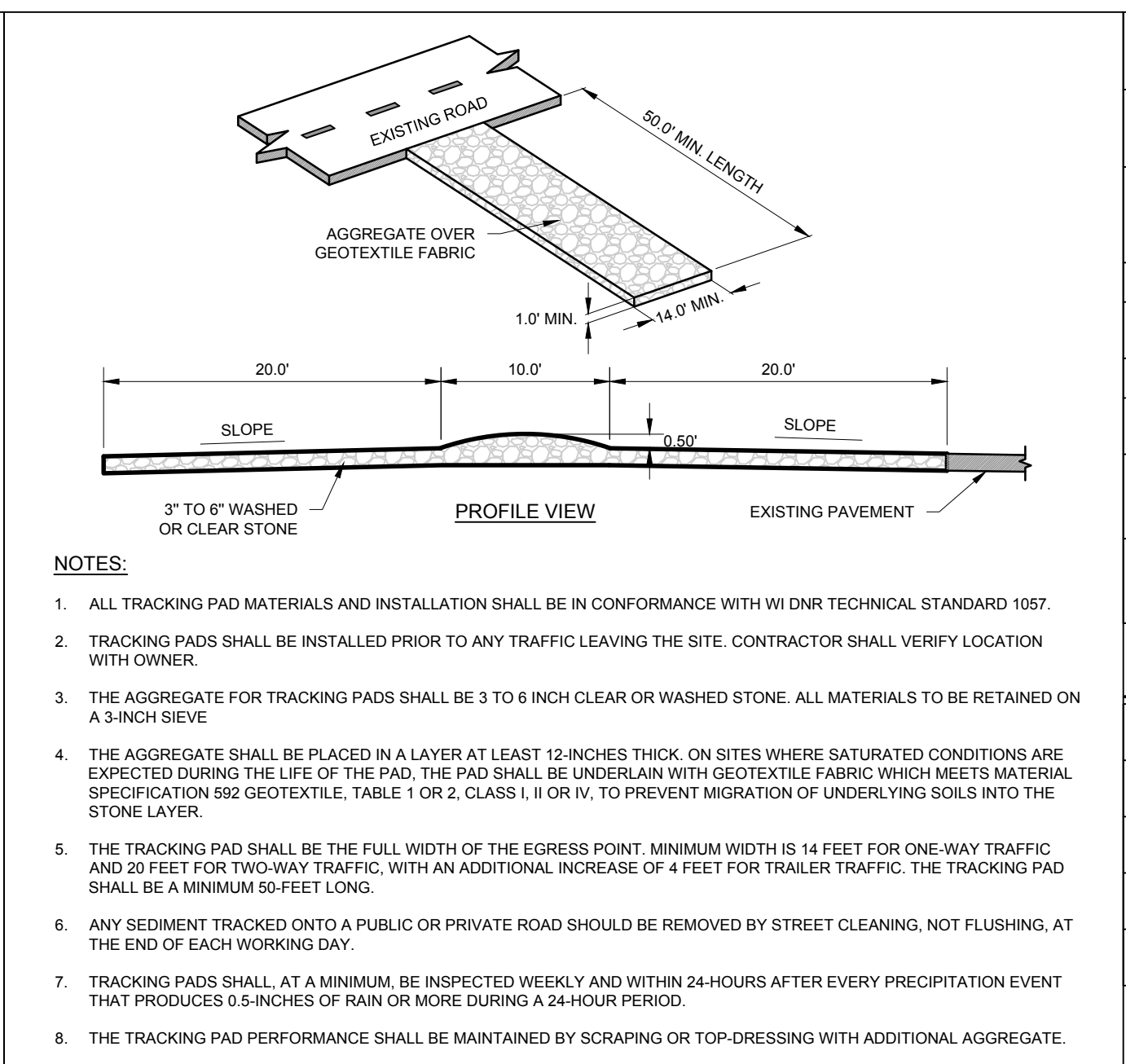
INLET PROTECTION



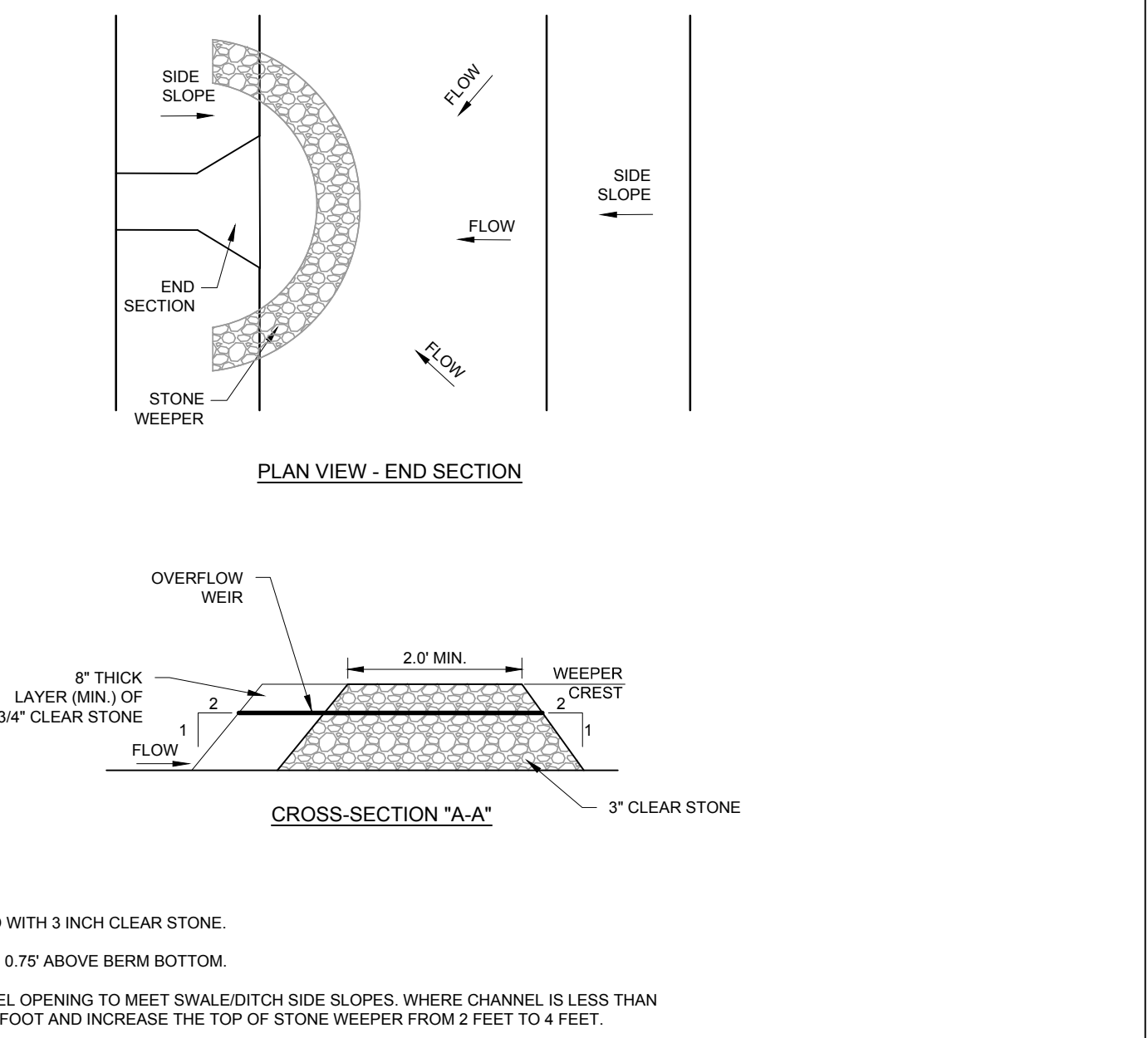
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CATCH BASIN



CONSTRUCTION ENTRANCE



CATCH BASIN - UNDERDRAIN

| CONTROL MEASURE GROUP | CONTROL MEASURE | CONTROL MEASURE CHARACTERISTICS |
|---------------------------|-------------------------|--|
| VEGETATIVE COVER | TEMPORARY SEEDING | PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE. |
| SOIL COVER | PERMANENT SEEDING | PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN. |
| NON VEGETATIVE SOIL COVER | AGGREGATE COVER | PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE. |
| | PAVING | PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. |
| DIVERSIONS | DIVERSION BERM / SWALE | DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL. |
| ENCLOSED DRAINAGE | STORM SEWER | CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN. |
| OUTLETS | APRON ENDWALL OR RIPRAP | PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE. |
| SEDIMENT BASINS | TEMPORARY SEDIMENT TRAP | CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN. |
| SEDIMENT FILTERS | SILT FENCE | PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE. |
| | INLET PROTECTION | INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT. |
| | DITCH CHECK | PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF. |
| MUD AND DUST CONTROL | CONSTRUCTION ENTRANCE | REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE. |
| | STREET SWEEPING | REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE. |
| | DUST CONTROL | PREVENTS DUST FROM LEAVING CONSTRUCTION SITE. |

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

| STABILIZATION TYPE | STABILIZATION UTILIZATION PERIODS | | | | | | | | | | | |
|--------------------|-----------------------------------|------|------|------|-----|------|------|------|-------|------|------|------|
| | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
| PERMANENT SEEDING | | | A | * | * | * | * | * | * | * | * | * |
| DORMANT SEEDING | B | | | | | | | | | | | B |
| TEMPORARY SEEDING | | | C | * | * | * | * | D | * | * | * | * |
| SODDING | | | E | * | * | * | * | * | * | * | * | * |

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
 B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
 C. SPRING OATS 100 LBS/ACRE.
 D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
 E. SOD.
 F. STRAW MULCH 2 TONS/ACRE.
 * IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

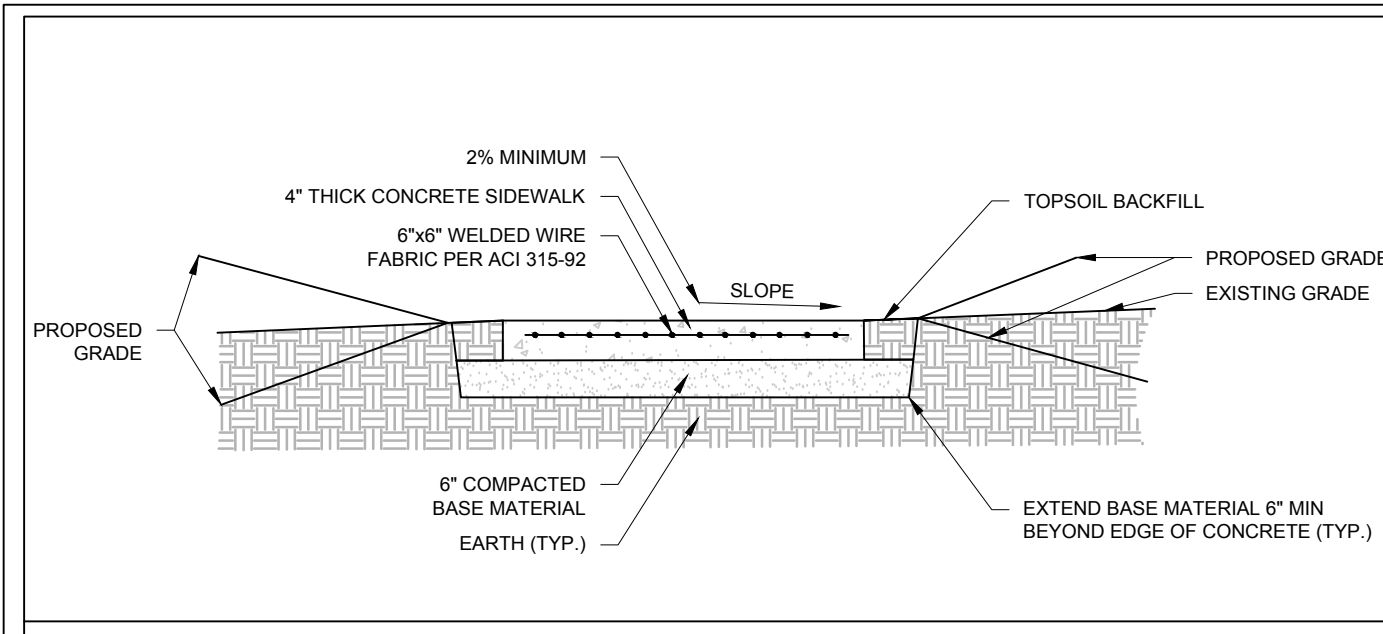
OCENCO ADDITION
 10225 82nd Avenue, Pleasant Prairie, Wisconsin
 NTR TIN ETAIL

600 Fifty-Second Street
 Suite 220
 Kenosha, WI 53142
 Ph.: (262) 652-2800
 Fax: (262) 652-2812

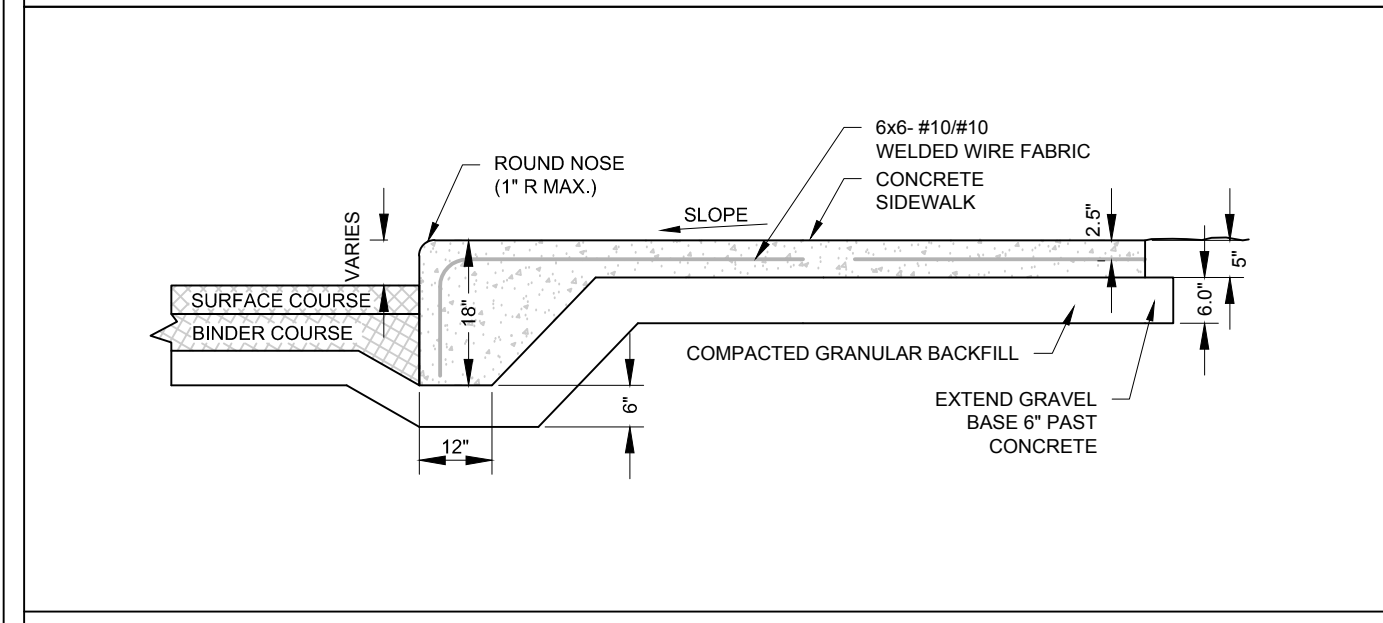
Partners in Design
 ARCHITECTS

PROJECT NO:
 14714JO2
 DRAWN BY: BDP
 CHECKED BY: ARA
 DATE:
 05.08.15
 SHEET NO:

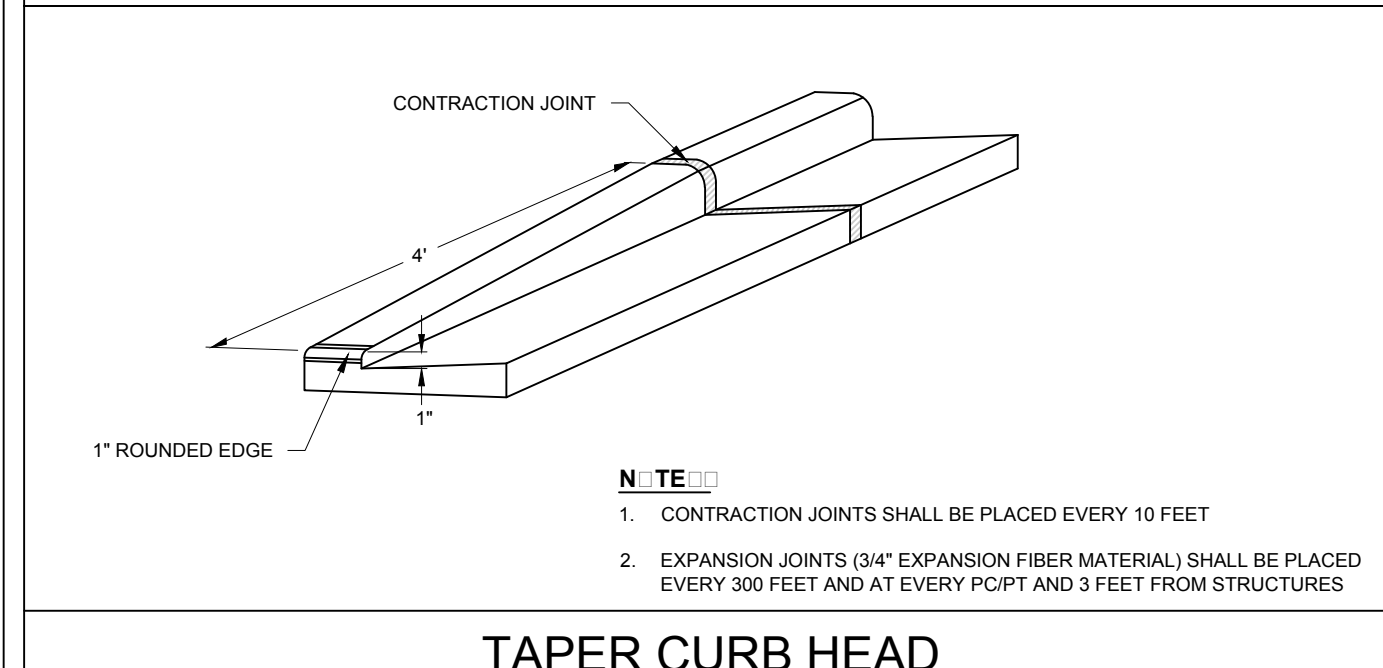
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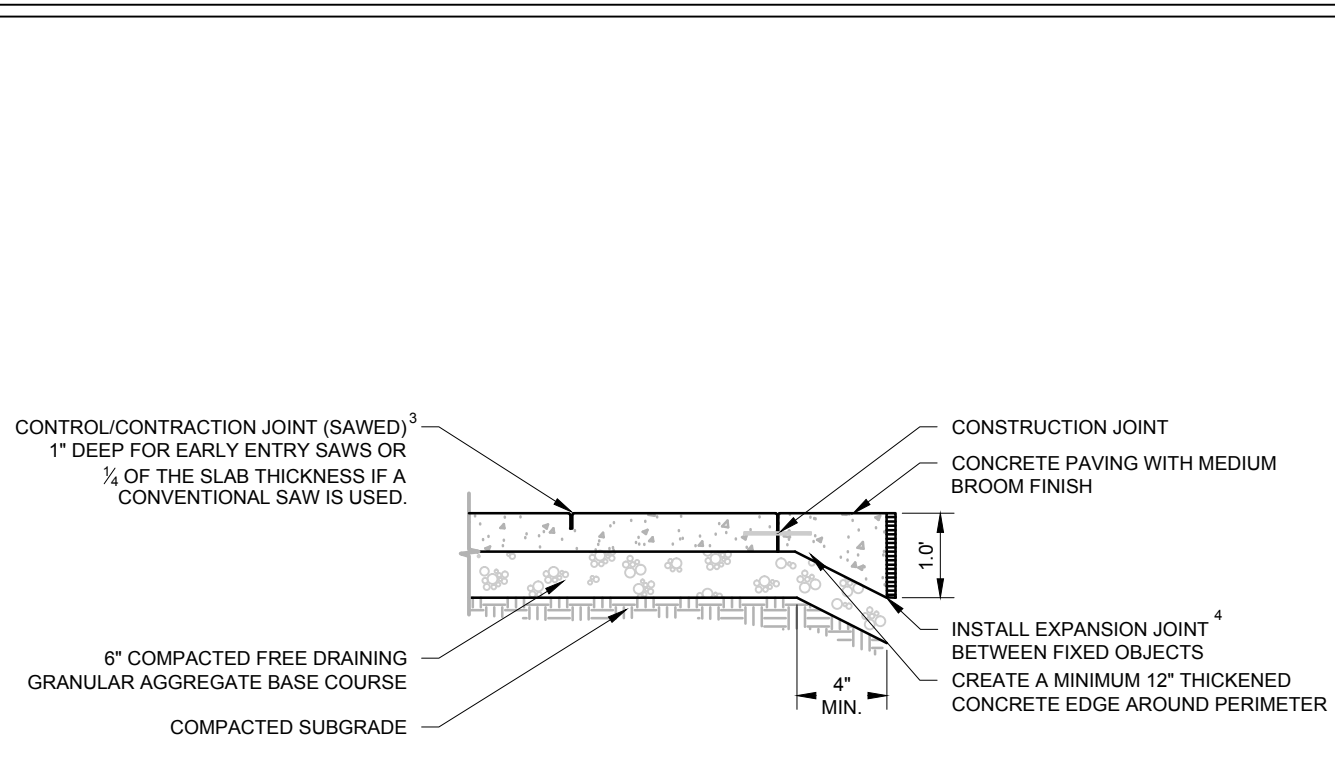
CONCRETE SIDEWALK



INTEGRAL CURB AND SIDEWALK

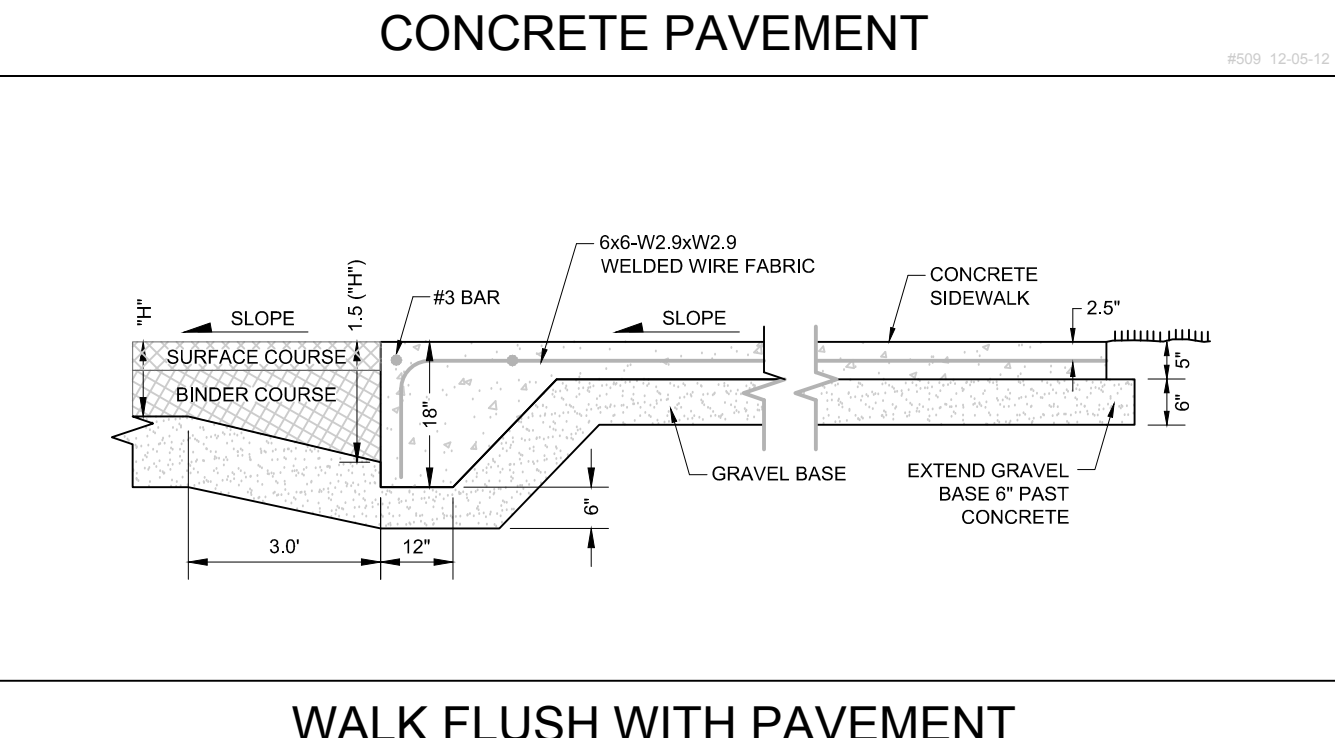


TAPER CURB HEAD

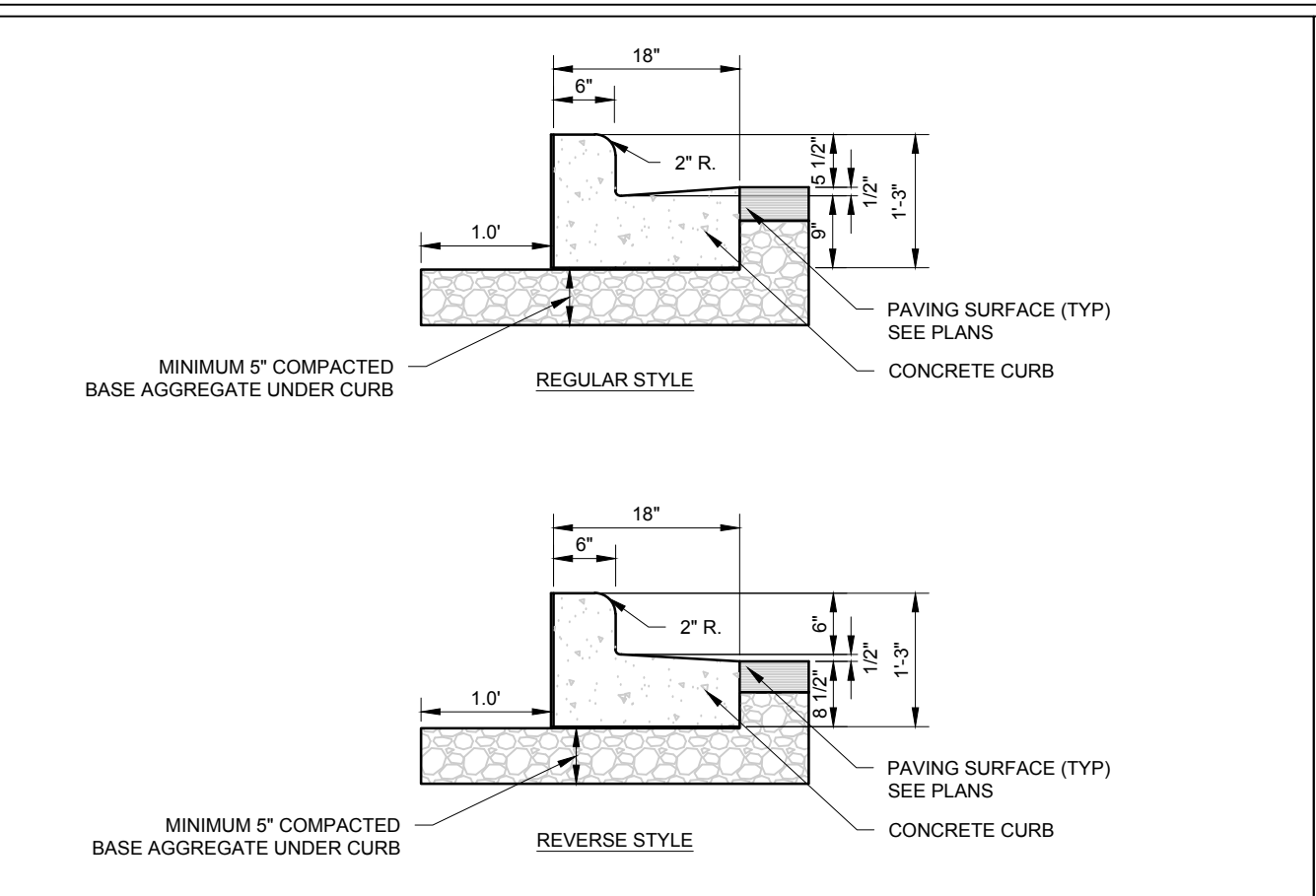


NOTES:

1. THE BARS SHOULD BE INSTALLED AT ALL CONSTRUCTION JOINTS PARALLEL TO TRAFFIC AND CONSIST OF GRADE 40, NO. 4 REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
2. 3/4" DIA. LUBRICATED SMOOTH DOWEL BARS SHOULD BE AT ALL CONSTRUCTION JOINTS PERPENDICULAR TO TRAFFIC. DOWEL BARS SHOULD BE 18" LONG AND 12" ON CENTER.
3. CONTROL/CONTRACTION CONSTRUCTION JOINTS SHALL BE SPACED AT 12' MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI STANDARDS.

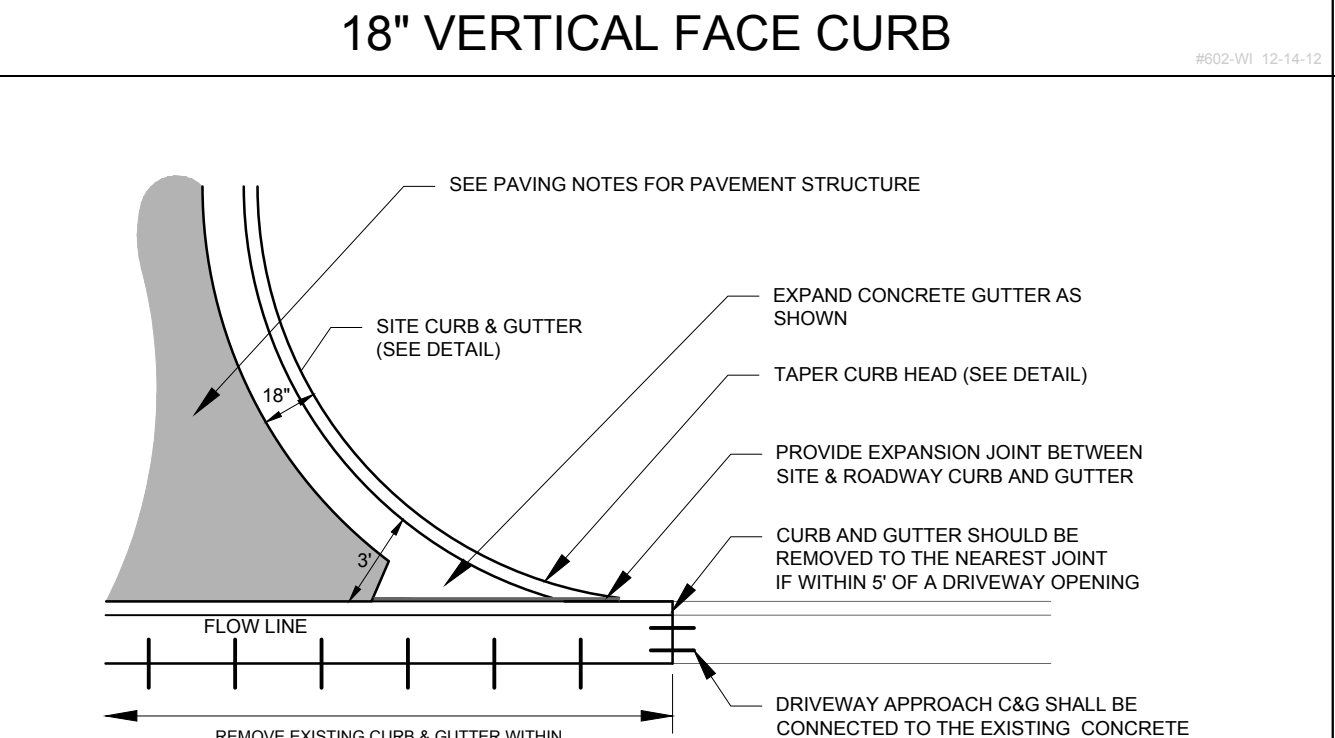


WALK FLUSH WITH PAVEMENT



NOTES:

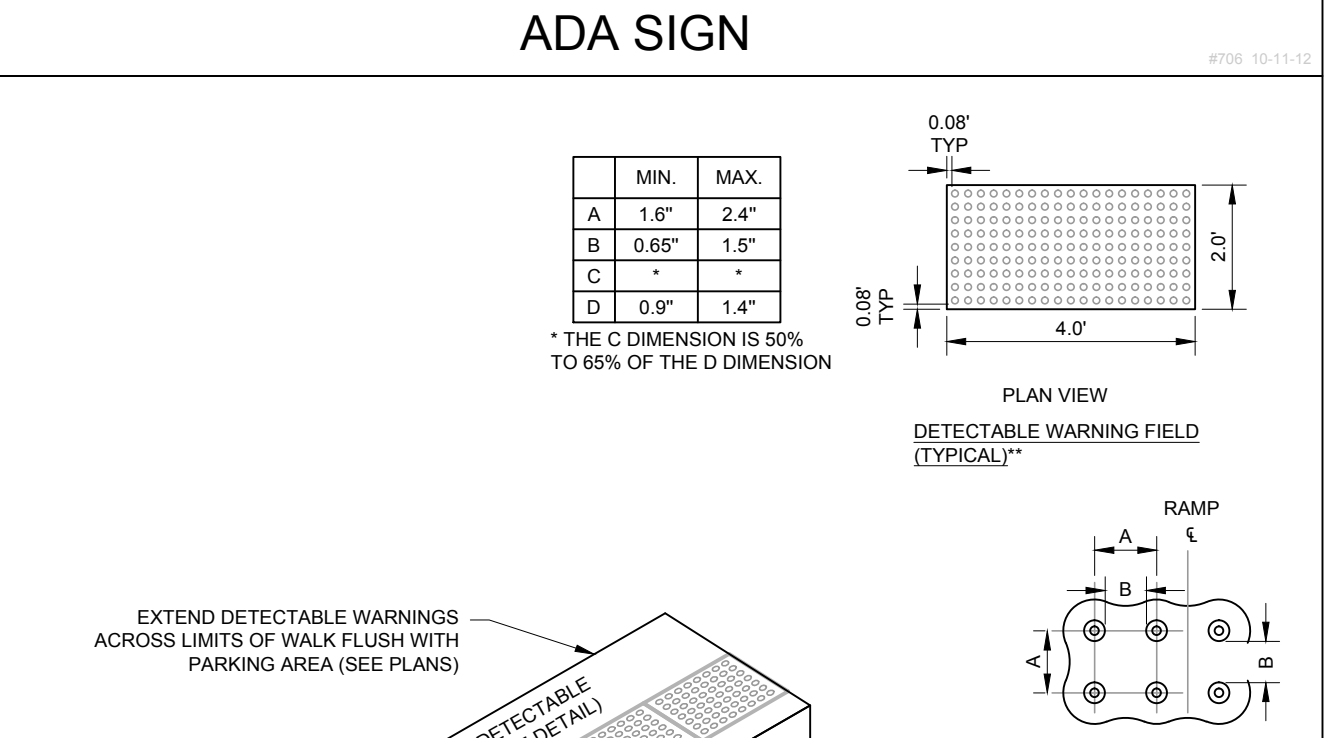
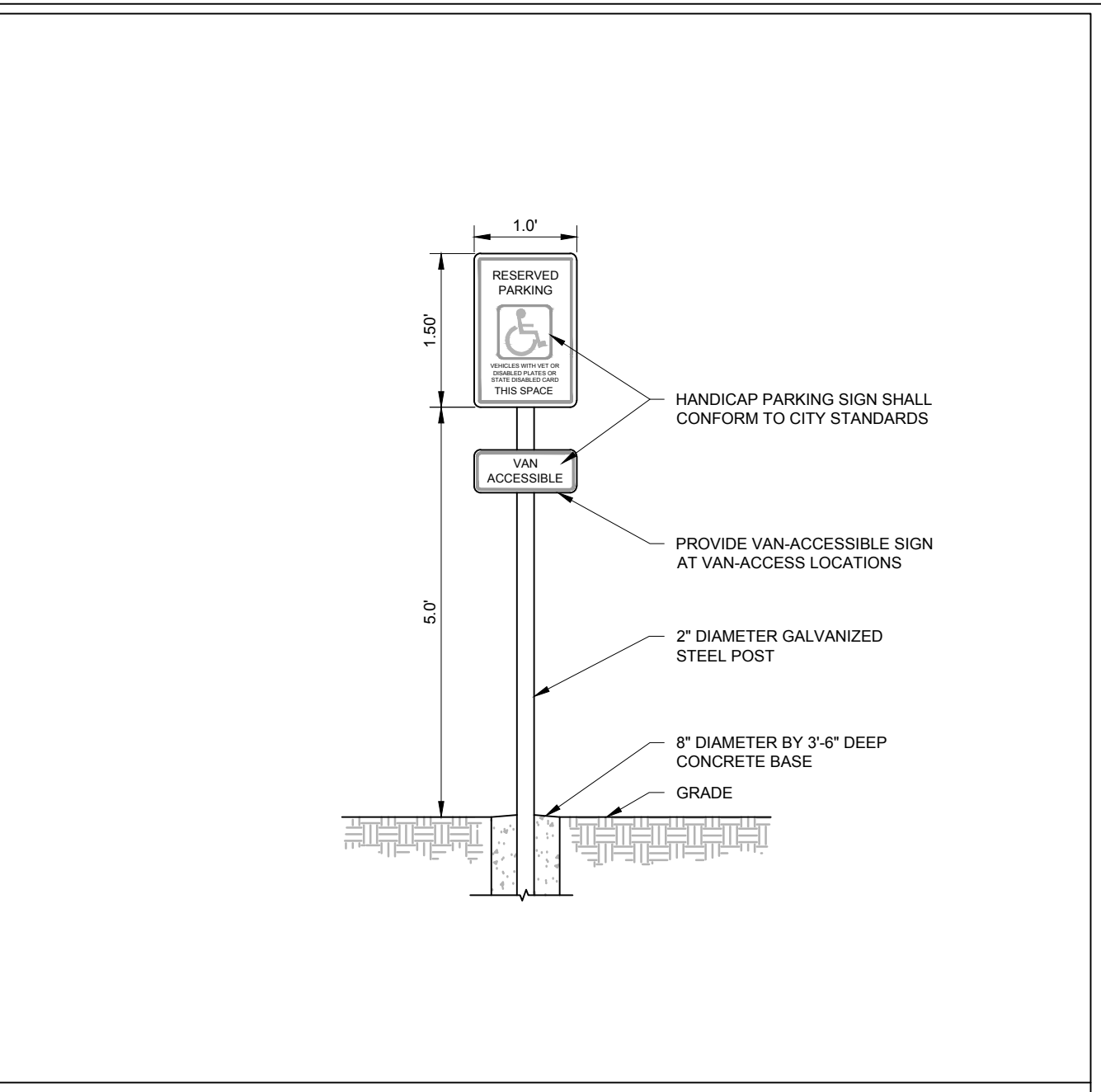
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.



NOTES:

1. 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.
2. 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.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

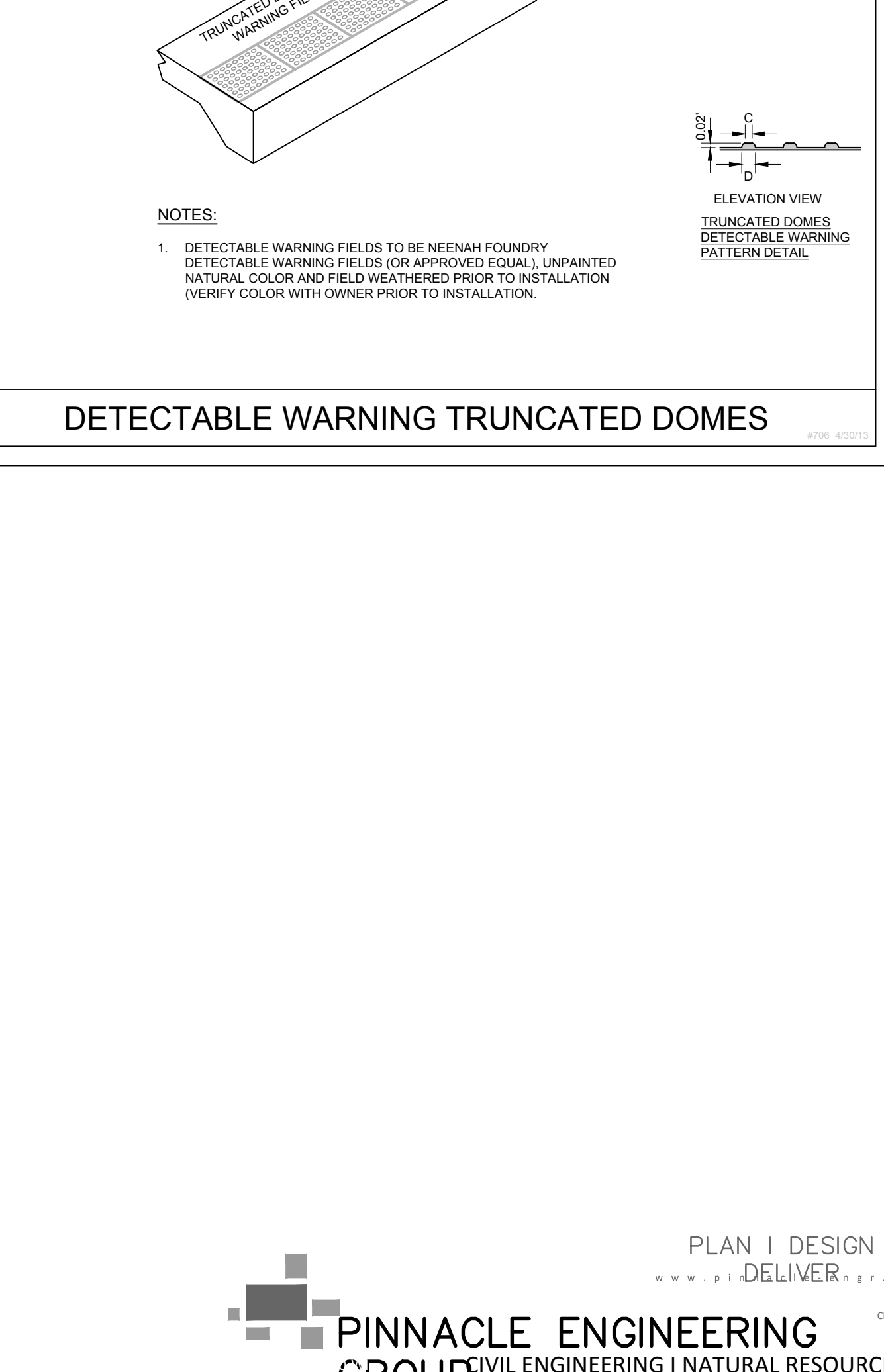
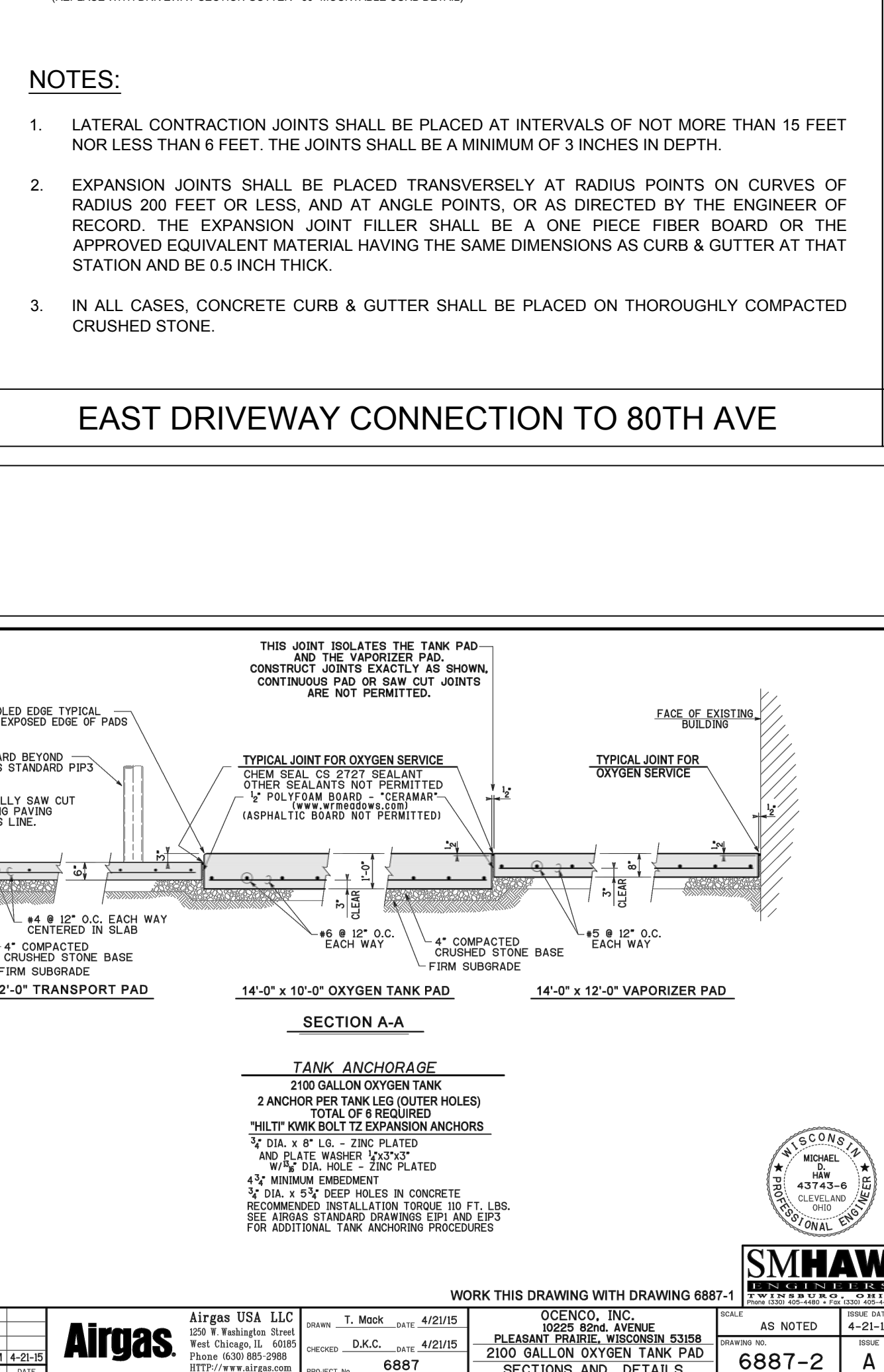
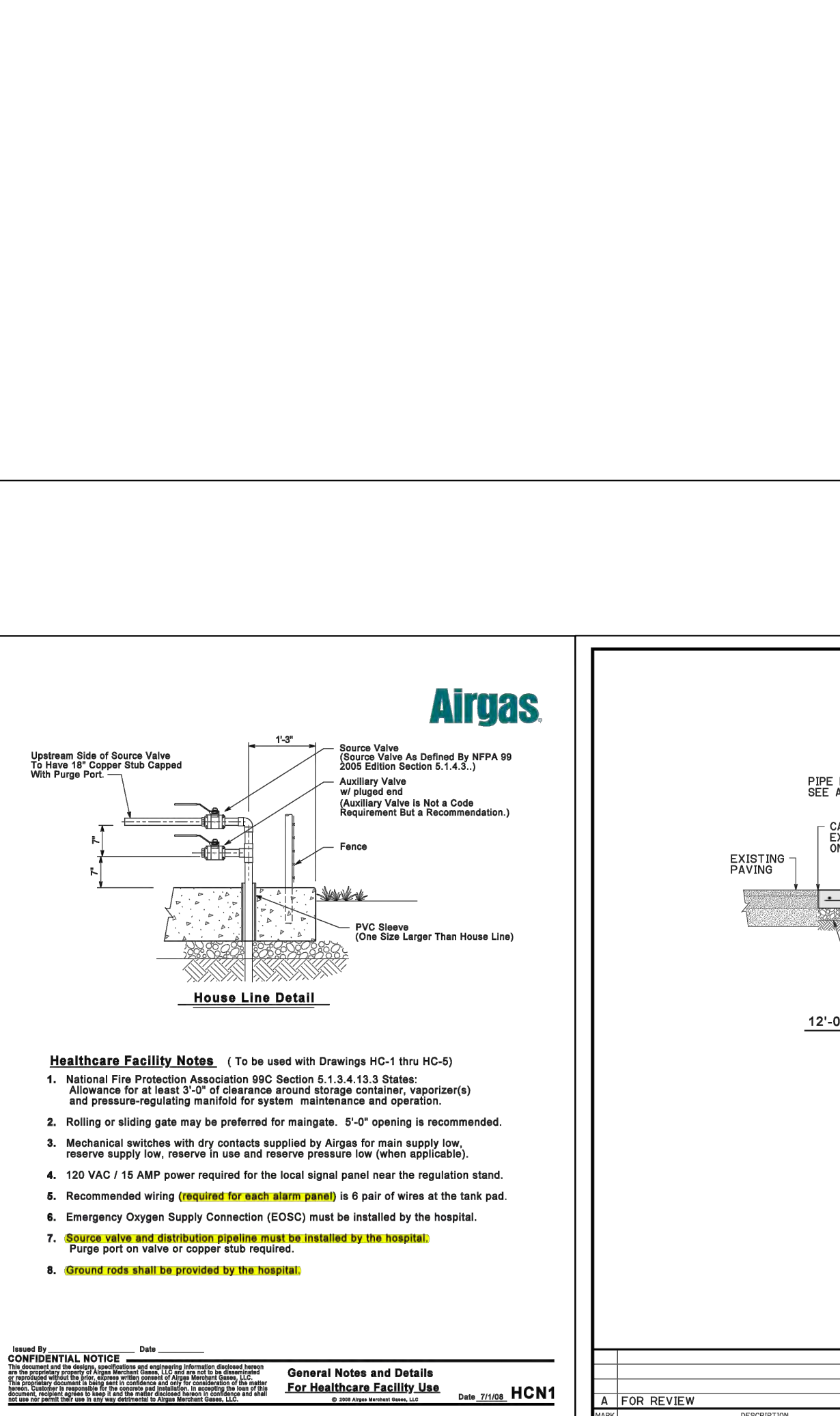
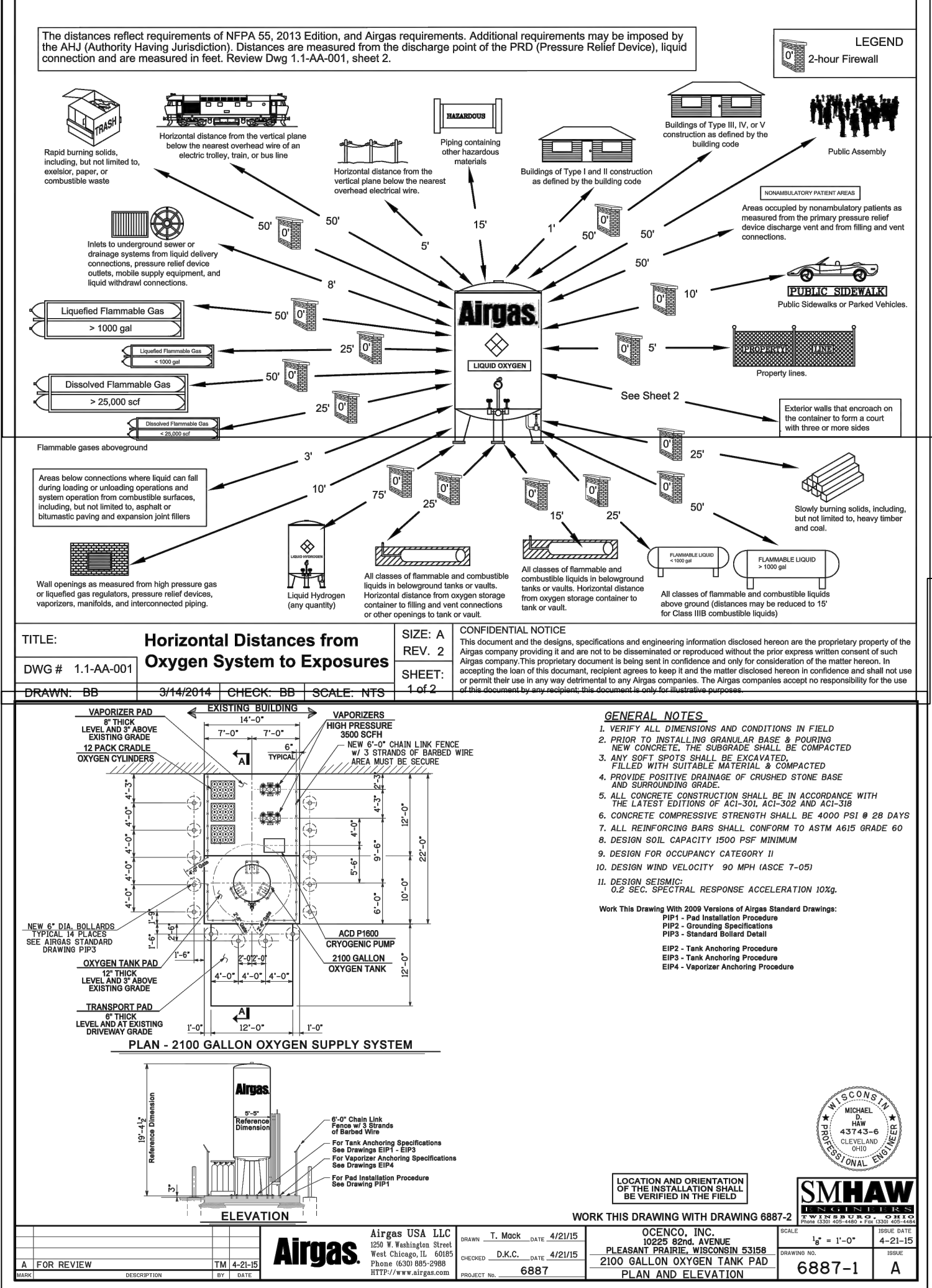
EAST DRIVEWAY CONNECTION TO 80TH AVE



NOTES:

1. DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL). UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR WITH OWNER PRIOR TO INSTALLATION).

DETECTABLE WARNING TRUNCATED DOMES



OCENCO ADDITION
10225 82nd Avenue, Pleasant Prairie, Wisconsin
 NTR T I N E T A I L

600 Fifty-Second Street
 Suite 220
 Kenosha, WI 53142
 Ph: (262) 652-2600
 Fax: (262) 652-2612

Partners in Design
 ARCHITECTS

PROJECT NO: 14714J02
 DRAWN BY: CHECKED BY: ARA
 DATE: 05.08.15
 SHEET NO:

PLAN | DESIGN | DELIVER

WISCONSIN OFFICE: 15800 W. BILMORING ROAD, BROOKFIELD, WI 53005 (262) 754-8888

C9.0

PINNACLE ENGINEERING GROUP
 CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

OCENCO, INC.
 2000 GALLON OXYGEN TANK PAD
 SECTIONS AND DETAILS
 6887-2
 A

PLANT SCHEDULE

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY. | PLANTING SIZE |
|------|-------------------------------------|--------------------------|------|---------------|
| GLTR | <i>Gleditsia triacanthos</i> | Honeylocust | 5 | 2" Cal. B&B |
| MARJ | <i>Malus 'Red Jewel'</i> | Red Jewel Flowering Crab | 4 | 2" Cal. B&B |
| PIDE | <i>Picea densata</i> | Black Hills Spruce | 3 | 6' B&B |
| THEM | <i>Thuja occidentalis 'Emerald'</i> | Emerald Arborvitae | 4 | 6' B&B |
| TICO | <i>Tilia cordata 'Greenspire'</i> | Greenspire Linden | 5 | 2" Cal. B&B |
| ULTR | <i>Ulmus x hybrid 'Triumph'</i> | Triumph Elm | 3 | 2" Cal. B&B |

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY. | PLANTING SIZE |
|------|--|------------------------|------|---------------|
| HYAR | <i>Hydrangea arborescens 'Annabelle'</i> | Annabelle Hydrangea | 20 | 4 gal |
| JUKC | <i>Juniperus chin. 'Kallay Compact'</i> | Compact Kallay Juniper | 6 | 5 gal |
| RHAR | <i>Rhus aromatica 'Gro Low'</i> | Gro Low Sumac | 17 | 4 gal |
| SYMK | <i>Syringa patula 'Miss Kim'</i> | Miss Kim Lilac | 10 | 5 gal |
| WESB | <i>Weigela florida 'Bokrasopin'</i> | Sonic Bloom Weigela | 12 | 5 gal |

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY. | PLANTING SIZE |
|------|--|--------------------|------|---------------|
| CAKF | <i>Calamagrostis acut. 'Karl Forester'</i> | Feather Reed Grass | 7 | 1 gal |

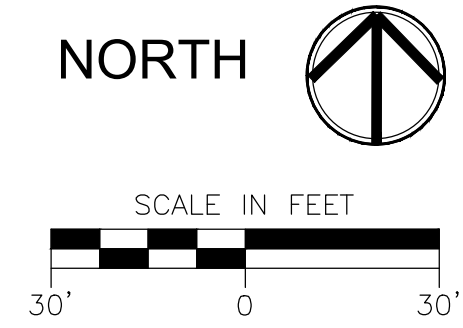
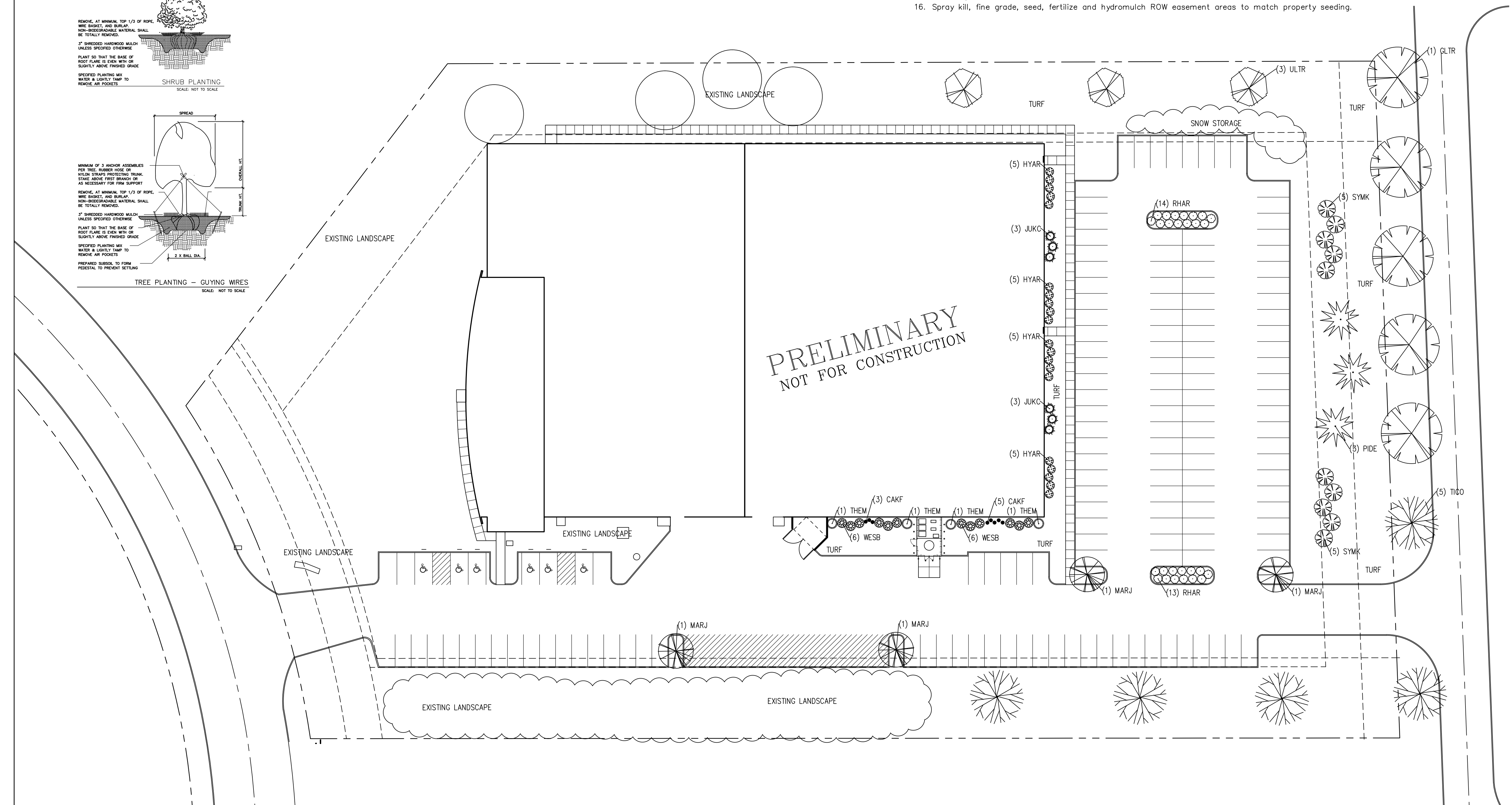
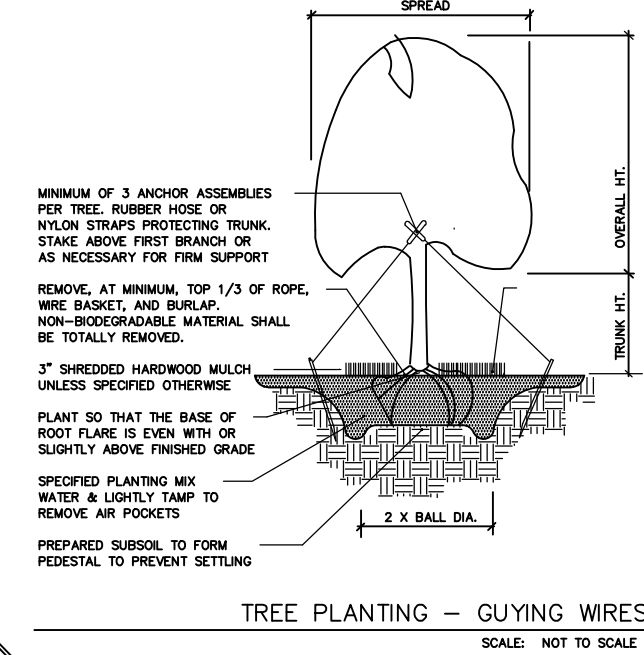
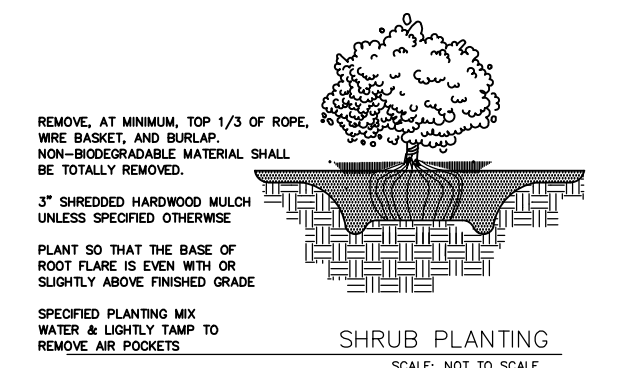
GENERAL LANDSCAPE NOTES:

- Notify DIGGERS HOTLINE, general contractor, and owner prior to the commencement of any digging/clearing operations for locations of private and public utilities.
- All finish grades to be flush with top of curbs, retaining walls and pavement.
- All plant material shall conform to American Standard for Nursery Stock as prepared by the American Association of Nurserymen, Inc.
- Any plant or material substitutions to be approved by owner prior to installation.
- All plants to be located according to the plan and planted in holes at least twice the size of the plant root ball. If plant symbol count varies from plant table, the symbol count will be used.
- All plantings to be topdressed with three inches of shredded hardwood mulch.
- Amend planting beds with a minimum of 2" of fully decomposed compost and till to a minimum depth of 6" prior to planting.
- Topsoil backfill shall be topsoil that is fertile, friable, natural loam surface soil reasonably free from subsoil, clay lumps, brush, weeds, litter, and free of roots, stumps, stones larger than 1", and other extraneous or toxic material harmful to plant growth.
- All areas disturbed during construction and indicated as 'TURF' shall be fine graded, fertilized, seeded, and hydromulched unless otherwise indicated otherwise on the plan.
- All areas indicated as 'SOD' shall be fine graded, fertilized, and sodded with fully developed turf on mineral base soil, and maintained through and including the first mowing and accepted by the owner unless otherwise indicated otherwise on the plan.
- All plants to receive 3 year slow release fertilizer packets (or equal) at a rate of 2 per caliper inch of tree and 3 per shrub.
- Guarantee all plant material including perennials, seed, and sod for a period of not less than one full growing season beginning the spring following project completion.
- Water all plantings, including sod, immediately after installation and continue to water as needed until project is completed and accepted by owner.
- All planting bed shall have 2 inch shovel cut edges unless noted otherwise on the plan.
- Plants symbols shown on this plan are indicated at approximate mature size.
- Spray kill, fine grade, seed, fertilize and hydromulch ROW easement areas to match property seeding.



CALL DIGGERS HOTLINE
1-800-242-8811
TOLL FREE
WE STRIKE 10/27/2014
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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



PREPARED BY:
 landscape management
KENOSHA GROUNDS CARE
Design Construction Maintenance
6300 88th Avenue • Pleasant Prairie, WI 53158 • 262.294.8500
E-Mail: info@kgc.com Fax: 262.294.2599

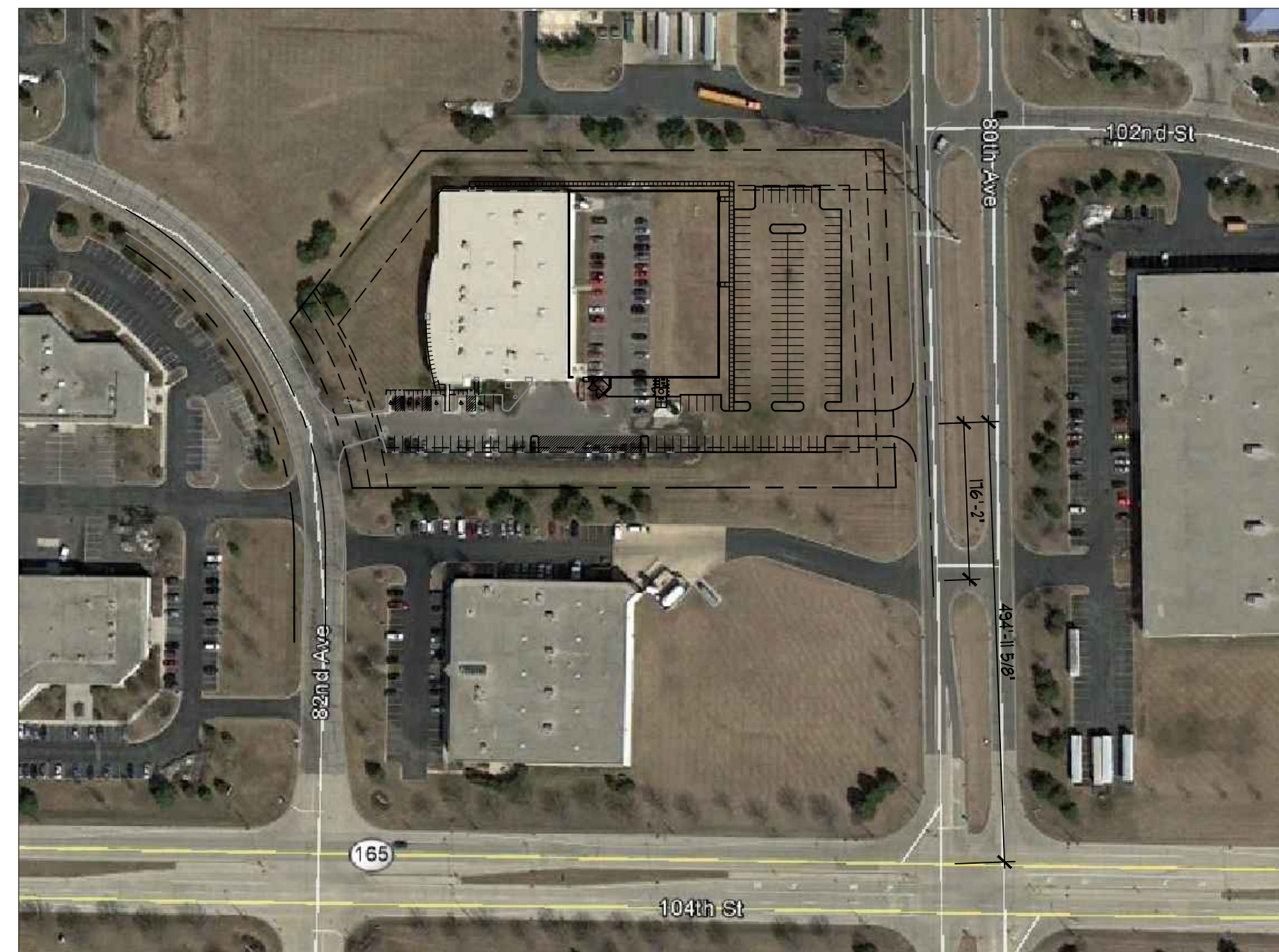
USE OF INFORMATION
THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF KENOSHA GROUNDS CARE, INC. ANY CHANGES, PUBLICATION OR UNAUTHORIZED USE IS PROHIBITED UNLESS EXPRESSLY APPROVED.

SHEET TITLE
LANDSCAPE PLAN

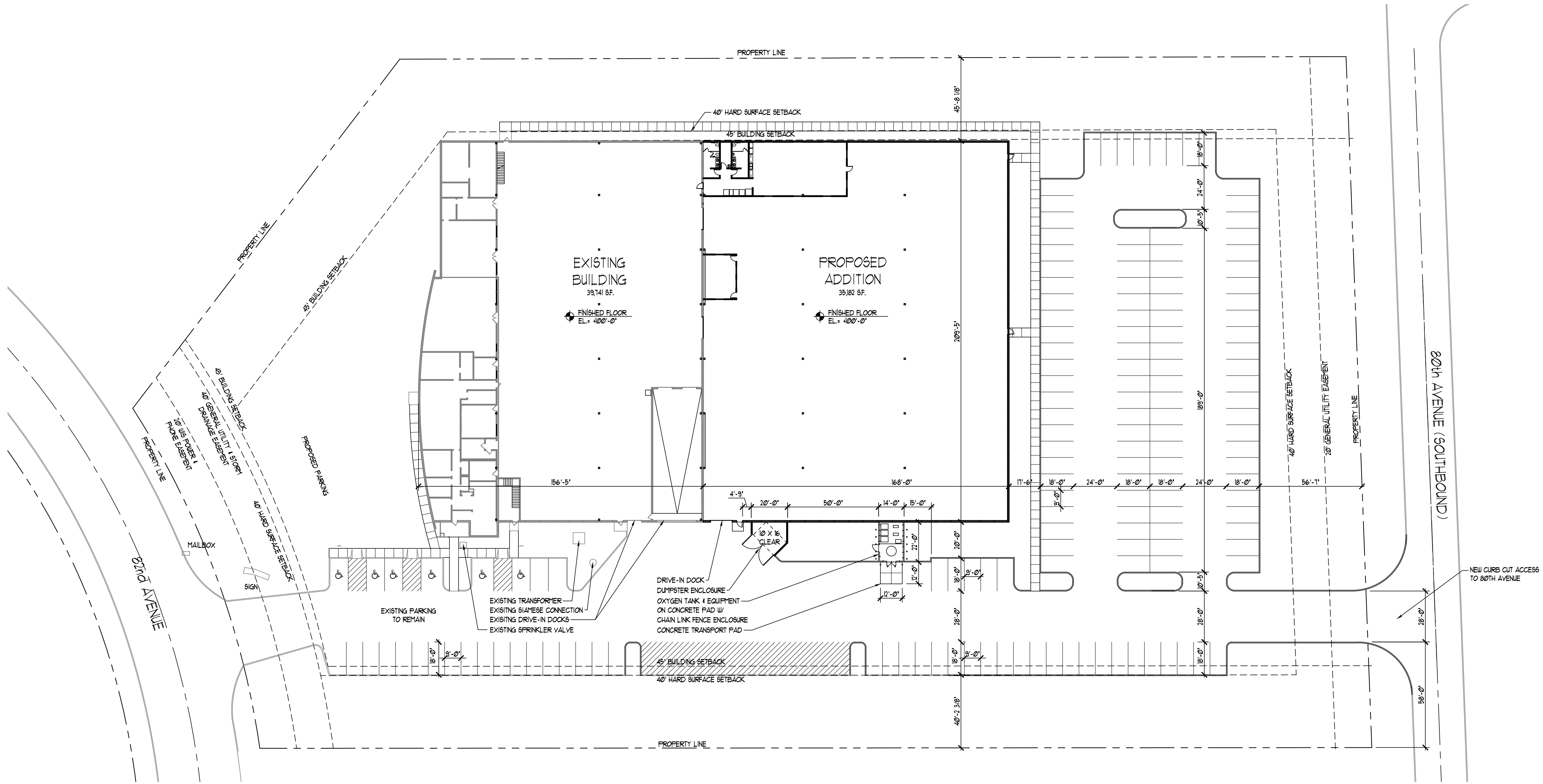
PROJECT NO: 147.14.102
 DRAWN BY: LMW CHECKED BY: MAM
 DATE: 05.08.15
 SHEET NO: L1.0

600 Fifty-Second Street, Suite 220, Kenosha, WI 53142
 Ph: (262) 652-2800 Fax: (262) 652-2812

OCENCO ADDITION
 10225 82nd Avenue, Pleasant Prairie, Wisconsin



SCALE: 1" = 150'-0"



ARCHITECTURAL SITE PLAN
 1/11 1" = 30'-0"

NOTE: THIS PLAN HAS BEEN PREPARED TO IDENTIFY BUILDING AND ARCHITECTURAL SITE ELEMENTS. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE GRADING AND SITE CONSTRUCTION ISSUES. PRIOR TO ANY CONSTRUCTION ACTIVITY, CONTRACTOR SHALL FIELD VERIFY THE FINISHED FLOOR ELEVATION OF THE EXISTING BUILDING.

| SITE PLAN SUMMARY CHART: | |
|----------------------------------|--------------------------|
| - TOTAL PARCEL AREA: | 233,964 SF. (5.31 ACRES) |
| - EXISTING BUILDING AREA: | 39,741 SF. |
| - PROPOSED BUILDING AREA: | 35,182 SF. |
| - TOTAL BUILDING AREA: | 74,923 SF. |
| - TOTAL BLDG + HARDSURFACE AREA: | 142,286 SF. |
| - GREEN SPACE PERCENTAGE: | 39% |
| - TOTAL PARKING SPACES: | 151 PARKING SPACES |
| - ADA PARKING SPACES: | 6 ADA SPACES |

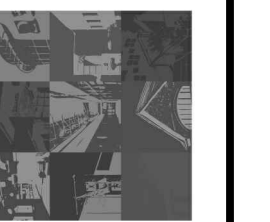
PARKING REQUIREMENTS:
 - PROVIDE PARKING FOR ALL EMPLOYEES AND VISITORS (PER LAKEVIEW CORPORATE PARK)
 - 5 SPACES + 1 PER EMPLOYEE 5 + 143 + 148 MANUFACTURING (PER V.O.P.P.)

REVISIONS:

OCENCO ADDITION
 10225 82nd Avenue, Pleasant Prairie, Wisconsin
ARCHITECTURAL SITE PLAN

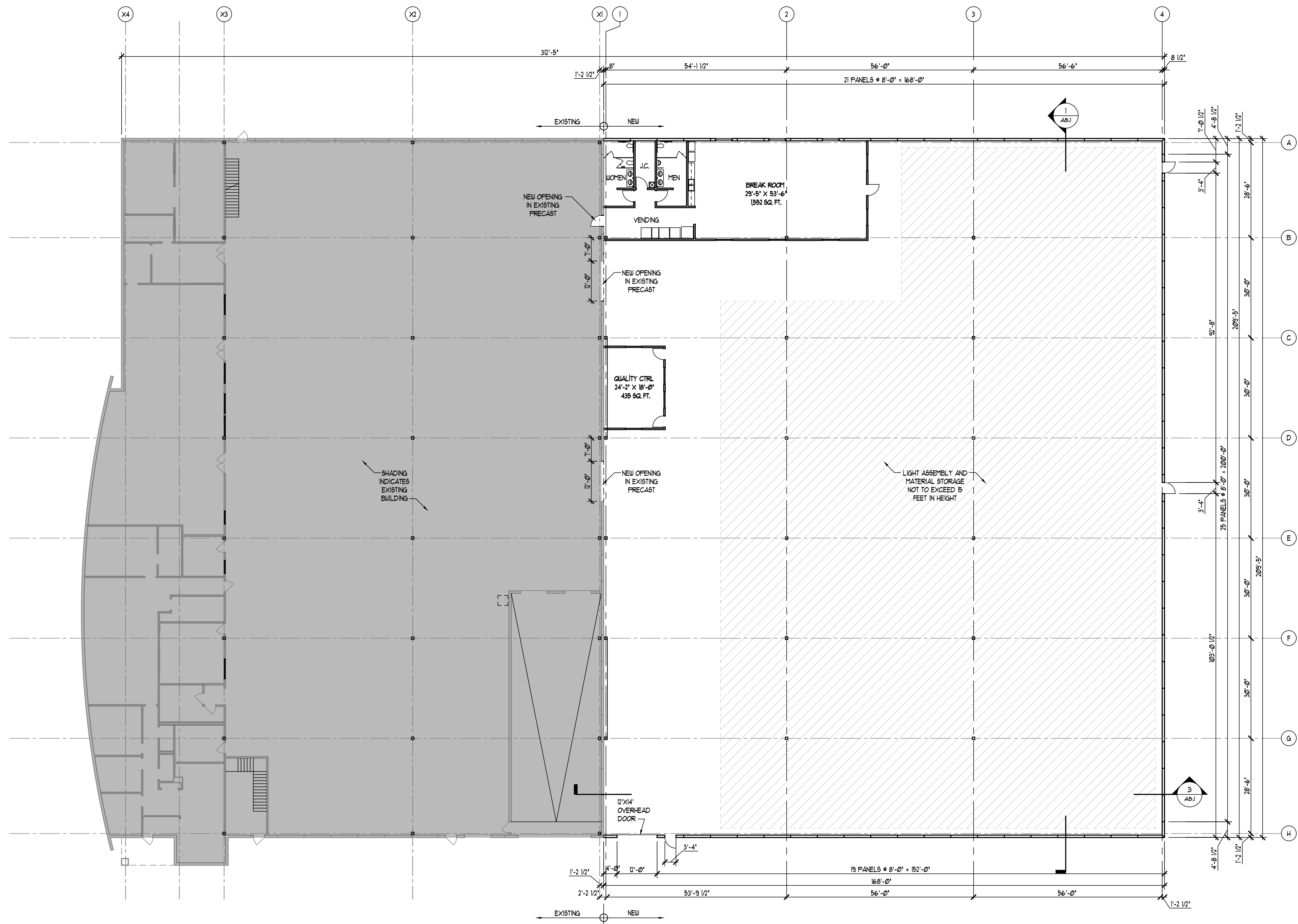
600 Fifty-Second Street
 Suite 220
 Kenosha, WI 53142
 Ph.: (262) 652-2800
 Fax: (262) 652-2812

Partners in Design
 ARCHITECTS

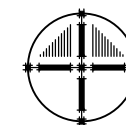


PROJECT NO:
141,14,102
 DRAWN BY: CHECKED BY:
 DAC MAM
 DATE:
05.08.15
 SHEET NO.:

A1.1



1 FLOOR PLAN
A3.1 1/16" = 1'-0"



REVISIONS:

OCENCO ADDITION
10225 82nd Avenue, Pleasant Prairie, Wisconsin
FLOOR PLAN

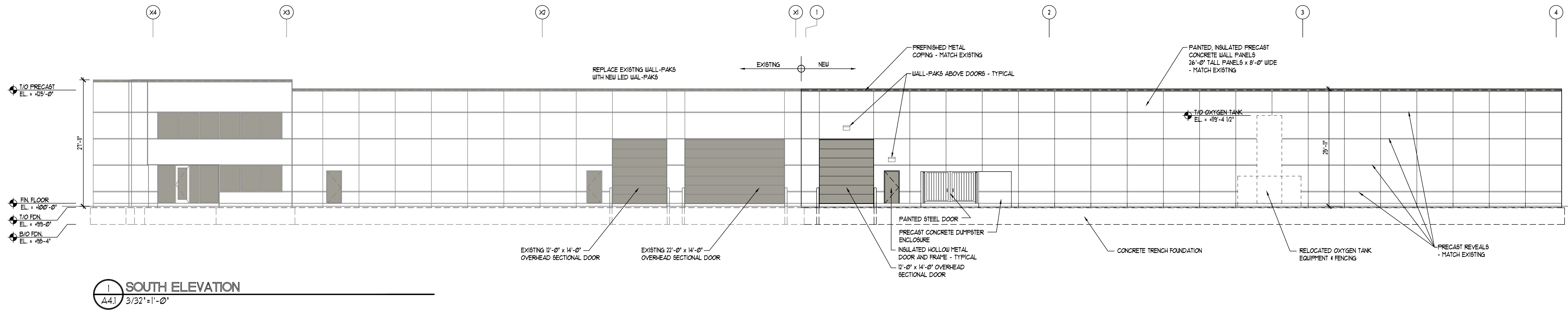
600 Fifty-Second Street
Suite 220
Kenosha, WI 53142
Ph.: (262) 652-2800
Fax: (262) 652-2812

Partners in Design
ARCHITECTS

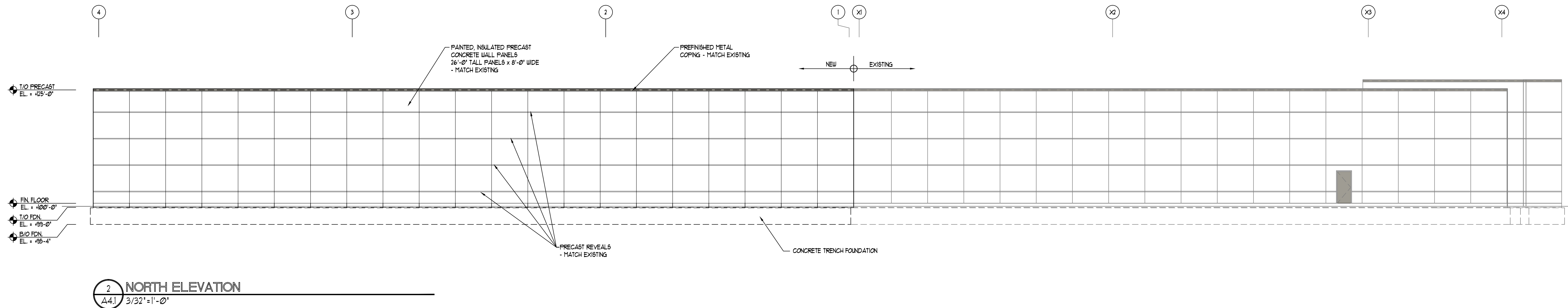


PROJECT NO.: 141,14,102
DRAWN BY: DAC CHECKED BY: MAM
DATE: 05.08.15
SHEET NO.:

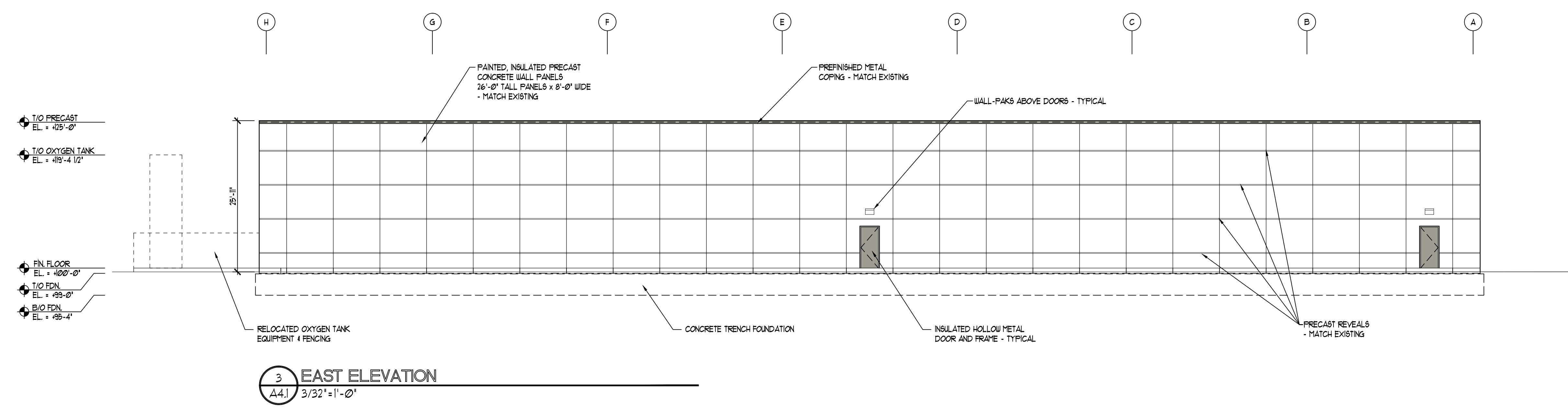
A3.1



1 SOUTH ELEVATION
 A4.1 3/32" = 1'-0"



2 NORTH ELEVATION
 A4.1 3/32" = 1'-0"



3 EAST ELEVATION
 A4.1 3/32" = 1'-0"

REVISIONS:

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |

OCENCO ADDITION
 10225 82nd Avenue, Pleasant Prairie, Wisconsin
 BUILDING ELEVATIONS

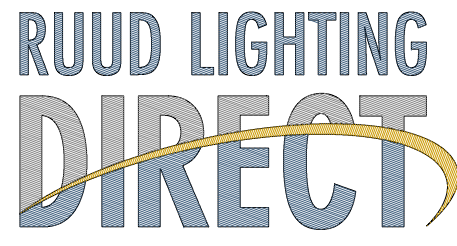
600 Fifty-Second Street
 Suite 220
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 Ph.: (262) 652-2800
 Fax: (262) 652-2812

Partners in Design
 ARCHITECTS



PROJECT NO.: 141,14,102
 DRAWN BY: DAC CHECKED BY: MAM
 DATE: 05.08.15
 SHEET NO.:

A4.1



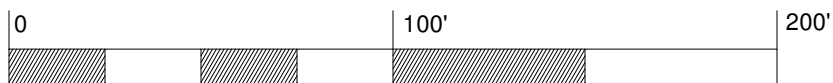
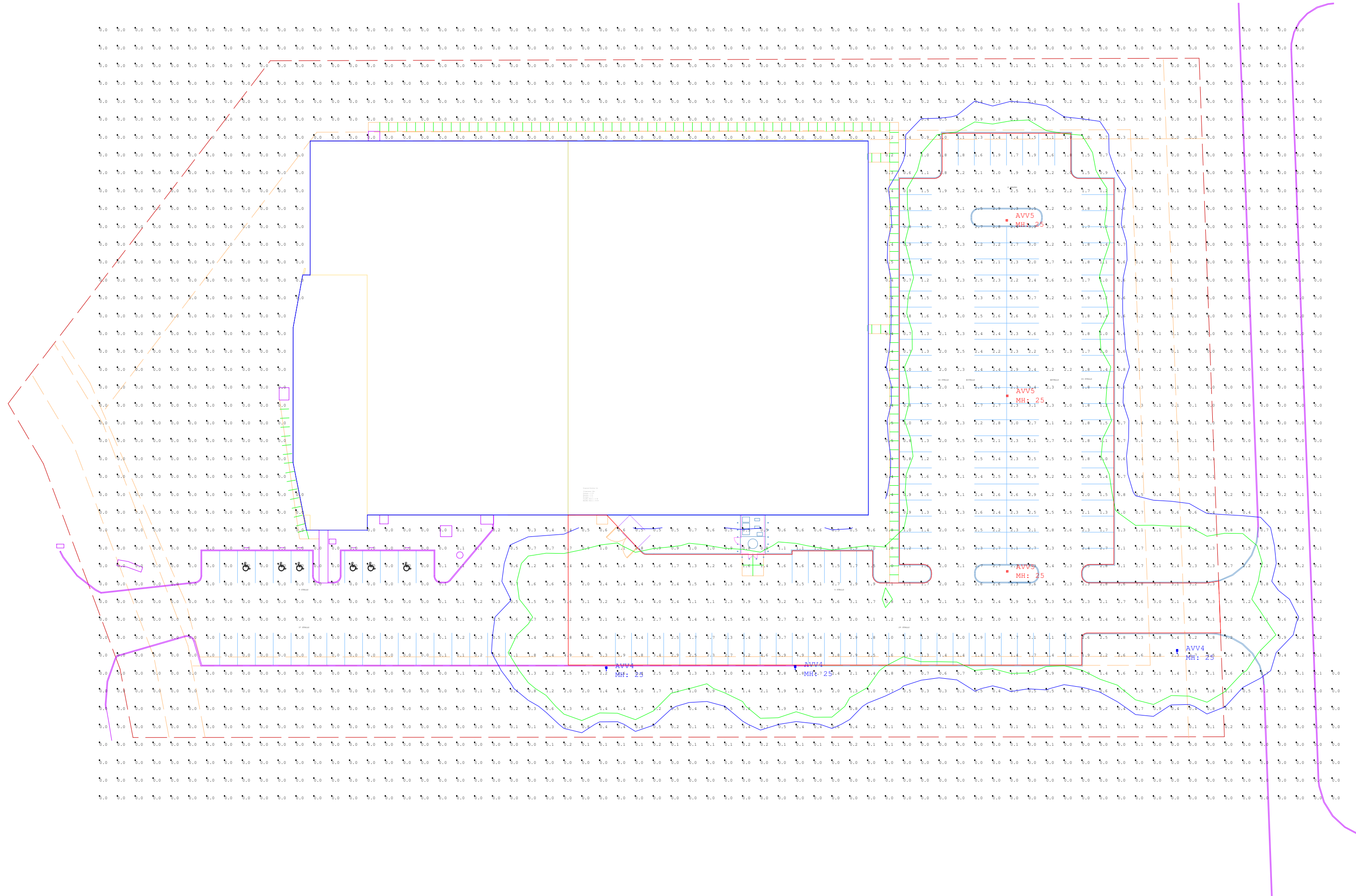
| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-------------|-------------|-------|-------------|-------------|
| Symbol | Qty | Label | Arrangement | Lumens/Lamp | LLF | Total Watts | Description |
| □ | 3 | AVV4 | SINGLE | 44000 | 0.750 | 1350 | AVV40640-M |
| ■ | 3 | AVV5 | SINGLE | 44000 | 0.750 | 1350 | AVV5H640-M |

| Calculation Summary | | | | | |
|----------------------|------|-----|-----|---------|---------|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| CalcPts | 0.63 | 6.8 | 0.0 | N.A. | N.A. |
| Proposed Parking Lot | 2.19 | 6.8 | 0.5 | 4.38 | 13.60 |

-Mounting Height: 25'

-Pole Schedule
 (3) PS4S22C1BZ (22' X 4" X .125" STEEL SQUARE POLE)
 Proposed poles meet 120 MPH sustained winds.
 Add 3' base.

-Pole Schedule
 (3) PS4S22CTBZ (22' X 4" X .125" STEEL SQUARE POLE)
 Proposed poles meet 120 MPH sustained winds.
 Add 3' base.



RUUD LIGHTING DIRECT
 9201 Washington Ave
 Racine, WI 53406
 PH: (800) 236-7000
 FX: (800) 236-7500
 www.ruudlightingdirect.com

| | | |
|---|---------------|----------------------------|
| Date: 5/5/2015 | Scale: 1"=50' | Layout by: TRAVIS LINDBLOM |
| Project Name: Lakeview at Ocenco | | Customer No: 97164 |
| Filename: 150505TR1TDL.AGI | | |
| Footcandles calculated at grade using mean lumen values | | |

illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

**VILLAGE OF PLEASANT PRAIRIE
PLAN COMMISSION
RESOLUTION #15-13
TO INITIATE ZONING TEXT AMENDMENTS**

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

WHEREAS, the Village staff is proposing to amend Section 420-152 of the Village Zoning Ordinance related to conditional use provisions and for gasoline station and a truck stop.

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

1. That the Village Plan Commission hereby initiates and petitions to re-evaluate and clarify conditional use provisions and definitions for a gasoline station and a truck stop; and
2. That the proposed changes in the Zoning Text are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Text, but rather, is only initiating the process by which the proposed changes in the Zoning Ordinance Text can be promptly evaluated.

Adopted this 8th day of June 2015.

ATTEST:

VILLAGE OF PLEASANT PRAIRIE

Donald Hackbarth
Secretary

Thomas W. Terwall
Plan Commission Chairman

Date Posted:

13-gasoline-truck stop definitions