PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JUNE 10, 2019
AGENDA

1. Call to Order.
2. Roll Call.
3. Consider approval of the April 29 and May 13, 2019 Plan Commission meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business:

   A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** for the request of Mark Goode, agent on behalf of Riverview LLC owners of the property located at the northeast corner of 120th Avenue (East Frontage Road) and 122nd Street (CTH ML) for the proposed wholesale distribution of merchandise stored within a proposed 590,525 square foot building to be constructed for Fresenius Kabi, a global healthcare company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications. **(AT THE PETITIONER'S REQUEST; THIS ITEM WILL BE TABLED UNTIL THE JUNE 24, 2019 MEETING.)**

   B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-07 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to correctly identify the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

   C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to rezone the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the C-1, Lowland Resource Conservancy District.

   D. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Scott Pomerich on behalf of RS Capital who intends to purchase the property located at 8500 Green Bay Road from Alpha Media LLC and lease 360 square feet of office space to Parkside Lending, a mortgage company. The remainder of the building will temporally remain occupied by WIIL Rock and the existing

radio tower on the property owned by Alpha Media LLC will remain.

E. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Mother Melanie Makrigiannis, agent on behalf of St John Chrysostomos Monastery owners of the property located at 4600 93RD Street for a 18,380 square foot building addition to serve as additional living quarters, workshop and storage space for the Monastery. **(AT THE PETITIONER'S REQUEST; THIS ITEM WILL BE TABLED. NEW NOTICES SHALL BE SENT OUT BEFORE FUTURE CONSIDERATION.)**

F. Consider the request of John O'Connell on behalf of Bio Fab Technologies for approval of **Site and Operational Plans** to construct a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant property located at the 11100 block of 88th Avenue in LakeView Corporate Park.

G. Consider the request of Richard Pipek with In Studio Architects for approval of **Site and Operational Plans** including the **Digital Security Imaging System (DSIS) Agreement and DSIS Easement** to construct a 127,156 square foot Extra Space Storage facility and associated site improvements on property located east of 9201 Wilmot Road.

H. Consider the request of Melissa Roman with CenterPoint Properties, owner of the properties generally located on the northwest corner of 109th Street and 80th Avenue for approval of the **Certified Survey Map** for the creation of two properties.

I. Consider the request of Melissa Roman with CenterPoint Properties, agent on behalf of Ta Chen International Inc, for approval of the **Site and Operational Plans** for a 265,298 square foot addition to the existing building located at 8500 109th street in Lakeview Corporate Park.

J. Consider approval of a **Lot Line Adjustment** between the properties located at 9154 30th Avenue owned by Kari Schmitz and 9145 32nd Avenue owned by Anthony Gucciarodo.

K. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend Sections 420-148 B (119 and (120) related specific conditional use permit standards for utility substations in the Village.

L. Consider a **street name change of 120th Avenue (West Frontage Road) to 122nd Avenue** within the Village.

7. Adjourn.

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above. **The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39th Avenue, Pleasant Prairie, WI (262) 694-1400.**

PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
April 29, 2019

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on April 29, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessl; Bill Stoebig; and Brock Williamson (Alternate #2). Deb Skarda, Jim Bandura, Judy Juliana and John Skalbeck (Alternative #1) were excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

1. CALL TO ORDER.

2. ROLL CALL.

3. CONSIDER APPROVAL OF THE APRIL 8, 2019 PLAN COMMISSION MEETING MINUTES.

Bill Stoebig:

Move to approve.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY BILL STOEBIG AND SECONDED BY WAYNE KOESSL FOR APPROVAL OF THE APRIL 8TH MINUTES. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

4. CORRESPONDENCE.

5. CITIZEN COMMENTS.

Michael Serpe:

Item A and B are going to be tabled. Item D, E and F are public hearings. And if you have something that you wish to say or approach this Board on that would be your time to do so. And if you have any other comments you wish to approach this Commission on now is the time to do so. Anybody wishing to speak? Anybody wishing to speak? We'll close citizens' comments.

6. NEW BUSINESS:

A. TABLED PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-06 FOR AN AMENDMENT TO THE VILLAGE COMPREHENSIVE PLAN for the request of Dan Szczap, agent on behalf of Mills Holdings LLC, owners of the properties (approximately 560 acres) generally located between 91st and 104th Streets and west of Sheridan Road for the proposed Barnes Prairie Wetland Mitigation Bank project. Specifically the Village 2035 Land Use Plan Map 9.9 is proposed to be amended by changing the Commercial, Low-Medium Density Residential, Governmental and Institutional, Neighborhood Park and Urban Reserve land use designations to the Park, Recreation and Other Open Space Lands. All other land uses including Primary Environmental Corridor, Isolated Natural Resources and wetland and floodplain areas will remain unchanged. In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9. AS REQUESTED BY THE PETITIONER, THIS ITEM WILL REMAIN ON THE TABLE UNTIL JUNE 24, 2019.

B. TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENTS for the request of Dan Szczap, agent on behalf of Mills Holdings LLC, owners of the properties (approximately 560 acres) generally located between 91st and 104th Streets and west of Sheridan Road for the proposed Barnes Prairie Wetland Mitigation Bank project. Specifically, to rezone the properties from the R-5 (UHO), Urban Single Family Residential District with an Urban Landholding Overlay District, R-4 (AGO), Urban Single Family Residential District with a General Agricultural Overlay District; R-5 (UHO), Urban Single Family Residential District with a Urban Landholding Overlay District; B-2, Community Commercial District; and C-2, Upland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District. The lands currently zoned C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District will remain unchanged. AS REQUESTED BY THE PETITIONER, THIS ITEM WILL REMAIN ON THE TABLE UNTIL JUNE 24, 2019.

Michael Serpe:

Item A and Item B are going to be tabled.

Jean Werbie-Harris:

For the record I would ask that Items A and B be tabled as requested by the petitioner until June 24, 2019.

Michael Serpe:

Is there a motion on that?

Mike Pollocoff:

I'll move.

Wayne Koessl:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY WAYNE KOESSL FOR TABLING THE ITEM A AND B UNTIL JUNE 24TH. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

7. NEW BUSINESS:

C. Consider approval of a Vacation of the Vintage Parc Condominium Plat, vacation of easements and Certified Survey Map for the redevelopment of the site for the Green Bay Trail Condominium development.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, the next items on the agenda we would like them taken up at the same time, Item C, Item D and Item E.

D. PUBLIC HEARING AND CONSIDERATION OF A FINAL CONDOMINIUM PLAT INCLUDING THE DEVELOPMENT AGREEMENT AND RELATED EXHIBITS for the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street (STH 165) for the Green Bay Trail Condominium development (6-3 unit and 14-2 unit buildings).

E. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT INCLUDING RESIDENTIAL DEVELOPMENT PLANS for the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street (STH 165) to amend Appendix C of Chapter 420 specific development plan # 22 for the Green Bay Trail Condominium Planned Unit Development Ordinance.

F. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street (STH 165) to construct and use building #20 as model units/sales office for the Green Bay Trail Condominium development.

Jean Werbie-Harris:

The first, Item C, vacation of the Vintage Parc Condominium Plat, vacation of easements and Certified Survey Map for the redevelopment of the site for the Green Bay Trail Condominium development.

Item D is a public hearing and consideration of a Final Condominium Plat including the Development Agreement and related exhibits, and this is at the request of Nancy Washburn, agent on behalf of Harpe Development LLC, owner of the properties at the southeast corner of Old Green Bay Road and 104th Street or Highway 165 for the Green Bay Trail Condominium development which is proposed to be 6 3-unit and 14 2-unit buildings.

Item E, public hearing and consideration of a Zoning Text Amendment including residential development plans also at the request of Nancy Washburn on behalf of Harpe Development LLC. And this is also for that same property at the southeast corner of Old Green Bay Road and 104th Street to amend Appendix C of Chapter 420 specific development plan # 22, and this is for the Green Bay Trail Condominium Planned Unit Development Ordinance.

And Item F, public hearing and consideration of a Conditional Use Permit for the request of Nancy Washburn, agent on behalf of Harpe Development. And this is for a Conditional Use Permit to use Building #20 as a model unit/sales office for the Green Bay Trail Condominium development. These items are related and will be discussed at the same time, however separate actions will be required.

The petitioner is requesting final approvals for the redevelopment of the Vintage Parc Condominium Development properties as a new condominium development to be known as Green Bay Trail Condominiums located at the southeast corner of Old Green Bay Road and 104th Street or Highway 165.

As some background information, on June 18, 2007, the Board approved a Final Condominium Plat, Development Agreement and related exhibits for the Vintage Parc Condominium development which included 3 6-unit and 12 4-unit condominium buildings or 66 units at that southeast corner of Old Green Bay Road and 104th Street. Infrastructure construction began, and some public improvements were installed including the mass grading and installation of a

retention basin, underground utilities and binder course of the roadway including curb and gutter. However, due to the downturn in the economy all of the required public roadway improvements were not completed and no condominium buildings were built.

With the purchase of the former Vintage Parc development by Harpe Development LLC, the Village Board on November 19, 2018, approved an assignment of the existing 2007 Development Agreement to Harpe Development LLC, the new developer. Harpe Development, LLC has agreed to assume all obligations under the Development Agreement, including being financially responsible for the completion of the required public and private improvements within the development.

Harpe Development, LLC has provided the Village with the required financial security or letter of credit, but this was based on the 2018 Village Engineer's cost estimate identifying the currently known outstanding construction-related costs for the development. Additional financial security will be required to be provided to the Village as a replacement letter of credit or supplemental letter of credit based upon the new final engineering plans and construction costs for the new development. It is intended that a new Development Agreement as presented this evening will be entered into with Harpe based on the revised development costs and project..

On January 21, 2019, the Board approved a Comprehensive Plan Amendment to amend a portion of the Lakewood Neighborhood Plan for the proposed redevelopment of the site pursuant to a Conceptual Plan that was also conditionally approved for the proposed 6 3-unit condominium buildings and 14 2-unit condominium buildings. The development is to be known as Green Bay Trail Condominiums. On March 11, 2019, the Village Board approved a Preliminary Condominium Plat for the proposed Green Bay Trail Condominiums.

So the Green Bay Trail Condominium Plat then this evening, the existing Vintage Parc Final Plat is proposed to be vacated along with some easements and the property is proposed to be redeveloped with 46 units to be known as Green Bay Trail Condominiums. The development proposes to utilize as much of the existing infrastructure that was installed as possible; however, the storm water retention pond is being reshaped, and some electrical utilities are being moved to allow for the new development layout. There are some other infrastructure improvements as well.

The 2-unit buildings will be ranch-style condominiums with a 2-car attached garages and full basement. Each building will have a 2 bedroom with a 2 bath unit that is 1,626 square feet and a 3 bedroom with a 2 bath unit that is 1,691 square feet. The 3 unit buildings will be two stories. Two of the units will be ranch style with a 3-car attached garage, full basements with 2 bedrooms and 2 baths. One unit will be 1,617 square feet and the other will be 1,629 square feet. The upper unit will have 2,276 square feet of living space on the second floor with an entry foyer with extra storage space on the first floor that is 244 square feet. This upper unit will have a 2 car attached garage extra deep, 3 bedrooms, 2 bathrooms, an office, and a covered deck.

The units will have a variety of color options related to the siding, this is all Hardie, shake and stone materials. The boards that you see in front of me outline the color pallets and the materials to be used for the project. As you can see there is a wide variety of siding colors as well as shake colors and stone materials as shown on the board.

Comprehensive Plan compliance and density, the proposed development is consistent with the adopted Village's Comprehensive Land Use Plan and the Lakewood Neighborhood Plan. For the zoning, the property is currently zoned R-10 (PUD), which is a Multiple Family Residential District with the Planned Unit Development Overlay District. The existing PUD Ordinance that was approved for the Vintage Parc Condominium is being repealed, and the attached new PUD Ordinance will be created for this development. Developing this site with a PUD overlay allows for modification of Zoning Ordinance requirements provided that there is a defined benefit to the community.

The PUD will allow for more than one building per property and just slightly reduced street setbacks and other modifications as noted below. There is a 60 feet building setback from Highway 165 instead of the required 65 feet. A 50 foot building setback from Old Green Bay Road right of way instead of the required 65 feet. A 25 foot building setback from 105th Street and 65th Avenue right of ways instead of the required 40 feet provided that from the edge of the garage to the sidewalk there's a minimum of 20 feet to allow a car to be parked in the driveway without encroaching into the sidewalk. There is a 20 foot building setback from the back of curb to the private drive cul-de-sac for units 13 through 17 instead of the required 40 feet.

Twenty foot separation distance between the buildings as measured from the building decks or porches will be required. 120 foot minimum separation spacing distance between the center line of the condominium driveways and the center line of Highway 165 and Old Green Bay Road instead of the required 150 feet. And then 80 foot minimum separation between the center line of the driveways and the center line of 65th Avenue and 105th Street, and a 65 foot minimum separation between the center line of the driveways and the center line of 66th Court which is a private street and 65th Avenue instead of the required 100 feet.

The community benefit being provided it that all units have individual entries with no common hallways. Exterior materials are maintenance free and include elements of natural stone or brick materials as shown Residential Development Plans. Other community benefits include increased installation of landscaping, required sidewalks, and future street trees and driveway extensions when the cul-de-sac islands are removed. Again, keep in mind that the previous development had these 4 and 6-unit buildings, and so there were fewer buildings but there were more units in each building. So in order to accommodate the reduction to these 2 and 3-units we needed to shift some things around in order to get the number of units in the development. Again, the previous development had 66, and this one only has 46.

Municipal Improvements: Municipal sanitary sewer and water laterals will be provided to service all of the condominium units. Sanitary sewer and water were installed by the previous developer; however, due to the reconfiguration of the buildings, sewer and water mains and sewer and water laterals will need to be extended and or relocated. The storm water retention basin facility and storm sewers for this development have already been constructed and installed. However, again, the retention basin and storm sewers are being proposed to be reconfigured slightly to accommodate the new building layout per the plans.

Sidewalks are required in all developments now and will be required on both sides of 105th Street, on both side of 65th Avenue, on the east side of Old Green Bay Road and on the south side of Highway 165 within the street rights-of-way. All sidewalks with the exception of the sidewalk on Highway 165 are required to be installed as part of this development. A cash deposit in the

amount of $28,525 shall be provided to the Village for the future sidewalk or pedestrian path on 165 which would be installed at the time that future improvements are completed in Highway 165 excluding the intersection improvements at 165 and Old Green Bay Road that will be installed later this year as part of the Main Street Market development to the northwest. The public roadways will be completed pursuant to the Village specifications as noted in Chapter 405 of the municipal code with some slight adjustments since a portion of the improvements were previously installed.

The temporary cul-de-sacs at the end of 105th Street and 65th Avenue are intended to be removed when land to the east and south develops. So as you can see on the slide, there are temporary cul-de-sacs that are being installed at this time to accommodate the development and to allow for turnarounds at the terminus of each of those two roads. But when and if development does extend to the east or to the south those temporary cul-de-sacs will come off, and the roads will then be extended straight. The driveways will have to be reconnected to the roadway, and then the roads will be extended. The condominium association will be responsible to connect the existing condominium building driveways for buildings 7, 8 and 9 to the new roadways and to install the required remaining public street trees because we're not installing those street trees where the temporary cul-de-sac islands or bulbs are being placed.

With respect to the Plat and Easement Vacation, Certified Survey Map and Development Agreement, existing easements and Vintage Parc Condominium Plat vacation documents shall be finalized and approved by the Board. A new Certified Survey Map will dedicate new easements and set forth additional restrictive covenant language associated with the new development plan. In addition, the attached draft Development Agreement and related exhibits shall be finalized and executed by the developer. As part of the Development Agreement, the developer shall provide a replacement or supplemental letter of credit as financial security to the Village as a guarantee for the installation, inspection and warranty of the remaining public improvements. The vacation documents shall be approved, executed and recorded prior to recording the CSM, Final Plat, Memo of Development Agreement and other associated documents all which would be recorded at the Kenosha County Register of Deeds Office.

Under transportation improvement fees, for the future widening and reconstruction of Old Green Bay Road and Highway 165 intersection that dollar amount of $187,453.11 has already been deposited with the Village by the prior developer. These funds will be utilized for the intersection improvements that are anticipated to be under construction in the late spring/summer of 2019 by the Main Street Market developer.

With respect to the Conditional Use Permit being requested, building #20, a two unit building, is proposed to be constructed at the northeast corner of Old Green Bay Road and 105th Street and used as a sales office and model units for this development. This building will not be used as the developer's permanent office, since Harpe Development has their corporate office and selection showroom on 75th Street in Pleasant Prairie. As requested by the developer, approved by the Village Board and noted in the Development Agreement, the construction of the sales office and model units building can commence upon execution of the Development Agreement and issuance of proper Village permits. However, all outstanding public and private improvements as outlined in the Development Agreement will need to be finalized, inspected and accepted by the Village prior to the final verbal occupancy inspection and use of the building as model units or sales office.

The property is zoned R-10 (PUD). Pursuant to Section 420-115 C (1) (b) of the Village Zoning Ordinance, model units and related temporary real estate sales offices or marketing centers are allowed within the R-10 District with the approval of a Conditional Use Permit that's issued by the Plan Commission. Pursuant to Ordinance, the Model Units/Sales Center are allowed with the following conditions:

- The Plan Commission may set a specific time frame for such Conditional Use to be allowed. Village staff recommends no longer than four years or until all of the condo units are sold, whichever occurs first.

- The building shall not be occupied for model units or sales or marking office until a verbal to occupy approval is granted by the Village inspectors.

- The two-unit building shall not be open past 9:00 p.m. Pursuant to the application the units will typically be open on the weekends between 10:00 a.m. and 5:00 p.m. or by appointment.

- Proper exterior maintenance of the property shall be provided such as but not limited to lawn and yard maintenance and snow and ice removal.

- The building site shall be completely landscaped prior to verbal occupancy.

- The building shall be handicapped accessible and meet all ADA requirements.

- The off-street parking area or the driveway shall be completed with a paved surface prior to verbal occupancy. Parking would be allowed within the driveway of the units and on 105th Street adjacent to the units provided that the vehicles do not block any driveways or fire hydrants, are not parked on the street during a snow emergency and do not hinder any traffic visibility. Parking is not allowed on Old Green Bay Road or Highway 165.

- The model units/sales office shall not be used as living quarters pursuant to the Conditional Use Permit.

Notices were sent to adjacent property owners via regular mail on April 11, 2019 and the required notice was published in the *Kenosha News* on April 15 and April 22, 2019 related to the public hearing. The petitioner was emailed a copy of this Plan Commission Memorandum on April 26, 2019.

According to the Village Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing this evening that the project as planned does not violate the intent or purpose of all Village Ordinances and it meets the minimum standards for granting of a Conditional Use Permit.

The only other thing I would like to mention is that under the developer time frame the developer anticipates starting construction this summer, and projects that the construction of the units will be completed within two to three years. Prior to the issuance of permits with the exception of

building #20 as noted above, the phase 2 improvements which includes storm water retention pond, other site grading, public sewer and water extensions and anything related to the public improvements including but not limited to the televising of the systems, the inspection, all of that needs to be completed and accepted by the Village as well as the as built utility and grading plans need to be all submitted. And this is all set forth in the Development Agreement. All other required improvements shall be complete, again, pursuant to the Development Agreement. So with that I'd like to continue the public hearing. We have four different items on the agenda this evening for the Green Bay Trail Condominium Project.

Michael Serpe:

Item D, E and F are public hearings, but we'll accept comments on Item C as well. This is a matter for public hearing. Anybody wishing to speak? Nancy?

Nancy Washburn:

Nancy Washburn, 7450 County Line Road in Mount Pleasant. I do want everybody to know that I'm paying attention and I'm reading everything. And these are color coded. The pink ones are -- unfortunately engineering got pink, I don't know why. Project acceptance is orange, blue is the CUP and green is landscaping. So I'm doing my best to keep up with it all. We're just really excited to be here tonight. Obviously we don't have too many people that have anything else to say. We appreciate all the effort everyone's made on this project. Jean's right, we would like to go to construction on this this summer. And pursuant to that request we actually have as part of our Conditional Use and Developer's Agreement we have requested that we be able to start that building 20 as soon as possible.

So we are working hard to bring everything together. It's a challenging year this year. The contractors are busy. We're not getting information back as fast as we'd like to. But we are going to be able to pull it together. I have submitted vacation documents for staff review. And I'm not sure what all other questions you might have, but we've thought long and hard about the project based on what we've presented you. The buildings I think are very nice. They're exactly what apparently the people in Pleasant Prairie are looking for because we do have quite a few reservations on them. And based on what we have to do with the site to make it work it's all doable. And we've agreed to all of the sidewalks that have been requested of us and so forth.

I think with the Old Green Bay and the Main Street Market project that will be a timing issue more than anything else depending on how fast and how far along they go. Dustin Harpe the developer is here with me tonight. And in order to keep it kind of simple and whatever I'm certainly here to answer any questions that anyone might have.

Michael Serpe:

Thank you, Nancy. If anybody has any questions, when we close the public hearing we'll call you back up. Thank you. Anybody else wishing to speak? Anybody else? We'll close the public hearings and open it up to comments or questions from the Commission. Mike?

Mike Pollocoff:

I had a question for Matt. What is the anticipated timing on Old Green Bay Road right now?

Matt Fineour:

Old Green Bay Road right where they're at they've been going back and forth with the DOT for the past four or five months regarding that intersection. And there's quite a bit of land acquisition on Old Green Bay Road by the condominiums to the north. So where they're at is they're at 90 percent plans right now, so they've got it all kind of planned out. And from 60 percent which was about February to now I think they've kind of nailed down all the land acquisition needs. So what we need to do or essentially the next steps it's going to be the land acquisitions from the condos and everything else that's needed to construct this, that is going to be a six month process if we go through the full eminent domain process because of the nature of condominium process anyway.

So with that I'm guessing that they're not going to be ready to really construct the whole thing or anything until either in the fall. Or potentially as far as contractors go it might even be bidded out in January and a next spring/summer construction for most of it. That being said it might even be a better situation to have it next year because right now with just Froedtert it's not warranted for a signal at that intersection. And my preference is actually just to put the signal in and get it going. So by next year there will be another something or another on board to warrant it so they can put the signals in right away as well. I don't see it really being done this year.

Mike Pollocoff:

If they haven't started acquiring land I don't see how it --we'll see what happens. Thank you.

Michael Serpe:

Matt, while you have the microphone, 104th Street at 65th Avenue westbound is there a bypass lane in there someplace?

Matt Fineour:

Old Green Bay Road at that intersection there's not a bypass lane. You can't even construct a bypass lane because the house on the other side road is --

Michael Serpe:

I'm talking about 65th Avenue, that's east.

Jean Werbie-Harris:

It's an intersection.

Matt Fineour:

That's an intersection.

Michael Serpe:

So there's room to bypass?

Matt Fineour:

Yeah, there is, but there is not a technical bypass lane because it is a four --

Michael Serpe:

But there's room to get around cars making a left hand turn?

Matt Fineour:

Mm-hm.

Michael Serpe:

Okay, that's fine. Anybody else have any questions? Brock?

Brock Williamson:

Are you guys going to shut that intersection down when you do it, or is that going to be kind of just limited use?

Matt Fineour:

Old Green Bay Road there will be grids of rerouting traffic. Part of it actually might even be rerouted for a short term through the subdivision and out to get some of the medians in there. But they are working on that kind of detour plan for construction phasing based off of the amount of -- they're not going to construct all of it at one time. But there are going to be periods where certain areas are going to be closed.

Brock Williamson:

Thank you.

Michael Serpe:

Who owns the street lights in that development right now, is that Harpe?

Matt Fineour:

Those are We Energies' street lights.

Michael Serpe:

Anybody else? Brock?

Brock Williamson:

I've got one for Nancy, please. So are you guys just putting up the shells and then the owners that buy the units get to pick what the exterior is going to look like for each building? Or you guys are going to be pretty consistent with all of them?

Nancy Washburn:

We'll have to have all of that predetermined. Particularly in regards to the exteriors that was part of our original preliminary submittals. So, yeah, those will be predetermined. The interiors there will be certainly --

Brock Williamson:

Modifications based on upgrades and --

Nancy Washburn:

Colors and countertops and cabinet styles and so forth can be modified on a unit-by-unit basis.

Brock Williamson:

Okay, thank you.

Mike Pollocoff:

I have a question for Nancy. On the landscaping is it going to be sprinkled throughout the site?

Nancy Washburn:

It is not going to be sprinkled throughout the site. At this point this site when you see it on a picture like this it looks very nice and lovely and green. There's not a lot of green space on it, but we did not have times at this time to sprinkler it.

Mike Pollocoff:

Brown's nice, I mean brown is a nice color when you see it.

Nancy Washburn:

We're going to have an aerator in our pond. I mean it's going to be lovely, Mike. I have a question for you actually? May I pose you a question? In regards to Main Street Market and all of the improvements on Old Green Bay Road is that in a TID district? Is that project in a TIF?

Mike Pollocoff:

Yes.

Nancy Washburn:

Is there any way that we can gain some benefit from the TIF for the sidewalks?

Mike Pollocoff:

I don't think so because it's not part of the project plan that's already been approved.

Nancy Washburn:

That would have been something that we would have -- because it is in the Old Green Bay Road road improvement. It would have been interesting to --

Mike Pollocoff:

Typically the Village hasn't utilized TID funds in residential development.

Nancy Washburn:

But it is allowable, we know.

Mike Pollocoff:

Oh, there's all sorts of things you can do that are allowable but would you do them?

Nancy Washburn:

Well, it just would have been -- not that -- we've agreed to pay for all the sidewalks, we got it, but that would have been a very interesting opportunity for us to be able to take part in that because they are expensive. Probably $100,000 just in sidewalks to run the perimeter. So it is an expensive.

Michael Serpe:

Good try.

Nancy Washburn:

I'll always try. Sometimes Mike says yes to me, though.

Michael Serpe:

Any other comments or questions? Item C, what's your pleasure?

Wayne Koessl:

Move approval.

Mike Pollocoff:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY MIKE POLLOCOFF FOR APPROVAL OF ITEM C WHICH IS THE VACATION OF THE VINTAGE PARC CONDOMINIUM PLAT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item D, public hearing and consideration for a Final Plat Condominium Plat. What's your pleasure?

Bill Stoebig:

Move approval.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY BILL STOEBIG AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF ITEM D. THAT'S THE FINAL CONDOMINIUM PLAT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item E is the Zoning Text Amendment.

Mike Pollocoff:

Mr. Chairman, I'd move that we adopt the Zoning Text Amendment including the Residential Development Plans. They fit in with the Master Plan. It provides I think an actually better project than we had with the previous Development Plan. So I'd recommend it be approved as presented.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF THE ZONING TEXT AMENDMENT INCLUDING THE RESIDENTIAL DEVELOP PLANS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. And Item F is the consideration of a Conditional Use Permit.

Wayne Koessl:

Mr. Chairman, I'd move that we approve the Conditional Use Permit subject to the comments and conditions on the April 29, 2019 Village staff report.

Brock Williamson:

Second.

Michael Serpe:

Motion made and seconded for approval of the Conditional Use Permit. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Before we adjourn just one little comment. Wayne Koessl has been re-elected to the Wisconsin Retirement Board. He's been serving since Wisconsin was a territory.

8. ADJOURN.

Wayne Koessl:

So moved.

Mike Pollocoff:

Second.

Michael Serpe:

Motion made and seconded for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:30 p.m.

PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
May 13, 2019

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on May 13, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessl; Deb Skarda; July Juliana; Bill Stoebig; John Skalbeck (Alternative #1) and Brock Williamson (Alternate #2). Jim Bandura was excused. Also in attendance were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Aaron Kramer, Deputy Planner and Zoning Administrator.

1. CALL TO ORDER.

2. ROLL CALL.

3. CORRESPONDENCE.

4. CITIZEN COMMENTS.

Michael Serpe:

We have two items here that are a public hearing, one or two, and if you wish to address this Board on either one of those items that are a public hearing you can wait until that item is called. If there's anything else you'd like to address this Commission on now is your time to do that. Anybody wishing to speak? Anybody wishing to speak? We'll close the public hearings.

5. NEW BUSINESS:

Michael Serpe:

We're going to take Item A and B together, though we'll take separate actions on both.

A. Consider the request of Jeff Raduechel, agent on behalf of Riverview LLC for approval of two Certified Survey Maps and Memorandum of Understanding including TID 7 Public Improvements Plans for sanitary sewer mains, lift station, water mains, roadway improvements including street lights and street trees within Stateline 94 Corporate Park.

B. Consider approval of Preliminary Site and Operational Plans for the request of Jeff Raduechel, agent on behalf of Riverview LLC owners of the property located at the northeast corner of 120th Avenue (East Frontage Road) and 122nd Street (CTH ML) for the building shell and associated site improvements for the development of a 590,525 square foot manufacturing facility for Fresenius Kabi.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, we have two items on the agenda. The first is the request of Jeff Raduechel, agent on behalf of Riverview LLC, for approval of two Certified Survey Maps and Memorandum of Understanding including TID 7 Public Improvements Plans, and this is for sanitary sewer mains, lift station, water mains, roadway improvements including street lights and street trees, and this is within Stateline 94 Corporate Park.

And the second item related to this petition is the Preliminary Site and Operational Plans also at the request of Jeff Raduechel on behalf of Riverview LLC. Again, this property is located at the northeast corner of 120th Avenue or the East Frontage Road and 122nd Street which is County ML, and this is for the building shell and associated site improvements for the development of a 590,525 square foot manufacturing facility, and this is for Fresenius Kabi.

These items are related and will be discussed at the same time, however separate motions will be asked for by the Plan Commission.

The petitioner recently created Stateline 94 Corporate Park and is working on plans to install infrastructure which includes the lift station, sanitary sewer, water and roadway improvements including street lights and street trees. This is for the development of a new corporate park. In addition, the petitioner is requesting to begin construction of the building shell and the site improvements for the first building in the Park which is a 590,525 square foot manufacturing facility for Fresenius Kabi. And this is to be located, again, at that northeast corner of 120th Avenue which is the East Frontage Road and 122nd Street.

The Stateline 94 public improvements and CSM, the roadway improvements, a traffic impact analysis was completed as part of the Village LakeView West traffic analysis. The TIA was updated by the Stateline 94 developer. The TIA was then approved by Wisconsin Department of Transportation for the Stateline 94 Corporate Park. At this time as part of the development certain improvements shall be made at the intersection of 120th Avenue and 122nd Street, as well as turning lanes at the entrances to the Fresenius Kabi development site. Additional roadway improvements will be required when additional land in the corporate park is developed as they head northward.

The Village with the assistance from the developer has submitted a Transportation Economic Assistance TEA grant application to the DOT. And this is for the request of financial assistance for the off-site public East Frontage Road improvements which is subject to creation of jobs and a jobs guarantees with the state. The application is currently under review with the Wisconsin DOT.

For the public sanitary sewer and lift station improvements, public sanitary sewer will be extended south from the end of 116th Avenue which is near Breeze Terrace at the north end of the map, south through the corporate park within easements to the new lift station to be located adjacent to 120th Avenue. The lift station will be constructed by the developer, upon completion and acceptable will be owned and maintained by the Village. The sanitary sewer will continue south to service the Fresenius Kabi site with sewer extension that could be further extended to service lands that are south of 122nd Street and to service land east of 120th Avenue which is actually west of Fresenius Kabi site.

Public water improvements, public water main and related appurtenances will be extended within 120th Avenue from 108th Street shown just west of Premium Outlets to 122nd Street and along 122nd Street east to the end of the Corporate Park.

TID project plan impact, this development will need to be in compliance with the overall Development Plans and TID #7 Project Plan for the Stateline 94 including its Development Agreement. In addition, the Village will enter into a Memorandum of Understanding referred to as an MOU for the installation of the public improvements which includes everything I had mentioned earlier, the lift station, sanitary sewer, water and roadway improvements, including public street lights and street trees. The attached draft MOU and the exhibits shall be finalized and executed prior to the installation of any of the required public improvements. In addition, the TEA Grant would need to be approved by the DOT prior to any roadway improvements being publicly bid.

With respect to the Certified Survey Maps, there are two Certified Survey Maps being presented at this time. The first CSM creates a 46.899 acre property, and this is for the development of the Fresenius Kabi facility at that northeast corner of 120th Avenue and 122nd Street. It also dedicates additional right-of-way on County Trunk Highway ML, dedicates sanitary sewer easements for the public sanitary sewer and dedicates additional easements related to their development.

The second CSM creates three parcels and dedicates required easements for the aforementioned public sewer and water improvements.

- Parcel 2 is 11.333 acre parcel and is located on the west side of 120th Avenue. This lot is currently primarily wetlands and primary environmental corridor.

- Parcel 3 is 230.159 acres. This parcel as you can see on the map is very large, and it's subject to further land division when additional development is being proposed. However required easements for municipal sewer and water are being dedicated for these improvements within this lot to service the corporate park.

- Parcel 4 will be created for the required lift station sit, and this is located, it's a smaller triangle sized parcel, adjacent to the east side 120th Avenue. This parcel will be transferred to the Village; however, the developer will construct the lift station. Upon Village's acceptance of the lift station construction, the ongoing maintenance will be the responsibility of the Village. Parcel 4 shall be expanded so that it has frontage on a public street and includes the entire lift station improvements. Currently it looks like the parcel that they were going to create just kind of floats out there, but it really does need to connect directly to 120th Avenue. And we've noted that in our staff comments.

So the second item on the agenda related to this project is the Fresenius Kabi Preliminary Site and Operation Plans. This is proposed to be their new regional office and pharmaceutical processing facility. On March 11, 2019, the Plan Commission conditionally approved Preliminary Site and Operational Plans to begin the mass grading for the proposed new regional office and processing facility for Fresenius Kabi. This approval tonight would allow for additional site improvements

and to allow for the construction of the building shell. Final Site and Operational Plan approval will be required for interior building plans along with their final signage plans.

Fresenius Kabi is a global healthcare company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications. Their products and services are used to help care for critically and chronically ill patients, and the company is committed to putting essential medicines and technologies into the hands of the people who help patients find the best answers to the healthcare challenges they face. Fresenius Kabi provides high-quality products with one of the most comprehensive product portfolios for core therapeutic areas.

Fresenius Kabi is a licensed facility by governing bodies such as Board of Pharmacy, Drug Enforcement Agency and is operated as a Verified Accredited Wholesale Distributor Site all of which require strict policies and procedures for the movement and handling of products, as well as a highly trained team of associates to administer the process. The entire facility will be operated in a validated temperature controlled environment and Schedule II controlled substances handling and areas which require a DEA registered vault. In addition, the facility will be a secure environment with card readers, camera systems and full-time security.

The property is zoned M-5, Production and Manufacturing District. The M-5 District provides for manufacturing, assembly, office, and research and development uses with limited warehouse and distribution uses within an enclosed structure wherein no high hazard uses are allowed. The M-5 District limits the storage and distribution areas to not more than 30 percent of the building and not more than 25 percent of the exterior linear footage of the building be used for dock doors. Fresenius Kabi's intended use and building design meets the requirements of the M-5 District, and the building provides the following uses:

- Office areas: 16,264 square feet
- Cooler Storage: 4,838 square feet
- Controlled Vault: 46,000 square feet
- Processing Area for Receiving: 81,395 square feet
- Raw Material and Finish Products for Assembly Packaging: 334,319 square feet
- Processing Area for Packaging and Assembly: 79,349 square feet
- Circulation: 28,552 square feet

The hours of operation are intended to be from 4:00 a.m. to 11:00 p.m. with two shifts, and it is estimated that at start up there will be 100 employees, and that number could reach up to 164 employees by 2028. These workers will be skilled in operating equipment as well as all regulations related to CGMP, Drug Supply Chain Security and DEA requirements. They have a full electronic training system that ensures employees are trained on appropriate policies and procedures for their particular job function. There are 200 parking spaces including handicapped accessible spaces, 25 truck parking spaces and 44 dock doors. It is estimated that there will be approximately 500 automobile trips and 166 truck trips per day.

Fresenius Kabi operations are such that materials arrive on the north side of the facility, are processed and packaged in the center and then leave the building on the opposite side thus having dock doors on both the north and south sides of the building. As such dock doors will face 122nd Street. The M-5 district requirements allows for dock doors, in fact, to face a public street only

under special circumstances with an approved screening and maintenance plan as approved by the Plan Commission. And you can see the outline and what we have talked about before with respect to the landscaping, the screening by way of fencing as well as berming and the other elements that are being proposed in order to screen those dock doors.

No truck traffic will exit the property to the south. The western access to 122nd Street is for passenger vehicles of the employees and visitors, and the eastern access to 122nd Street is a gated emergency access only. The dock doors facing south will be screened from view on 122nd Street. The building will be approximately 15.5 feet below 122nd Street. And a composite privacy fence, as I mentioned, with substantial landscaping including ornamental trees, evergreens and shrubbery will also be installed along the southern property line to further screen the dock area from 122nd Street. Fresenius Kabi is planning to take occupancy of the building in April of 2020.
With that we have representatives here from Stateline 91, Jeff Raduechel and Mark Goode and their team if you have any questions or for them to make a further presentation.

Michael Serpe:

Jeff or Mark do you have anything to add? Just name and address for the record please.

Mark Goode:

Mark Goode, Venture One Real Estate, 9500 Bryn Mawr, Rosemont, Illinois. I just want to say we've really appreciated working with your staff. For those of you who don't know this is the first day the sun's been out so we have some equipment moving on the site, so we appreciate you giving us permission to do that before we got the final plan approval. We also have three people here from Fresenius Kabi that have come to the meeting both on the operations side and corporate side. If you need to ask them a question they're here to do it, but they just wanted to show their support and appreciation for being here in the community. I'll take any questions if you have any.

Michael Serpe:

Thank you. If we have any questions we'll call you or the representatives up. That being said comments or questions from the Commission?

Mike Pollocoff:

Mr. Chairman, I have one question about the use. I was wondering if one of the representatives from Fresenius would be available for a question.

Michael Serpe:

Name and address if you would please.

Brian Cohns [phonetic]:

My name is Brian Cohns. My business address is Three Corporate Drive in Lake Zurich, Illinois.

Michael Serpe:

Thank you.

Michael Serpe:

Thank you, Brian. Welcome to Pleasant Prairie. And thank you for the proposal that you're submitting for us. I think it's a lot of promise for the community. But I want to make sure that we don't miss each other in the night on some of the uses. At our last meeting where we brought it up it was identified as we have it tonight as one of our M-5 uses. And subsequent to that there was a correction put out by Fresenius that it was a distribution center. So I think it's important for the Village's zoning classification with this being an M-5 use, and granted there is some specific definitions on the number of doors and everything, but I guess I'd like to hear how you view this as a use for you.

Brian Cohns:

Yeah, so Fresenius Kabi provides product predominantly into clinics and hospitals is where we provide product. What we do is we bring product into our facilities from a host of different areas, whether that is domestically or internationally. And we go through QA processes where we process these items, and we do checks for labeling and quality of the materials to ensure their efficacy and safety to our patients.

What we do at that point in time is we stock those products onto our shelves. And then what we do is we go through processing of very specific controls of what people are ordering. So people can order specific batch numbers, they can order specific serial numbers from us. And it's up to our people to make sure that we're processing those specific items going out to our customers. If you think about these products you won't see them in a CVS, you won't see these in a Walgreens. These are something that it's for really chronically and critically ill patients in hospitals who are the ones who are ultimately using our products.

Mike Pollocoff:

So it's not a repackaging effort, right?

Brian Cohns:

Repackaging is a different situation when you're talking about pharmaceuticals. And, no, we're not going to be licensed as a repackaging facility at this point in time.

Michael Serpe:

So it's strictly almost distribution?

Brian Cohns:

Yes, so we put product out right now to wholesalers, but we also ship directly into hospitals. So we've got kind of a unique business model of how we move product into the channels. But predominantly we're moving product into a wholesale channel. If you're familiar with the Cardinal Healths, the McKessons, the ABCs are a lot of our customers right now.

Bill Stoebig:

Is the product mostly liquid or solid?

Brian Cohns:

Mostly liquid. Predominantly we move -- all of our products are manufactured in either a vial or they're manufactured in a syringe format. And then recently we're starting to get into bags. So if you can imagine you're in a hospital and you've got the bag that is hanging there, we're getting into that pretty heavily at this point.

Michael Serpe:

Are there any plans in the future for packaging at all?

Brian Cohns:

Packaging gets into a whole other set of licensing and protocols that we go into. And at this point in time we're not looking at that necessarily.

Michael Serpe:

Do we have questions?

Mike Pollocoff:

It's on the edge. I don't want to be in a situation where we're walking something back after we've said yes. And I think based on the early representations from the developer that this would be an assembly activity of --

Brian Cohns:

We do do some assembly work. We have done -- we're not licensed as a repackager, but in the case of protocols where I've had to reprocess something, I have reprocessed something under what's called a protocol in the pharmaceutical business. And we've done some type of work where we're adding some type of labeling to it. Or as an example we had in the history we had a product that we needed to add a little needle to it, and we added the needle at the facility.

Mike Pollocoff:

All right. That being said I think the ordinance speaks for itself. And I believe under our development agreement that we have with the developer, if for some reason that changes, if you guys expand into a different area and you go to a different building the subsequent use would still have to be manufacturing. I'd recommend approval subject to any other motions or questions.

Michael Serpe:

Make the motion and we can talk on it.

Deb Skarda:

I have a question to staff about clarification on some of the documentation, though.

Michael Serpe:

I'm sorry?

Deb Skarda:

I have a question. So on Page 4 it says Item F recommendation, should that be Item A and B just to make sure that we're -- okay A and B and then it's got the Memorandum of Understanding just to make sure our documentation is squared up.

[Inaudible]

Deb Skarda:

All right, no problem. I just wanted to make sure.

Michael Serpe:

Just a reminder to the Commission members bring your microphones closer to your mouth so people can hear. Thank you. Anybody else got any questions?

Mike Pollocoff:

I'd like to make a motion that we approve the Certified Surveys as presented along with the Site and Operational Approval for Fresenius Kabi. And as part of this motion just so I make sure it's not so much for Fresenius Kabi but going in the future, I would really prefer to see as we had Fresenius here tonight, as Venture One goes ahead with their development, I think it would be important for the Commission in the earlier steps of these development proposals to have the actual business or user to be here so that we're relying on their representations rather than the people selling the land. That would make everything on a clear footing going forward. So that would be my motion.

Michael Serpe:

So your motion is for the Certified Survey maps, the MOU and TID 7 improvements?

Mike Pollocoff:

Yes.

Michael Serpe:

Is there a second to that?

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY JUDY JULIANA FOR ITEM A, THAT'S THE CERTIFIED SURVEY MAPS, THE MOU AND TID 7 IMPROVEMENTS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item B?

Wayne Koessl:

If there aren't any questions, Mr. Chairman, I would move that the Plan Commission approve the Preliminary Site and Operational Plans subject to the comments and conditions of the Village staff report of May 13, 2019.

Michael Serpe:

Is there a second?

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE PRELIMINARY SITE AND OPERATIONAL PLAN. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you. We'll take Items C and D together. Item C is a public hearing, we'll take comments on both C and D but separate action on both.

C. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Brian Dunn of Mead & Hunt on behalf of Haribo of America Manufacturing, LLC owners of the vacant 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C to amend Haribo Corporate Campus Development Planned Unit Development Ordinance related to roof top screening.

D. Consider Preliminary Site and Operational Plans for the request of Brian Dunn of Mead & Hunt on behalf of Haribo of America Manufacturing, LLC for preliminary development plans for the vacant 136.8 acre property generally located at the southwest corner of 120th Avenue (West Frontage Road) and CTH C.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, the first item, Item C, is the consideration of a Zoning Text Amendment for the request of Brian Dunn of Mead & Hunt on behalf of Haribo of America Manufacturing, LLC, owners of the vacant 136.8 acre property generally located at the southwest corner of 120th Avenue or the West Frontage Road and County Trunk Highway C to amend the Haribo Corporate Campus Development Planned Unit Development Ordinance related to roof top screening.

And Item D, consider Preliminary Site and Operational Plans also at the request of Brian Dunn of Mead & Hunt on behalf of Haribo of America Manufacturing, LLC, and this is for the preliminary development plans for the vacant 136.8 acre property generally located at the southwest corner of 120th Avenue and County Trunk Highway C. Again, these items are related and will be discussed at the same time, however separate actions are required.

The petitioner is proposing to develop a 136.8 acre property in phases generally located at the southwest corner of 120th Avenue or the West Frontage Road and County Trunk Highway C or Wilmot Road with a new corporate campus for Haribo to better serve the U.S. market. The corporate campus facilities will include food processing/manufacturing of candy and confectionery products, Gummy Bears and other Haribo products; warehouse and distribution buildings including a high bay warehouse to house finished goods awaiting shipment to other

distribution facilities; potentially research and development and central administrative offices; retail stores, promotional and related services and uses for their employees and promoting the Haribo products; as well as other related ancillary uses such as daycare and fitness centers, a museum, a possible heliport, and gatehouses.

The petitioner continues to develop the plans for the Haribo campus development and at this time is requesting approval of an amendment to the existing Haribo Planned Unit Development Ordinance and to have the Plan Commission consider Preliminary Site and Operational Plans as they continue to develop their final plans.

With respect to previous approvals, on May 7, 2018 the Village Board approved the following:

- Comprehensive Plan Amendments, Ordinance18-15, that amended the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to change the Freeway Oriented Business Center commercial land use designation to the Production Manufacturing Industrial land use designation and to correctly show the location of the field delineated wetlands within the Park, Recreation and Other Open Space lands with the field verified wetland land use designations.

- Master Conceptual Plan for the construction of a new manufacturing facility to produce Gummy Bears and other Haribo products.

- Zoning Map and Text Amendments, Ordinances 18-16 and 18-17, to rezone the field verified wetlands into the C-1, Lowland Resource Conservancy District, to rezone all non-wetlands areas into the M-5 District, to rezone the entire property into a Planned Unit Development District and to create the specific PUD ordinance for the development.

With respect to their Preliminary Site and Operational Plans this evening, the Haribo campus development is proposed to be developed in phases and at full build-out may include a production and distribution facility, administration offices, museum, daycare, fitness area, parking structure and a possible heliport. At this time, the first phase of construction is anticipated to include:

- 602,000 square foot manufacturing facility, three 3 stories, with an administrative support building, four stories;

- 162,500 square foot buffer warehouse building;

- 6,400 square foot fire pump utility building;

- 2,900 square foot central utility building;

- 2,170 gate house for the buffer warehouse building; and

- 640 square foot wastewater pre-treatment building

It is intended that upon completion of phase 1 there would be 450 employees working three shifts five days per week. The manufacturing, production, distribution, maintenance and related activities are intended to operate 24 hours a day. In the future it is planned that the areas open to

the general public will be open regular business hours generally from 8:00 a.m. to 5:00 p.m. Construction of this initial phase is anticipated to start in the fall of 2019 with major construction of the buffer warehouse to be completed in the fall of 2020 and the phase 1 manufacturing facility to be completed in the fall of 2021.

Under public improvements, site access and parking, the public improvements including the stormwater facilities are currently under construction by the Village of Pleasant Prairie within the Prairie Highlands, and all improvements are expected to be completed by October, 2019.

Goldbear Drive will serve as the primary public roadway providing access to the Haribo entrance for visitors and employees. The driveway access to Haribo at 120th Avenue which is the West Frontage Road will be utilized for truck access and employees working at the warehouse and distribution portions at the north end of the campus. A third emergency gated driveway access will be from 128th Avenue for employees. A fourth gated entrance from 128th Avenue will lead to the utility buildings. The driveway connection to the West Frontage Road will require that a small dedication of land be made to the Village as public right-of-way in order to allow for a wider than 35 foot driveway entrance at 120th Avenue.

There will be no direct driveway access from Haribo to County Trunk Highway C which is Wilmot Road and no direct connection of 128th Avenue north from the corporate park to Highway C through the Villages of Bristol and Pleasant Prairie right-of-way at this time. Within the corporate park 128th Avenue will be constructed and terminate in a cul-de-sac to provide access to the new water tower. The construction access for the Haribo development will be from 120th Avenue which is the Frontage Road and Goldbear Drive.

There are 431 parking spaces including 23 handicapped accessible parking spaces with 12 truck parking spaces as part of the phase 1 development. The average daily automotive trips are proposed to be 450 per day with the average daily truck trips proposed to be 40 per day for phase 1.

With respect to the Zoning Text Amendment, the petitioner is requesting a minor an amendment to the existing Haribo Planned Unit Development Ordinance which is the PUD for roof top units to be screened by parapet walls and screen walls as they have shown on their attached PUD Exhibit C. Haribo is requesting the PUD modifications due to the proposed size configuration of their campus and other physical attributes of their proposed property including but not limited to the parcel topography and visibility from nearby public roadways.

With that this is a public hearing, and I'd like to first introduce Brian Dunn who will be the spokesperson for the Haribo team, and then he can introduce the rest of the team that's here with him this evening. And, again, he's from Mead & Hunt their consultant from Madison.

Brian Dunn:

Hello, I'm Brian Dunn of Mead & Hunt, 2440 Deming, Middleton, Wisconsin, 53562. With me today is representatives of Haribo [inaudible] Riskus [phonetic], Mr. Martin Drache and Ms. Lexie Bennett. Any questions right now?

Michael Serpe:

We'll open it up to the public hearing, and if anybody has any questions we'll call you back up and you can answer them.

Jean Werbie-Harris:

Unless you wanted to add anything else to my presentation at this time.

Brian Dunn:

Not right now.

Michael Serpe:

Okay, this is a matter for public hearing. We'll take comments on both Items C and D. This is a public hearing, anybody wishing to speak? We'll just need your name and address for the record, please.

Patrick Perlman:

Patrick Perlman, 9430 128th Avenue in Bristol. I just want to know what paraffin screening is as opposed to what originally screenings were originally proposed and how that affects the ordinance. Thank you.

Michael Serpe:

Okay, do we want to answer this now, or you want to write these down and get them later? How do you want to answer them, Jean?

Jean Werbie-Harris:

If there's any other questions we'll collect those, and then I can actually bring Brian up and we've got the picture that we can show as well.

Michael Serpe:

All right. Anybody else wishing to speak? Anybody else wishing to speak? We'll close the public hearing and open up to comments and questions from the Commission. If you want o answer that question from the gentleman.

Jean Werbie-Harris:

So I'm going to have Brian come up. There are a couple of pieces of equipment that they were originally going to have at one location. They've shifted, it's slightly over towards the manufacturing facility. And a lot of the equipment that they're going to be having on the roof, and I actually have some photographs as well, due to the height of this equipment and, again, six or eight feet, even ten feet would seem like very tall on the top of the building. But because of

the proximity and setback basically because this is what is facing the interstate, that's how many hundred feet? Several hundred feet, almost 800, 900 feet that the size and what you would actually see from the interstate is so, so very minimal that we discussed it and looked at it and the relevancy of putting additional screening, it wasn't practical to be able to do it and what you'd actually be seeing.

Again, some of the pieces of equipment just extend so very limited up above the edge of the wall. And the way the ordinance is written it says basically it's very strict, and it says anything that extends above should be screened to some extent. And what we're saying is what they're looking to do is set it back further away from the wall. And because of the distance away especially facing the interstate you're not going to be able to see it. So we have indicated that it's not going to be required to do some additional screening by having an additional parapet wall or additional screening adjacent to the interstate.

Michael Serpe:

Satisfactory I hope? Thank you. The public hearing is closed. Mike, go ahead.

Mike Pollocoff:

Jean or Brian I'm missing something or I'm not catching it. On the overheads here the area in red that's highlighted in red on the south side and the west side that's a screening wall?

Jean Werbie-Harris:

No, not at all. Brian why don't you -- you need to take the microphone.

Michael Serpe:

You can take it with you.

Brian Dunn:

So what we have is -- is the area in red you're talking about?

Mike Pollocoff:

Right.

Brian Dunn:

This is an office building, and that red is actually part of the office building that's part of the design of the facility. What we're talking about, the mechanical equipment that you see is up along the top of the building. There is a parapet wall which for anyone that doesn't know, if you're standing on the roof of the building there's a wall at the edge so the exterior wall comes up to three to four feet above the roof line. That's the parapet wall we're talking about. And because of the size of this building as you look up that height at the edge will screen quite a bit of equipment as that line of sight goes back.

Mike Pollocoff:

Okay, I was okay with the parapet wall. I got lost on the red square, but that's the office space?

Brian Dunn:

That's the office space.

Mike Pollocoff:

Okay, all right. It's very nice.

[Inaudible]

Michael Serpe:

Ma'am, if you want to ask a question I'll allow it, but you have to come to the microphone. We need your name and address. Even though I closed to the public hearing, because we're good neighbors to Bristol we want to let you talk.

Jane Perlman:

Jane Perlman, 9430 128th Avenue, Bristol. So will it impact our visibility from 128th Avenue.

Brian Dunn:

From 128th Avenue what we're looking at here this is the east elevation, this is the west elevation. There's some large building elements that actually extend up on the west elevation that will provide some additional screening especially from that corner of Bristol that will screen almost all of the mechanical equipment that's on the roof just by the nature of what that structure is. You will be able to see some mechanical equipment on the roof from that corner but not a lot.

Jean Werbie-Harris:

Brian, we're going to put up the overall site plan map. So now if you want to stand on the other side so they can see it as well. There you go.

Brian Dunn:

So these bumps outs right here and here extend up basically a full story above the roof line. And we'll provide screening to the mechanical equipment that sits kind of in the middle of the roof. So from your property here you're looking across, and that's going to screen just about everything, and that will screen just about everything. Plus the parapet wall will be some additional screening. Again, you'll see some, a little bit of the top, but we are intentionally designing it to be as inoffensive as possible. There's some facilities here in Pleasant Prairie that the equipment is just kind of there and up and over. This is pretty well limited to a height and pretty constant. So it's not going to look jagged and out of place.

Jean Werbie-Harris:

And, Brian, isn't it also going to be the same color.

Brian Dunn:

And it will all be generally the same color. The equipment on the roof will be a gray, and then the duct work will be a gray silver.

Michael Serpe:

Comments or questions from the Commission?

Wayne Koessl:

I don't have anything. I think it's a very good plan.

Michael Serpe:

Item C what's your pleasure?

Wayne Koessl:

Mr. Chairman, if there aren't any questions by the Commission I would move that the Plan Commission send a favorable recommendation to the Village Board to approve the Zoning Text Amendment as presented at the May 13, 2019 Village staff report.

Brock Williamson:

I'll second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF THE ZONING TEXT AMENDMENT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item D what's your pleasure?

Mike Pollocoff:

Mr. Chairman, I'd recommend approval of Preliminary Site and Operational Plans with the recommendations from staff. It's going to be an excellent development for the Village and they've done a good job.

Deb Skarda:

I'll second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY DEB SKARDA FOR APPROVAL OF THE SITE AND OPERATIONAL PLAN. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. We're looking forward to the next phase of this construction, and Pleasant Prairie is very pleased that you chose us for your factory. And I guarantee you won't regret that decision. Thank you.

Wayne Koessl:

And welcome to the Village.

Michael Serpe:

We're going to take Items E, F and G together with separate action on all three. And there's only one that's a public hearing, that's Item G.

E. Consider the joint request of SR Mills on behalf of Creekside Ventures LLC owner of the vacant property located north of 9115 Old Green Bay Road owned by Eric and Deborah Davidson for approval of a Lot Line Adjustment between the two properties.

F. Consider the request of Dan Szczap with Bear Development LLC for approval of a Certified Survey Map, Vacation of Easements, Development Agreement and related Exhibits including the Site Development Plans for The Vista at Creekside proposed apartment development to be located at 91st Street and Old Green Bay Road and extending to Creekside Circle.

G. PUBLIC HEARING AND CONSIDERATION OF ZONING MAP AND TEXT AMENDMENTS INCLUDING RESIDENTIAL DEVELOPMENT PLANS,

DIGITAL SECURITY IMAGING SYSTEM (DSIS) AGREEMENT AND DSIS ACCESS EASEMENT for the request of Dan Szczap with Bear Development LLC for The Vista at Creekside development that will include 7-20 unit apartment buildings, detached garage buildings, a club house and associated site improvements on approximately 14.5 acres of land generally located at 91st Street and Old Green Bay Road and extending to Creekside Circle.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Items E, F and G are related. The staff will be making one presentation, separate action is required. Consider the joint request of S.R. Mills on behalf of Creekside Ventures LLC owner of the vacant property located north of 9115 Old Green Bay Road owned by Eric and Deborah Davidson for approval of a Lot Line Adjustment between the two properties.

Item E is to consider the joint request of S.R. Mills on behalf of Creekside Ventures LLC owner of the vacant property located north of 9115 Old Green Bay Road owned by Eric and Deborah Davidson. And this is for the approval of a Lot Line Adjustment between the two properties.

Item F is consider the request of Dan Szczap with Bear Development LLC, and this is for the approval of a Certified Survey Map, Vacation of Easements, Development Agreement and related Exhibits including the Site Development Plans. And this is for The Vista at Creekside proposed apartment development to be located at 91st Street and Old Green Bay Road and extending to Creekside Circle.

And Item G is the public hearing and consideration of Zoning Map and Text Amendments including residential development plans, the digital security imaging system or DSIS agreement as well as the DSIS access easement. Again, I'll be making one presentation.

Phase 1 of the development that will include 7 20- unit apartment buildings, a club house, 4 detached garage buildings and associated site improvements on 14.4 acres to be known as The Vista at Creekside. Phase 2 will include the platting of 49 single family and one two family lot as shown on the draft Preliminary Plat for the Creekside Terrace that is currently being reviewed by the Village staff. The required public hearing for this portion of the development will be held this summer. Upon approval of the Preliminary Plat, the developer intends to submit a Final Plat with all related documents so that the construction of the remaining public improvements for the entire development can be completed at the same time.

The petitioner, at this time then, is requesting a Lot Line Adjustment, Certified Survey Map, Vacation of Easements, Development Agreement and Site Development Plans, Zoning Map and Text Amendments, the Development Plans and the, DSIS documents for the apartment development located at 91st Street and Old Green Bay Road. As you can see on the slide we're going to be focused on the west side of his development tonight.

As some background information, and I actually have gone through a lot of this in the past as this item has been before the Plan Commission and the Board many times since last October/November. So I'm not actually going to read through all of the same information that we have presented in the past. So I'm just going to kind of talk from the slides. Again, at the

original time that the first Creekside development was proposed to the Village, 2005 to 2010 time period, it was going to be developed with a total of 312 units, and it was going to be developed in several phases.

At the time it was supposed to be 24 single family lots, 34 2-unit condo buildings, 17 4-unit condos, 19 8-unit condos. The undeveloped land was proposed to be developed pursuant to that original Creekside area project development, and it had included 158 additional condominiums for that project.

So what happened was the recession, change in developer, everything went to the bank, it went to a new developer. So Bear Development picked it up. And in 2015 they presented a conceptual plan. And at that time their conceptual plan had identified that they were going to develop the balance of Creekside as a single family subdivision. There were a lot of costs associated with the Creekside development including the completion of Creekside Circle and the bridge, and just a number of costs. And with the construction costs the way they are today the developer had decided some time after that that they would withdraw the single family concept, and they would look at trying to develop it again in another way.

So in 2019 the developer submitted a series of Conceptual Plans to be evaluated by the staff, by the Plan Commission, by the Village Board. And as part of this Conceptual Plan it continued to show single family as part of the main area of the Creekside development. But then what it did was it also identified that there would be an apartment or multifamily segment to this particular project. And at that time it was identified that there would be 7 20-unit apartment buildings. We went back and forth. We looked at options 1 through 4a or 4b. We went through many options. We worked with the property owners, we worked with the Plan Commission, we worked with the developer. We talked and met with the condo association, and we met with some of the residents out there, and we went back and forth with respect to this development.

So it was finally this spring on March 18th that we all have reached an agreement, and they are now moving forward with this development. It is now moving forward in two phases, a phase 1 which, again, is the 7 20-unit apartments buildings, the garage and the clubhouse. And then this phase 2 is 54 single family lots and one 2-family lot. So, again, they looking to get permitted and start construction on the apartment development first. And then right behind it they're going to be coming in with the single family.

The Vista at Creekside Apartments, again, it's 104 units. It's intended to be constructed at 91st Street and Old Green Bay Road with one of the apartment buildings just on the east side of Creekside Circle. The main entrance to the development will be from Old Green Bay Road at 91st. At this entrance will be a club house which includes their leasing and management office and a community gathering space and an exercise room. Each of the apartments provides for 8 units on the first floor and 12 units on the second floor. They range in size from 713 square feet to 1,325 square feet with 8 units in each building having an attached garage.

All units are considered condominium style, and that all units have an individual entry from the exterior of the building which means there's no common hallways or shared entrances. The buildings will be constructed of a variety of building materials including stone, brick, hardiboard, and they have more of the gray/blue tone colors. Each building provides a variety of unit types

with various rental options including 11 1-bedroom with 1 bath, 1 2-bedroom with 1 bath, 6 2-bedroom with 2 bath and 2 3-bedroom and 2 bath.

As discussed at all of the previous public hearings held earlier this year, the apartments are going to be developed as Workforce Housing. The petitioner has submitted and successfully received an award of housing tax credits to fund a portion of the development for Workforce Housing. There are many types of tax credits used to construct this housing. The housing tax credits awarded to this project are not for low income but for workforce. Low income housing typically serves an area median income at or below the 30 percent area median income. The housing development being proposed is income restricted as Workforce Housing that provides for rental rates that are similar to our actual current market rates for our area. The Workforce Housing is designed for active individuals and families with working parents and single working professionals or seniors that have a lawful, consistent source of income.

These units are dedicated to those not typically understood to be targets of affordable housing. The Workforce Housing requirements mandates a maximum rental rate as well as a maximum income for the residents. And in your packets and on the screen we went through this matrix in the past that talked about how many units are set aside, what square footage would be allowed, the maximum rent that could be charged, the maximum income, minimum hourly wages as well as the maximum hourly wages. All tenants must have three times their total monthly rent in income to qualify for any unit within the proposed development. The goal of these units is to offer efficient and effective and sustainable housing solutions that enable working individuals in moderate income locations or emerging professionals to live in the community in which they work.

The market area income information from 2018 as re documentation provided by Baker Tilly Virchow Krause shows that 28 percent of the Village residents have annual incomes less than $50,000 per year, and 42 percent of the Village residents have a gross annual income less than $75,000. So Bear's requirement is that no more than 30 percent of the gross income will be spent on monthly rent. So there's, again, a chart that provides the Pleasant Prairie area income for 2018, and it identifies the household income bands and the income ranges.

So what they did was they evaluated to make sure that there were residents in Pleasant Prairie that have the type of jobs that could afford this housing. The rent excluding utilities and the detached garages which is more money are all listed. So they range for a one bedroom of just under $700 to $1,116, and it also identifies their income ranges. The two bedrooms range from $836 to $1,338, and the three bedroom units range from $966 to just over $1,500. The Workforce Housing program requires rental limitations as the chart has identified above. And so that information, again, we went through this all previously at the previous Plan Commission meeting.

There was additional information that was provided by the developer for us to get a better understanding as to the rental rates and how the housing split information and housing compliance. And I've read through all of this information, and it's going to be made part of the public record this evening. But, again, how it's established to guarantee an adequate supply of high quality brand new homes or apartments for residents that have a varying range of household incomes. It talks about the full monthly rent is due by the residents. There's no rental subsidy. There's no Section 8. Of the 104 units 56 have levels at the market rate. The remaining are roughly at a 35 percent discount. And then it goes on to talk about some of the obligations of the

residents. They have to post security deposits, and there's a number of things that they have to do as residents a well.

One of the questions that had come up a couple of time sis that are there any restrictions on the developer with respect to this Workforce Housing. There's a 30 year land use restriction agreement that is being entered into with WHEDA post construction. And that is monitored, again, by WHEDA. There's resident qualification information that we talked about as to what would qualify someone to be able to rent at this location. We asked also if there are any occupancy limits, that you can only have so many residents in that unit. And then it talked about how many could be in each bedroom and so on and so forth, so we've worked through all of those issues with them.

And then one of the things that we discussed at length is that apartment management was really the critical piece to any type of development in the community, any apartment development. The success or failure, whether or not rental or owner occupied it's really in the management. Most Village code violations that the Village receives are actually for owner occupied properties, not necessarily for apartments. With apartments we have one management company, one owner to go to to get any resolution to any concerns that the Village has. Bear Development has had a very good management record and intends to own and manage these apartments for a long time. In this case a minimum of 15 years as part of their portfolio. They also have policies and practices in place to ensure that the exterior of the buildings and the sites continue to be well maintained.

Then also listed in the staff comments some of the details with respect to property management, the hours, their occupancy rates, how they will operate cleaning up and monitoring each of the units, how they will manage their parking both onsite, the parking on 91st street. They have pet policies that they've put into place and how they're going to manage those. They've got eviction processes, non-renewal processes if people make too much money, they're not paying rent on time. Whatever it might be they have policies in place.

So I just wanted to let you know that we've gone through a lot of those issues. If we have any questions S.R. is here this evening to talk about those. There are a couple of other items on the agenda related to this project. One is a lot line adjustment they had spoke about. And this is to adjust that little notch of additional land that they own that jutted down into the property owned by the Davidsons. They are going to be doing a lot line adjustment and transferring that yellow rectangle of property to the Davidsons and so that they have more a rectangular piece of land.

The next is Certified Survey Map that they have submitted to us to create three lots for the construction of the apartment development. Lot 1 is 4.4 acres, Lot 2 is 7.9 acres, and Lot 3 is 2.0 acres. These lots will be developed with the apartment buildings, garages and the club house. As well as you can see the onsite stormwater management. Actually you can't see it on that plan, but there's a detention basin -- a retention basin is also on the site.

The existing buildings on Lot 2 of the CSM are intended to be razed. They are in the process of acquiring that property. I believe they intend to close on May 15th. The developer is purchasing Lot 2, but they will allow the owner to remain in the home for up to 120 days after the sale while they finish cleaning up, razing and taking care of the rest of the property. If for some reason construction begins on the Lot 2 prior t the razing of the home, they will be working this out with

the property owner to securely fence the area so that the home is not located within the construction area.

One of the things with the Creekside development is that it was originally platted as a condominium development with an expansion area. And as such there were a number of easements that were recorded on that property. Those easements are no longer applicable because that area is either going to be an apartment or single family homes. So as a result there's a number of easements that because they were based on that original development need to be vacated. So all those new required easements are being placed on the Certified Survey Map or on the subdivision plat. And all of the old easements from the condominium development are being vacated. And they relate to sewer, water, grading and stormwater, cross-access, all for required improvements now for the apartment development.

With respect to public infrastructure, site access, Creekside Circle and 91st Street have been dedicated by the original developer. Municipal sanitary sewer is extended in a portion of Creekside Circle to service the existing development and the future phase 2 of the development within the vacant areas east of the creek. The primary access for The Vista at Creekside will be from Old Green Bay Road at 91st Street as shown with the red arrow. There will be a bridge and roadway infrastructure completed as part of Creekside Circle that allows access eventually now all the way around to 93rd Street, 63rd and 66th Avenues with the proposed phase 2 development. 91st Street via Old Green Bay Road will be the primary construction access and haul roadway for both phases of the development infrastructure and residential construction.

Temporary no construction signs will be required at certain entrances adjacent to 93rd Street in order to minimize and basically restrict heavy construction trucks from coming in through the existing Creekside development. Providing multiple roadway connections to and through the development allows for the traffic to be dispersed. So residents living in the neighborhood will likely travel their easiest pathway out, and that will be west on 91st to Old Green Bay Road. But when the entire development is completed, residents will be allowed to travel through Creekside Circle on the east side, the west side or out 91st in order to exit from the development.

As part of the Main Street Market development which is just to the south of this location, on the corner of 165 and Old Green Bay Road a traffic impact analysis or TIA was required. And that TIA identified as part of the Main Street Market development that there will be a dedicated right turn lane added to Dabbs Farm Drive between Old Green Bay Road and Highway 31. And this new lane is anticipated to be added within the next five years. And Peggy just kind of marked it with a little red line on the screen. As required with the Conceptual Plan approval, the existing traffic study was used as a basis for the traffic engineer. And they have verified that no other improvements are needed at the intersection of Old Green Bay Road and 91st Street other than possible excel and decel lanes just as you're coming in and out of 91st as a result of the 91st Street connection. The technical memorandum dated April 23, 2019 from TADI is in the packets.

The public sidewalk and private pedestrian pathways being installed by the developer at the developer's cost are also shown on drawings for the phase 1 of the development shown in green on the development slide. Phase 2 will require the developer to install concrete sidewalks around the interior area of the Creekside Circle right of way to provide pedestrian access that meets ADA standards, and this to the Creekside Park which is at the southeast corner of the development. Sidewalks will be installed on the outer side of Creekside Circle adjacent to the single family lots

being created with a sanitary sewer/pedestrian access path over the sanitary sewer line at the northwest corner of the development. So that northwest corner that has the sanitary sewer there will be a path installed over that as well. A walking path but also accessibility for public work to be able to maintain that sanitary sewer line. As noted at the Board meeting, the sidewalk maintenance and snow removal for the sidewalks would be the responsibility of the abutting landowners after constructed.

Phase 1 public improvements will serve the areas adjacent to Lots 1, 2 and 3 of the proposed CSM. And the remainder of the public improvements will be constructed with phase 2 upon approval of the final plat as outlined in the Development Agreement. One other thing that I just want to touch on is the floodplain boundary adjustment. And this occurred back in 2003, the Village Board adopted a resolution to approve the floodplain boundary adjustment for the Creekside development. In January '05 the original developer obtained the required permits from FEMA to begin the floodplain adjustment work. This grading work to amend the 100 year floodplain including the installation of the bridge on the south side of the development has been completed. And the remainder of the grading work in a second bridge crossing the north side of the development with the construction of the remainder of Creekside Circle needs to be completed. So there's quite a bit of work on the very north end that needs to be done. Then they'll have to submit some final as built drawings for the entire floodplain analysis work that was completed.
Wetlands fill permits were obtained by the developer from the Wisconsin DNR and the Army Corps of Engineers to fill small portions of the wetlands for the construction of Creekside Circle. The remainder of the wetlands on Lot 2 will remain. So you can see those small green area that are being filled for the public roads.

Zoning Map and Text Amendments, the wetlands on Lot 2 are proposed to be rezoned into the C-1, Lowland Resource Conservancy District; Lots 1 and 2 west of the wetlands and 3 are proposed to go into the R-11 District which is the Multiple Family District. And the area on Lot 2 east of the wetlands are proposed to be rezoned into the PR-1, which is Neighborhood Park and Recreational District. The 100-year floodplain will remain unchanged at this time, and Lots 1, 2 and 3 will be rezoned into the PUD, which is that Planned Unit Development Overlay for the multi-family area. The Comprehensive Plan would also need to be amended at such time that the floodplain work is completed so that the Land Use Plan and the Zoning Map are consistent.

The PUD that I mentioned will allow for dimensional flexibility provided that there is defined community benefits. The attached PUD Ordinance allows for those dimensional variations.

- to allow for more than one multi-family building per parcel;

- to set specific building setbacks for the apartment buildings, detached garages and the club house;

- to require a total of 322 parking spaces including 125 enclosed within the building. In addition, 56 parking spaces are provided directly behind each attached garage. Specifically the following parking spaces are being provided on each of the lots:

    - Buildings A4-A7 north of 91st Street, which includes 80 apartment units, provides for a total of 195 parking spaces, 97 surface parking spaces with 34

detached garage spaces, 32 attached spaces, plus 32 spaces directly behind the attached garages;

- Buildings A2, A-3 and the clubhouse south of 91st Street which includes 40 apartment units provides 126 parking spaces, 64 surface, 30 detached garage spaces, 16 attached garage, plus 16 spaces directly behind the garages; and

- Building A1 east of Creekside Circle which includes 20 apartment units provides for a total of 57 parking spaces, 36 surface, 5 detached garage spaces, 8 attached garage spaces, and 8 spaces directly behind the garages).

Again, this is very critical as you know that we make sure that there's adequate parking for the apartments buildings because the Village does not allow for overnight or we do not encourage and we require that each development allow for onsite parking for the residents as well as their guests and others coming to the units.

Part of the community benefit is that the developer would provide fire sprinklers within the apartment buildings; to provide a minimum of three pet free buildings; to limit the size and breed of pets allowed to no more than one pet per apartment not to exceed 40 pounds at mature size; to add additional park equipment to the public park that's at that southeast corner; to provide enhanced architectural details and materials for the buildings and enhanced landscaping. In addition, the multi-family development will be equipped with a DSIS. In addition, where the proposed apartment buildings share property lines with the existing single family homes specifically by Old Green Bay Road, the developers will implement extensive landscaping and privacy fencing to maintain adequate separate, buffer and privacy between the apartments and the neighboring single family which are very close and they're non-conforming in that area.

So with that this is a lot of items for this development. I'd like to just introduce S.R. Mills at this time to address the Plan Commission. And the staff would be happy to answer any other questions for these three items.

Michael Serpe:

Welcome back.

S.R. Mills:

S.R. Mills, 4011 80th Street, Kenosha. Thank you again for all the time and effort on this specifically from staff. It's been a very busy process as they all are but this I think more than most. I'm here to answer any questions you might have. I don't think there's anything that really deviates from the prior discussions working diligently for the engineering items to final aesthetics. But everything is in par the way we've all discussed it to date. But, again, I appreciate the time and I'll answer any questions I can.

Michael Serpe:

Be close, S.R. I'm sure we'll have some questions for you. Item G is a matter for public hearing, but we will take comments on Items E and F as well. So anybody wishing to speak? Anybody

wishing to speak? Anybody wishing to speak? We'll close the public hearings and open it up to comments and questions from the Commissioners. S.R., I have one question for you if I could. The units that allow pets, namely dogs, what is your agency's policy on how they handle dogs that continuously bark?

S.R. Mills:

So we try and handle that very consistently. So that's one of the things that's important to breed restrictions, size restrictions. We have evicted folks before if there's dogs that don't stop barking and it becomes a nuisance to the balance of the tenant population.

Michael Serpe:

Thank you. Comments?

Deb Skarda:

Actually I have two questions. One is I'm reading the sidewalk plan right. So the houses on 90th Place and 90th Street the front of those houses won't have sidewalks, those two cul-de-sacs?

S.R. Mills:

Correct. That was part of the discussion with staff early on because the balance of the subdivision lots to the east do not have sidewalks, that we've agreed to run the loop all the way down and around it and install sidewalks by the condos to the south so we receive some dispensation, so not putting them into the actual cul-de-sacs.

Deb Skarda:

Okay. It just seems odd to me that we're doing it sort of half and half.

Nathan Thiel:

Yeah, so that was a discussion that we had at the Village Board level. Particularly what we were trying to do is we were trying to create complete loops or complete blocks. And with cul-de-sacs we considered it more of a dead end. And so the thought process was instead of having sidewalks go around the cul-de-sacs, because there isn't a heavy load of traffic, the ability to walk on the street and so forth is a little bit more feasible. But that it would be more valuable for us to complete blocks in complete loops rather than create a bunch of sidewalks that dead end. So that was a consideration. That's something that we talked about quite extensively at the Board level.

Deb Skarda:

Okay. And when do you start to plan on marketing these and signing leases? I mean I know you haven't -- what's the time line on all of that?

S.R. Mills:

Very quickly. So one thing we're certainly sensitive to is getting out in front of any approving agencies and making sure we go through the process. From a single family standpoint we've received a lot of feedback. In that business extensively here in southeastern Wisconsin we'll probably start that process late summer I would say. Part of the problem is we don't get too far ahead of it because typically when somebody is looking for that --

Deb Skarda:

Balance.

S.R. Mills:

-- they want it pretty quickly. From a multi-family standpoint we usually start the heavy marketing about 120 days before our first delivery. Similar to single family if we start with waiting lists and trying to create a lot of excitement from that standpoint. But we won't start taking applications until about 120 days.

Deb Skarda:

Okay, thank you.

Bill Stoebig:

I was just wondering on the financial aspect of it the Workforce Income I see there was a kind of survey done, was it Baker Tilly that did that. Every year is that done so the minimums and maximums or is there just an inflationary clause?

S.R. Mills:

It's a good question, it is done very year. And so it goes back to the area median income for the county. Every county is different really throughout the country. And so it will continue to --

Bill Stoebig:

So that's kind of a statewide thing that they do?

S.R. Mills:

Yeah, it's really federal. Every county in the country has area median incomes that tie back to what the citizens make there, and then it's weighted accordingly. So 60 percent area median income in Kenosha County is very different than a 60 percent area median income in Ozaukee County, there's differences, or Dane County.

Brock Williamson:

Excellent, and then that drives the rent?

S.R. Mills:

Correct.

Mike Pollocoff:

So what's the timing on phase 2?

S.R. Mills:

So the only reason there's a differentiation between phase 1 and phase 2 is so we can started on the multi-family. We want to -- knowing that we have surety tied back to phase 2 that we're looking to start that as soon as we possibly can. So we need to go through the subdivision platting process which takes a little bit more time. So hopeful also from a buyout, from a construction standpoint that we can do it as together as we can and not bifurcate that process. So long answer to as quick as we possibly can.

Brock Williamson:

Question and a comment. So a comment, I'm glad you guys found a compromise on the sidewalks. I know that's been going on for a while of a happy medium, it sounds like you found one. Then the question is I notice when I saw the trees were cut down to the north of Lot 1, in Lot 1, that there's a house that's like right on the property line to the south of it.

S.R. Mills:

Correct, so we're talking south of the proposed club house.

Brock Williamson:

The club house, right.

S.R. Mills:

Correct.

Brock Williamson:

So is that just going to stay an open space in between there it looks like?

S.R. Mills:

It is. We'll likely have a six foot, a PVC fence there. And as you can see from the lot lines it's kind of a strange scenario with how it wraps around. And we actually own some property but there's an easement. So we're trying to separate those spaces so we're not on top of them.

Brock Williamson:

Yeah, it's pretty tight.

S.R. Mills:

Yeah, so we think a six foot PVC fence, on a component of it we'll still have adequate landscaping.

Brock Williamson:

Sure, okay, thank you.

Deb Skarda:

I do have one other question. Could you tell me again where that right turn lane is going to go? Did you say that's on Green Bay Road?

Peggy Herrick:

It's on Dabbs Farm Drive between Old Green Bay and Green Bay Road. So there will be a dedicated right hand turn lane. Right now the right hand turn lane you have to almost be to the intersection before the right hand turn lane. And by putting in a dedicated lane that will allow for traffic to be in three different lanes in that area. And that will put in as part of Main Street Market's development.

Deb Skarda:

I'm glad. I drive there twice a day.

Michael Serpe:

S.R., one question. On the installation of the sidewalks and existing Creekside, are there any trees coming down in that right of way.

S.R. Mills:

I'm not sure I could answer that offhand.

Michael Serpe:

If there are you going to re --

S.R. Mills:

Yeah, I think that's a detail we'd have to discuss. I don't know if [inaudible]

Michael Serpe:

Bill, only because you're the President, Bill.

Bill Demo:

Bill Demo, 9285 66th Avenue. The sidewalks is the issue I want that I want to talk about. But there are about two dozen trees that were placed in during original construction that we've maintained, 12 or 13 years of maturity now. They range in trunk diameter from two to five inches. So my question tonight was what the plan was for that. And, again, just to talk about my opposition and our opposition to the sidewalks coming into the existing property. I mean it does impose a financial burden on every homeowner in Creekside crossing. So 112 owners will have to share the cost burden of keeping those sidewalks clean in that area. Nobody else in the Village that I'm aware of is forced to do that. So it's quite a big deal. It could be, depending on the amount of storms, we're talking $10,000 to $15,000 divided between 112 owners. That's conservative. But then again the trees. They're about 12 feet off the curb. I'm not sure what the setback is for sidewalk from the curb. It seems like it would be right in that [inaudible].

Michael Serpe:

Okay, that will be addressed by staff and by S.R. Any other comments or questions? Wayne?

Wayne Koessl:

Before we make any motions I just want to thank our Village staff and administration for all the work they've done to get this project going. And also your staff at your office because it took a lot of time, but I think we're going to get this all settled tonight.

S.R. Mills:

Appreciate that.

Wayne Koessl:

And I'm sure it's going to be another quality development to enhance the Village.

Michael Serpe:

S.R., anything else?

S.R. Mills:

No, we don't want to rip down any trees. So we'll work with staff and try and figure that out.

Michael Serpe:

A great amount of appreciation goes to the residents of Creekside. This is a very unique process that we went through with the amount of public hearings and the professionalism that they

showed up in their comments and questions, and staff and how much they have gone through including the Board and this Commission. So it worked out well. I know we're not totally happy, Bill, but we're going to do the best we can with what we have. With that any other comments or questions? With that, Item E is the lot line adjustment. What's your pleasure?

Wayne Koessl:

Mr. Chairman, I'd move approval of Item E, the Certified Survey Map --

Michael Serpe:

This is the lot line adjustment.

Wayne Koessl:

Pardon me, I'm one down, okay, the lot line. The Plan Commission to send a favorable recommendation to the Village Board to approve the lot line adjustment subject to the comments and conditions of the May 13, 2019 Village staff report.

Deb Skarda:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY DEB SKARDA FOR APPROVAL OF THE LOT LINE ADJUSTMENT. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item F, Certified Survey Map and vacation of easements. What's your pleasure?

Judy Juliana:

I move to approve the Certified Survey Map, vacation of easements, development agreement and related exhibits including the site development plan subject to the comments and conditions of the May 13th Village staff report.

Brock Williamson:

Second.

Michael Serpe:

MOTION MADE BY JUDY JULIANA AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF THE CERTIFIED SURVEY MAP AND VACATION OF EASEMENTS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Item G, consideration of the Zoning Map and Text Amendments including the DSIS.

Bill Stoebig:

I move to approve the residential development plans, the DSIS agreement and DSIS access easement.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY BILL STOEBIG AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE ZONING MAP AND TEXT AMENDMENTS AND DSIS AGREEMENTS. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you, S.R.

S.R. Mills:

Thank you, appreciate it.

H. Consider the request of Rizal Iskandarsjach, PLE, P.E. with JSD Professional Services, Inc. for approval of an Affidavit of Correction to Certified Survey Map 2877 to correct the legal description of a wetland and the private water main and sanitary sewer mains, access and maintenance easement within the Breeze Terrace development.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a request of Rizal from JSD Professional Services, Inc., for approval of an Affidavit of Correction to Certified Survey Map 2877 to correct the legal description of a wetland and the private water main and sanitary sewer mains access and maintenance easement with the Breeze Terrace development.

The proposed Affidavit of Correction to correct CSM Number 2877 is specifically for the following corrections. One, to correct the tie distance for the dedicated wetland preservation and protection access and maintenance located on the northwest portion of Lot 1. I'm sorry, southwest portion of Lot 1. And, number two, to modify the location of the eastern portion of the dedicated private water mains and private sanitary sewer mains access and maintenance easement. This revision to the easement is based on the revised location of the proposed sanitary sewer line for the easternmost building, Building 1 -- I'm sorry, Building I, which requires two sanitary services. Therefore, the sanitary main needed to be extended south and also shifted slightly to the east to avoid running under a proposed dumpster enclosure.

The revised utility location will now be within the corrected easements. The staff recommends approval and recommends that the Plan Commission send a favorable recommendation to the Boar to approve the Affidavit of Correction to CSM 2877 subject to the petitioner recording the correction document and providing a recorded copy back to the Village within 30 days.

Michael Serpe:

Comments or questions? What's your pleasure?

Wayne Koessl:

Move approval.

Judy Juliana:

Second.

Michael Serpe:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA FOR APPROVAL OF THE AFFIDAVIT OF CORRECTION AND CERTIFIED SURVEY MAP. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

6. ADJOURN.

Judy Juliana:

Move to adjourn.

Brock Williamson:

Second.

Michael Serpe:

Motion made and second for adjournment. All those in favor say aye.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it. Thank you.

Meeting Adjourned: 7:21 p.m.

A. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** for the request of Mark Goode, agent on behalf of Riverview LLC owners of the property located at the northeast corner of 120th Avenue (East Frontage Road) and 122nd Street (CTH ML) for the proposed wholesale distribution of merchandise stored within a proposed 590,525 square foot building to be constructed for Fresenius Kabi, a global healthcare company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications.

THE PETITIONER HAS REQUESTED THAT THIS ITEM BE TABLED UNTIL THE JUNE 24, 2019 PLAN COMMISSION MEETING.

From: Jeff Raduechel <jeffr@ventureonere.com>
Sent: Friday, June 07, 2019 10:46 AM
To: Jean Werbie-Harris; Peggy Herrick
Cc: Dan Polenska
Subject: Project Bluepoint - Conditional Use Application (dated May 21st)

Jean & Peggy;

As we discussed on our call earlier, we respectfully request that the Conditional Use application we submitted on May 21 regarding Project Bluepoint, which was to be considered at the Plan Commission meeting this coming Monday June 10th, be tabled when or if that item is called. This is based on our understanding that Village staff is creating a new Conditional Use text amendment for the M-5 Zoning classification which will be considered at the next Plan Commission meeting on June 24th. As we also discussed, we will be submitting a new Conditional Use application to be based on the new Conditional Use M-5 text amendment language, and we will be submitting that new application next week.

Please let me know if you have any questions or comments. We look forward to working through this process with you.

Regards,
Jeff R

Jeff Raduechel | Senior Vice President of Development Services

262-822-8777 Mobile
9500 Bryn Mawr | Suite 340 | Rosemont, IL 60018
jeffr@VentureOneRE.com | www.VentureOneRE.com

VENTURE ONE
REAL ESTATE

THESE ITEMS ARE RELATED AND WILL BE DISCUSSES AT THE SAME TIME; HOWEVER, SEPARATE ACTION IS REQUIRED

B. **PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-07 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN** for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to correctly identify the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Village staff recommends that the Plan Commission approve Resolution #19-07 and send a favorable recommendation to the Village Board to approve the **Comprehensive Plan Amendments** as presented in the June 10, 2019 Village Staff Report.

C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to rezone the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the C-1, Lowland Resource Conservancy District.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map Amendments** as presented in the June 10, 2019 Village Staff Report.

VILLAGE STAFF REPORT OF JUNE 10, 2019

CONSIDERATION OF PLAN COMMISSION RESOLUTION #19-07 FOR AMENDMENTS TO THE VILLAGE COMPREHENSIVE PLAN for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to correctly identify the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Kevin Risch, P.E. of Clark Dietz, on behalf of the Prairie Holdings LLC, property owner of the vacant property generally located at southwest corner of Wilmot Road (CTH C) and 88th Avenue (CTH H) to rezone the field delineated wetlands, excepting the wetlands that have been determined by the Wisconsin Department of Natural Resources to be exempt, into the C-1, Lowland Resource Conservancy District.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSES AT THE SAME TIME; HOWEVER, SEPARATE ACTION IS REQUIRED

On February 4, 2019, the Village Board conditionally approved of a **Master Conceptual Plan** for the development of three limited use industrial related buildings and associated site improvements on the vacant 17.6 acres of land located east of 9201 Wilmot.

On March 18, 2019, the Village Board conditionally approved a **Certified Survey Map, Easement Vacation documents and an Addendum to the Memorandum of Understanding including Site Development Plans** to create three (3) properties, to grade the properties and install private improvements to service the new lots. The Certified Survey Map #2893 has since been recorded and work has commenced.

Conditions of said approvals required that upon obtaining necessary Wisconsin Department of Natural Resources (WI DNR) and U.S. Army Corps of Engineers (ACOE) approvals the wetlands on Lots 1 and 3 of CSM 2893 were to be placed into the Village wetland classifications on the Village 2035 Land Use Plan Map and the Village Zoning Map.

The WI DNR as determined that wetland areas A, B, C and I on Lot 3 to be artificial wetlands pursuant to the ***attached*** August 2, 2018 letter and furthermore, the ACOE will not be taking jurisdiction pursuant to the ***attached*** letter dated March 4, 2019 on the same wetlands. Therefore, Wetlands H and J will remain as shown on CSM 2893 and these wetland areas are included in the following amendments:

1. **Comprehensive Plan Amendments** to correctly identify the field delineated wetlands H and J as shown on CSM 2893 into the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

2. **Zoning Map Amendments** to rezone the field delineated wetlands H and J into the C-1, Lowland Resource Conservancy District.

RECOMMENDATIONS

Item B: Village staff recommends that the Plan Commission approve Resolution #19-07 and send a favorable recommendation to the Village Board to approve the Comprehensive Plan Amendments as presented.

Item C: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Zoning Map Amendments as presented.

CODE1903-001
CODE1903-002

VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #19-07
TO AMEND THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN

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

WHEREAS, the 2035 Comprehensive Land Use Plan Map 9.9 sets forth that the generalized land use designations of the Village shall be consistent with other components of the Comprehensive Plan including the Village Zoning Map; and

WHEREAS, *a* wetland delineation was completed on the properties known as Lots 1 and 3 of CSM 2893 (***Exhibit 1***) generally located east of 9201 Wilmot Road; and

WHEREAS, the Wisconsin Department of Natural Resources has determined that wetland areas A, B, C and I to be artificial wetlands pursuant to the August 2, 2018 letter and the U.S. Army Corps of Engineers will not be taking jurisdiction pursuant to the letter dated March 4, 2019 on the same wetlands (***Exhibits 2 and 3***).

WHEREAS, the 2035 Land Use Plan Map 9.9 is proposed to be amended place field delineated wetlands H and J as shown and legally described on CSM 2893 within the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation on the Village 2035 Land Use Plan Map 9.9; and

WHEREAS, on May 10, 2019 the required 30-day notice was published in the Kenosha News and notices were sent to property owners within 300 feet for the June 10, 2019 public hearing to be held by the Village Plan Commission.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby recommends approval of the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan:

1. To amend the Village 2035 Land Use Plan Map 9.9 to show the wetlands as shown and legally described on CSM 2893 within the Park, Recreational and Other Opens Space lands with a field verified wetland land use designation.
2. To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

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

Adopted this 10th day of June 2019.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

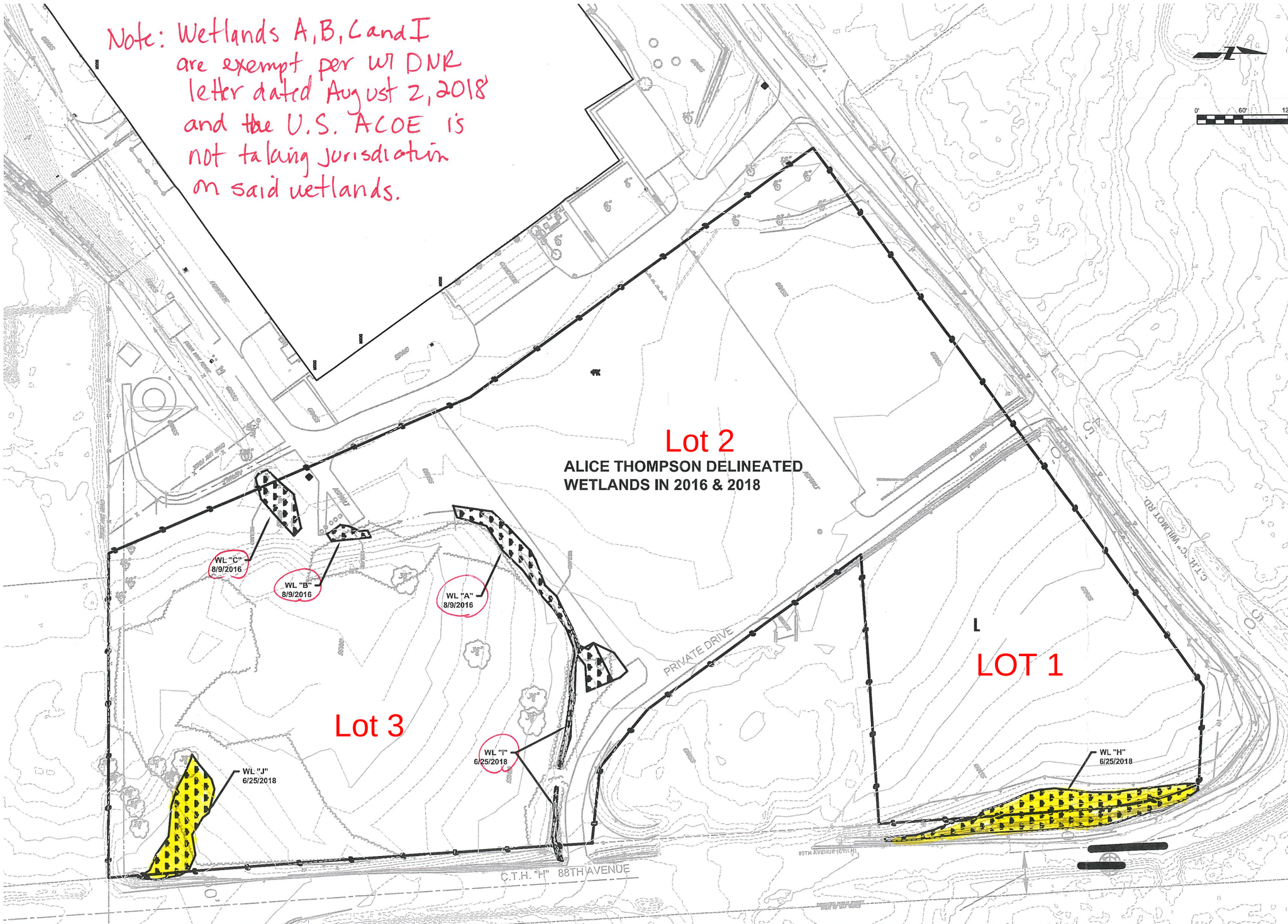
_____
Michael J. Serpe
Plan Commission Chairman

_____
James Bandura
Secretary

Date Posted: _____

07-Comp Plan Amend- LU amend-Wetland Prairie Holdings
CODE1903-001

Exhibit 1



ClarkDietz
625 57TH STREET
8TH FLOOR
KENOSHA, WI 53140
PHONE - 262.657.4500 www.clarkdietz.com

PROJECT TITLE
OC HOLDINGS, LLC
PHASE 2 DEVELOPMENT

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE CHECKED:

DATE	REVISION

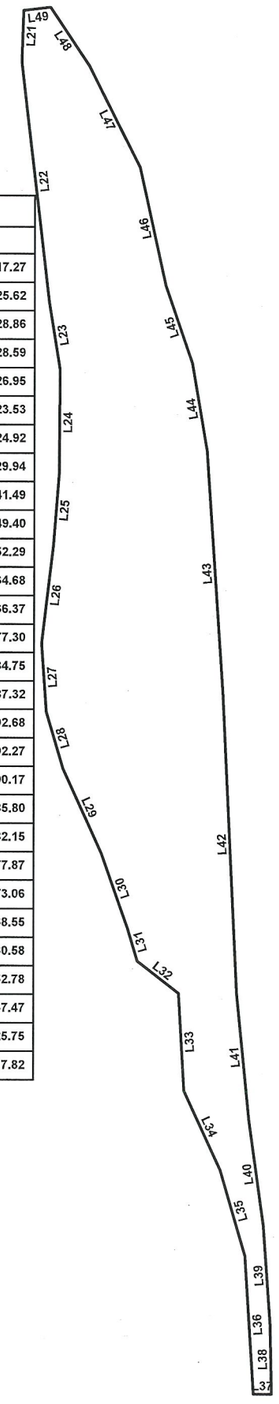
DRAWING TITLE
WETLAND EXHIBIT

PROJECT No.
O0480010

DRAWING No.
W

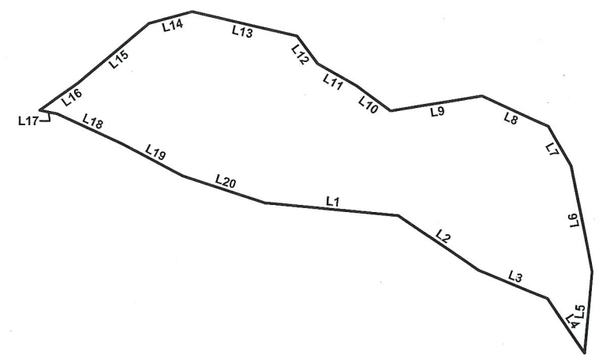
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\00480030_OC HOLDINGS - 2018 GENERAL SERVICES\CSM\RE-DIVISION OF LOT 2\WETLAND MEETS& BOUNDS DESCRIPTIONS.DWG KEVIN K. RISCH SAVE TIME 3/6/2019 2:38:13 PM PLOT DATE 3/6/2019 3:01 PM



Wetland H — WETLAND LOT 2

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L21	15.37'	S02° 03' 42.86"W	N=211080.37, E=2561917.82	N=211065.01, E=2561917.27
L22	72.40'	S06° 37' 22.50"E	N=211065.01, E=2561917.27	N=210993.09, E=2561925.62
L23	20.50'	S09° 06' 03.95"E	N=210993.09, E=2561925.62	N=210972.86, E=2561928.86
L24	31.19'	S00° 29' 38.84"W	N=210972.86, E=2561928.86	N=210941.66, E=2561928.59
L25	21.24'	S04° 26' 33.46"W	N=210941.66, E=2561928.59	N=210920.49, E=2561926.95
L26	29.54'	S06° 38' 45.57"W	N=210920.49, E=2561926.95	N=210891.15, E=2561923.53
L27	20.67'	S03° 52' 03.87"E	N=210891.15, E=2561923.53	N=210870.53, E=2561924.92
L28	17.61'	S16° 32' 15.07"E	N=210870.53, E=2561924.92	N=210853.65, E=2561929.94
L29	27.89'	S24° 29' 13.72"E	N=210853.65, E=2561929.94	N=210828.27, E=2561941.49
L30	23.71'	S19° 29' 20.29"E	N=210828.27, E=2561941.49	N=210805.92, E=2561949.40
L31	10.26'	S16° 20' 34.38"E	N=210805.92, E=2561949.40	N=210796.08, E=2561952.29
L32	15.70'	S52° 07' 35.82"E	N=210796.08, E=2561952.29	N=210786.44, E=2561964.68
L33	29.13'	S03° 19' 27.48"E	N=210786.44, E=2561964.68	N=210757.36, E=2561966.37
L34	26.05'	S24° 48' 11.70"E	N=210757.36, E=2561966.37	N=210733.71, E=2561977.30
L35	26.80'	S16° 08' 31.84"E	N=210733.71, E=2561977.30	N=210707.97, E=2561984.75
L36	41.36'	S03° 33' 40.98"E	N=210707.97, E=2561984.75	N=210666.69, E=2561987.32
L37	5.35'	S89° 35' 36.06"E	N=210666.69, E=2561987.32	N=210666.66, E=2561992.68
L38	21.03'	N01° 05' 32.39"W	N=210666.66, E=2561992.68	N=210687.69, E=2561992.27
L39	29.36'	N04° 07' 03.35"W	N=210687.69, E=2561992.27	N=210716.97, E=2561990.17
L40	31.94'	N07° 51' 06.63"W	N=210716.97, E=2561990.17	N=210748.61, E=2561985.80
L41	37.98'	N05° 31' 02.18"W	N=210748.61, E=2561985.80	N=210786.42, E=2561982.15
L42	89.56'	N02° 44' 18.65"W	N=210786.42, E=2561982.15	N=210875.88, E=2561977.87
L43	72.94'	N03° 46' 45.96"W	N=210875.88, E=2561977.87	N=210948.66, E=2561973.06
L44	26.63'	N09° 46' 04.55"W	N=210948.66, E=2561973.06	N=210974.91, E=2561968.55
L45	24.52'	N18° 57' 29.46"W	N=210974.91, E=2561968.55	N=210998.09, E=2561960.58
L46	36.30'	N12° 24' 51.35"W	N=210998.09, E=2561960.58	N=211033.54, E=2561952.78
L47	33.91'	N26° 49' 32.55"W	N=211033.54, E=2561952.78	N=211063.81, E=2561937.47
L48	21.15'	N33° 39' 22.55"W	N=211063.81, E=2561937.47	N=211081.41, E=2561925.75
L49	8.00'	S82° 30' 47.89"W	N=211081.41, E=2561925.75	N=211080.37, E=2561917.82



Wetland J — WETLAND LOT 3

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	40.40'	S84° 41' 43.51"E	N=209723.19, E=2561946.10	N=209719.46, E=2561986.33
L2	28.77'	S55° 29' 44.46"E	N=209719.46, E=2561986.33	N=209703.16, E=2562010.04
L3	22.47'	S67° 53' 02.86"E	N=209703.16, E=2562010.04	N=209694.71, E=2562030.85
L4	19.42'	S33° 24' 42.88"E	N=209694.71, E=2562030.85	N=209678.49, E=2562041.55
L5	24.45'	N05° 15' 31.36"E	N=209678.49, E=2562041.55	N=209702.84, E=2562043.79
L6	32.19'	N11° 01' 12.68"W	N=209702.84, E=2562043.79	N=209734.43, E=2562037.64
L7	13.51'	N29° 17' 42.54"W	N=209734.43, E=2562037.64	N=209746.22, E=2562031.03
L8	22.15'	N65° 45' 35.53"W	N=209746.22, E=2562031.03	N=209755.31, E=2562010.83
L9	27.34'	S80° 30' 36.42"W	N=209755.31, E=2562010.83	N=209750.80, E=2561983.86
L10	12.70'	N54° 12' 11.50"W	N=209750.80, E=2561983.86	N=209758.23, E=2561973.56
L11	13.58'	N60° 22' 41.24"W	N=209758.23, E=2561973.56	N=209764.94, E=2561961.76
L12	10.23'	N36° 25' 50.32"W	N=209764.94, E=2561961.76	N=209773.17, E=2561955.69
L13	32.31'	N76° 59' 56.41"W	N=209773.17, E=2561955.69	N=209780.44, E=2561924.20
L14	13.56'	S74° 50' 24.55"W	N=209780.44, E=2561924.20	N=209776.89, E=2561911.12
L15	27.73'	S49° 53' 28.59"W	N=209776.89, E=2561911.12	N=209759.03, E=2561889.91
L16	14.13'	S54° 21' 17.44"W	N=209759.03, E=2561889.91	N=209750.79, E=2561878.43
L17	5.36'	S78° 01' 31.63"E	N=209750.79, E=2561878.43	N=209749.68, E=2561883.67
L18	21.44'	S65° 26' 25.43"E	N=209749.68, E=2561883.67	N=209740.77, E=2561903.18
L19	20.52'	S62° 24' 03.66"E	N=209740.77, E=2561903.18	N=209731.26, E=2561921.36
L20	26.02'	S71° 56' 40.78"E	N=209731.26, E=2561921.36	N=209723.19, E=2561946.10

ClarkDietz

PROJECT TITLE
PRAIRIE HOLDINGS, LLC
PHASE 2 EAST DEVELOPMENT
WETLANDS BOUNDARIES

DATE REVISION

DRAWING TITLE
9201 Wilmot Rd
Meets & Bounds Description

PROJECT No.
O0480030

DRAWING No.

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

Exhibit 2

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921

Scott Walker, Governor
Daniel L. Meyer, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

August 2, 2018 EXE-SE-2018-30-02521

OC Holdings, LLC
Dave Doro
5721 W. Ryan Road
Franklin, WI 53132

RE: Artificial Wetland Exemption Determination for an area described as Wetlands A, B, C and I, located in the SW1/4 of the NW1/4 of Section 09, Township 01 North, Range 22 East, City of Kenosha, Kenosha County

Dear Mr. or Ms. Doro:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey, USGS topographic Quad map from 1971, and soil mapping.
- Aerial photographs, including the 1937/8 era photograph, a pre-construction photograph, and a post-construction photograph.
- Site photographs that show different angles and views of the wetland

Below is a summary of our findings:

<u>Request Narrative</u>
According to the request narrative all wetlands A, B, C, and I appear to be human- caused and not historic wetlands. Wetlands B and C flow to a stormwater pond system and wetlands A and I flow to the west and north towards wetland H. No wetlands on site had wetland or stream history.

<u>Historic Map Review</u>

- Original Land Survey Plat. The original land survey does not indicate wetness signatures in the area in question.

- Bordner Survey. The Bordner survey indicates the area was actively cropped historically.
- Soil Maps: The soil maps indicates that upland soils are present in the wetland areas in question.

Aerial Photograph Review

- 1937/38 era aerial photograph. The 1937/38 aerial photograph shows the site is in agricultural use
- Pre-construction aerial photograph: The 1970s aerial photograph shows the site under construction with grading and land disturbance occurring in the area.
- Post-construction aerial photograph: The 1980 aerial photograph shows some wetness signatures forming and progressing through 2015.

Site Photographs

The site photographs show wetlands forming in swales and other disturbed areas.

Conclusion:

Based upon the information provided above, the wetlands identified as Wetland A, B, C, and I, lacked a wetland history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. Therefore, Wetlands A, B, C, and I are exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of Wetlands A, B, C, and I, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetlands A, B, C, and I, you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact for Kenosha County is Rachel Nuetzel. Rachel Nuetzel can be reached at (651) 290-5729.

If you have any questions about this determination, please contact me at (608) 264-9223 or email Amanda.Minks@wisconsin.gov.

Sincerely,

Amanda Minks

Wetland Exemption Specialist

cc: Rachel Nuetzel, U.S. Army Corps of Engineers
Travis Schroeder, Regional WMS, DNR
Neil Molstad, Regional Wetland Identification Specialist, DNR

Exhibit 3

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

REPLY TO ATTENTION OF
REGULATORY BRANCH

Regulatory File No. 2016-03639-JMB 4 March 2019

Clark Dietz Inc. for O.C. Holdings, LLC
c/o Brandon Flunker
625 57th Street, 6th Floor
Kenosha, Wisconsin 53140

Dear Mr. Flunker:

This letter is in response to your request for an approved jurisdictional determination for Wetlands A, B, C, and I on the 9201 Wilmot Road property. The project site is located in Section 8, Township 1 North, Range 22 East, Kenosha County, Wisconsin. The review area for our jurisdictional determination is identified on the enclosed figures, labeled MVP-2016-03639-JMB Page 1 of 3 through 3 of 3.

The review area contains no waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form. This determination is only valid for the review area shown on the enclosed figures.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the boundary in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

If you have any questions, please contact Jonathan Bakken in our Hayward office at (651) 290-5884 or jonathan.m.bakken@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Jonathan M. Bakken
Project Manager

Enclosures
Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) Form
Approved jurisdictional determination

cc: Kevin Risch, Clark Dietz, Inc. (kevin.risch@clarkdietz.com)
Travis Schroeder, WDNR (Travis.Schroeder@wisconsin.gov)
Dave Doro, OC Holdings, LLC (krddist@aol.com)

Thompson & Associates
Wetland Services

N

Project Area
in red

7201 Wilmot Road Addendum

Location and USGS Topographic Map

Figure 1

N

Project Area outlined in red

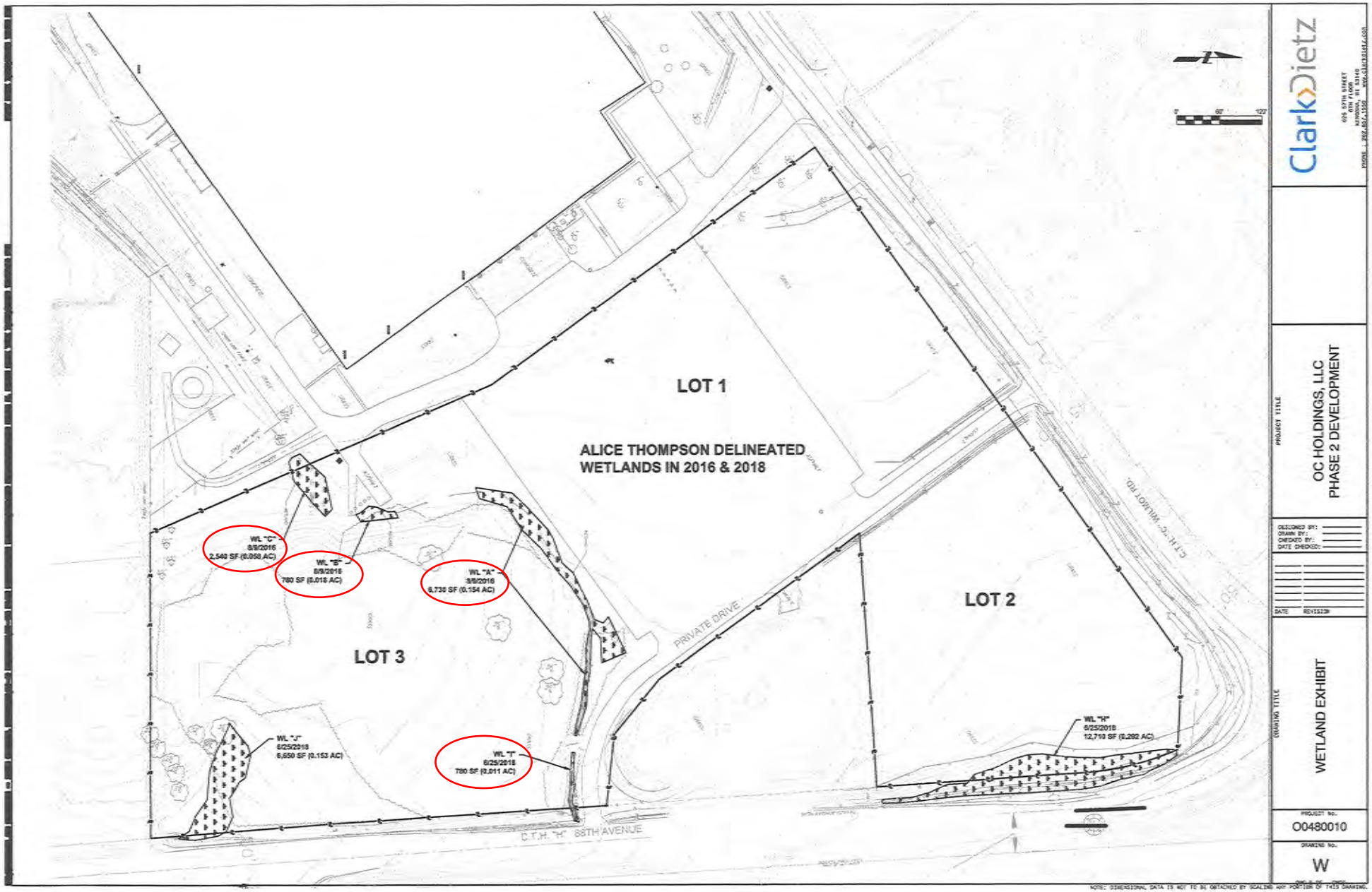
Source: Kenosha County GIS Website

7201 Wilmot Road Addendum

Contour Topography

Figure 3

Thompson & Associates
Wetland Services


LOT 1
ALICE THOMPSON DELINEATED
WETLANDS IN 2016 & 2018
LOT 2
LOT 3
PRIVATE DRIVE
C.T.H. "C" WILMOT RD.
C.T.H. "H" 88TH AVENUE
WL "C"
8/9/2016
2,540 SF (0.058 AC)
WL "B"
8/9/2016
780 SF (0.018 AC)
WL "A"
8/9/2016
6,738 SF (0.154 AC)
WL "J"
6/25/2018
6,650 SF (0.153 AC)
WL "I"
6/25/2018
780 SF (0.011 AC)
WL "H"
6/25/2018
12,710 SF (0.292 AC)
0
60'
120'
ClarkDietz
PROJECT TITLE
OC HOLDINGS, LLC
PHASE 2 DEVELOPMENT
DRAWING TITLE
WETLAND EXHIBIT
PROJECT No.
O0480010
DRAWING No.
W

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 4 March 2019

B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: 2016-03639-JMB

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Wisconsin County/parish/borough: Kenosha City: Pleasant Prairie

Center coordinates of site (lat/long in degree decimal format): Lat. 42.55762° **N**, Long. -89.91494° **W**.

Universal Transverse Mercator:

Name of nearest waterbody: Unnamed stream

Name of watershed or Hydrologic Unit Code (HUC): 07120004 (8-digit HUC)

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: 31 January 2019

☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no"*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. **Waters of the U.S.:** N/A

2. **Non-regulated waters/wetlands (check if applicable):**[1]

☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: **This Jurisdictional Determination is for Wetlands B (approximately 0.02 acres) and Wetland C (approximately 0.06 acres) only. Wetlands A and I have been determined to not be a Waters of the U.S. as they are wetlands formed on the bottom of man-made ditches constructed in uplands. Corps staff determined that Wetlands B and C are located in closed depressions surrounded by previously developed commercial property. The wetlands are approximately 0.2 miles from an unnamed stream. The delineated wetlands occur in small depressions that collect surface water from the surrounding landscape, and were likely formed as slightly lower basins of fill, coninciding with construction of the adjacent industrial facility. The wetlands do not have any unbroken surface or shallow subsurface connections to the nearest unnamed stream, and are not mapped within the 100-year flood plain. The wetlands are not adjacent (bordering, contiguous, or neighboring) to any other WOUS and are not separated from other WOUS by man-made dikes or barriers, natural river berms, or beach dunes. Due to the distance between these wetlands and the nearest tributary there is no science-based inference (ex. does not support life cycles of amphibians or anadromous and catadramous fish) that supports an ecological connection. Additionally, there is no link to interstate or foreign commerce and they are not used by interstate or foreign travelers for recreation or other purposes. These wetlands do no produce fish or shellfish that could be taken and sold in interstate or foreign commerce, and are not known to be used for industrial purposes by industries in interstate commerce. The waterbodies have been determined to be non-jurisdictional under the Clean Water Act because the wetlands lack connections and/or relationships sufficient to serve as a basis for jurisdiction. Therefore, the Corps has determined that Wetland B and Wetland C are hydrologically isolated and are not regulated by the Corps under Section 404 of the Clean Water Act.**

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs: N/A

[1] Supporting documentation is presented in Section III.F.

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY): N/A

C. SIGNIFICANT NEXUS DETERMINATION: N/A

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY): N/A

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY): N/A

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☒ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☒ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☒ Wetlands: 0.08 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
- ☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☒ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☐ U.S. Geological Survey Hydrologic Atlas:
  - ☐ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☒ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K - Pleasant Prairie
- ☒ USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS soils data
- ☐ National wetlands inventory map(s). Cite name:
- ☒ State/Local wetland inventory map(s): Wisconsin Wetland Inventory
- ☐ FEMA/FIRM maps:
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☒ Photographs: ☐ Aerial (Name & Date):
  or ☒ Other (Name & Date): Site photos from delineation report dated 25 June 2018
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☒ Other information (please specify): WDNR Exemption Letter dated 2 August 2018

B. ADDITIONAL COMMENTS TO SUPPORT JD: The Corps has determined that wetlands B and C onsite are hydrologically isolated, and are therefore not regulated by the Corps under Section 404 of the Clean Water Act.

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 7 February 2019

B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: 2016-03639-JMB

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Wisconsin County/parish/borough: Kenosha City: Pleasant Prairie

Center coordinates of site (lat/long in degree decimal format): Lat. 42.55762° **N**, Long. -89.91494° **W**.

Universal Transverse Mercator:

Name of nearest waterbody: Unnamed stream

Name of watershed or Hydrologic Unit Code (HUC): 07120004 (8-digit HUC)

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: 31 January 2019

☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no"*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. **Waters of the U.S.:** N/A

2. **Non-regulated waters/wetlands (check if applicable):**[1]

☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: **The review area contains 4 wetlands (A, B, C, and I) totaling approximately 0.24 acres in size. Wetlands B (0.02 acres) and C (0.06 acres) have been determined to be isolated. This Jurisdictional Determination form is for Wetland A (approximately 0.15 acres) and Wetland I (approximately 0.01 acres) only. Wetlands A and I were determined to be stormwater conveyance features that were constructed in uplands sometime between 1970 and 1980, coinciding with construction of an adjacent industrial facility. Wetlands A and I formed on the bottom of man-made ditches and are not waters of the U.S. This was confirmed by reviewing aerial photography dated 1937, 1970, 1980, 2015, WWI, and NRCS web soil survey data. Wetlands A and I appear to have been constructed to convey water to the east, away from the site. Information provided within the permit application and the 2018 Wetland Delineation Report indicates that the subject ditches do not have a relatively permanent flow of water and are not Waters of the United States.**

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs: N/A

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY): N/A

C. SIGNIFICANT NEXUS DETERMINATION: N/A

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY): N/A

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY): N/A

[1] Supporting documentation is presented in Section III.F.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.

☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.

☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).

☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:

☒ Other (explain, if not covered above): **The review area identifed on the enclosed figures contains four delineated wetlands. Of the four wetlands, two (Wetland B and C) have been determined to be isolated. Wetlands A (0.15 acres) and I (0.01 acres) for which this form has been prepared formed on the bottom of man-made ditches constructed onsite. While the ditches may hold water during storm events, they do not carry reltively permanent flows of water and do not drain a water of the United States. The ditch wetlands should not be considered Waters of the United States.**

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).

☐ Lakes/ponds: acres.

☐ Other non-wetland waters: acres. List type of aquatic resource: .

☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).

☐ Lakes/ponds: acres.

☐ Other non-wetland waters: acres. List type of aquatic resource: .

☒ Wetlands: 0.16 acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:

☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.

☒ Office concurs with data sheets/delineation report.

☐ Office does not concur with data sheets/delineation report.

☐ Data sheets prepared by the Corps:

☐ Corps navigable waters' study:

☐ U.S. Geological Survey Hydrologic Atlas:

☐ USGS NHD data.

☐ USGS 8 and 12 digit HUC maps.

☒ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K - Pleasant Prairie

☒ USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS soils data

☐ National wetlands inventory map(s). Cite name:

☒ State/Local wetland inventory map(s): Wisconsin Wetland Inventory

☐ FEMA/FIRM maps:

☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)

☒ Photographs: ☐ Aerial (Name & Date):

or ☒ Other (Name & Date): Site photos from delineation report dated 25 June 2018

☐ Previous determination(s). File no. and date of response letter:

☐ Applicable/supporting case law:

☐ Applicable/supporting scientific literature:

☒ Other information (please specify): WDNR Exemption Letter dated 2 August 2018

B. ADDITIONAL COMMENTS TO SUPPORT JD: Per the Rapanos guidance, "ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water are not considered Waters of the United States." Wetlands A and I formed in upland constructed ditches onsite and do not have relatively permanent flows of water. Therefore, Wetlands A and I are not waters of the U.S. as detailed in Section II.B.2.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL		
Applicant: Clark Dietz, Inc., c/o Brandon Flunker	**File No.: MVP-2016-03639-JMB**	**Date:** 4 March 2019

Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://usace.army.mil/inet/functions/cw/cecwo/reg or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regarding the appeal process you may also contact the Division Engineer through: Administrative Appeals Review Officer Mississippi Valley Division P.O. Box 80 (1400 Walnut Street) Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-634-5816	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

COMPREHENSIVE PLAN AMENDMENT

I (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie 2035 Comprehensive Plan as hereinafter requested related to the following property:

Property Location: 9201 Wilmot Road (East Lot)

Legal Description: LOT 2 CSM #2852 DOC #1812829 PT NE 1/4 & SE 1/4 SEC 8 T1 R 22

Tax Parcel Number(s): 91-4-122-084-0104

Check all that apply

☒ Land Use Plan Amendment:
~~To change the land use designation from~~ Correct the wetland designations
~~to~~ on the Land use map as a result of a wetland delineation

☐ Neighborhood Plan Amendment to _____ Neighborhood

☒ Other Amendment to the Comprehensive Plan (specify)
~~Wetland Delineation.~~

Petitioner's interest in the requested amendment:

Requirement of the Village as part of the Conceptual Plan Review Comments

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 whether additional information may be needed to consider the request.

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

PROPERTY OWNER:

Print Name: Dave Doro, Prairie Holdings, LLC

Signature: [signature]

Address: 5721 W. Ryan Rd

Franklin (City) WI (State) 53132 (Zip)

Phone: 414-421-4370

Fax: 414-421-7236

Email: krddist@aol.com

Date 03-05-2019

APPLICANT/AGENT:

Print Name: Kevin Risch,Clark Dietz, Inc

Signature: [signature]

Address: 625 57th Street, 6th Floor

Kenosha (City) WI (State) 53140 (Zip)

Phone: 262-842-2414

Fax: 262-657-1594

Email: kevin.risch@clarkdietz.com

Date: 03-05-2019

RECEIVED
MAR 7 - 2018

Community Development Department, 9915 39th Avenue, Pleasant Prairie WI 53158 262-925-6717

Rev. 1-17

CODE1903-001

BY: _____

ZONING MAP AMENDMENT APPLICATION

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

Property Location: 9201 Wilmot Road (East Lot)

Legal Description: LOT 2 CSM #2852 DOC #1812829 PT NE 1/4 & SE 1/4 SEC 8 T1 R 22

Tax Parcel Number(s): 91-4-122-084-0104

Existing Zoning District(s): M-1, Limited Manufacturing District

Proposed Zoning District(s): M-1, Limited Manufacturing District + C-1 Lowland Resource Con. District

Proposed Use: Wetland Area from Delineation Survey

Compatibility with Adjacent Land Uses:

Matching Adjacent Land Use, but providing Wetland Delineation Area

If the property is being zoned into multiple zoning classifications or only a portion of the property is being rezoned (i.e. wetlands area) then submit an exhibit with complete legal description of each zoning classification.

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

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

PROPERTY OWNER:

Print Name: Dave Doro, Prairie Holdings, LLC

Signature:

Address: 5721 W. Ryan Rd

Franklin (City) WI (State) 53132 (Zip)

Phone: 414-421-4370

Fax: 414-421-7236

Email: krddist@aol.com

Date 03-05-2019

APPLICANT/AGENT:

Print Name: Kevin Risch,Clark Dietz, Inc

Signature:

Address: 625 57th Street, 6th Floor

Kenosha (City) WI (State) 53140 (Zip)

Phone: 262-842-2414

Fax: 262-657-1594

Email: kevin.risch@clarkdietz.com

Date: 03-05-2019

RECEIVED MAR 7 - 2019

Community Development Department, 9915 39th Avenue, Pleasant Prairie WI 53158 262-925-6717

REV. 1/17

BY:

CODE 1903-001

D. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Scott Pomerich on behalf of RS Capital who intends to purchase the property located at 8500 Green Bay Road from Alpha Media LLC and lease 360 square feet of office space to Parkside Lending, a mortgage company. The remainder of the building will temporally remain occupied by WIIL Rock and the existing radio tower on the property owned by Alpha Media LLC will remain.

Recommendation:

Village staff recommends approval of Conditional Use Permit including Site and Operational Plans subject to the comments and conditions of the Village Staff Report of June 10, 2019.

VILLAGE STAFF REPORT OF JUNE 10, 2019

CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Scott Pomerich on behalf of RS Capital who intends to purchase the property located at 8500 Green Bay Road from Alpha Media LLC and lease 360 square feet of office space to Parkside Lending, a mortgage company. The remainder of the building will temporally remain occupied by WIIL Rock and the existing radio tower on the property owned by Alpha Media LLC will remain.

PUBLIC HEARING COMMENTS:

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

Findings of Fact

1. The petitioner is requesting approval of a Conditional Use Permit including Site and Operational Plans related to the property located at 8500 Green Bay Road. Specifically, RS Capital intends to purchase the property from Alpha Media LLC and lease 360 square feet of office space to Parkside Lending, a mortgage company, the remainder of the building (approximately 5,500 square feet) will remain occupied by WIIL Rock for the next 6 to 9 months until there new space in Gurnee Mills is complete. In addition, the existing radio tower on the property owned by Alpha Media LLC will remain. See ***Exhibit 1*** for the application and related materials.

2. The property is located in U.S. Public Land Survey Section 10, Township 1 North, Range 22 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 91-4-122-103-0141.

3. The current zoning of the property is I-1, Institutional District, C-1, Lowland Resource Conservancy District and FPO, Floodplain Overlay District. The office space is a permitted use in the I-1 District and a radio station including the radio tower is allowed with approval of a Conditional Use Permit in the I-1 District.

4. Previous approvals:

   a. In August of 1983 Kenosha County approved a zoning map amendment to rezone the property from the Agricultural District to the Commercial District for the construction of a 3,000 square foot radio broadcasting studio building with a transmission tower and a 150 square foot building to house the transmitter. In 1992, the Village approved Site and Operational Plans for a building expansion prior to the widening of STH 31.

   b. As a result of the widening of STH 31, the building no longer met the required setbacks to the property line adjacent to STH 31 and is considered a legal, but non-conforming structure. [Note: A legal non-conforming structure is allowed to continue however, any addition is required to conform to the current zoning requirements.]

   c. On August 17, 1994 the Village Zoning Board of Appeals approved a variance (Variance Grant Document #94-10) to allow for the primary monument sign to be located five feet from the property line adjacent to STH 31 (Green Bay Road.)

   d. On May 6, 2002, the property was rezoned from the B-3, Highway Business District into the I-1, Institutional District (Ord. #02-27) as part of a Village wide rezoning when the Business Districts were re-written and television and radio stations were no longer allowed within the Business Districts but allowed in the I-1, District as a Conditional Use Permit. Therefore, the uses on the

site became legal, but non-conforming uses. [Note: A legal non-conforming use is allowed to continue provided that the use is not expanded and does not cease to operate for more than 12 consecutive months.]

e. On February 9, 2009, the Village Plan Commission approved a Conditional Use Permit (Conditional Use Grant No. 09-01) for the co-location of one (1) antenna on the existing 411 foot high guy-wired tower, to construct an associated 10' x 12' equipment shelter and to install other associated improvements at the tower base within a leased area on property.

5. As a result of the proposed land sale and changes in use with the short term plan for the radio station to remain in the building and the long term plan for the radio tower to remain on the site, the Village staff recommended that the new owners apply for a Conditional Use Permit so that all uses on the property would be considered legal conforming uses.

6. When the radio station vacates the building, either Parkside Lending will occupy the entire building or they may lease part of the building to another user. [Note: If the new user requires approval of a Conditional Use Permit, then another application will be required to be submitted for consideration. However, if any new uses are a permitted use, then permits would need to be obtained from the Village prior to any remodeling work commencing in the building or prior to any new occupancy.]

7. Parkside Lending is proposed to be open from 9:00 am to 6:00 pm with 5 full-time employees and WLIP is open from 8:00 am to 5:00 pm with 15 full-time employees. The 411 foot high tower and associated on-site easement area that includes access through the parking lot to the tower will remain on site and be utilized by Alpha Media.

8. The site provides for 46 parking spaces including two (2) handicapped accessible parking spaces. Pursuant to the Village Zoning Ordinance, office related uses require (1 space for 250 square feet of floor area) plus the required number of handicapped accessible spaces per State Code requirements. Therefore the parking spaces provided on site meet the minimum ordinance requirements. [Note: All required parking shall be on-site in designated parking spaces, therefore, if parking does become an issue, the parking lot will be required to be expanded.]

9. Notices were sent to adjacent property owners via regular mail on May 16, 2019 and notices were published in the Kenosha News on May 27 and June 3, 2019.

10. The petitioner was provided a copy of this memo on June 7, 2019.

11. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing 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 and water service, 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, at the public hearing and the memorandum from the Fire & Rescue Department that the project meets the following standards for granting a Conditional Use Permit and Site and Operational Plan approval in that 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;
- does not impair an adequate supply of light and air to the adjacent properties;
- 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;
- does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare;
- has 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 either the I-1 District in which it is located or the surrounding properties; and
- the proposed and applied for use 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 and water services, storm water management, streets and highways and fire protection.

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

1. A sanitary sampling manhole will be required to be installed on this property. Plans for the sampling manhole and its location shall be submitted to the Village for review and approval prior to issuance of any permits for Parkside Lending to occupy a portion of the building. The location of the sampling manhole shall be approved by the Village Public Works Department.
2. If the parking lot area to the south of the building is to be used then a parking lot striping plan shall be submitted for Village staff review and the parking spaces shall be appropriately striped.
3. Upon approval of the Conditional Use Permit and prior to issuance of building permits, the property owner shall sign the Conditional Use Grant Document and said document shall be recorded at the Kenosha County Register of Deeds office prior to issuance of any permits. All recording costs ($40.00) are the responsibility of the owner. **The Village will draft this document upon the land sale to RS Capital. After the land has sold, the new owner shall provide the Village with the owner's name and title who is authorized to sign this document so that the document can be drafted and signatures obtained.**

4. The Conditional Use Grant shall become effective upon the execution and recording of said document and shall constitute an effective covenant running with the land. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance. Construction and operation of the use granted shall be in strict conformity to the approved plans filed in connection with the petition for this permit. Violations of these conditions may result in the revocation of the conditional use permit or zoning violation prosecution, or both.

5. Upon execution of the conditional use permit and compliance with condition #1 above, the required building/zoning permit shall be submitted for Parkside Lending to occupy a portion of the building. Along with this application the required business license application and $25 application fee shall be submitted. [Note: An annual business license is required to be obtained from the Village for all uses in the building.]

6. Prior to occupancy, Parkside Lending will need to obtain a sign permit for modify the primary monument sign to include there tenant name. In addition, if the full address is not on the sign, the sign permit application shall include this change as well. [Note: When the radio station vacates the property, the sign shall be modified to remove any reference to their use.]

7. Prior to occupancy of the new tenant the "Private Property..." sign at the south end of the parking lot shall be removed or straighten.

8. Prior to occupancy the garbage dumpster on the south side of the building shall be placed within a fenced enclosure. A fence permit is required prior to construction.

9. Prior to occupancy, the shed (which appears to be installed without property permits) and the items stored along side shall be removed.

10. Prior to occupancy the rusty parking lot lights will either need to be repainted or replaced.

11. Prior to occupancy the handicapped parking and visitor sign posts that are rusty shall be painted or replaced and the sign that indicated a parking space for an employee that is unreadable shall be removed or replaced.

12. The building and surrounding site is required to be well kept and maintained.

13. If any future improvements or modifications are proposed to the tower or equipment building at its base, the access roadway shall be improved with gravel or asphalt.

14. The tower shall be maintained in a safe manner and it is the responsibility of the property owner and tower owner to ensure that the tower is safe and meets all FAA requirements.

15. Any required lighting on the tower shall not be pulsating of flashing, unless required by FAA requirements.

16. All plans shall conform to applicable Village ordinance requirements, and to all other applicable local, state and federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water management, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive shall apply.

17. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 12.12 of the Village Zoning Ordinance.

18. The site shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.

19. No changes to the site or buildings shall be made without the Village's approval. In addition, any addition, alteration, extension, expansion, repair 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.

20. Operation of the use granted shall be in strict conformity of these conditions. Violations of these conditions may result in the revocation of the conditional use permit or zoning violation prosecution, or both.

Exhibit 1

VILLAGE OF PLEASANT PRAIRIE

SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☐ Final Site and Operational Plan	☐ New Building
☑ Final Site and Operational Plan/Conditional Use Permit	☐ Building Addition
☐ Preliminary Site and Operational Plan	☐ Building Alteration
☐ Preliminary Site and Operational Plan/ Conditional Use Permit	☑ New Tenant
☐ Digital Security Imaging System (DSIS Agreement and Easement)	

Name of Business: Parkside Lending & WIIL Rock

Site Address: 8500 Green Bay Rd Suite #: 1&2

Tax Parcel Number: 91-4-122-103-0141

Zoning District(s): I-1

Name of Development: RS Capital LLC (Owner)

Estimated Date of Occupancy: June 2019

Detailed Description of the Proposed Project and Use:

RS Capital is a holdig company for real estate and rentable assets. RS Capital will lease 360 sqr ft of space to Parkside Lending which is a mortgage company.Current owner WIIL Rock will also rent 5556 sqr ft until their new space in Gurnee Mills is available. After WIIL Rock leaves in 6-9 months, the total square footage will be used by Parkside Lending. The tower is owned by Alpha Media LLC and will continue to use and access through an existing easment in perpetuity.

Detailed Description of Company:

The company purchasing the building is RS Capital, a real estate holding company. The Company which intends on occupying the property is Parkside Lending, a mortgage company. The mortgage company will start out with 5 employees with business hours of 9am - 6pm

Select One Option

- ■ Relocation of Business from Expansion of business in Pleasant Prairie
- ☐ New Location for Business in Pleasant Prairie
- ☐ Expansion/Change to Existing Business in Pleasant Prairie
- ☐ New Start Up Business

SITE AND BUILDING INFORMATION

Lot Area: 326,700 sq. ft. Lot Area: 7.55 ac.

Building Area: 5876 sq. ft. Building Height: 10-15 ft.

Tenant Area: ste1-320, ste2-5556 sq.ft.

Addition Area: _____ sq. ft. Addition Height: _____ ft.

Total Impervious Surface Area: 12,000 sq. ft.

Total Landscape Area: 20,000 sq.ft. Site % of Open Space 80 %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 46

Total # of regular parking spaces (on-site): 44

Total # of handicapped accessible spaces (on-site): 2

Total # of truck parking spaces (on-site): 0

Total # of dock doors: 0

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: 20 Maximum number of daily trips: 40

Anticipated truck trips to and from the site:

Number of daily average trips: 0 Maximum number of daily trips: 1

OPERATIONAL INFORMATION

Hours (Open to the public): 9am - 6pm ste 1; 8am - 5pm ste 2

Delivery hours: 9am - 6pm ste 1; 8am - 5pm ste 2

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: ste1 - 5 ; ste2 - 15

Proposed total number of part-time employees: 0

Number of shifts: 1

Total of number of employees per shift: 1st 20, 2nd 0, 3rd 0

Largest number of employees on site at any one time: 20

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☒ The property is serviced by Public Sanitary Sewer
- ☒ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: .06

If property is zoned <u>M-1, M-2 or M-5 then the following shall be completed:</u>

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 associate square footage for each classification:

- ☐ Factory Group F-1 (Moderate-hazard) _____sq. ft.
- ☐ Factory Group F-2 (Low-hazard) _____sq. ft.
- ☐ Storage Group S-1 (Moderate-hazard) _____sq. ft.
- ☐ Storage Group S-2 (Low-hazard) _____sq. ft.
- ☐ Business Group B _____sq. ft.
- ☐ High-Hazard Group H _____sq. ft.
- ☐ Other _____ _____sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

None

Types of equipment or machinery to be used on site:

Computers, Phone, Copier

Types and quantities of solid or liquid waste material which require disposal:

None

Method of handling, storing and disposing of solid or liquid waste materials:

Contract with private company to remove refuse

Methods of providing site and building security other than the Village Police Department:

Video Cameras to be installed persuent to Village security ordinance (Chapter 410)

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

General Landscaping and maintenance & General Building upkeep

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

None

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

None

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ☐ Title Sheet
- ■ Survey
- ■ Site Plan
- ☐ Grading and Drainage Plan
- ☐ Building and Fire Protection Plans
- ☐ Lighting Plan (including photometric plan)
- ☐ Landscape and Open Space Plan
- ☐ Signage Plan
- ☐ Industrial Waste Survey
- ■ Required Application Fee and Pre-Development Agreement

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

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, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER: Alpha Mechanical

Print Name: KARL WERTZLER

Signature: Karl Wertzler

Address: 8500 Green Bay Rd

Pleasant Prairie WI 53158

(City) **(State)** **(Zip)**

Phone:

Fax:

Email:

Date:

APPLICANT/AGENT:

Print Name: SCOTT POMERICH

Signature: Scott Pomerich

Address: 5101 WASHINGTON

GURNEE IL 60031

(City) **(State)** **(Zip)**

Phone: 847 505 8590

Fax:

Email: spomerich@gmail.com

Date: 4/4/19

TENANT CONTACT:

Print Name:

Signature:

Address:

(City) **(State)** **(Zip)**

Phone:

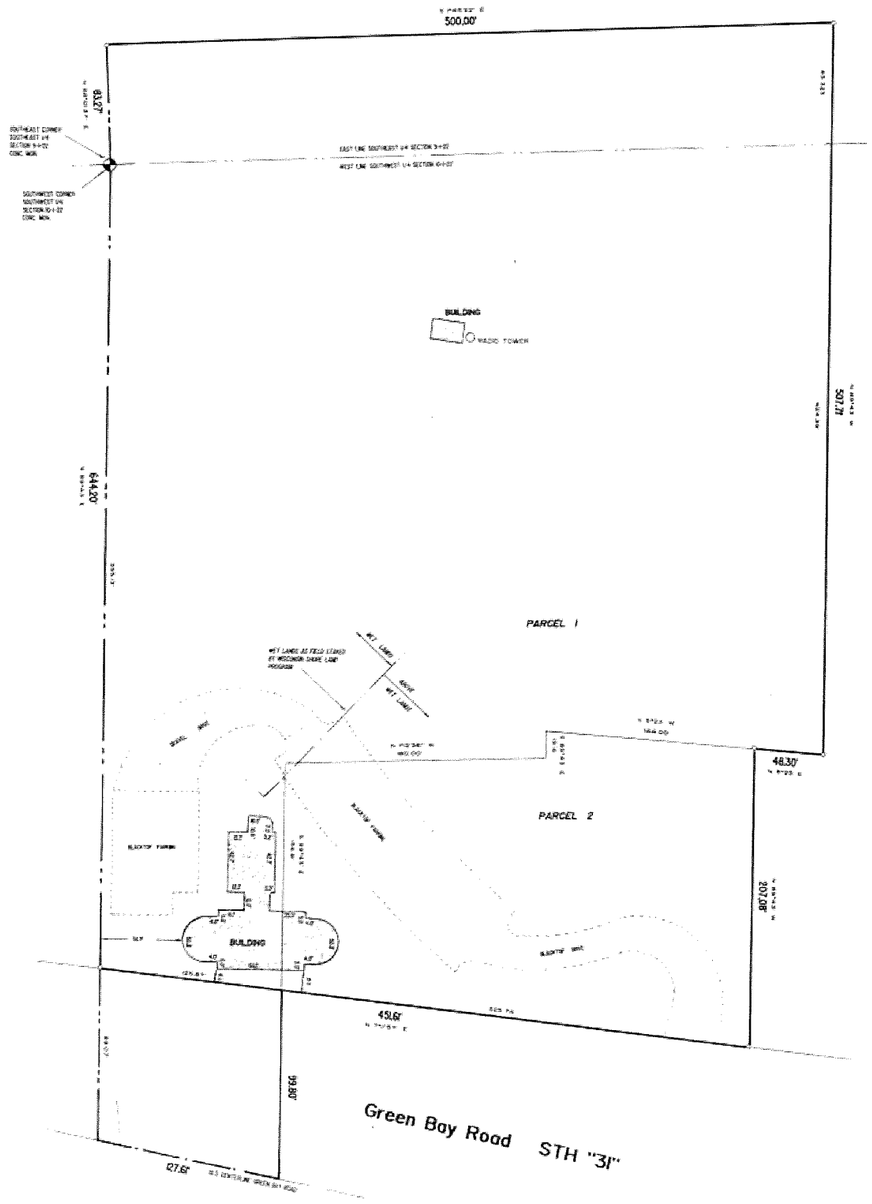
Fax:

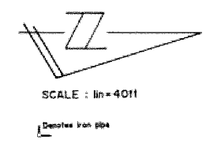
Email:

Date:

Rev 01-17

PRIDE COMMUNICATIONS LLC





PARCEL I Part of the southeast 1/4 of section 9 and part of the southwest 1/4 of section 10, town 1 north, range 22 east of the fourth principal meridian, and being more particularly described as follows: Beginning at the southwest corner of the southwest 1/4 of section 10; thence east along the south line of said 1/4 section 416.73 feet; thence north 1 degree 29 minutes 35 seconds west, and in part, along the west boundary of land previously conveyed to Lattos, 305 feet; thence west along said Lattos boundary, 19.16 feet; thence north 5 degrees 06 minutes east along said Lattos boundary, 192.30 feet; thence west parallel with the south line of said southwest 1/4, 424.39 feet to the west line of said southwest 1/4; thence continue west, 83.32 feet; thence south 2 degrees 01 minute 23 seconds east, parallel with the east line of said southeast 1/4, 500.00 feet to the south line of said southeast 1/4; thence north 87 degrees 44 minutes 38 seconds east, (recorded as north 88 degrees 13 minutes 45 seconds east), along said south line 83.27 feet to the point of beginning. Also, that part of the southwest 1/4 of section 10, town 1 north, range 22 east of the fourth principal meridian, more particularly described as follows: Begin on the south line of said 1/4 section at a point 416.73 feet east of the southwest corner thereof; thence continue east along the south line of said 1/4 section 227.47 feet, (recorded as 247.7) and to the center line of State Highway No. "31"; thence north 11 degrees 42 minutes east (recorded as north 13 degrees 11 minutes 50 seconds east) along the center line of said highway, 127.61 feet to the south line of property now or formerly owned by one Lattos; thence west, (recorded as north 88 degrees 30 minutes 25 seconds west) 256.61 feet, along the south line of said Lattos property; thence south 1 degree 29 minutes 35 seconds east to the south line of said 1/4 section 125 feet to the place of beginning. EXCEPTING THEREFROM that part of the southwest 1/4 of section 10, town 1 north, range 22 east of the fourth principal meridian, described as follows: Begin at a point in the south line of the southwest 1/4 which is 555.13 feet south 89 degrees 43 minutes 00 seconds east from the southwest corner of the southwest 1/4; thence north 7 degrees 11 minutes 57 seconds east 123.87 feet to the north property line of the owner; thence south 89 degrees 43 minutes 00 seconds east along said line 70.51 feet to the reference line of the relocated S.T.H. 31; thence south 7 degrees 11 minutes 57 seconds west along said line 125.87 feet to the south line of the southwest 1/4; thence north 89 degrees 43 minutes 00 seconds west along said line 70.51 feet to the point of beginning. Also, that part of the owner's land lying between the reference line of the relocated S.T.H. 31 and the easterly property line of the owner. All lying and being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin.

PARCEL II: Part of the southwest 1/4 of section 10, town 1 north, range 22 east of the fourth principal meridian, described as follows: From a point in the south line of the southwest 1/4 which is 555.13 feet south 89 degrees 43 minutes east of the southwest corner of the southwest 1/4, proceed north 7 degrees 11 minutes 57 seconds east 125.87 feet along the west line of State Trunk Highway 31 to the point of beginning of this description; thence north 7 degrees 11 minutes 57 seconds east 325.74 feet; thence north 89 degrees 43 minutes west 207.08 feet; thence south 5 degrees 23 minutes west 144 feet; thence south 89 degrees 43 minutes east 19.16 feet; thence south 1 degree 12 minutes 36 seconds east 180 feet; thence south 89 degrees 43 minutes east 156.81 feet to the point of beginning, lying and being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE PLAT IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

WISCONSIN MICHAEL R. KOTLAREK S-1877 WAUKESHA LAND SURVEYOR

JANUARY 22, 1997

BENCHMARK SURVEYING COMPANY
Fast Lane Surveying Service
3719 - 52nd Street - Kenosha, Wisconsin 53144
Telephone 414-654-1366 • Fax 414-658-6535

91-4-122-103-041

SW 10-1-22

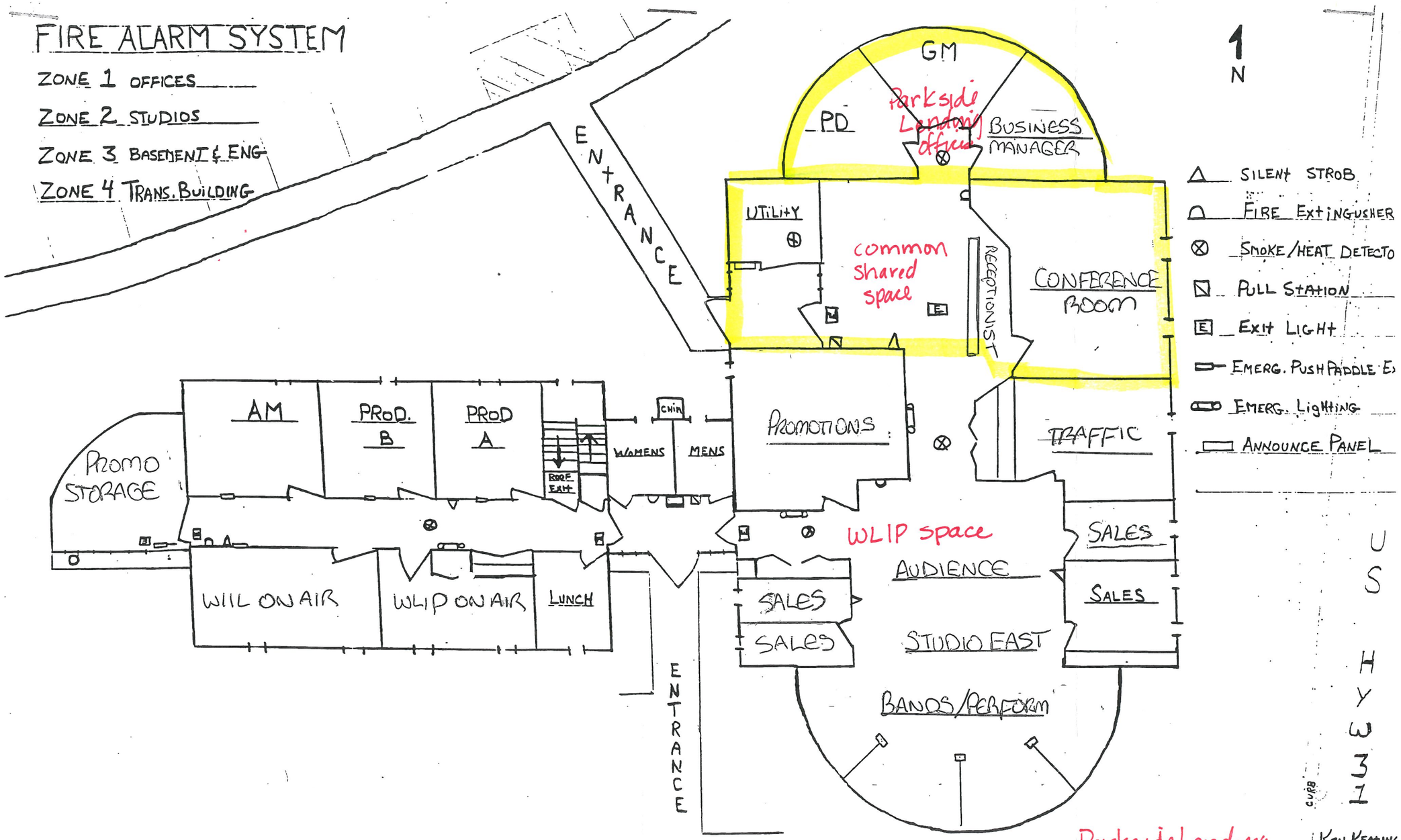
FIRE ALARM SYSTEM

ZONE 1 OFFICES

ZONE 2 STUDIOS

ZONE 3 BASEMENT & ENG

ZONE 4 TRANS. BUILDING



Parkside Lending Suite 1 360Ø

Radio Station Suite 2 5516Ø

KEN KEATING

E. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Mother Melanie Makrigiannis, agent on behalf of St John Chrysostomos Monastery owners of the property located at 4600 93RD Street for a 18,380 square foot building addition to serve as additional living quarters, workshop and storage space for the Monastery. **(AT THE PETITIONER'S REQUEST; THIS ITEM WILL BE TABLED. NEW NOTICES SHALL BE SENT OUT BEFORE FUTURE CONSIDERATION.)**

Aaron Kramer

From: georgeapergis@prosidesign.com
Sent: Friday, May 24, 2019 3:13 PM
To: Aaron Kramer
Cc: georgep@prosidesign.com
Subject: Saint John Monastery

Follow Up Flag: Follow up
Flag Status: Flagged

Aaron,

Per our phone conversation, please go ahead and table the Saint John Monastery project for the next meeting until a future unspecified date.
We will keep you posted as to what meeting date we will go on.

Thank you and have a great weekend.

George Apergis
Project Manager

PROSI DESIGN INC.
ARCHITECTURE-PLANNING-INTERIOR DESIGN
✉ ADDRESS: 7400 Waukegan Road, Suite A-213, Niles, IL 60714
☎ PHONE 847-779-3180
FAX 847-510-0500
WEB www.prosidesign.com
EMAIL Georgeapergis@prosidesign.com

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"Regret nothing other than your time. If you spend money, you can always make more. But if you waste your time, you won't get it back. Because we've been granted very little time in this present life." St John Chrysostom

F. Consider the request of John O'Connell on behalf of Bio Fab Technologies for approval of **Site and Operational Plans** to construct a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant property located at the 11100 block of 88th Avenue in LakeView Corporate Park.

Recommendation: Village staff recommends that the Plan Commission approve the **Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of June 10, 2019.

VILLAGE STAFF REPORT OF JUNE 10, 2019

Consider the request of John O'Connell on behalf of Bio Fab Technologies for approval of **Site and Operational Plans** to construct a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant property located at the 11100 block of 88th Avenue in LakeView Corporate Park.

The petitioner is requesting approval of Site and Operational Plans for the construction of a 50,743 square foot office and custom stainless steel fabrication facility and associated site improvements on the vacant 5.6 acre property located at the 11100 block of 88th Avenue (just to the west of Niagara Bottling).

Bio Fab Technologies is a provider of stainless steel equipment and components for the pharmaceutical, biotechnology, semi-conductor, architectural and food and beverage industries in the region. The company will be relocating from the Business Park of Kenosha and expanding their business. The site will also allow for a future building expansion of 22,890 square feet.

Bio Fab Technology, Inc., owned by Mark Schnuck and John Oconnell, was started in March of 2006 making custom stainless steel equipment and components for the pharmaceutical, bio technology, semiconductor and the food and beverage industries. Distinguishing characteristics of our company are; custom fabrication, ASME vessels, process systems and engineering. The company currently has 39 full time employees with plans to hire up to five (5) new employees upon the completion of the new facility.

The hours open to the public will be 7:00 am-5:00 pm with deliveries from 7:00 am-3:30 p.m. The facility will employ 44 full time employees during two shifts (32 1st shift and 12 on 2nd Shift). It is anticipated that there will be 88 daily automobile trips and 4 daily truck trips to/from the site. A total of 66 parking spaces (including 3 handicapped accessible parking space) will be provided on the site with 1 dock door with the potential to add three additional dock doors on the south side of the property.

The facility is proposed to be under construction in June, 2019 and completed and operational by February of 2020.

<u>Village staff recommends conditional approval of the **Site and Operational Plans** subject to the above comments and the following conditions:</u>

1. The Site and Operational Plans have been reviewed for conformance with 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 and detailed engineering plans shall be prepared and reviewed. **The following changes shall be made to the plans and three (3) revised paper copies and one electronic copy of the Site and Operational Plans with a written description of how each of the comments below have been addressed and on which plan sheet shall be submitted for final staff review:**

    a. See ***attached*** comments dated May 20, 2019 from the Village Engineering Department.

    b. Provide sampling flume detail on the plans.

    c. Any water shutdowns needed will have to be coordinated with Village Department of Public Works and area businesses. Note on the Plans.

d. See ***attached*** comments dated May 23, 2019 from the Village Fire and Rescue Department.

e. On the cover sheet, add the name of the business and the address of the facility (11101 88th Avenue).

f. Correct the government agency list on the cover sheet. See ***attached*** current list of names and new Village email addresses. Also include information for Clement Abongwa, Kenosha County Public Works Director, 262-857-1870 and email: Clement.Abongwa@ Kenoshacounty.org.

g. Place the Site Data chart on Sheet C-4 on the Cover Sheet. In addition, add the number of truck dock doors to the chart.

h. On Sheet C-4 label the future asphalt pavement as "Future 30 foot wide Fire Lane with curb and gutter". Also, show the setback to the property line (20 foot minimum).

i. The primary monument sign shall be a minimum of 15 feet from any public right-of-way line and if it remains in the utility easement, written approval is required by the easement holder. Show the sign setback on the plans.

j. Wall sign details including dimensions shall be shown on the plans. Based on the size of the building the total allowable commercial advertising signage allowed is 250 square feet. The wall signs shall be securely mounted on the exterior wall of a building and shall not extend more than 12 inches from the building's wall surface. In addition, no sign raceways and no visible electrical "crossovers" are allowed.

k. Provide detail and size of the on-site informational/directions signs proposed shall be shown. Free standing signs shall not exceed 4 feet in height.

l. Required handicapped parking sign detail 3 on sheet A1.1 shall be revised-A u-channel posts are not accepted. Black or bronze poles with a top cap is acceptable.

m. Parking lot and pavement parking (striping/directions) shall be the same color (yellow or white). Note on the plans.

n. Provide additional landscaping adjacent to the south, east and north property lines.

o. Add additional landscaping between the building and the parking lot to better screen the dust collector equipment on the north side of the building and extend the screening further south.

p. Add larger and additional landscaping (8 foot high evergreens) adjacent to the truck dock area (between the paved area and the sidewalk to the side door) and at the turn area into the truck dock area west of the same sidewalk.

q. Add a screen wall on the west side of the propane tanks and dumpster areas within the truck dock area on sheet C-4.

r. The minimum planting size is 3 gallon minimum and a minimum of 24" in height for deciduous shrubs and a minimum 8 feet planting heights for evergreens. Revise Sheet L-3.

s. Lighting on the building is acceptable provide that the lights are pointed downward and shielded to that they do not glare. Please verify.

t. Provide a light pole details for the on-site lighting for the required parking lot

lighting. The base shall not exceed 18 inches above grade and the lights shall not exceed 20 feet high height and all light standards shall be located within landscaped areas.

u. Extend (bump up) the main entrance wall panel area on the west and south elevation to extend higher than the main building to provide some articulation.

v. Provide a color sample board shall be submitted for review.

3. **Upon approval of the revised Final Site and Operational Plans, and prior to the issuance of the required permits the following shall be submitted (1 paper copy and a pdf copy):**

a. Written approval from any easement holder(s) for proposed grading work within easement limits.

b. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue Department's Memorandum of May 23, 2019.

c. Written approval from the LakeView Commercial Business Association. (Contact CenterPoint Properties)

d. Erosion Control Permit application and plans.

e. WI DNR Notice of Intent.

f. Air Quality Construction Permit (if required for the dust collector).

g. Copy of required Kenosha County Access Permit shall be provided.

h. Copy of the Village right-of-way permit for the sewer and water connection to the Village owned municipal mains.

i. Finalize and execute of the ***attached*** Indemnification Agreement related to the retaining wall within the right-of-way. Upon execution, the Village will record this document at the Kenosha County Register of Deeds Office at the owner/applicants expense ($40).

j. Building and Zoning Permit application and State approved building plans. In addition, see **attached** comments from the Village Building Inspection Department dated May 22, 2019.

k. Village Business License and application and $25 application fee. [Note: The business license certificate shall be issued at time of occupancy and shall be renewed annually.]

l. Village fence application and plan for the required 6 foot high temporary construction cyclone fence and the gate. Gate shall be daisy chained locked with F & R Knox lock.

m. If a temporary development sign listing the project and contractors is proposed, then a sign permit application and related material shall be submitted.

4. **<u>Upon satisfaction of the above conditions</u> and prior to work commencing on the site related to this approval, a preconstruction meeting shall be scheduled (coordinate date and time with Jean Werbie-Harris, which is not less than 10 days after the building and zoning permit application including State approved plans and letters are submitted)**. **The purpose of the pre-construction meeting is to discuss the construction, site logistics, schedule, inspection process and requirements in detail with the owner, engineer,**

general contractor, underground and building contractors, and the staff inspectors.

<u>The Design Engineer of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting</u>. The Developer's Design Engineer of Record is responsible for the following for the pre-construction meeting:

a. Attendance at pre-construction meeting - <u>Developer/Design Engineer shall invite</u> and attendance is required for the following people at the pre-con meeting – Owner, Design Engineer of Record, Project Superintendent for this project, General Contractor and other trades as applicable.

b. <u>Pre-construction agenda</u> - A sample agenda will be provided by the Village staff to the Design Engineer. The Design Engineer shall tailor the agenda to the project and provide copies for all attendees. (Pre-con minutes shall be emailed by Design Engineer back to all attendees within 7 days of meeting).

c. <u>Project construction schedule – 11" by 17" must be of readable size.</u> Provide copy for all attendees.

d. <u>Site logistics plan</u> – identify the trailer location, site contractor directional signage, on-site contractor parking, gravel access road, travel route to the site, construction site fencing location proposed hours of operation. Provide copy for all attendees.

e. <u>Final set of approved plans</u> – bring 1 full size set and 3 reduced size sets (half size) for discussion purposes.

f. <u>Attendee sign in sheet</u> – circulate at meeting.

g. <u>List of emergency contact information and business cards</u> – Owner, Design Engineer of Record, Project Superintendent for this project, Underground Utilities Contractor, and General Contractor. Provide copy for all attendees.

5. **Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from Village Building Inspection Department and construction may commence.**

6. **Other Comments**:

a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon $1.94 per $1,000 of valuation as determined by the Village Assessing Department).

b. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.

c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.

d. There shall be no construction vehicle parking or equipment storage/staging permitted on 88th Avenue (CTH H). On-site (off-street) gravel parking areas shall be designed to accommodate all construction related workers and site visitors.

e. Prior to work commencing on the site, all required permits shall be issued by the Village and 6' construction fence around the perimeter of the site shall be in place and inspected and maintained.

f. The Village shall approve the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in adjacent rights-of-way.

g. All construction related signage, the required temporary construction fencing and the construction trailers (s) shall be approved and permitted by the Village.

h. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view. All air conditioning units/gas meters shall be mounted at grade and screened, not mounted on the side of the building.

i. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

j. No outside storage is allowed with this facility.

k. **After the installation of the footings and foundations and prior to constructing the building framing/setting pre-cast panels, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that the buildings meets all of the required setbacks (pdf copy).**

l. Prior to verbal to occupancy, the Air Operation Permit, if required, shall be provided to the Village.

m. Prior to verbal occupancy, all curb and gutter, paving and striping shall be completed and inspected.

n. Prior to verbal occupancy, all required landscaping, fencing and screening for the development shall be installed. A written letter of verification and certification shall be provided to the Village by the landscape installer that all landscaping has been installed in accordance with the approved landscape plan. However, if cold weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village a cash deposit, a letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

o. Prior to verbal occupancy, all monument and building signage shall be installed and inspected. All signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance. A written letter of verification and certification shall be provided to the Village by the signage installer that all monument sign, directional and building signage has been installed in accordance with the approved signage plan.

p. Prior to verbal occupancy all man-door entrances and exits shall be attractively numbered on the exterior and interior beginning at the main entrance and moving clockwise around the building. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot

(minimum size of 3 inch attractive numbers placed on the same location of each door).

q. Prior to verbal occupancy, each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements prior to occupancy of any development site.

r. Prior to verbal occupancy, one (1) electronic copy of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces (driveways, drive lanes, fire lanes, parking lots and sidewalks) meet the minimum setbacks and that all pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.

s. Prior to verbal occupancy, one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

t. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.

u. All Village fees incurred by the Village Community Development Department. Village Engineering Department, Village Public Works Department and/or expert assistant required by the Village throughout the development process (until written occupancy on every building) will be billed directly to the Developer. Such fees shall be paid in a timely manner.

DEV1905-005

MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Peggy Herrick, Assistant Planner / Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: Lot 119 – Lakeview Corporate Park
Bio Fab Technologies
DEV1905-005

DATE: May 20, 2019

Peggy,

The Engineering Department has reviewed the submitted engineering plans for the proposed project. We have the following comments listed below and noted on the attached mark-up plan. Refer to both this memo and mark-up plan sheets for all engineering comments.

See comments on attached mark-up plan sheets.

1. Only plan sheets with comments are included.

2. Comments that apply to multiple locations are not repeated for every occurrence.

Miscellaneous Comments

3. Provide the following note on the cover sheet. "Prior to construction, a pre-construction conference must be held at the Village offices. The preconstruction conference shall be scheduled and moderated by the designing Engineer of Record."

4. A Kenosha County right-of-way permit is required for all proposed work within CTH "H". A copy of the permit shall be provided to the Village.

5. A Village right-of-way permit is required for the sewer and water connections to the Village owned municipal mains.

The plans have been reviewed for conformance with 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 and as additional information is provided.

Attachments: Plan Mark Up Sheets
***

LOT 119 BUILD-TO-SUIT

PLEASANT PRAIRIE, WI

PROJECT DATA

BUILDING USE AND OCCUPANCY CLASSIFICATION (NON-SEPARATED):
F1 - MANUFACTURING
B - BUSINESS

CONSTRUCTION CLASSIFICATION
TYPE II B - UNPROTECTED, NON-COMBUSTIBLE

BUILDING AREA:
FOOTPRINT: 50,743 SF
RENTABLE: 50,836 SF

GENERAL NOTES

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

REVISIONS

SHEET INDEX

T1 TITLE SHEET

CIVIL
C-1 COVER SHEET
C-2 GENERAL NOTES
C-3 EXISTING CONDITIONS
C-4 SITE DIMENSIONAL AND PAVING PLAN
C-5 GRADING PLAN
C-6 UTILITY PLAN
C-7 EROSION CONTROL PLAN
C-8 SITE STABILIZATION PLAN
C-9 CONSTRUCTION DETAILS
C-10 CONSTRUCTION DETAILS
C-11 CONSTRUCTION DETAILS
C-12 CONSTRUCTION DETAILS

LANDSCAPE
L-1 OVERALL TREE AND SEEDING PLAN
L-2 ENLARGED LANDSCAPE PLAN
L-3 ENLARGED LANDSCAPE PLAN
L-4 PLANTING NOTES & DETAILS

SITE LIGHTING
SITE LIGHTING

ARCHITECTURE
A0.1 CODE SHEET
A1.1 SITE PLAN
A3.1 BUILDING FLOOR PLAN
A3.2 ENLARGED FLOOR PLANS
A3.3 ROOM FINISH & DOOR SCHEDULES AND NOTES
A4.1 EXTERIOR ELEVATIONS
A5.1 WALL SECTIONS
A5.2 WALL SECTIONS
A5.3 WALL SECTIONS
A5.4 SECTION DETAILS
A6.1 TOILET PLANS, ELEVATIONS, LEGENDS AND DETAILS
A6.2 MILLWORK SECTIONS AND NOTES
A6.3 PLAN DETAILS
A8.1 REFLECTED CEILING PLAN AND DETAILS
A9.1 ROOF PLAN AND DETAILS

STRUCTURAL
S001 STRUCTURAL NOTES
S002 STRUCTURAL NOTES
S100 FOUNDATIONS PLAN
S200 ROOF FRAMING PLAN
S201 CRANE RAIL PLAN
S809 FOUNDATION DETAILS
S810 FRAMING DETAILS
S811 FRAMING DETAILS

MECHANICAL

PLUMBING

FIRE PROTECTION

ELECTRICAL

ZILBER PROPERTY GROUP

OWNER:
ZILBER PROPERTY GROUP
9850 58TH PLACE, SUITE 350
KENOSHA, WISCONSIN 53144
PHONE: 630.318.6042
FAX: 262.652.6397
ATTN: LANCE SKALA

Partners in Design ARCHITECTS

ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA
OR
JEREMY HALL, AIA

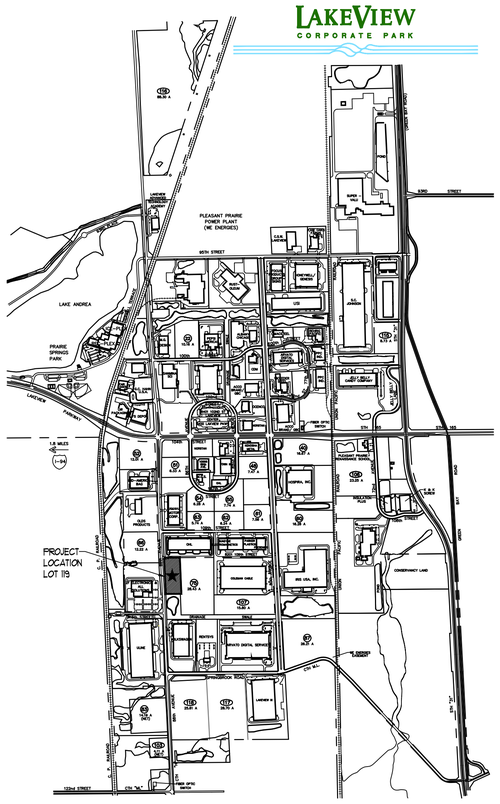
PINNACLE ENGINEERING GROUP LLC

CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
15850 WEST BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
PHONE: 262.754.8888
FAX: 262.754.8850
ATTN: ADAM ARTZ
OR
MARK BABICH

raSmith
CREATIVITY BEYOND ENGINEERING

STRUCTURAL ENGINEER:
R.A. SMITH NATIONAL, INC.
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005
PHONE: 262.317.3334
ATTN: STEVE ROLOFF

VOPP ENG REVIEW
PLAN MARK UP
MAY 20, 2019



GOVERNING AGENCY CONTACTS

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NATURAL GAS EMERGENCY:
800.261.5325
ELECTRICAL EMERGENCY:
800.662.4797

ABBREVIATIONS

ALT	ALTERNATE	HW	HOT WATER
A/E	ARCHITECT/ENGINEER	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
ALUM	ALUMINUM	JT	JOINT
BD	BOARD	LAV	LAVATORY
B/O	BOTTOM OF	MFR	MANUFACTURER
CPT	CARPET	MO	MASONRY OPENING
℄	CENTER LINE	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONC	CONCRETE	OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
CONT	CONTINUOUS		
CO	CLEAN OUT		
CW	COLD WATER	OPP	OPPOSITE
CT	CERAMIC TILE	PLYWD	PLYWOOD
DBL	DOUBLE	PR	PLASTIC LAMINATE
DF	DRINKING FOUNTAIN	PL	PLATE
DIA	DIAMETER	PT	PORCELAIN TILE
MIN	DIMENSION	QT	QUARRY TILE
DN	DOWN	REQD	REQUIRED
DR	DOOR	RO	ROUGH OPENING
DS	DOWNSPOUT	SHT	SHEET
DTL	DETAIL	SV	SHEET VINYL
DWG	DRAWING	SIM	SIMILAR
EA	EACH	SS	STAINLESS STEEL
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	STD	STANDARD
		SAT	SUSPENDED ACOUSTIC TILE CEILING
EL	ELEVATION		
EJ	EXPANSION JOINT	TEMP	TEMPORAY
EQ	EQUAL	T/O	TOP OF
EQUIP	EQUIPMENT	T&G	TONGUE AND GROOVE
EXIST	EXISTING	TYP	TYPCAL
EXT	EXTERIOR	UNO	UNLSS NOTED OTHERWISE
EWC	ELECTRICA WATER COOLER	VCT	VINYL COMPOSITE TILE
FEC	FIRE EXTINGUISHER CABINET	VB	VINYL BASE
		VIF	VERIFY IN FIELD
FIN	FINISH	WD	WOOD
FD	FLOOR DRAIN	WWF	WELDED WIRE FABRIC
FLR	FLOOR		
GA	GAUGE		
GALV	GALVANIZED		
GYP. BD.	GYPSUM BOARD		
HDWR	HARDWARE		
HM	HOLLOW METAL		
HT	HEIGHT		

Partners in Design ARCHITECTS

LOT 119 BUILD-TO-SUIT
PROJECT NUMBER: 522.19.055

S&OP SUBMITTAL
ISSUE DATE: 05.03.19

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

LAKEVIEW CORPORATE PARK

LOT 119 - BUILD TO SUIT

VOPP ENG REVIEW
PLAN MARK UP
MAY 20, 2019

PLEASANT PRAIRIE, WI

PLANS PREPARED
FOR

ZILBER
PROPERTY GROUP SM

710 N. PLANKINGTON AVE.
MILWAUKEE, WI 53203

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE	ST	
STORM SEWER CATCH BASIN (ROUND CASTING)	D	
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX	WV	
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRASS PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING	B-6 B-5	B-8 B-7
TOPSOIL PROBE	T-6	T-8 T-7
FENCE LINE, TEMPORARY SILT	SF	SF
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		

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	TC	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
INL	INLET	WM	WATER MAIN
L	LENGTH OF CURVE	△	INTERSECTION ANGLE
MH	MANHOLE		

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. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY ECS, DATED MARCH 1ST, 2017 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA 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, REPORTS, 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 DIGGERS 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.

PROJECT LOCATION

LOCATION MAP
SCALE: 1"=500'

PROJECT TEAM CONTACTS

CIVIL ENGINEER
MARK BABICH, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

ARCHITECT:
JEREMY HALL, AIA
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, IL 60015
(847) 940-0300

APPLICANT:
LANCE SKALA
ZILBER PROPERTY GROUP
710 N. PLANKINGTON AVENUE
MILWAUKEE, WI 53202
(414) 274-2807

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS
C-4	SITE DIMENSIONAL AND PAVING PLAN
C-5	GRADING PLAN
C-6	UTILITY PLAN
C-7	EROSION CONTROL PLAN
C-8	SITE STABILIZATION PLAN
C-9 TO C-12	CONSTRUCTION DETAILS
L-1 TO L-4	LANDSCAPE PLAN

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**

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, PAINT & STENCILS**
7. **CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)**

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2020

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.

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DRAFTED: MRG DESIGNED: MAB REVIEWED: MAB

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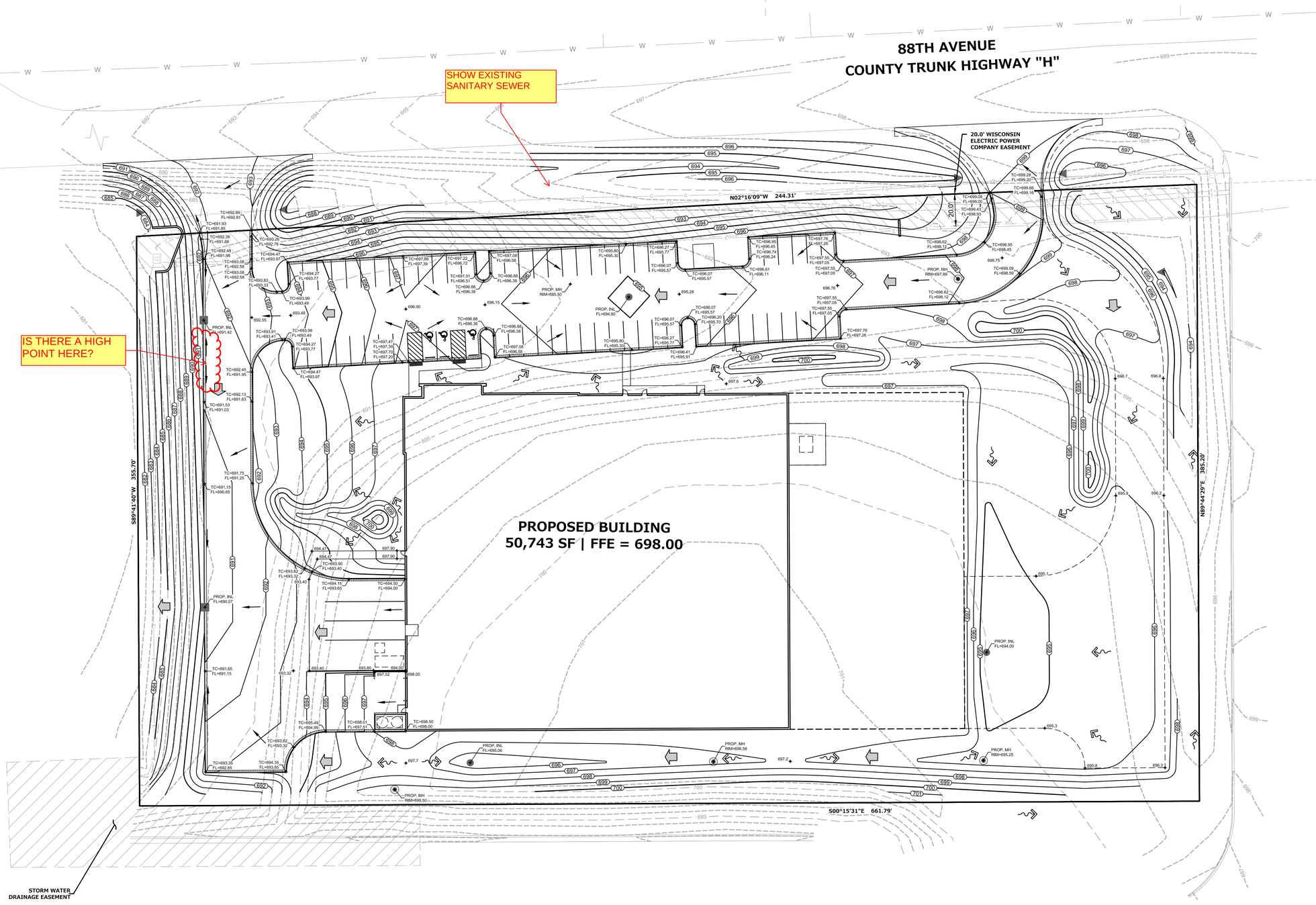
NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'



ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO THE VILLAGE OF PLEASANT PRAIRIE STANDARDS.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT 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.

LEGEND

	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
749	PROPOSED CONTOUR
750.00	SPOT ELEVATION
GRASS PAVEMENT	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	DEPRESSED CURB
	REVERSE PITCH CURB & GUTTER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
TC	TOP OF CURB
FL	FLOWLINE

DRAFTED: MRG DESIGNED: MAB REVIEWED: MAB

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BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

LAKEVIEW CORPORATE PARK

LOT 119 - BUILD TO SUIT
PLEASANT PRAIRIE, WI

GRADING PLAN

REVISIONS

PEG JOB No. 866.00A
PEG PM MAB
START DATE 05/02/19
SCALE 1"=30"

SHEET C-5 OF C-12

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PROGRESS SET (NOT FOR CONSTRUCTION)

GRADING PLAN

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CROSSINGS

(1) 15" STORM OVER 6" SANITARY 15" B/PIPE = 688.97 6" T/PIPE = 686.90	(3) 6" WATER OVER 24" STORM 6" B/PIPE = 689.25 24" T/PIPE = 688.19
(2) 12" STORM OVER 8" WATER 12" B/PIPE = 689.64 8" T/PIPE = 687.41	(4) 8" WATER OVER 10" SANITARY 8" B/PIPE = 686.14 10" T/PIPE = 675.25

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO THE VILLAGE OF PLEASANT PRAIRIE STANDARDS.

AND KENOSHA COUNTY

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT 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.

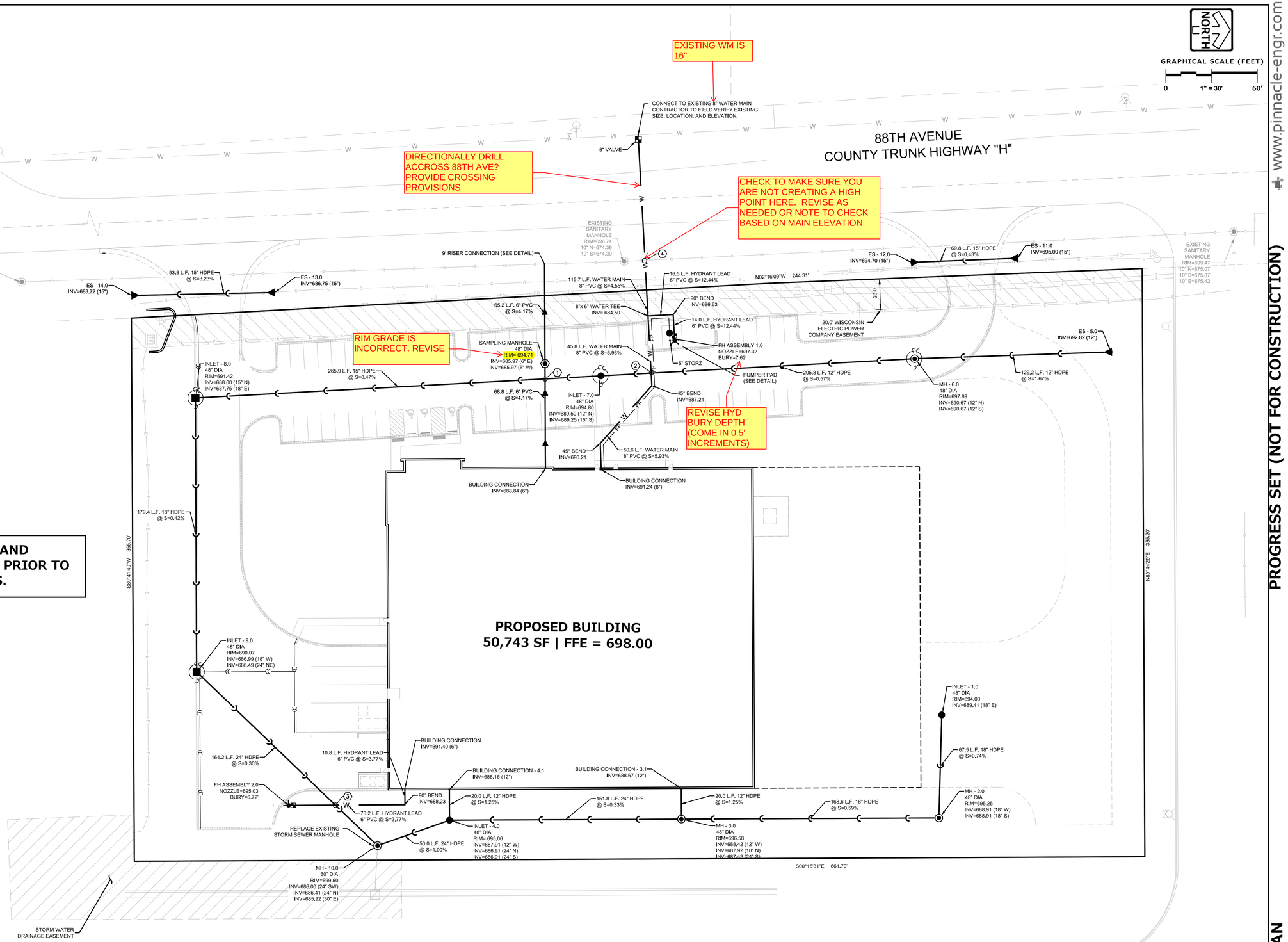
PUBLIC WORKS COORDINATION

1. CONTRACTOR SHALL COORDINATE AND SCHEDULE INSPECTIONS FOR WATER CONNECTIONS AND UTILITY ADJUSTMENTS WITH THE PUBLIC WORKS DEPARTMENT. CONNECTION / ADJUSTMENT WORK SHALL NOT COMMENCE UNTIL PUBLIC WORKS HAS BEEN CONTACTED AND INSPECTIONS SCHEDULED.
2. ALL PUBLIC WATER VALVES SHALL BE OPERATED BY OR UNDER THE SUPERVISION OF THE PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT.
3. CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULE INSPECTIONS FOR THE SEWER CONNECTION TO THE PUBLIC SANITARY SEWER WITH THE VILLAGE PUBLIC WORKS DEPARTMENT. CONNECTION WORK SHALL NOT COMMENCE UNTIL PUBLIC WORKS HAS BEEN CONTACTED AND INSPECTIONS SCHEDULED.

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

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
- STORM SEWER
- DRAIN TILE
- DRAIN TILE DONUT
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- E — ELECTRICAL CABLE
- G — GAS MAIN
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN



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UTILITY PLAN

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PLAN | DESIGN | DELIVER
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LAKEVIEW CORPORATE PARK

LOT 119 - BUILD TO SUIT
PLEASANT PRAIRIE, WI

UTILITY PLAN

REVISIONS

PEG JOB No. 866.00A
PEG PM MAB
START DATE 05/03/19
SCALE 1"=30'

SHEET C-6 OF C-12

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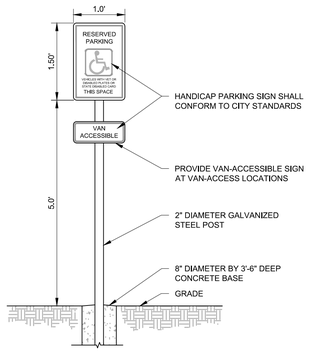
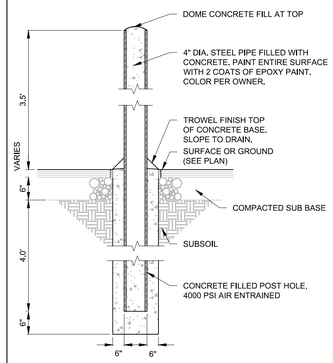


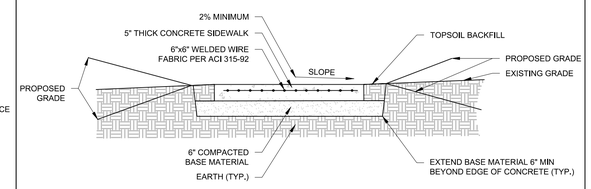
ADA SIGN

#706 10-11-12



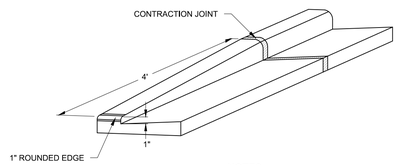
BOLLARD

#801-B 6/26/13



CONCRETE SIDEWALK

#507 10-11-12



NOTES:

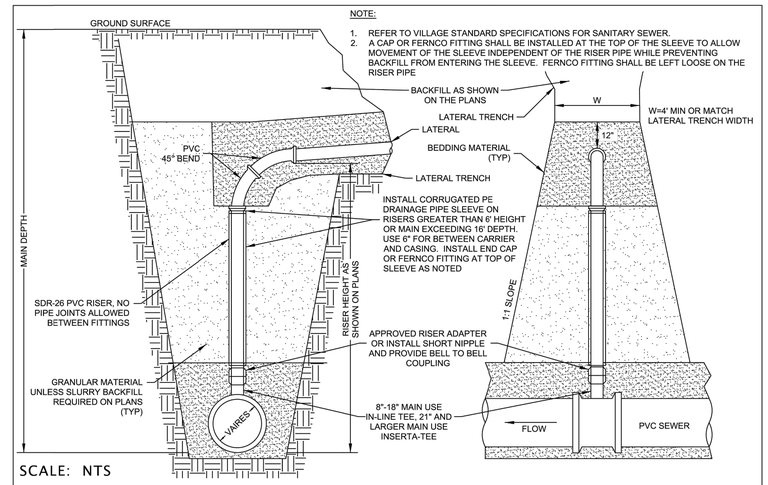
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

#623 10-11-12

NOTE:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.
2. A CAP OR FERNCO FITTING SHALL BE INSTALLED AT THE TOP OF THE SLEEVE TO ALLOW MOVEMENT OF THE SLEEVE INDEPENDENT OF THE RISER PIPE WHILE PREVENTING BACKFILL FROM ENTERING THE SLEEVE. FERNCO FITTING SHALL BE LEFT LOOSE ON THE RISER PIPE



SCALE: NTS

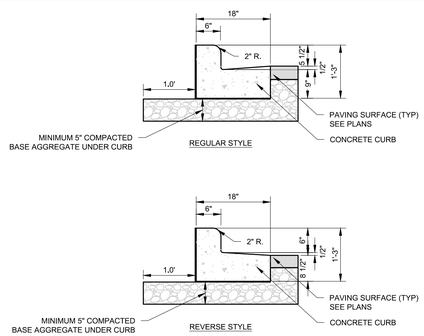
SANITARY RISER

DETAIL: SAN - 3

DATE: 6-9-17

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

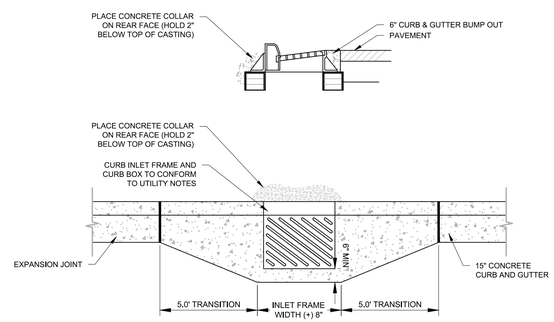


NOTES:

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 FILLER 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.

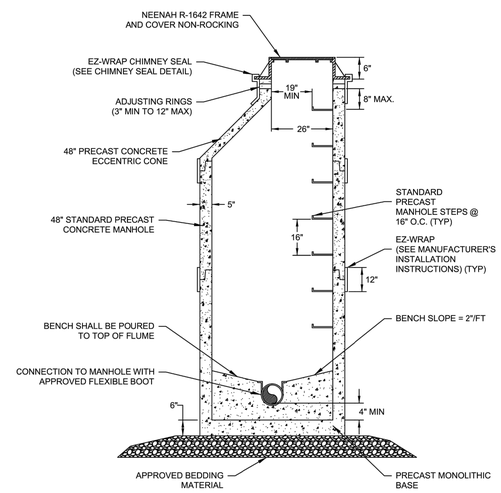
18" VERTICAL FACE CURB

#600-WI 12-14-12



NOTE : CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT



NOTES:

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

SCALE: NTS

STANDARD SAMPLING MANHOLE

DETAIL: SAN - 2

DATE: 12-17-18

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

ADD STANDARD FLUME DETAILS FOR SAMPLING MANHOLE

SAN-2A
SAN-2B

ADD STANDARD CHIMNEY SEAL DETAL
CS-1

PROGRESS SET (NOT FOR CONSTRUCTION)

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CONSTRUCTION DETAILS

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LAKEVIEW CORPORATE PARK

LOT 119 - BUILD TO SUIT
PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No.: 866.00A
PEG PM: MAB
START DATE: 05/03/19
SCALE: N.T.S.

SHEET C-11 OF C-12

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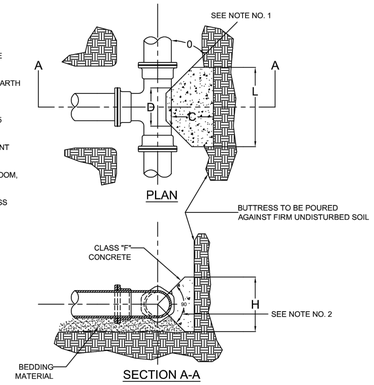
Z:\PROJECTS\2016\866.00A-WI\CAD\SHEETS\866.00A-WI CONSTRUCTION DETAILS.DWG

NOTES:

1. $L_{(WATER)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
2. $L_{(FIRE)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES..
3. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE. CONCRETE SHALL BEAR ON FITTINGS AS SHOWN.
4. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "0" EQUAL TO OR LARGER THAN 45 DEG.
5. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS.
6. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
7. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
9. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



BUTTRESS DIMENSIONS

PIPE	TEE			
SIZE	H	$L_{(WATER)}$	$L_{(FIRE)}$	
4"	1'-6"	1'-0"	1'-0"	
6"	1'-8"	1'-9"	1'-9"	
8"	2'-4"	2'-0"	2'-1"	
10"	2'-4"	2'-4"	3'-1"	
12"	2'-7"	3'-0"	4'-0"	
14"	2'-10"	3'-8"	4'-10"	
16"	2'-10"	4'-9"	6'-4"	
18"	3'-6"	4'-10"	6'-5"	
20"	3'-10"	5'-5"	7'-2"	
24"	4'-8"	6'-2"	8'-3"	

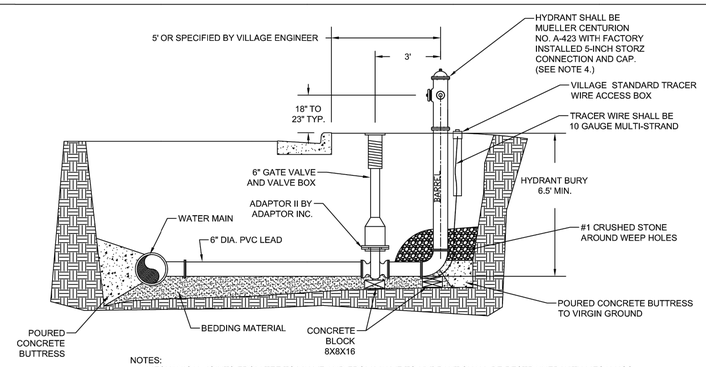
SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE

BUTTRESS FOR TEES — DETAIL: W - 5A

CREATED: 2-5-14 — APPROVED BY: MATT FINEOUR

REVISED: 8-4-16



NOTES:
1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. RE[illegible]TION
4. HY[illegible]LLED 5-INCH STORZ CONNECTION AND CA[illegible]
5. PA[illegible]CTION SPECIFICATIONS.
6. HYDRANT EXTENSIONS ARE NOT PERMITTED.

REPLACE WITH UPDATED DETAIL (12-17-18)

SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE

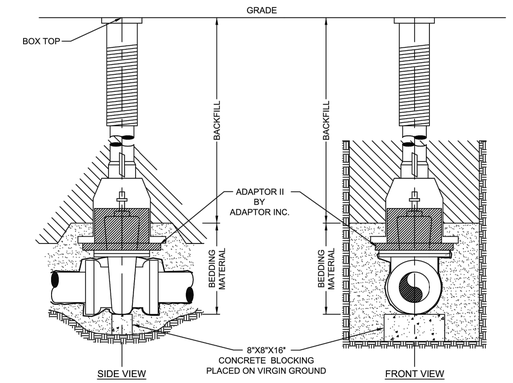
STANDARD HYDRANT ASSEMBLY — DETAIL: W - 1

CREATED: 11-26-12 — APPROVED BY: MATT FINEOUR

REVISED: 8-4-16

NOTE:

1. VALVE SHALL BE WRAPPED IN BLACK POLYETHYLENE.
2. REFER TO VILLAGE STANDARD SPECIFICATION FOR WATER MAIN



SCALE: NTS

STANDARD GATE VALVE BOX SETTING — DETAIL: W - 3

DATE: 11-16-15

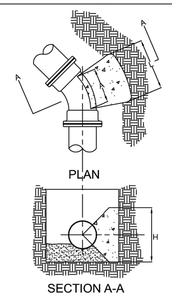
APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SCALE: NTS

NOTES:

1. $L_{(WATER)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
2. $L_{(FIRE)}$ DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES.
3. DIMENSION (A) SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MECHANICAL JOINT BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE.
5. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
6. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
7. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



BUTTRESS DIMENSIONS

PIPE	11¼ DEG. BEND			22½ DEG. BEND			45 DEG. BEND			90 DEG. BEND		
SIZE	H	$L_{(WATER)}$	$L_{(FIRE)}$	H	$L_{(WATER)}$	$L_{(FIRE)}$	H	$L_{(WATER)}$	$L_{(FIRE)}$	H	$L_{(WATER)}$	$L_{(FIRE)}$
4"	0'-8"	0'-5"	0'-5"	1'-1"	0'-6"	0'-6"	1'-3"	0'-10"	0'-10"	1'-4"	1'-6"	1'-6"
6"	1'-2"	0'-6"	0'-6"	1'-6"	0'-9"	0'-9"	1'-8"	1'-4"	1'-4"	1'-10"	2'-2"	2'-2"
8"	1'-3"	0'-9"	0'-9"	2'-0"	1'-0"	1'-0"	2'-0"	1'-11"	1'-11"	2'-4"	3'-0"	3'-0"
10"	1'-3"	0'-10"	1'-2"	2'-0"	1'-1"	1'-5"	2'-0"	2'-1"	2'-9"	2'-4"	3'-4"	4'-5"
12"	1'-4"	1'-2"	1'-6"	2'-6"	1'-2"	1'-7"	2'-6"	2'-4"	3'-2"	2'-8"	4'-1"	5'-5"
14"	1'-6"	1'-4"	1'-10"	3'-0"	1'-4"	1'-10"	3'-0"	2'-8"	3'-6"	3'-0"	4'-11"	6'-6"
16"	2'-0"	1'-4"	1'-9"	3'-0"	1'-9"	2'-4"	3'-0"	3'-5"	4'-7"	3'-0"	6'-4"	8'-5"
18"	2'-6"	1'-4"	1'-9"	3'-6"	1'-10"	2'-6"	3'-6"	3'-8"	4'-11"	3'-6"	6'-9"	9'-1"
20"	2'-9"	1'-6"	2'-0"	3'-9"	2'-2"	2'-10"	3'-9"	4'-2"	5'-7"	3'-9"	7'-9"	10'-4"
24"	3'-0"	1'-11"	2'-7"	4'-3"	2'-8"	3'-7"	4'-3"	5'-4"	7'-1"	4'-4"	9'-7"	12'-10"

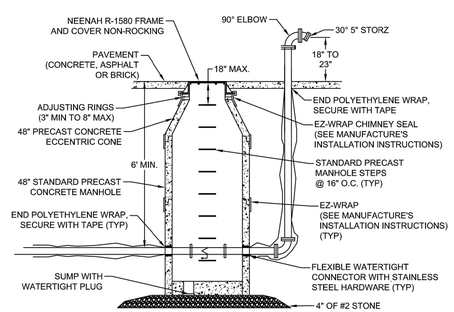
VILLAGE OF PLEASANT PRAIRIE

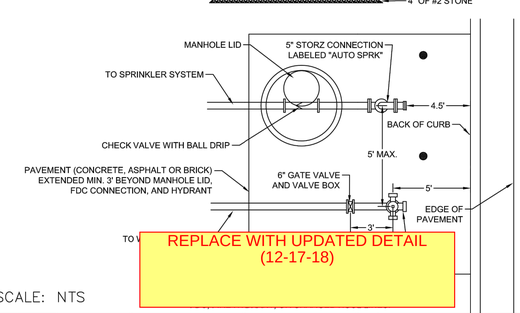
BUTTRESS FOR BENDS — DETAIL: W - 5

CREATED: 2-4-14 — APPROVED BY: MATT FINEOUR

REVISED: 8-4-16

NOTE:
-SYSTEM SIZING SHALL BE COMPLETED BY A FIRE SUPPRESSION ENGINEER AND APPROVED OF BY THE VILLAGE OF PLEASANT PRAIRIE FIRE DEPARTMENT.
-SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.





REPLACE WITH UPDATED DETAIL (12-17-18)

SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE

PUMPER PAD FDC DETAIL — DETAIL: FD - 1

CREATED: 4-16-13 — APPROVED BY: D. McELMURY

REVISED: 3-2-16

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

DRAFTED: MRG DESIGNED: MAB REVIEWED: MAB

PROGRESS SET (NOT FOR CONSTRUCTION)

www.pinnacle-engr.com

CONSTRUCTION DETAILS

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

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

LAKEVIEW CORPORATE PARK

LOT 119 - BUILD TO SUIT
PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 866.00A
PEG PM MAB
START DATE 05/03/19
SCALE N.T.S.

SHEET C-12 OF C-12

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Z:\PROJECTS\2016\866.00A-WI\CAD\SHEETS\866.00A-WI CONSTRUCTION DETAILS.DWG

Office of the Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Fire Department review of Bio Fab site & Op application plans
Permit/Trakit#:	DEV1905-005
DATE:	May 23, 2019

These are Comments/Reviews for Bio Fab site & Op application plans

The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. Based on the information and plans submitted, the Fire & Rescue Department have the following comments regarding the project:

1. At least one AED shall be required in the facility. It is also recommended to provide a bleeding control kit at the same AED location.
2. Provide updated hydrant & FDC detail sheets on drawing set.
3. Knox box key locations; Pump Room door, Main entrance, and far Southeast man door. Provide for recessed mounting installation where appropriate.
4. The project shall require standpipe/hose valves at each entry door as outline below.
5. Confirm maximum egress (250') travel distances from Northeast corner, consider additional North egress doorway.
6. Provide additional hose valve mid structure. Discuss provisions for column mounted hose valve, location TBD.
7. See attached sprinkler sheets FP2 & FP3 on hose valve additions.
8. Fire alarm; FACP to be located in pump room (123) – drawing sheet E11 depicts in electrical (124)

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 must become familiar with the contents.

AHJ: The Authority Having Jurisdiction is the Village of Pleasant Prairie Fire & Rescue Department.

Planned Unit Development: Should this project fall under a zoning PUD agreement or other negotiated provisions by the Village of Pleasant Prairie, these comments and requirements may supersede and be more stringent than other State or building related rules or code sets.

Verbal Discussion: Any verbal discussions regarding variations to the comments within this document shall be confirmed in writing by both the AHJ and the responsible agent. Failure to secure written confirmation shall invalidate any verbal variance or discussion.

Conflicts: 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 of Wisconsin and/or the Village of Pleasant Prairie where applicable.

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.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.
DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

Pre-Construction Meeting: A pre-construction meeting may take place with the general contractor, the fire protection contractor, the Fire and Rescue Department, Village staff, and any other sub-contractor prior to the start of any project construction.

1. **Contact Information:** For questions on the information and comments included within this document please use the following information:

   Pleasant Prairie Fire & Rescue Department
   8044-88th Avenue
   Pleasant Prairie, WI 53158
   262.694.8027
   firerescue@pleasantprairiewi.gov
   Attn: Laurie Waldenstrom

   Website: https://pleasantprairiewi.gov/departments/fire_rescue

2. **Site Access:**
   a. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide, any variances to be confirmed in writing by AHJ.
   b. All roadways and fire lanes shall be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface throughout all seasons.
   c. All exterior exit pathways as well as access to the Fire Pump or riser room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
   d. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.

3. **Gates / Barriers:**
   a. Any gates or barriers that are employed or installed on a private roadway or access shall have a minimum width clearance of sixteen (16) feet. Builder/developer to identify any other gate widths and obtain written AHJ variance approval.
   b. Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable either manually or automatically the securing mechanism to open or raise the gate or barrier. Builder/developer to identify methodology of such mechanisms.
   c. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier.
   d. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13’6”.
   e. There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel or ad-hoc methods to maintain an open condition.
   f. There shall be Knox padlocks, Knox key switches, or other AHJ approved devices on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system

locks & Boxes.

g. The gate or barrier access on premise shall be readily identifiable and in contrast to fencing by the AHJ.

4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.

5. **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. This document shall be received prior to holding any pre-construction meeting.

6. **Required Licenses:** A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection as defined in WI SPS 305 subchapter V

7. **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.

8. **Review and Comments:** the Fire Department will review and comment on the following areas outlined below.

A. Site and Operational Permits

1. Site accessibility (Plans provided do not specific clearances or distances)
2. Fire Pump Location
3. Pumper Pad
4. Fire hydrant spacing

B. Conditional Use and Operational

1. Standpipe outlet locations .
2. Fire alarm pull stations
3. Emergency and Exit Lighting
4. Fire extinguishers

9. **Plan Review, Permits and Fees**

a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted to the AHJ for review;

b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.

c. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.

i. Standard review periods are 21 business days

ii. Expedited reviews at 10 business days are available for an extra cost.

iii. Plan review times begin the day after the plans are received by the contract reviewer.

d. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.

e. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.

f. A submittal is not considered permitted or an approved plan.

g. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.

h. A Building Department Low voltage permit must also be secured by the fire alarm installer.

i. Applications & assistance can be found at https://www.pleasantprairiewi.gov

10. **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

    The following fees and permits are generated directly from the Fire & Rescue Department.

    a. Fire Protection Plans for Underground and Aboveground
    b. Fire Alarm System Plans
    c. Kitchen Hood Systems Plans

    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.

11. **Occupancy:**

    a. All fire and life safety requirements must be in place and operational prior to any building being occupied.

    b. No occupancy inspections shall be scheduled until all life-safety systems are complete.

    c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and/or the Village Building inspection department.

    d. AEDs as required are in place.

    e. Building access keys and related interior access methods must be in place.

12. **Hazardous Occupancies**: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.

13. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.

14. **AED:** The owner/tenant may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.

15. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

16. **Elevators:**

    a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.

    b. Review the proper sizing requirements with the fire department early in the planning process.

    c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402

    d. Provide copy of State inspection approval to use documents to AHJ.

    e. In addition to the required “Drop-key” in the elevator key box, provide two additional “drop-keys” appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.

    f. Ensure that additional elevator “Barrel” keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)

17. **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.

18. **Door Numbering:** Each exterior door shall be sequentially numbered.

    a. Shall consist of a 4” reflective number in a color that is contrasting to the door color.

b. Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.

c. The starting numbering point shall be determined in the field and approved by the AHJ.

d. Door numbering shall also be identified in some manner on the interior.

19. **Door numbering – Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.

20. **On Premise Secure Key System:** Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. 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. This includes key cards, FOBs or other electronic access devices used to access both interior and exterior doors.

21. **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.

22. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable. An emergency generator and transfer switch designed for such uses eliminates the need for EM lighting battery backup.

23. **Sprinkler System:**

    a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to *NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers*. Fire Risers shall be durably labeled with the system or riser identification.

    b. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks.

    c. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.

    d. If exterior building riser valves are in place in raised loading dock areas, they shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.

    e. An "as-is" drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable from the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.

24. **The following information as applicable, must be submitted with the sprinkler plans for review:**

Building height	Number of stories/floors	Mezzanines	Elevators
Hazard class	Commodity Class	Exterior storage	Fire protection

25. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be <u>spaced no more than 350 feet</u> apart around the perimeter of the building, per Village Ordinance §180-16. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.

26. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).

27. **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) code standard 24 and witnessed by the Fire Chief or designee.

28. **Fire hydrant / 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. 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.

29. **Pumper Pad:**

    a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".

    b. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.

    c. Both the hydrant and FDC shall between 18" and 23" above finished grade as a pair.

    d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.

    e. Wall mounted FDCs may be an option dependent on project details. AHJ written approval required.

    f. 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. Any variances shall be approved by the AHJ in writing.

    g. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.

    h. 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.

    i. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation exist, written AHJ approval shall be required to utilize this arrangement.

    j. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.

    k. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.

    l. Refer to the current Village specification drawing for the pumper pad design.

30. **Bollards:**

    a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.

    b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.

    c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

31. **Standpipes:**

    a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).

    b. The building protection system 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.

    c. No 1-1/2" cap reductions are required.

32. **Pump Room / Riser Room Door:**
    a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
        i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
        ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
    b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the "Fire Department – Appendix A" attachment.
33. **MSDS / SDS Station:**
    a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
    b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
    c. The SDS information shall be organized in such manner that access to product information is intuitive.
    d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.
    e. Other SDS station options per AHJ approval.
34. **Strobe Light:**
    a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
    b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
    c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.
    d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required (no pump), no signage is required.
    e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. <u>No bell or signage is required</u>. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.
    f. The heights of all strobe lights shall be sufficient to seen above standard semi-trailer heights.
    g. Specific locations and layout typically are discussed with the AHJ and it is understood that various building finishes may impact exact locations.
    h. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.
35. **Fire Alarm System:** There shall be a full function remote annunciator installed. 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. The systems shall be designed and constructed to NFPA 72.
    a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 – The National Electrical Code and applicable local building codes and practices.
    b. **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.
    c. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.

d. **Smoke and Heat Detection:** Shall be installed as required.

e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.

f. **PIV & Exterior Valves:** Shall be monitored by the Fire Alarm system.

g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and may not be part of the alarm plan.

h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.

i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.

j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections or programming.

k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)

l. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the AHJ. 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.

m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)

n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)

o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.

p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable off the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.

q. **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.

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

36. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall

meet all NFPA 72 requirements.

37. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:

    a. **100% Completion Letters** – Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.

        a. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler and protection systems, or portion thereof, are "100% operational and built according to the AHJ stamped plan design", Village Ordinance, 180-16 N if modifications are made to the system, as-built plans shall be provided.

        b. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the approved AHJ stamped design" if modifications are made to the system, as-built plans shall be provided.

    b. Contract copy with fire alarm central monitoring station.

    c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.

    d. Fire protection underground flushing documents.

    e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.

    f. Clean Agent System documentation as applicable.

    g. Copies of the fire sprinkler operational test certificates.

    h. Copies of the fire alarm test documents. – Record of Completion

    i. Copies of other related system documents such as, hood/duct, smoke, etc…

    j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.

    k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.

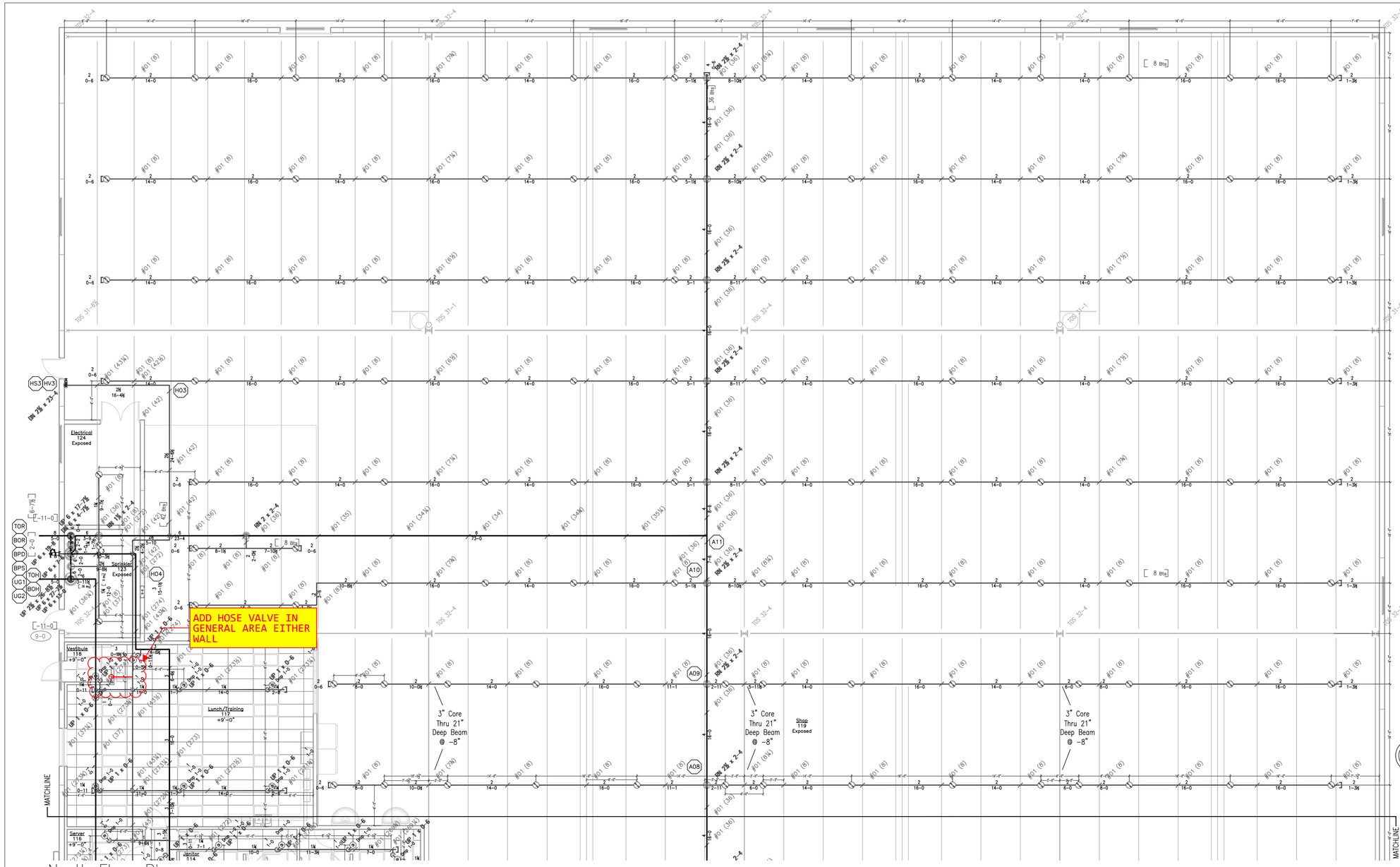
    l. System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump or riser room, near the fire alarm control panel as outlined in their respective system comments (above). An electronic copy of each system shall be provided.

    m. AED is in place at such time that the occupancy inspection is conducted.

    n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

###

1902v5



North Floor Plan

NORTH

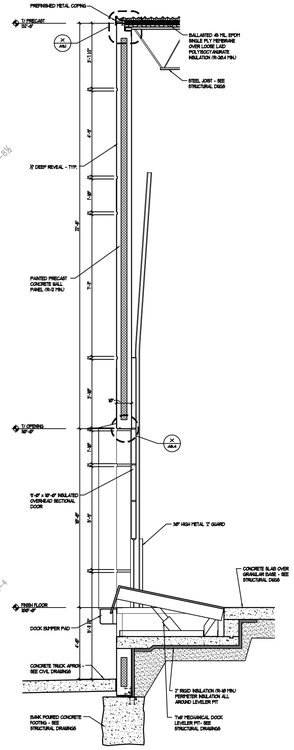
Gross Area: 49,889 SF

Solid Line = Steel Pipe

Dash-Dot Line = Remote Area

Finish Floor = 100'-0"

Scale: 1/8" = 1'-0"



Building Section View

SV

Scale: 1/4" = 1'-0"

BIOFAB TECHNOLOGIES™

TOTAL SPRINKLERS REQUIRED THIS CONTRACT	246
TOTAL SPRINKLERS SHOWN THIS SHEET	123

SPRINKLER HEAD SYMBOLS & DESCRIPTIONS

SYMBOL	MANUFACTURER	MAKE	S.I.N. #	K-FACTOR	SIZE	TEMP.	STYLE	FINISH	ESCUTCHEON	QTY.	HD WRENCH
◉	Viking	Quick	VK3021	5.6	1/2"	155	Semi-Rec.	White	Model NP-1	2	23055
◉	Viking	QUEC	VK534	11.2	3/4"	155	Semi-Rec.	White	Model E-1	6	05115KW/B
⊘	Viking	QUEC	VK570	14.0	3/4"	155	Upright	Brass	N/A	115	U725FW/B

Design Build

Fire Protection of Wisconsin, Inc.
262-784-7900
17055 W. Victor Road
New Berlin, WI 53151

Contract With:
Riley Construction

(262) 658-4381

Chief of Fire & Rescue:

Craig S. Roepke: (262) 694-8027

Building Data:

Primary Occupancy Group: Factory F-1

Building Use Groups: F-1, S-1 & B

Construction Type: IIB

Sprinkler System: NFPA 13

State Transaction ID: N/A

Drawing Index:

Drawing #:	Contents:
FP-1	Fire Protection
FP-2	Fire Protection

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Fire Protection Approval Plan

PROJECT
Bio Fab Technologies, Inc.
Lot 119 - 88th Avenue
Pleasant Prairie, Wisconsin 53158

DESIGN BUILD FIRE PROTECTION
17055 W. Victor Road
(262) 784-7900
WSC#682852

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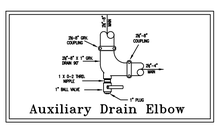
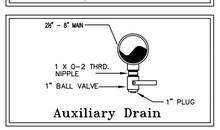


Auxiliary Drain Elbow



Auxiliary Drain

REMOTE AREA #1

WET SYSTEM
0.20/1,500 (ORDINARY HAZARD GR. II)
HOSE ALLOWANCES:
INSIDE = 0 GPM
OUTSIDE = 250 GPM AT BOR
REMOTE AREA FACTOR = 1.2
SPRINKLER K-FACTORS = 14.0
C-FACTORS:
INSIDE PIPING = 120
UNDERGROUND PIPING = 140 & 150
SYSTEM DEMAND = 637.18 GPM AT 45.60 PSIG AT BPD
SAFETY FACTOR = 11.34%

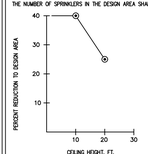
REMOTE AREA #2

WET SYSTEM
0.10/900 (LIGHT HAZARD)
HOSE ALLOWANCES:
INSIDE = 0 GPM
OUTSIDE = 100 GPM AT BOR
REMOTE AREA FACTOR = 1.2
SPRINKLER K-FACTORS = 5.6 & 11.2
C-FACTORS:
INSIDE PIPING = 120
UNDERGROUND PIPING = 140 & 150
SYSTEM DEMAND = 316.48 GPM AT 39.73 PSIG AT BPD
SAFETY FACTOR = 26.72%

NOTE: PER NFPA-13 11.2.3.2.3.1 (2013 HANDBOOK), WHERE QUICK RESPONSE SPRINKLERS ARE USED THROUGHOUT, THE SYSTEM AREA OF OPERATION IS PERMITTED TO BE REDUCED WITHOUT REVISING THE DENSITY AS INDICATED IN THE FIGURE BELOW WHEN ALL OF THE FOLLOWING CONDITIONS ARE SATISFIED:

(1) WET PIPE SYSTEM.
(2) LIGHT HAZARD OR ORDINARY HAZARD OCCUPANCY.
(3) 20-FOOT MAXIMUM CEILING HEIGHT.
(4) THERE ARE NO UNPROTECTED CEILING POCKETS AS ALLOWED BY 8.6.7 AND 8.6.7 EXCEEDING 32 SQ.FT.

THE NUMBER OF SPRINKLERS IN THE DESIGN AREA SHALL NEVER BE LESS THAN FIVE.



$Y = \frac{-3X}{2} + 55$

$Y = \frac{-3(9)}{2} + 55$

$Y = \frac{-27}{2} + 55$

$Y = -13.5 + 55$

Y = 41.5 % REDUCTION TO REMOTE AREA
1500 SQ. FT. REDUCED BY 40.0 % Max = 900.00 SQ. FT. min.

NOTE: $Y = \frac{-3X}{2} + 55$

FOR CEILING HEIGHT ≤ 10 FT. AND ≤ 20 FT.

FOR CEILING HEIGHT < 10 FT. Y=40

FOR CEILING HEIGHT > 20 FT. Y=0

Y = PERCENT REDUCTION TO DESIGN AREA.

X = CEILING HEIGHT.

DYNA-FLOW PIPE SCHEDULE

DIAMETER	NOMINAL I.D.	WALL THICKNESS
1"	1.191	.062
1¼"	1.536	.062
1½"	1.728	.086
2"	2.203	.086
2½"	2.703	.086
3"	3.314	.093
4"	4.310	.095
6"	6.403	.111

DYNA-THREAD PIPE SCHEDULE

DIAMETER	NOMINAL I.D.	WALL THICKNESS
1"	1.080	.1175
1¼"	1.408	.1260
1½"	1.639	.1305
2"	2.104	.1355

Table 9-2.2.1 Maximum Distance between Hangers (ft-in.)

Nominal Pipe Size (in.)	¾"	1"	1¼"	1½"	2"	2½"	3"	3½"	4"	5"	6"
Steel pipe except threaded lightwall	N/A	12'-0"	12'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
Threaded Lightwall Steel pipe	N/A	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	12'-0"	N/A	N/A	N/A	N/A

HEAD SPACING INFORMATION

HEAD TYPE	SYMBOL	MIN DISTANCE BETWEEN SPK.	MAX DISTANCE BETWEEN SPK.	MAX COVERAGE SQ. FT.	MAX DISTANCE FROM WALL	MAXIMUM THROW
Viking VK3021	◉	6'-0"	15'-0"	225	7'-6"	N/A
Viking VK534	◉	8'-0"	16'x16'	256	8'-0"	N/A
Viking VK570	⊘	8'-0"	16'x16'	256	8'-0"	N/A

PER SPRINKLER COMPANY SPECIFICATION DATA SHEETS

Small Room Rule:

A room of light hazard occupancy classification having unobstructed construction and floor areas not exceeding 800 SF that are enclosed by walls and a ceiling. Openings in walls not exceeding 8 ft. in width to adjoining spaces are permitted if the minimum lintel depth is 8 in. from the ceiling. A single opening of 36 in. or less in width without a lintel is permitted when there are no other openings to adjoining spaces.
Sprinklers in small rooms shall be permitted to be located not more than 9 ft. from any single wall, as long as area limitations are not exceeded.

APPROVAL DRAWING

HYDRAULIC DESIGN INFORMATION

LOCATION	DENSITY	AREA	HOSE	GPM REQUIRED	PSI REQUIRED

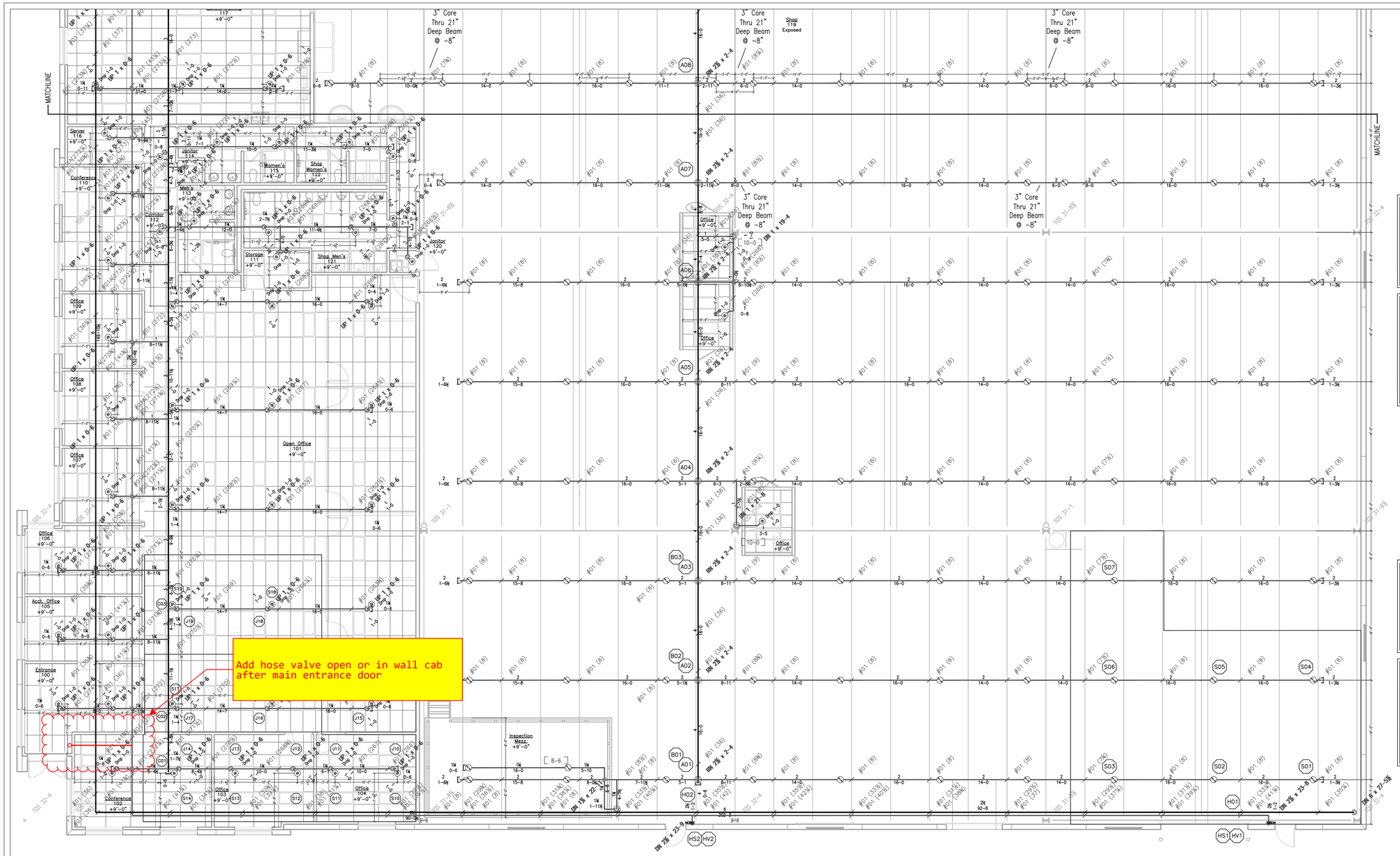
WATER SUPPLY INFORMATION

STATIC: 60 DATE: 4/4/2014
RESIDUAL: 52 LOCATION: 88th Avenue & 113 Street
FLOW: 2,613 INFORMATION PROVIDED BY: Pewaukee Water Utility

WISCONSIN SCOTT A. BERES S.C. 682852 SPRINKLER CONTRACTOR

REVISIONS			
8			
7			
6			
5			
4			
3			
2			
1			BTM
	DESCRIPTION	DATE	BY

Review Agency: City/PSCI
Project Mngr: M. Dolata
Date: 5/10/2019
Scale: 1/8" = 1'-0"
Drawn By: B. McInnes
Job Number: DB190
Sheet No. FP-2 of 3



South Floor Plan

NORTH

Gross Area: 49,889 SF

Solid Line = Steel Pipe

Dash-Dot Line = Remote Area

Finish Floor = 100'-0"

Scale: 1/8" = 1'-0"

TABLE 8.6.5.1.2 POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (SSU/SSP SPRINKLERS)	
DISTANCE FROM SPRINKLER TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (in.) (B)
LESS THAN 1FT	0"
1FT TO LESS THAN 1FT 6IN	0"
1FT 6IN TO LESS THAN 2FT	1"
2FT TO LESS THAN 2FT 6IN	1"
2FT 6IN TO LESS THAN 3FT	1"
3FT TO LESS THAN 3FT 6IN	3"
3FT 6IN TO LESS THAN 4FT	3"
4FT TO LESS THAN 4FT 6IN	5"
4FT 6IN TO LESS THAN 5FT	7"
5FT TO LESS THAN 5FT 6IN	7"
5FT 6IN TO LESS THAN 6FT	7"
6FT TO LESS THAN 6FT 6IN	9"
6FT 6IN TO LESS THAN 7FT	11"
7FT TO LESS THAN 7FT 6IN	14"
7FT 6IN TO LESS THAN 8FT	14
8FT TO LESS THAN 8FT 6IN	15"
8FT 6IN TO LESS THAN 9FT	17"
9FT TO LESS THAN 9FT 6IN	19"
9FT 6IN TO LESS THAN 10FT	21"

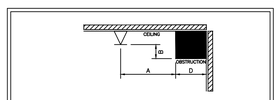


FIGURE 8.6.5.1.2(B) OBSTRUCTION AGAINST WALL (SSU/SSP)

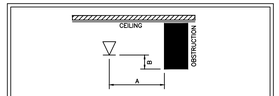


FIGURE 8.6.5.1.2(a) POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (SSU/SSP)

8.12.5.1.2 THE REQUIREMENTS OF 8.6.5.1.2(a) SHALL NOT APPLY WHERE SPRINKLERS ARE SPACED ON OPPOSITE SIDES OF OBSTRUCTIONS LESS THAN 48" WIDE, PROVIDED THE DISTANCE FROM THE CENTERLINE ON THE OBSTRUCTIONS TO THE SPRINKLERS DOES NOT EXCEED ONE-HALF THE ALLOWABLE DISTANCE BETWEEN SPRINKLERS.

TABLE 8.6.5.1.2 POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (SSU/SSP SPRINKLERS)	
DISTANCE FROM SPRINKLER TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (in.) (B)
LESS THAN 1FT	0"
1FT TO LESS THAN 1FT 6IN	2-1/2"
1FT 6IN TO LESS THAN 2FT	3-1/2"
2FT TO LESS THAN 2FT 6IN	5-1/2"
2FT 6IN TO LESS THAN 3FT	7-1/2"
3FT TO LESS THAN 3FT 6IN	9-1/2"
3FT 6IN TO LESS THAN 4FT	12"
4FT TO LESS THAN 4FT 6IN	14"
4FT 6IN TO LESS THAN 5FT	16-1/2"
5FT TO LESS THAN 5FT 6IN	18"
5FT 6IN TO LESS THAN 6FT	20"
6FT TO LESS THAN 6FT 6IN	24"
6FT 6IN TO LESS THAN 7FT	30"
7FT TO LESS THAN 7FT 6IN	35"

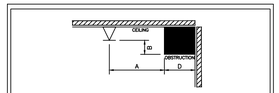


FIGURE 8.8.5.1.2(B) OBSTRUCTION AGAINST WALL (EXTENDED COVERAGE)

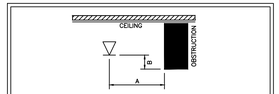


FIGURE 8.8.5.1.2(a) POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (EXTENDED COVERAGE)

8.8.5.1.2 THE REQUIREMENTS OF 8.8.5.1.2(a) SHALL NOT APPLY WHERE SPRINKLERS ARE SPACED ON OPPOSITE SIDES OF OBSTRUCTIONS LESS THAN 48" WIDE, PROVIDED THE DISTANCE FROM THE CENTERLINE ON THE OBSTRUCTIONS TO THE SPRINKLERS DOES NOT EXCEED ONE-HALF THE ALLOWABLE DISTANCE BETWEEN SPRINKLERS.

BIOFAB TECHNOLOGIES™

TOTAL SPRINKLERS REQUIRED THIS CONTRACT	246
TOTAL SPRINKLERS SHOWN THIS SHEET	123

SPRINKLER HEAD SYMBOLS & DESCRIPTIONS

SYMBOL	MANUFACTURER	MAKE	S.I.N. #	K-FACTOR	SIZE	TEMP.	STYLE	FINISH	ESCUTCHEON	QTY.	HD WRENCH
	Viking	Quick	VE3021	5.6	1/2"	155	Semi-Rec.	White	Model NP-1	32	23055
	Viking	QUBE	VK534	11.2	3/4"	155	Semi-Rec.	White	Model E-1	17	05118KW/B
	Viking	QUBE	VK570	14.0	3/4"	155	Upright	Brass	N/A	74	07259W/B

Design Build

Fire Protection of Wisconsin, Inc.

262-784-7900

17055 W. Victor Road

New Berlin, WI 53151

Contract With:
Riley Construction

(262) 658-4381

Chief of Fire & Rescue:

Craig S. Roepke: (262) 694-8027

Building Data:

Primary Occupancy Group: Factory F-1

Building Use Groups: F-1, S-1 & B

Construction Type: IIB

Sprinkler System: NFPA 13

State Transaction ID: N/A

Drawing Index:

Drawing #:	Contents:
FP-1	Fire Protection
FP-2	Fire Protection

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Fire Protection Approval Plan

PROJECT
Bio Fab Technologies, Inc.
Lot 119 – 88th Avenue
Pleasant Prairie, Wisconsin 53158

DESIGN BUILD FIRE PROTECTION
17055 W. Victor Road
(262) 784-7900 WSC#682852

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Small Room Rule:

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Sprinklers in small rooms shall be permitted to be located not more than 9 ft. from any single wall, as long as area limitations are not exceeded.

APPROVAL DRAWING

HYDRAULIC DESIGN INFORMATION

LOCATION	DENSITY	AREA	HOSE	GPM REQUIRED	PSI REQUIRED
Remote Area #1	**0.20**	**1,500**	**250**	**637.18**	**45.60**
Remote Area #2	**0.10**	**900**	**100**	**316.48**	**39.73**

WATER SUPPLY INFORMATION

STATIC: **60** DATE: **4/4/2014**

RESIDUAL: **52** LOCATION: **88th Avenue & 113 Street**

FLOW: **2,613** INFORMATION PROVIDED BY: **Pewaukee Water Utility**

WISCONSIN SCOTT A. BERES S.C. 682852 SPRINKLER CONTRACTOR

REVISIONS			
8			
7			
6			
5			
4			
3			
2			
1			BTM
	DESCRIPTION	DATE	BY

Review Agency: **City/FSCI**

Project Mngr: **M. Dolata**

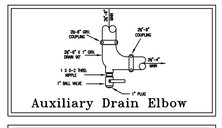
Date: **5/10/2019**

Scale: **1/8" = 1'-0"**

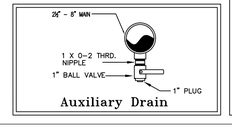
Drawn By: **B. McInnes**

Job Number: **DB190**

Sheet No. **FP-3 of 3**



Auxiliary Drain



Auxiliary Drain Elbow

REMOTE AREA #1

WET SYSTEM
0.20/1,500 (ORDINARY HAZARD GR. II)
HOSE ALLOWANCES:
INSIDE = 0 GPM
OUTSIDE = 250 GPM AT BOR
REMOTE AREA FACTOR = 1.2
SPRINKLER K-FACTORS = 14.0
C-FACTORS:
INSIDE PIPING = 120
UNDERGROUND PIPING = 140 & 150
SYSTEM DEMAND = 637.18 GPM AT 45.60 PSIG AT BPD
SAFETY FACTOR = 11.34%

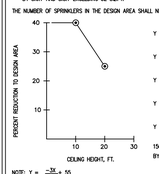
REMOTE AREA #2

WET SYSTEM
0.10/900 (LIGHT HAZARD)
HOSE ALLOWANCES:
INSIDE = 0 GPM
OUTSIDE = 100 GPM AT BOR
REMOTE AREA FACTOR = 1.2
SPRINKLER K-FACTORS = 5.6 & 11.2
C-FACTORS:
INSIDE PIPING = 120
UNDERGROUND PIPING = 140 & 150
SYSTEM DEMAND = 316.48 GPM AT 39.73 PSIG AT BPD
SAFETY FACTOR = 26.72%

NOTE: PER NFPA-13 11.2.3.2.3.1 (2013 HANDBOOK), WHERE QUICK RESPONSE SPRINKLERS ARE USED THROUGHOUT, THE SYSTEM AREA OF OPERATION IS PERMITTED TO BE REDUCED WITHOUT REVISING THE DENSITY AS INDICATED IN THE FIGURE BELOW WHEN ALL OF THE FOLLOWING CONDITIONS ARE SATISFIED:

(1) WET PIPE SYSTEM.
(2) LIGHT HAZARD OR ORDINARY HAZARD OCCUPANCY.
(3) 20-FOOT MAXIMUM CEILING HEIGHT.
(4) THERE ARE NO UNPROTECTED CEILING POCKETS AS ALLOWED BY 8.6.7 AND 8.8.7 EXCEEDING 32 SQ.FT.

THE NUMBER OF SPRINKLERS IN THE DESIGN AREA SHALL NEVER BE LESS THAN FIVE.



$Y = \frac{-3X}{2} + 55$

$Y = \frac{-3\,(10)}{2} + 55$

$Y = \frac{-27}{2} + 55$

$Y = -13.5 + 55$

Y = 41.5 % REDUCTION TO REMOTE AREA

1500 SQ. FT. REDUCED BY 40.0 % Max = 900.00 SQ. FT. min.

NOTE: $Y = \frac{-3X}{2} + 55$

FOR CEILING HEIGHT ≥ 10 FT. AND ≤ 20 FT.

FOR CEILING HEIGHT < 10 FT. Y=40

FOR CEILING HEIGHT > 20 FT. Y=0

Y = PERCENT REDUCTION TO DESIGN AREA.

X = CEILING HEIGHT.

DYNA-FLOW PIPE SCHEDULE		
DIAMETER	NOMINAL I.D.	WALL THICKNESS
1"	1.191	.062
1¼"	1.536	.062
1½"	1.728	.086
2"	2.203	.086
2½"	2.703	.086
3"	3.314	.093
4"	4.310	.095
6"	6.403	.111

DYNA-THREAD PIPE SCHEDULE		
DIAMETER	NOMINAL I.D.	WALL THICKNESS
1"	1.080	.1175
1¼"	1.408	.1260
1½"	1.639	.1305
2"	2.104	.1355

Table 9–2.2.1 Maximum Distance between Hangers (ft–in.)

Nominal Pipe Size (in.)	¾"	1"	1¼"	1½"	2"	2½"	3"	3½"	4"	5"	6"
Steel pipe except threaded lightwall	N/A	12'–0"	12'–0"	15'–0"	15'–0"	15'–0"	15'–0"	15'–0"	15'–0"	15'–0"	15'–0"
Threaded Lightwall Steel pipe	N/A	12'–0"	12'–0"	12'–0"	12'–0"	12'–0"	12'–0"	N/A	N/A	N/A	N/A

HEAD SPACING INFORMATION

HEAD TYPE	SYMBOL	MIN DISTANCE BETWEEN SPK.	MAX DISTANCE BETWEEN SPK.	MAX COVERAGE SQ. FT.	MAX DISTANCE FROM WALL	MAXIMUM THROW
Viking VK3021	◉	6'–0"	15'–0"	225	7'–6"	N/A
Viking VK534	⊗	8'–0"	16'x16'	256	8'–0"	N/A
Viking VK570	⊘	8'–0"	16'x16'	256	8'–0"	N/A

PER SPRINKLER COMPANY SPECIFICATION DATA SHEETS

Governing Agency Contacts

PLEASANT PRAIRIE VILLAGE HALL

9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400

COMMUNITY DEVELOPMENT DEPARTMENT

JEAN WERBIE-HARRIS, DIRECTOR PLANNING, ZONING ADMINISTRATOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@pleasantprairiewi.gov

PEGGY HERRICK
ASSISTANT PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pleasantprairiewi.gov

AARON KRAMER
DEPUTY PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6711
EMAIL: akramer@pleasantprairiewi.gov

ENGINEERING DEPARTMENT

MATT FINEOUR, P.E.
VILLAGE ENGINEER
OFFICE: (262) 925-6778
EMAIL: mfineour@pleasantprairiewi.gov

KURT DAVIDSEN, P.E.
ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@pleasantprairiewi.gov

PUBLIC WORKS DEPARTMENT

JOHN STEINBRINK, JR., P.E.
DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: jsteinbrink@pleasantprairiewi.gov

STEVE WLAHOVICH
CONSTRUCTION MANAGER
OFFICE: (262) 925-6767
EMAIL: swlahovich@pleasantprairiewi.gov

BUILDING INSPECTION DEPARTMENT

SANDRO PEREZ
BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@pleasantprairiewi.gov

DONALD KOEHNE
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@pleasantprairiewi.gov

MICHAEL KAPRELIAN
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: mkaprelian@pleasantprairiewi.gov

FIRE & RESCUE DEPARTMENT

CRAIG ROEPKE,
CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
OFFICE: (262) 694-8027
EMAIL: croepke@pleasantprairiewi.gov

AARON LONGRIE
ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
EMAIL: alongrie@pleasantprairiewi.gov

Public Utility Contacts

AMERICAN TRANSMISSION COMPANY

BRIAN MCGEE
OFFICE: (262) 506-68955
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WISCONSIN DOT

ART BAUMANN
TRAFFIC OPERATIONS ENGINEER
OFFICE: (262) 548-6707
EMAIL: art.baumann@dot.wi.gov

KEVIN KOEHNKE, P.E.
PERMITS COORDINATOR
OFFICE: (262) 548-5891
EMAIL: kevin.koehnke@dot.wi.gov

AT&T

MIKE TOYEK
OFFICE: (262) 636-0549
EMAIL: mt1734@att.com

TDS TELECOM

SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

TIME WARNER CABLE/SPECTRUM

STEVE CRAMER
UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

WEC ENERGY GROUP

JOEL BUROW
CEM MANAGER
OFFICE: (414) 221-3192
EMAIL: joel.burrow@wecenergygroup.com

WE-ENERGIES

ALLIE KLAWINSKI
SR. SERVICE MANAGER
OFFICE: (262) 552-3227
EMAIL: allie.klawinski@we-energies.com

MICHAEL BAKER
CUSTOMER SERVICE MANAGER
OFFICE: (262) 886-7041
EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
SENIOR ENGINEER
OFFICE: (262) 886-7074
EMAIL: hussain.biyawerwala@we-energies.com

BRANDON ERTS
GAS ENGINEERING
OFFICE: (414) 221-3654
EMAIL: Brandon.erts@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325

ELECTRICAL EMERGENCY: (800) 662-4797

WI Department Of Natural Resources

TRAVIS SCHROEDER
WATER MANAGEMENT SPECIALIST
OFFICE: (262) 574-2171
EMAIL: travis.schroeder@wisconsin.gov

PETER WOOD, P.E.
WATER RESOURCES ENGINEER
OFFICE: (262) 884-2360
EMAIL: peter.wood@wisconsin.gov

Office of the Building Inspection Superintendent
Sandro Perez

Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Bio Fab Technologies

Date: May 22, 2019

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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 pleasantprairiewi.gov

3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tuesdays & Thursdays. 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 (but please leave one if no one answers) 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. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2017 NEC and WI. Plumbing code SPS 381-386 (including state addendums).

5. Submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS), give yourself enough lead time as they are very busy.

6. Building Inspection Department will not issue permits until we receive the applicable state approval letter and plans. All contractors requiring permits shall not commence work until permit issuance, this can take up to 10 business days.

7. All state approved drawing must be available at job site for inspector review during inspections.

8. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department with building permit.

9. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

10. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.

11. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

12. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.

13. All equipment shall be “LISTED” by a nationally recognized testing laboratory.

14. All machinery, electrical and HVAC equipment shall meet SCCR per 2019 NEC.

15. Village of Pleasant Prairie recommends all exterior lighting to be LED, 5000K and “Dark Sky” compliant. No spillover of lighting beyond lot lines is allowed.

16. Contact me with any Building Inspection Department related questions if needed.

HOLD HARMLESS & INDEMNIFICATION AGREEMENT

WHEREAS, TI INVESTORS OF LAKEVIEW LOT 199 LLC is the current owner of the property located at located on 88th Avenue (no assigned address) in the Village of Pleasant Prairie, Wisconsin and which is Property Tax Number 92-4-122-283-0309 and has legal description as follows:

> Lot 2 CSM #2754 Document #1728627 formerly lot 105 CSM #2558 Document #1504500 part of the Southwest Quarter (1/4) Section 28, Town One (1), Range 22 East consisting of 22.28 acres (2007 Split 92-4-122-283-0126, -0121, -0130, & -0215 SEE NEW 92-4-122-283-0331, -0305, -0306, -0307) Document #1504500 22.832 AC (2015 Split from 92-4-122-283-0305 to 92-4-122-283-0308 & 92-4-122-283-0309) Document #178627 Document #1728746 MEMO Doc # 1800355

WHEREAS, the said current owner intends to sell the above described property to BT POINT PROPERTIES, L.L.C.; and

WHEREAS, BT POINT PROPERTIES, L.L.C. in anticipation of said purchase has petitioned the Village of Pleasant Prairie and the County of Kenosha for permission to construct and install a retaining wall around a fiber optic pedestal which is located in the right of way of 88th Avenue located in the Village of Pleasant Prairie, but not in the travel portion of 88th Avenue, said retaining wall would protrude about five (5) feet into said dedicated right-of-way of 88th Avenue, said retaining wall being necessary to their development of the parcel; and

WHEREAS, said retaining wall would be located in the southwest portion of the above described parcel; and

WHEREAS, both the Village of Pleasant Prairie and the County of Kenosha have reviewed the plans for the development of said property and the owner's proposed site plan and landscape plan and have no objection to the plans or the placement of a retaining wall within the dedicated right-of-way of 88th Avenue since the installation would be a substantial distance from the current travel portion of the dedicated right-of-way subject to a condition that BT POINT PROPERTIES, L.L.C. as purchaser of the land shall for themselves and any future owner of the property hold the Village of Pleasant Prairie and the County of Kenosha and the public users of the right-of-way harmless and Indemnify the Village of Pleasant Prairie, the County of Kenosha and the public users of the right-of-way from any future liabilities, damages, or right to compensation arising out of the placement of said retaining wall, its maintenance, or the cost of removing it in the future, should that become necessary by reason of extending the travel portion of 88th Avenue in the future.

NOW THEREFORE, BT POINT PROPERTIES, L.L.C. on behalf of itself, its legal representatives, successors and assigns in interest shall hold harmless and indemnify the VILLAGE OF PLEASANT PRAIRIE AND THE COUNTY OF KENOSHA against all

claims, consequences, damages, whether personal or property damages, the future cost of removing said retaining wall from the dedicated right-of-way of 88th and further agree on behalf of themselves and any successor in interest and further agree on behalf of themselves and any successor in interest to waive any and all claims for compensation for the removal of said retaining wall or any consequential damages resulting therefrom recognizing that the placement and future maintenance of said retaining wall shall be at their or their successor in interest or assigns expense. The continued location of said retaining wall shall be a permissive use only subject to either the VILLAGE OF PLAESANT PRAIRIE OR THE COUNTY OF KENOSHA, at their sole discretion, directing the said owner or their successor in interest to remove said retaining wall at their cost so as to accommodate the full use of the said dedicated right-of-way.

THIS AGREEMENT SHALL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, FOR KENOSHA, COUNTY AND IS INTENDED TO BE A COVENANT RUNNING WITH THE SAID PROPERTY SUBJECTING IT TO THE TERMS OF THIS HOLD HARMLESS AND INDEMNITY AGREEMENT.

Dated at Pleasant Prairie, Wisconsin this ____ day of June, 2019.

BT POINT PROPERTIES L.L.C. , A WISCONSIN LIMITED LIABILTY CORPORATION

BY: _____
JOHN O'CONNELL, A MEMBER

BY: _____
MARK SCHNUCK, A MEMBER

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

THIS AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF JUNE, 2019 IN PLEASANT PRAIRIE, WI BY ITS MEMBERS, JOHN O'CONNELL AND MARK SCHNUCK, BT POINT PROPERTIES L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY.

_____
PRINT NAME: JEAN M. WERBIE-HARRIS
NOTARY PUBLIC: KENOSHA COUNTY, STATE OF WISCONSIN
MY COMMISSION EXPIRES: 12/27/2021

ADDITIONAL SIGNATURES ON THE NEXT PAGES

APPROVED:

VILLAGE OF PLEASANT PRAIRIE

BY:_____
JOHN P. STEINBRINK
VILLAGE PRESIDENT

BY:_____
JANE C. SNELL
VILLAGE CLERK

STATE OF WISCONSIN)
) SS
KENOSHA COUNTY)

THIS AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF JUNE, 2019 IN PLEASANT PRAIRIE, WI BY JOHN P. STEINBRINK, VILLAGE PRESIDENT, AND JANE C. SNELL, VILLAGE CLERK, OF THE VILLAGE OF PLEASANT PRAIRIE.

_____
PRINT NAME: JEAN M. WERBIE-HARRIS
NOTARY PUBLIC: KENOSHA COUNTY, STATE OF WISCONSIN
MY COMMISSION EXPIRES: 12/27/2021

ADDITIONAL SIGNATURE ON THE NEXT PAGE

KENOSHA COUNTY, WISCONSIN

BY:_____

TITLE: _____

STATE OF WISCONSIN)
) SS
KENOSHA COUNTY)

THIS AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF JUNE, 2019 IN _____, WI BY _____ _____ OF THE KENOSHA COUNTY.

_____
PRINT NAME: _____
NOTARY PUBLIC: KENOSHA COUNTY, STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

THIS DOCUMENT WAS DRAFTED BY:
ATTORNEY DONALD E. MAYEW
STATE BAR NUMBER 1009297

VILLAGE OF PLEASANT PRAIRIE

SITE AND OPERATIONAL PLAN APPLICATION / ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☑ Final Site and Operational Plan ☐ Final Site and Operational Plan/Conditional Use Permit ☐ Preliminary Site and Operational Plan ☐ Preliminary Site and Operational Plan/ Conditional Use Permit ☐ Digital Security Imaging System (DSIS Agreement and Easement)	☑ New Building ☐ Building Addition ☐ Building Alteration ☐ New Tenant

Name of Business: BIO FAB TECHNOLOGIES, INC.

Site Address: LOT 2 OF CSM 2754 (TO BE UPDATED WHEN ADDRESS ASSIGNED TO PROPERTY) Suite #: N/A

Tax Parcel Number: 92-4-122-283-0309

Zoning District(s): M-2

Name of Development: BUILD-TO-SUIT: BIO FAB TECHNOLOGIES, INC.

Estimated Date of Occupancy: 02/01/2020

Detailed Description of the Proposed Project and Use:

50,743 SF BUILD-TO-SUIT DEVELOPMENT PROJECT TO ACCOMMODATE THE OFFICE AND CUSTOM STAINLESS STEEL FABRICATION OPERATIONS OF BIO FAB TECHNOLOGIES, INC.

Detailed Description of Company:

BIO FAB TECHNOLOGIES, INC. IS THE TRUSTED PROVIDER FOR CUSTOM STAINLESS STEEL EQUIPMENT AND COMPONENTS FOR THE PHARMACEUTICAL, BIOTECHNOLOGY, SEMI CONDUCTOR, ARCHITECTURAL AND FOOD AND BEVERAGE INDUSTRIES IN THE REGION.

Select One Option

☑ Relocation of Business from 7640 60TH AVENUE - KENOSHA, WI
☐ New Location for Business in Pleasant Prairie
☐ Expansion/Change to Existing Business in Pleasant Prairie
☐ New Start Up Business

SITE AND BUILDING INFORMATION

Lot Area: 245,996 sq. ft. Lot Area: 5.6473 ac.

Building Area: 50,743 sq. ft. Building Height: 33 ft.

Tenant Area: 50,743 sq.ft.

Addition Area: N/A sq. ft. Addition Height: N/A ft.

Total Impervious Surface Area: 98,956 sq. ft.

Total Landscape Area: 147,023 sq.ft. Site % of Open Space 59.8 %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 66

Total # of regular parking spaces (on-site): 63

Total # of handicapped accessible spaces (on-site): 3

Total # of truck parking spaces (on-site): 4

Total # of dock doors: 1

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: 40 Maximum number of daily trips: 50

Anticipated truck trips to and from the site:

Number of daily average trips: 4 Maximum number of daily trips: 10

OPERATIONAL INFORMATION

Hours (Open to the public): 7:00 AM - 5:00 PM M-F

Delivery hours: 7:00 AM - 3:30 PM M-F

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: 40

Proposed total number of part-time employees: N/A

Number of shifts: 2

Total of number of employees per shift: 1st 30, 2nd 10, 3rd N/A

Largest number of employees on site at any one time: 40

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☐ The property is serviced by Public Sanitary Sewer
- ☐ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: 0.3843

800 GALLONS DAILY (BASED ON 20 GALLONS PER EMPLOYEE PER DAY - 40 FULL-TIME EMPLOYEES)
9,000-10,000 GALLONS ESTIMATED ANNUALLY FOR HYDRO TESTING OF CUSTOM STAINLESS TANKS AND PIPING SYSTEMS

If property is zoned <u>M-1, M-2 or M-5 then the following shall be completed:</u>

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 associate square footage for each classification:

- ☑ Factory Group F-1 (Moderate-hazard) 50,743 sq. ft.
- ☐ Factory Group F-2 (Low-hazard) _____ sq. ft.
- ☐ Storage Group S-1 (Moderate-hazard) _____ sq. ft.
- ☐ Storage Group S-2 (Low-hazard) _____ sq. ft.
- ☐ Business Group B _____ sq. ft.
- ☐ High-Hazard Group H _____ sq. ft.
- ☐ Other _____ _____ sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

10,000 LBS STAINLESS STEEL MATERIAL AND 5,000 LBS STAINLESS STEEL TUBING & BARS. CARDBOARD AND WOOD PALLETS FOR SHIPPING.

CUSTOM FABRICATION OF STAINLESS STEEL COMPONENTS AND SYSTEMS FOR THE FOOD, BEVERAGE AND PHARMACEUTICAL INDUSTRIES IN THE REGION.

Types of equipment or machinery to be used on site:

MACHINERY AND EQUIPMENT USED IN THE CUSTOM FABRICATION AND MANUFACTURING OF STAINLESS COMPONENTS AND SYSTEMS FOR THE FOOD, BEVERAGE AND PHARAMACEUTICAL INDUSTRIES. SEE ATTACHED EXHIBIT A FOR EQUIPMENT USED FOR MANUFACTURING AND QUALITY-CONTROL OPERATIONS ON-SITE.

Types and quantities of solid or liquid waste material which require disposal:

SCRAP STAINLESS STEEL, CARDBOARD AND WOOD PALLETS FOR SHIPPING

Method of handling, storing and disposing of solid or liquid waste materials:

STANDARD COMMERCIAL WASTE MANAGEMENT AND RECYCLING PRACTICES TO BE USED.

Methods of providing site and building security other than the Village Police Department:

BIO FAB TECHNOLOGIES TO INSTALL SECURITY SYSTEM UPON OCCUPANCY OF THE FACILITY.

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

ROUTINE MAINTENANCE PROVIDED BY 3RD PARTY VENDORS.

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

FACILITY TO BE LOCATED IN AN EXISTING INDUSTRIAL BUSINESS PARK WITH SIMILAR, INDUSTRIAL USES. NO ADVERSE IMPACTS WILL BE CREATED FROM THE FACILITY OR ITS OPERATIONS.

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

KENOSHA COUNTY HIGHWAY ACCESS APPROVAL.

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ☒ Title Sheet
- ☒ Survey
- ☒ Site Plan
- ☒ Grading and Drainage Plan
- ☒ Building and Fire Protection Plans
- ☒ Lighting Plan (including photometric plan)
- ☒ Landscape and Open Space Plan
- ☐ Signage Plan TO BE PROVIDED AT A LATER DATE - MONUMENT SIGN LOCATION NOTED ON SITE PLAN
- ☒ Industrial Waste Survey
- ☒ Required Application Fee and Pre-Development Agreement
  PRE-DEVELOPMENT AGREEMENT SUBMITTED TO VPP ON 04/16/2019

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

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, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: TI INVESTORS OF LAKEVIEW LOT 119 LLC D/B/A ZILBER PROPERTY GROUP

Signature:

Address: 9560 58TH PL, SUITE 350

KENOSHA WI 53144

(City) (State) (Zip)

Phone: 414-274-2640

Fax:

Email: LANCE.SKALA@ZILBER.COM

Date: 05/06/2019

APPLICANT/AGENT:

Print Name: BIO FAB TECHNOLOGIES, INC.

Signature: Joel O' Connell

Address: 7640 60TH AVE BLDG 6

KENOSHA WI 53142

(City) (State) (Zip)

Phone: 414-948-8130

Fax: 262-948-8140

Email: JO@BIOFABTECH.COM

Date: 05/06/2019

TENANT CONTACT:

Print Name: SAME AS APPLICANT

Signature:

Address:

(City) (State) (Zip)

Phone:

Fax:

Email:

Date:

Rev 01-17

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: TI INVESTORS OF LAKEVIEW LOT 119 LLC D/B/A ZILBER PROPERTY GROUP

Signature:

Address: 9560 58TH PL, SUITE 350

KENOSHA WI 53144

(City) (State) (Zip)

Phone: 414-274-2640

Fax:

Email: LANCE.SKALA@ZILBER.COM

Date: 05/06/2019

APPLICANT/AGENT:

Print Name: BIO FAB TECHNOLOGIES, INC.

Signature:

Address: 7640 60TH AVE BLDG 6

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(City) (State) (Zip)

Phone: 414-948-8130

Fax: 262-948-8140

Email: JO@BIOFABTECH.COM

Date: 05/06/2019

TENANT CONTACT:

Print Name: SAME AS APPLICANT

Signature:

Address:

(City) (State) (Zip)

Phone:

Fax:

Email:

Date:

Rev 01-17

LOT 119 BUILD-TO-SUIT

PLEASANT PRAIRIE, WI

PROJECT DATA

BUILDING USE AND OCCUPANCY CLASSIFICATION (NON-SEPARATED):
F1 - MANUFACTURING
B - BUSINESS

CONSTRUCTION CLASSIFICATION
TYPE II B - UNPROTECTED, NON-COMBUSTIBLE

BUILDING AREA:
FOOTPRINT: 50,743 SF
RENTABLE: 50,836 SF

GENERAL NOTES

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

REVISIONS

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SITE LIGHTING

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S002 STRUCTURAL NOTES
S100 FOUNDATIONS PLAN
S200 ROOF FRAMING PLAN
S201 CRANE RAIL PLAN
S809 FOUNDATION DETAILS
S810 FRAMING DETAILS
S811 FRAMING DETAILS

MECHANICAL

PLUMBING

FIRE PROTECTION

ELECTRICAL

ZILBER PROPERTY GROUP

OWNER:
ZILBER PROPERTY GROUP
9850 58TH PLACE, SUITE 350
KENOSHA, WISCONSIN 53144
PHONE: 630.318.6042
FAX: 262.652.6397
ATTN: LANCE SKALA

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RIVERWOODS, ILLINOIS 60015
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OR
JEREMY HALL, AIA

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FAX: 262.754.8850
ATTN: ADAM ARTZ
OR
MARK BABICH

raSmith
CREATIVITY BEYOND ENGINEERING

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16745 WEST BLUEMOUND ROAD, SUITE 200
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EMAIL: kevin.koehnke@dot.wi.gov

AT&T
MIKE TOYEK
OFFICE: 262.636.0549
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VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS
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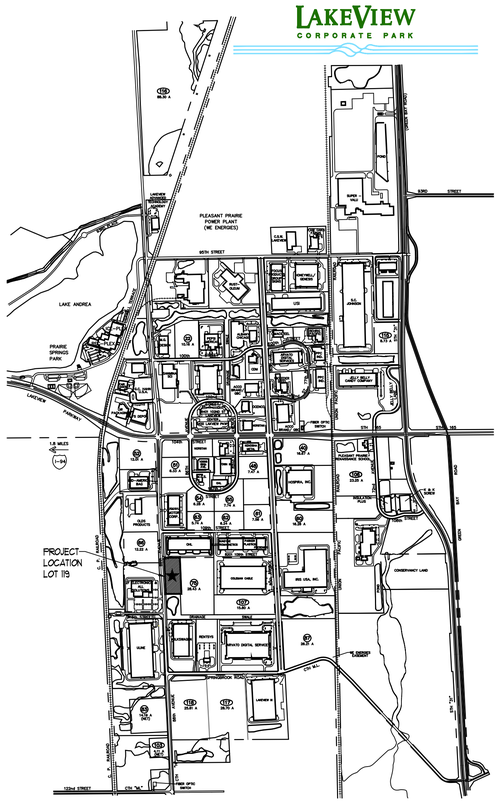
ELECTRICAL EMERGENCY:
800.662.4797



ABBREVIATIONS

ALT	ALTERNATE	HW	HOT WATER
A/E	ARCHITECT/ENGINEER	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
ALUM	ALUMINUM	JT	JOINT
BD	BOARD	LAV	LAVATORY
B/O	BOTTOM OF	MFR	MANUFACTURER
CPT	CARPET	MO	MASONRY OPENING
℄	CENTER LINE	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONC	CONCRETE	OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
CONT	CONTINUOUS		
CO	CLEAN OUT		
CW	COLD WATER	OPP	OPPOSITE
CT	CERAMIC TILE	PLYWD	PLYWOOD
DBL	DOUBLE	PR	PLASTIC LAMINATE
DF	DRINKING FOUNTAIN	PL	PLATE
DIA	DIAMETER	PT	PORCELAIN TILE
MIN	DIMENSION	QT	QUARRY TILE
DN	DOWN	REQD	REQUIRED
DR	DOOR	RO	ROUGH OPENING
DS	DOWNSPOUT	SHT	SHEET
DTL	DETAIL	SV	SHEET VINYL
DWG	DRAWING	SIM	SIMILAR
EA	EACH	SS	STAINLESS STEEL
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	STD	STANDARD
		SAT	SUSPENDED ACOUSTIC TILE CEILING
EL	ELEVATION		
EJ	EXPANSION JOINT	TEMP	TEMPORAY
EQ	EQUAL	T/O	TOP OF
EQUIP	EQUIPMENT	T&G	TONGUE AND GROOVE
EXIST	EXISTING	TYP	TYPCAL
EXT	EXTERIOR	UNO	UNLSS NOTED OTHERWISE
EWC	ELECTRICA WATER COOLER	VCT	VINYL COMPOSITE TILE
FEC	FIRE EXTINGUISHER CABINET	VB	VINYL BASE
		VIF	VERIFY IN FIELD
FIN	FINISH	WD	WOOD
FD	FLOOR DRAIN	WWF	WELDED WIRE FABRIC
FLR	FLOOR		
GA	GAUGE		
GALV	GALVANIZED		
GYP. BD.	GYPSUM BOARD		
HDWR	HARDWARE		
HM	HOLLOW METAL		
HT	HEIGHT		

Partners in Design ARCHITECTS

LOT 119 BUILD-TO-SUIT
PROJECT NUMBER: 522.19.055

S&OP SUBMITTAL
ISSUE DATE: 05.03.19

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO THE VILLAGE OF PLEASANT PRAIRIE STANDARDS.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT 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.

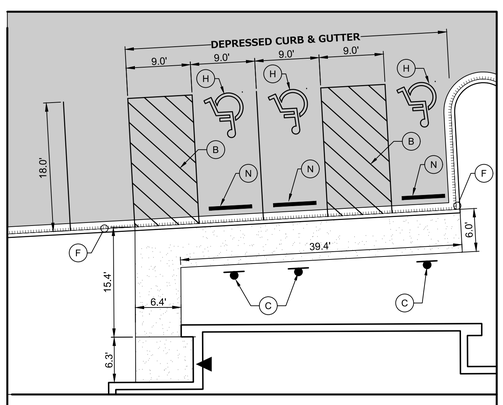
SITE DATA

SITE AREA:	245,996 S.F./5.65 AC
ZONING CLASSIFICATION:	M2, GENERAL MANUFACTURING DISTRICT
BUILDING FOOTPRINT AREA:	50,743 S.F./1.17 AC
(FUTURE):	73,633 S.F./1.69 AC
IMPERVIOUS SPACE:	99,479 S.F./2.29 AC/ 40.5%
(FUTURE):	144,069 S.F./3.31 AC/ 58.6%
GREEN SPACE:	146,417 S.F./3.36 AC/ 59.5%
(FUTURE):	101,927 S.F./2.34 AC/ 41.4%
PARKING PROVIDED (9'x18')	66 (3 ADA)

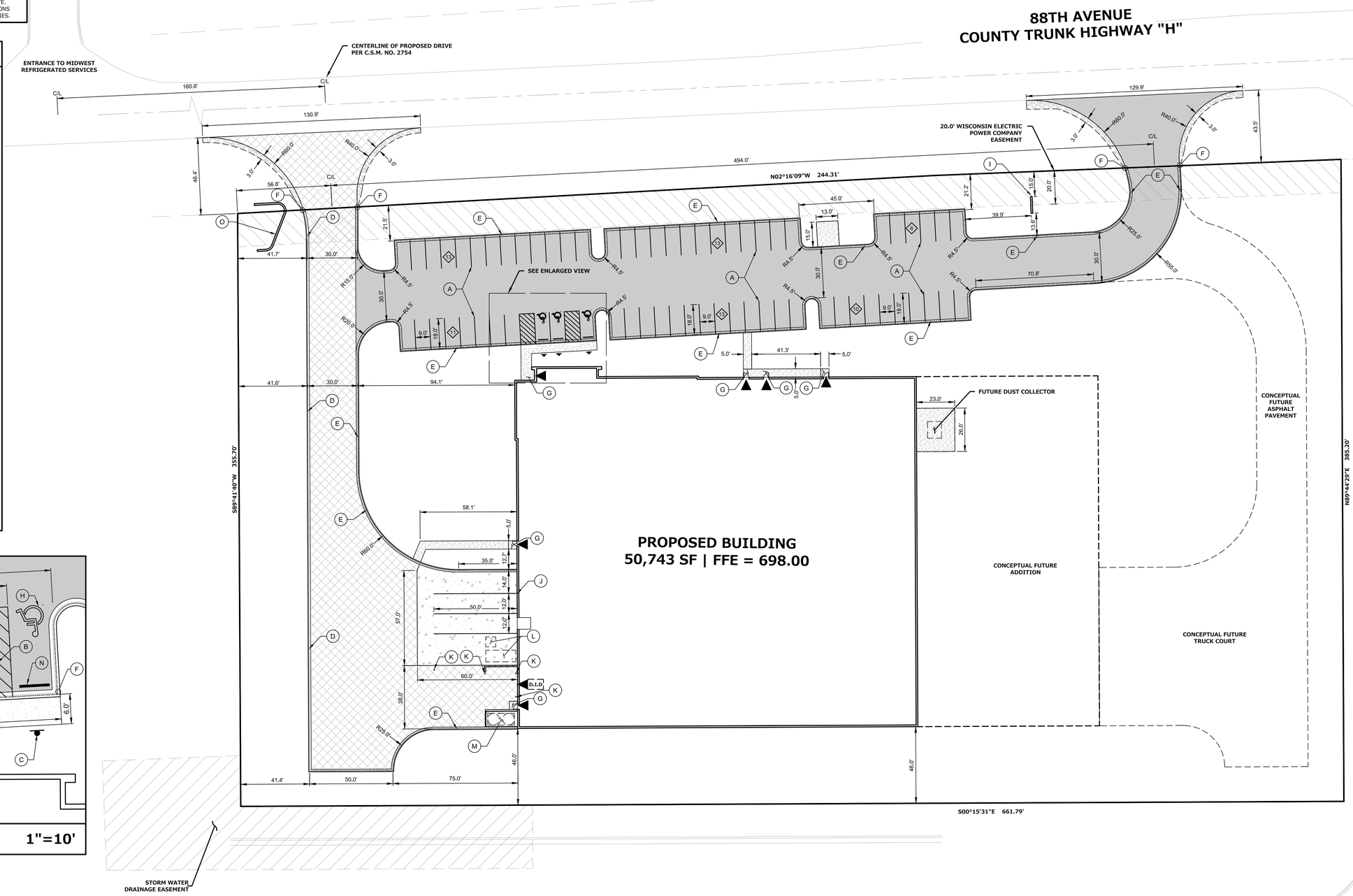
LEGEND

- **LIGHT DUTY PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3.5" ASPHALTIC CONC. (1 LIFT) (5MT 58-28 S)
- **HEAVY DUTY PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 4.5" ASPHALTIC CONC. (2 LIFTS)
    - 2.5" LOWER LAYER (3MT 58-28 S)
    - 2.0" UPPER LAYER (5MT 58-28 S)
- **CONCRETE PAVEMENT (TRUCK COURT AND DOLLY PAD)**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- **CONCRETE SIDEWALK**
  - 5" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 4" PCC (4000 PSI AIR ENTRAINED CONCRETE)
- **GRAVEL SHOULDER**
  - 14.5" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) TAPER CURB HEAD (SEE DETAIL)
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(H) ADA STALL INSIGNIA
(I) MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
(J) 4" SOLID YELLOW STRIPE
(K) BOLLARD (SEE DETAIL)
(L) DUMPSTERS (2)
(M) PROPANE TANKS BEHIND METAL GUARDRAIL
(N) PRECAST CONCRETE CURB STOP
(O) RETAINING WALL (DESIGN BY OTHERS)
(18) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
D.I.D OVERHEAD DOOR



ENLARGED VIEW 1"=10'



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

www.pinnacle-engr.com

PROGRESS SET (NOT FOR CONSTRUCTION)

SITE DIMENSIONAL AND PAVING PLAN

DRAFTED: MRG DESIGNED: MAB REVIEWED: MAB

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

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

LAKEVIEW CORPORATE PARK
LOT 119 - BUILD TO SUIT
PLEASANT PRAIRIE, WI

SITE DIMENSIONAL AND PAVING PLAN

REVISIONS

PEG JOB No. 866.00A
PEG PM MAB
START DATE 05/03/19
SCALE 1"=30"

SHEET C-4 OF C-12

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Z:\PROJECTS\2016\866.00A-WI\CAD\SHEETS\866.00A-WI SITE DIMENSIONAL AND PAVING.DWG

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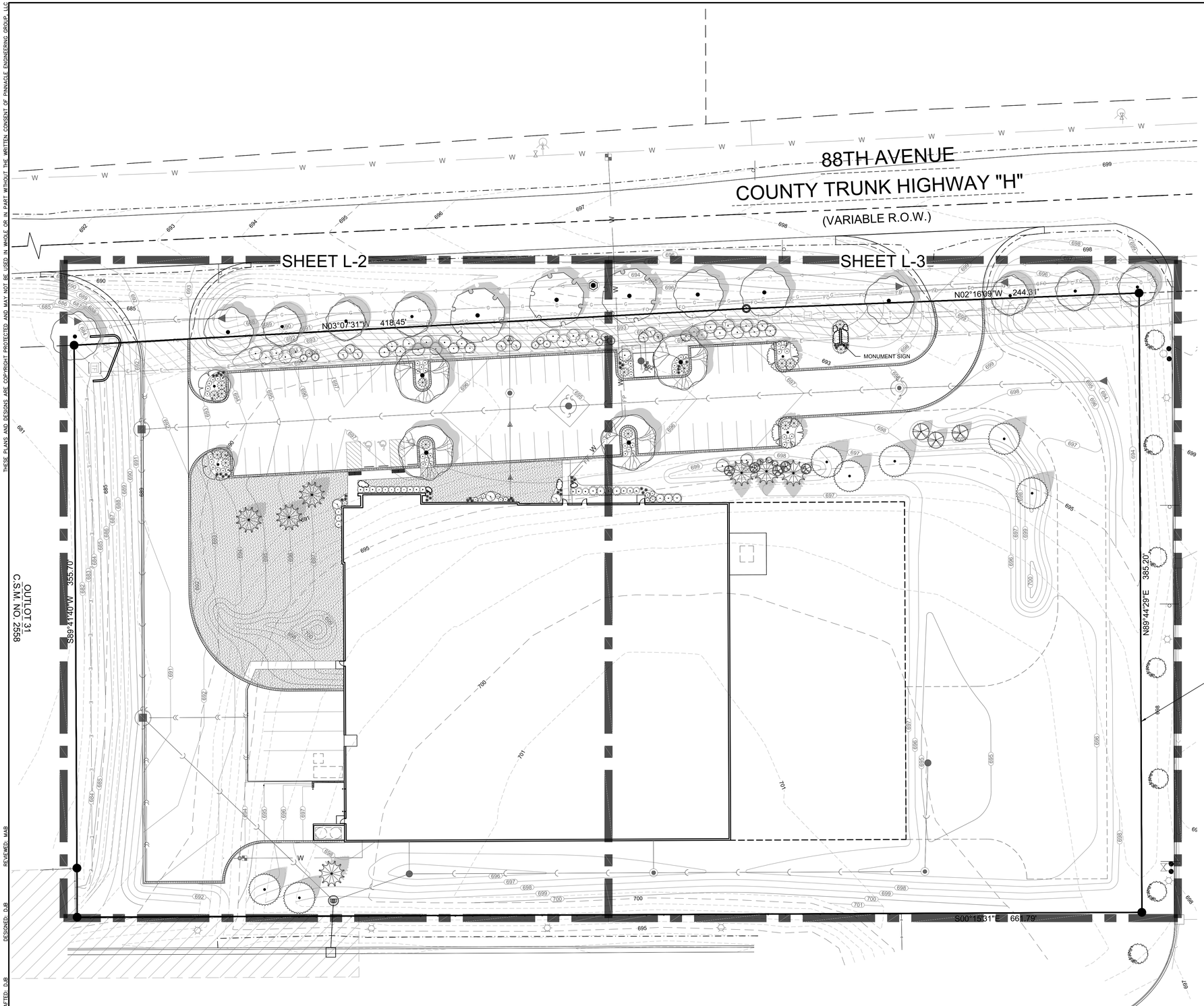

PLANT KEY

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME
	Celtis occidentalis	Common Hackberry
	Ulmus americana `New Horizon`	New Horizon American Elm

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
	Abies concolor	White Fir
	Juniperus virginiana `Canaertii`	Canaerti Juniper
	Juniperus virginiana `Hillii`	Hill Dundee Juniper
	Picea glauca	White Spruce

STREET TREES	BOTANICAL NAME	COMMON NAME
	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust
	Gymnocladus dioica `Espresso`	Kentucky Coffeetree
	Ulmus x `Morton Glossy` TM	Elm

TURF	BOTANICAL NAME	COMMON NAME
	Turf Seed Drought Tolerant Dwarf Fescue Blend	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

www.pinnacle-engr.com

PROGRESS SET (NOT FOR CONSTRUCTION)

OVERALL TREE AND SEEDING PLAN

REVIEWED: MAB

DESIGNED: DJB

DRAFTED: DJB

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

PINNACLE ENGINEERING GROUP
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LAKEVIEW CORPORATE PARK

PLEASANT PRAIRIE, WI

OVERALL TREE AND SEEDING PLAN

REVISIONS

PEG JOB No. 866.00A
PEG PM MAB
START DATE 05/02/19
SCALE 1"=30'

SHEET
L-1
L-4

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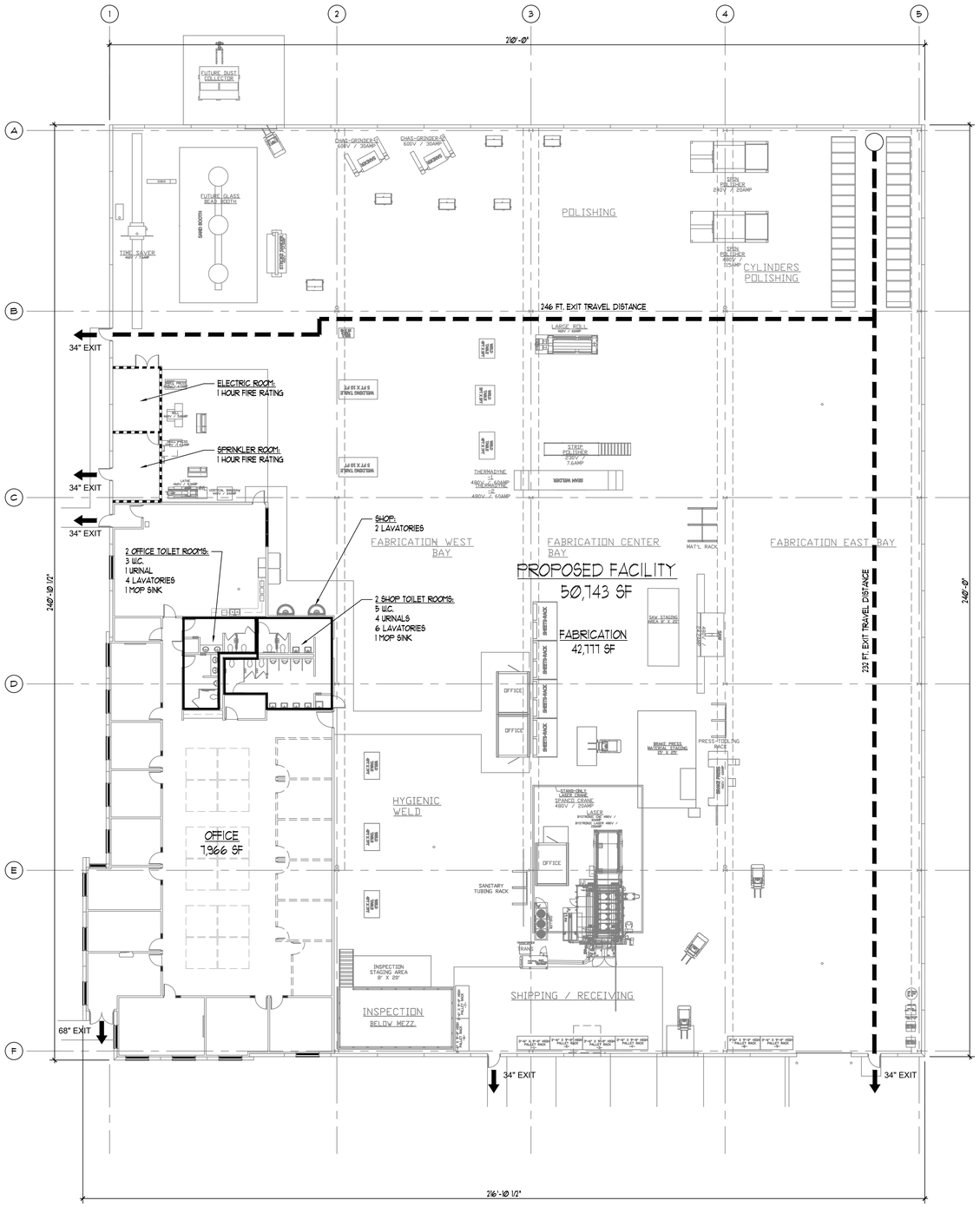
Z:\PROJECTS\2016\866.00A-WI\CAD\SHEETS\866.00A-WI LANDSCAPE PLAN.DWG



1 FLOOR PLAN
A0.1 1/16" = 1'-0"

APPLICABLE CODES:

BUILDING CODE: INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

LOT 119 BUILD-TO-SUIT WILL BE CLASSIFIED AS A FULLY SPRINKLERED, NON-SEPARATED 'F-1' . IT WILL INCORPORATE NON-SEPARATED USES PER SECTION 508.3.2 INCLUDING BUSINESS OFFICES WHICH ARE CLASSIFIED AS BUSINESS 'B' USE GROUP. THE BUILDING WILL BE CURRENTLY CLASSIFIED AS 'F-1' - THE MOST RESTRICTIVE OCCUPANCY.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

NOTE: THE EXTENT OF THIS PROJECT IS A SINGLE STORY BUILDING CONSTRUCTED WITH UNPROTECTED STEEL COLUMNS, JOISTS, BEAMS, AND ROOF DECK, THEREFORE THE CONSTRUCTION CLASSIFICATION FOR THE BUILDING IS TYPE II-B. THE BUILDING IS FULLY SPRINKLERED.

TABLE 504.3 'ALLOWABLE HEIGHT'
OCCUPANCY GROUP F-1: HEIGHT LIMITATION OF 75'-0" ABOVE THE GRADE PLANE AREA

TABLE 504.4 'ALLOWABLE NUMBER OF STORIES'
OCCUPANCY GROUP F-1: HEIGHT LIMITATION OF 3 STORIES ABOVE THE GRADE PLANE AREA

TABLE 506.2 'ALLOWABLE AREA'
OCCUPANCY GROUP F-1: 62,000 SF MAX FOR SINGLE STORY SPRINKLERED BUILDING.

ACTUAL BUILDING: 35'-0" HIGH
SINGLE STORY
50,743 SF.

THIS BUILDING QUALIFIES FOR ALLOWABLE BUILDING HEIGHT AND AREA.

CHAPTER 6 - TYPES OF CONSTRUCTION

SECTION 602.2 'TYPES I AND II'
TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS.

BUILDING ELEMENTS

STRUCTURAL FRAME	INCLUDING COLUMNS, GIRDERS, TRUSSES	0 HOURS / NONCOMBUSTIBLE
BEARING WALLS	EXTERIOR (>30')	0 HOURS / NONCOMBUSTIBLE
	INTERIOR	0 HOURS / NONCOMBUSTIBLE
NONBEARING WALLS	EXTERIOR (>30')	0 HOURS / NONCOMBUSTIBLE
	INTERIOR	0 HOURS / NONCOMBUSTIBLE
FLOOR CONSTRUCTION	INCLUDING SUPPORTING BEAMS AND JOIST	0 HOURS / NONCOMBUSTIBLE
ROOF CONSTRUCTION	INCLUDING SUPPORTING BEAMS AND JOIST	0 HOURS / NONCOMBUSTIBLE

THIS BUILDING IS CLASSIFIED AS TYPE II-B.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 703.6 'MARKING AND IDENTIFICATION'
FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR - CEILING OR ATTIC SPACES
2. BE REPEATED AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
3. INCLUDE LETTERING NOT LESS THAN 0.5 INCH HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.

CHAPTER 8 - INTERIOR FINISHES

803.1 'GENERAL' - STATES INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84. INTERIOR FINISH MATERIAL SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED RATINGS:

CLASS A: FLAME SPREAD 0 - 25, SMOKED DEVELOPED 0 - 450
CLASS B: FLAME SPREAD 26-75, SMOKED DEVELOPED 0 - 450
CLASS C: FLAME SPREAD 76-200, SMOKED DEVELOPED 0-450

803.11 'INTERIOR FINISH REQUIREMENTS BASED ON GROUP' - STATES INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THAT SPECIFIED IN TABLE 803.4 FOR THE GROUP AND LOCATION SPECIFIED. TABLE 803.4 REQUIRES THE FOLLOWING IN A SPRINKLERED ASSEMBLY:

VERTICAL EXITS AND EXIT PASSAGEWAYS - A
EXIT ACCESS CORRIDORS AND OTHER EXIT WAYS - A
ROOMS OR ENCLOSED SPACES - C

803.12 'STABILITY" - REQUIRES INTERIOR FINISH MATERIAL TO BE APPLIED OR FASTENED IN SUCH A MANNER THAT THE MATERIALS WILL NOT BECOME DETACHED WHEN SUBJECTED TO ROOM TEMPERATURES OF 200 DEGREES FAHRENHEIT FOR NOT LESS THAN 30 MINUTES.

803.13.4 'MATERIALS' - REQUIRES INTERIOR OR CEILING FINISHES THAT ARE NOT MORE THAN 0.25 INCHES THICK TO APPLIED DIRECTLY TO A NONCOMBUSTIBLE BACKING, WITH THE EXCEPTION OF CLASS A MATERIALS AND MATERIALS WHERE QUALIFYING TEST WERE MADE WITH THE MATERIAL SUSPENDED OR FURRED OUT FROM A NONCOMBUSTIBLE BACKING.

CHAPTER 9 - FIRE PROTECTION SYSTEMS

THIS BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.

CHAPTER 10 - MEANS OF EGRESS

TABLE 1004.1.1 'MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT'
FABRICATION AREA = 200 GROSS
42,777 GROSS SF (1 OCCUPANT / 200 GROSS) = 214 OCCUPANTS
BUSINESS AREA = 500 GROSS
7,966 GROSS SF (1 OCCUPANT / 100 GROSS) = 80 OCCUPANTS
TOTAL = 294 OCCUPANTS

TABLE 1005.1 'EGRESS WIDTH PER OCCUPANT SERVED'
F-1 WITH SPRINKLER SYSTEM = 0.15 INCHES PER OCCUPANT
CALCULATION:
294 OCCUPANTS (0.15" / OCCUPANT) = 44 OF EGRESS WIDTH (204" PROVIDED)

1017.2 ' LIMITATIONS'
EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2

TABLE 1017.2 'EXIT ACCESS TRAVEL DISTANCE'
STORAGE, 'F-1', = 250 FEET OF EXIT DISTANCE WITH A SPRINKLER SYSTEM.

TABLE 1017.2.2 'GROUP F-1 AND S-1 INCREASE'
STORAGE, 'F-1', = THE MAXIMUM EXIT DISTANCE SAHLL BE 400 FEET IN GROUP F-1 OR S-1 OCCUPANCIES WHERE:
1. THE BUILDING IS ONE STORY IN HEIGHT
2. THE MINIMUM HEIGHT FROM FINISHED FLOOR TO THE ROOF DECK IS 24'-0".
3. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

1017.3 ' MEASUREMENT'
EXITS SHALL BE SO LOCATED THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRACE TO AN EXIT. SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1017.2.

1016.2.1 'COMMON PATH OF EGRESS TRAVEL'
IN OCCUPANCY 'F-1' THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 100 FEET.

CHAPTER 29 - PLUMBING SYSTEMS

TABLE 2902.1 ' MINIMUM NUMBER OF PLUMBING FACILITIES'

WATER CLOSETS
294 TOTAL OCCUPANTS
(ASSUME 150 MALE & 150 FEMALE)
F-1: 1 WC PER 100 OCCUPANTS

REQUIRED MALE WC: 2 WC
REQUIRED FEMALE WC: 2 WC

PROVIDED MALE WC: 7 WC
PROVIDED FEMALE WC: 4 WC

THEREFORE CONDITIONS ARE MET.

LAVATORIES
294 TOTAL OCCUPANTS
(ASSUME 150 MALE & 150 FEMALE)
F-1: 1 WC PER 100 OCCUPANTS

REQUIRED MALE LAVATORIES: 2 LAVATORIES
REQUIRED FEMALE LAVATORIES: 2 LAVATORIES

PROVIDED MALE LAVATORIES: 6 LAVATORIES
PROVIDED FEMALE LAVATORIES: 4 LAVATORIES

THEREFORE CONDITIONS ARE MET.

SERVICE SINKS

REQUIRED SERVICE SINK: 1 SINK

PROVIDED SERVICE SINK: 1 SINK

THEREFORE CONDITIONS ARE MET.

DRINKING FOUNTAINS
294 TOTAL OCCUPANTS
F-1: 1 DRINKING FOUNTAIN PER 400 OCCUPANTS

REQUIRED DRINKING FOUNTAIN: 1 DRINKING FOUNTAIN
PROVIDED DRINKING FOUNTAIN: 1 BOTTLED WATER STATION IN THE BREAK ROOM

THEREFORE CONDITIONS ARE MET.

REVISIONS:

LAKEVIEW CORPORATE PARK, LOT 119 – BUILD TO SUIT
Pleasant Prairie, Wisconsin
CODE SHEET

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pidarchitects.com

Partners in Design
ARCHITECTS

PROJECT NO.: 522.19.055
DRAWN BY: MDS
CHECKED BY: WHB
DATE: 05.03.19
SHEET NO.: A0.1

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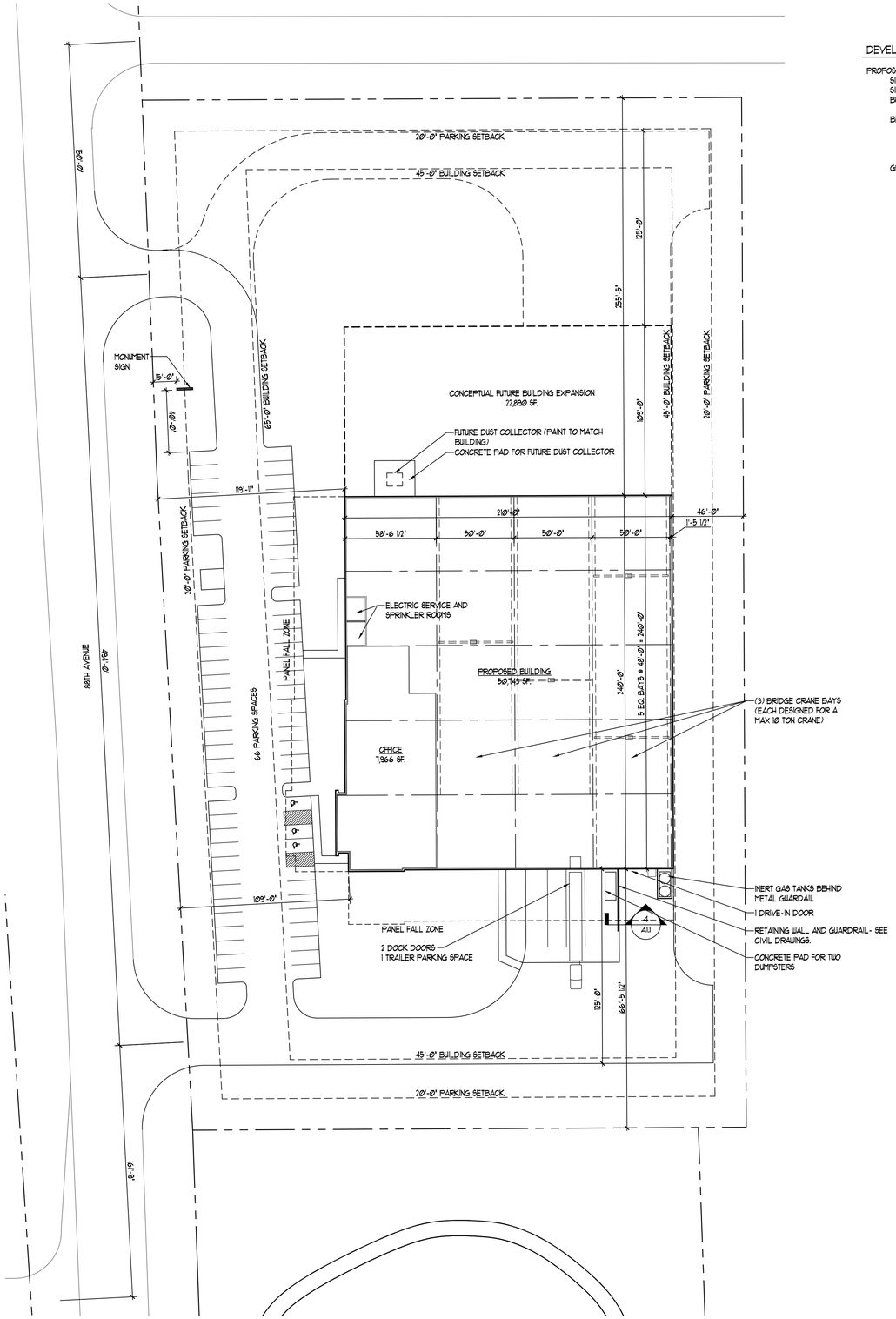


1 A1.1 SITE PLAN
1" = 40'-0"

DEVELOPMENT DATA:

PROPOSED LAKEVIEW LOT 119 - BUILD TO SUIT:	
SITE ZONING:	M-2, GENERAL MANUFACTURING DISTRICT
SITE AREA:	5.65 ACRES (246,379 SF.)
BUILDING FOOTPRINT AREA:	50,143 SF.
BLDG. COVERAGE RATIO:	
BUILDING IMPERVIOUS AREA:	50,143 SF.
ALL OTHER IMPERVIOUS AREA:	48,475 SF.
TOTAL IMPERVIOUS AREA:	99,218 SF.
TOTAL IMPERVIOUS PERCENTAGE:	40.3%
GREENSPACE COVERAGE RATIO:	
TOTAL LANDSCAPED AREA:	146,761 SF
TOTAL LANDSCAPED PERCENTAGE	59.7%
PARKING:	
TOTAL CAR SPACES (INCLUDING HANDICAPPED)	66 SPACES
TOTAL TRUCK/ DOCK SPACES	1 DOCK LOCATIONS
TOTAL DRIVE-IN DOORS	1 D.I.D

GENERAL SITE NOTES

1. ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARDS AND SHALL NOT GLARE ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.

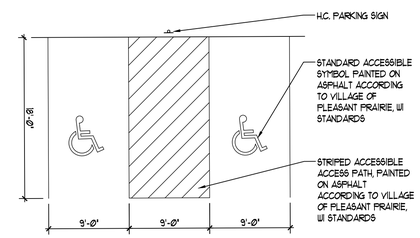
2. TRUCKS/TRAILERS PARKED OUTSIDE OF THE FACILITY SHALL NOT BE USED AS A MEANS OF ADDITIONAL STORAGE AND/OR WAREHOUSING SPACE, EXCEPT FOR THOSE TRUCKS/TRAILERS THAT HAVE BEEN LOADED AND ARE AWAITING IMPENDING DELIVERY OR THOSE THAT ARE IN QUEUE AND ARE AWAITING IMPENDING UNLOADING PROCEDURES.

3. AT NO TIME SHALL THERE BE ANY OUTDOOR STORAGE OF PALLETS (WOODEN, PLASTIC, OR METAL), RECYCLING MATERIALS, GARBAGE, LANDSCAPING EQUIPMENT OR LANDSCAPE MATERIALS, ETC.

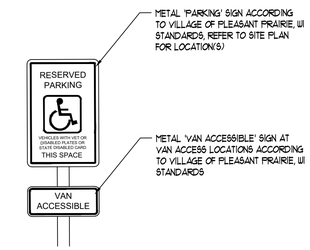
4. PROJECT PARCEL IS ZONED M-2, GENERAL MANUFACTURING DISTRICT.

5. THE LOCATION OF ALL CONSTRUCTION TRAILERS PARKED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL BE APPROVED BY THE VILLAGE OF PLEASANT PRAIRIE. NO CONSTRUCTION TRAILERS SHALL BE PARKED IN VILLAGE, COUNTY, OR STATE RIGHTS-OF-WAY. ALL CONSTRUCTION RELATED SIGNAGE SHALL BE APPROVED AND PERMITTED BY THE VILLAGE.

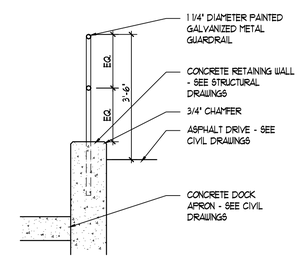
6. MUNICIPAL UTILITIES SHALL NOT BE BURIED UNDER EARTH BERMS OR TREE LANDSCAPING.



2 A1.1 TYP. H.C. PARKING STALL
1/8" = 1'-0"



3 A1.1 H.C. PARKING SIGN
1" = 1'-0"



4 A1.1 GUARD RAIL DETAIL
3/4" = 1'-0"

REVISIONS:

LAKEVIEW CORPORATE PARK, LOT 119 - BUILD TO SUIT
Pleasant Prairie, Wisconsin

SITE PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
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Partners in Design ARCHITECTS

PROJECT NO.: 522.19.055
DRAWN BY: JJH
CHECKED BY: WHB
DATE: 05.03.19
SHEET NO.: A1.1

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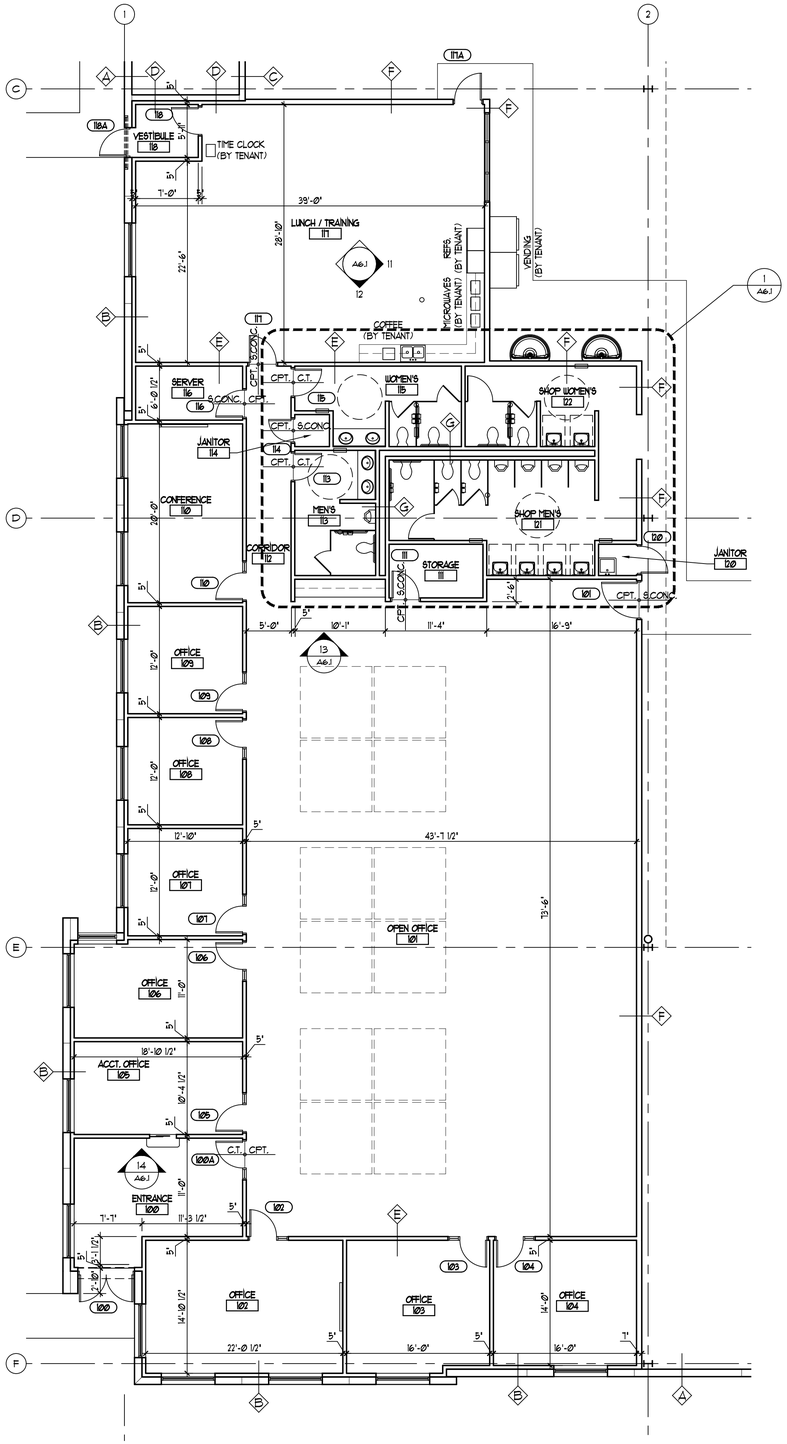
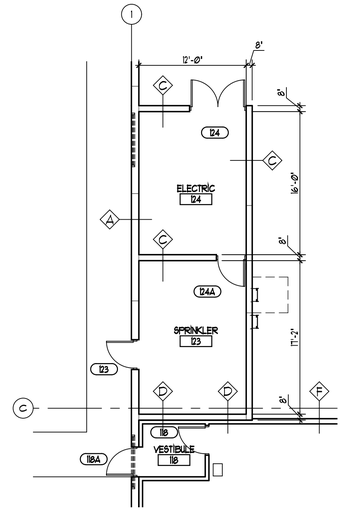


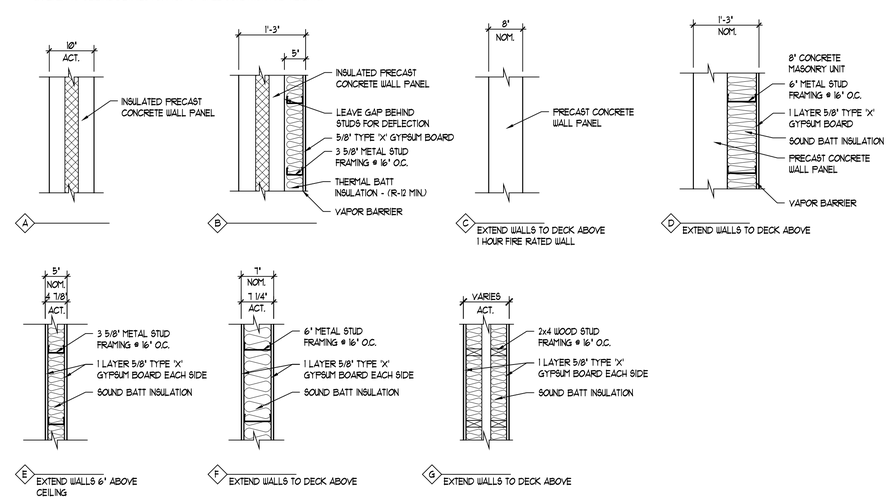
1 A3.2 OFFICE FLOOR PLAN
1/8" = 1'-0"



2 A3.2 ENLARGED FLOOR PLAN
1/8" = 1'-0"

WALL TYPES

1. ALL EXTERIOR WALLS TO BE TYPE 'A' UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO BE TYPE 'E' UNLESS NOTED OTHERWISE.
3. ALL GYPSUM BOARD TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
4. PROVIDE DEFLECTION TRACK AT UNDERSIDE OF METAL DECK UNLESS NOTED OTHERWISE
5. PROVIDE WALL BRACING TO STRUCTURE ABOVE AS REQUIRED.
6. PROVIDE ACOUSTIC SEALANT AT TOP & BOTTOM RUNNERS AT SOUND RATED WALLS.
7. CONFIRM THE REQUIRED STUD THICKNESS PER SELECTED MANUFACTURER'S LOAD TABLES FOR THE WALL HEIGHTS INDICATED ON THE PLANS.
8. PROVIDE GYPSUM BOARD EXPANSION JOINTS AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
9. REFER TO CEILING DETAILS FOR TOP OF WALL CONDITION AND HEIGHTS.



REVISIONS:

LAKEVIEW CORPORATE PARK, LOT 119 - BUILD TO SUIT
Pleasant Prairie, Wisconsin

ENLARGED FLOOR PLANS

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PROJECT NO.: 522.19.055
DRAWN BY: MDS
CHECKED BY: WHB
DATE: 05.03.19
SHEET NO.: A3.2

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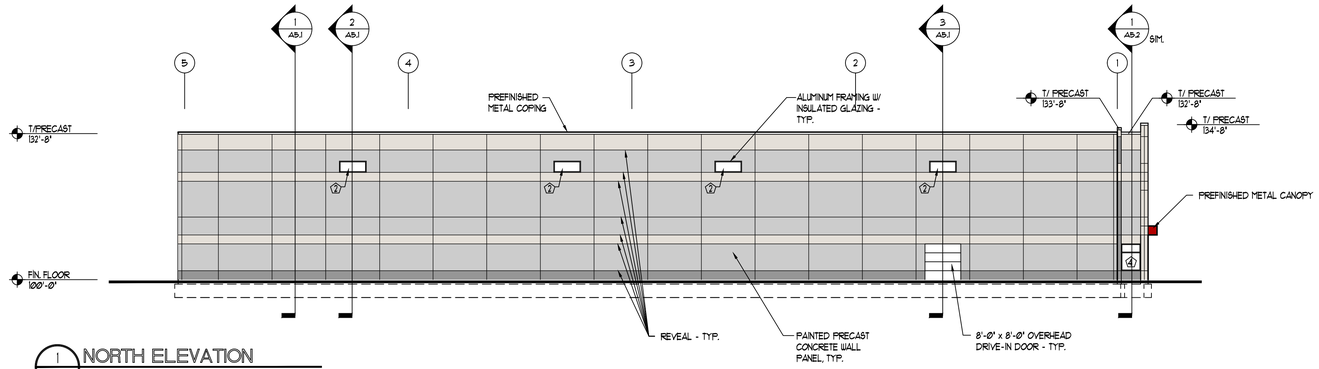
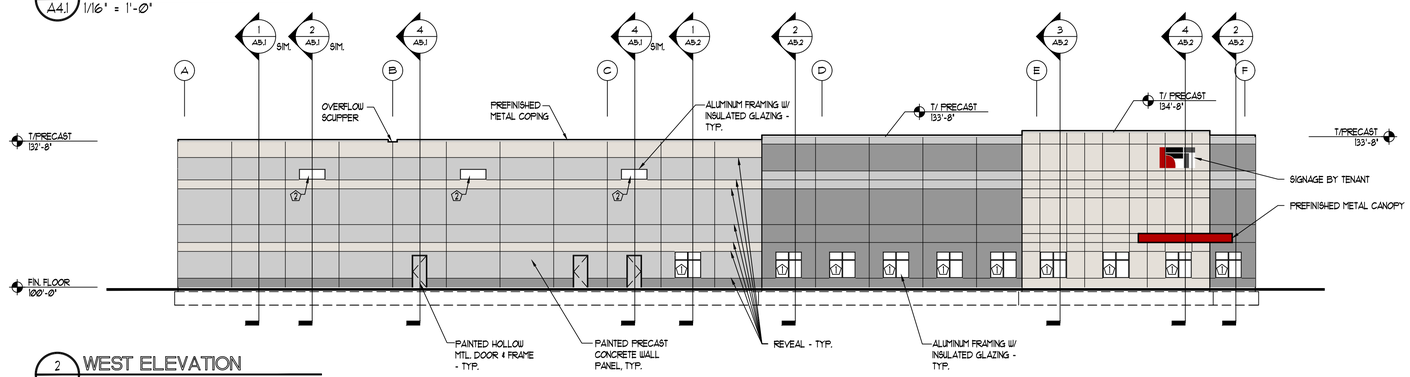
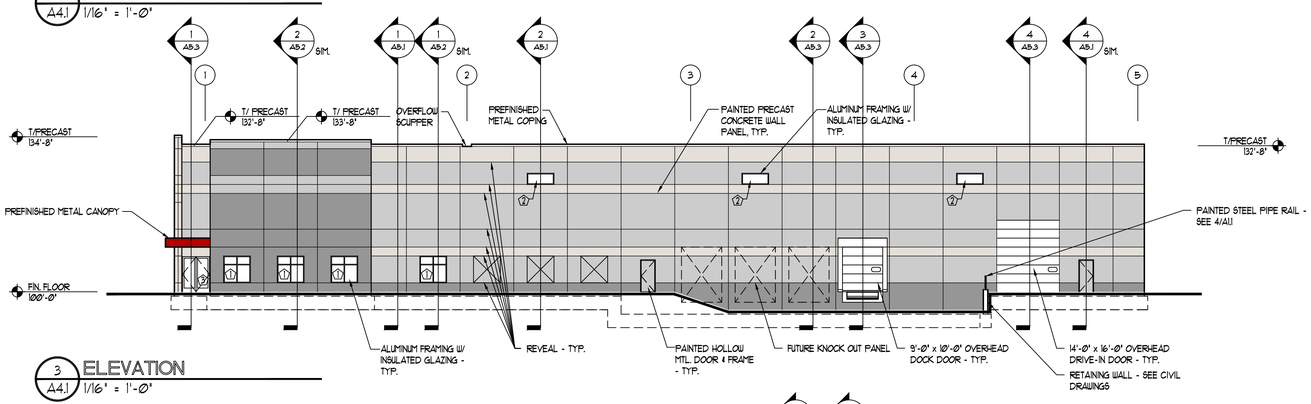


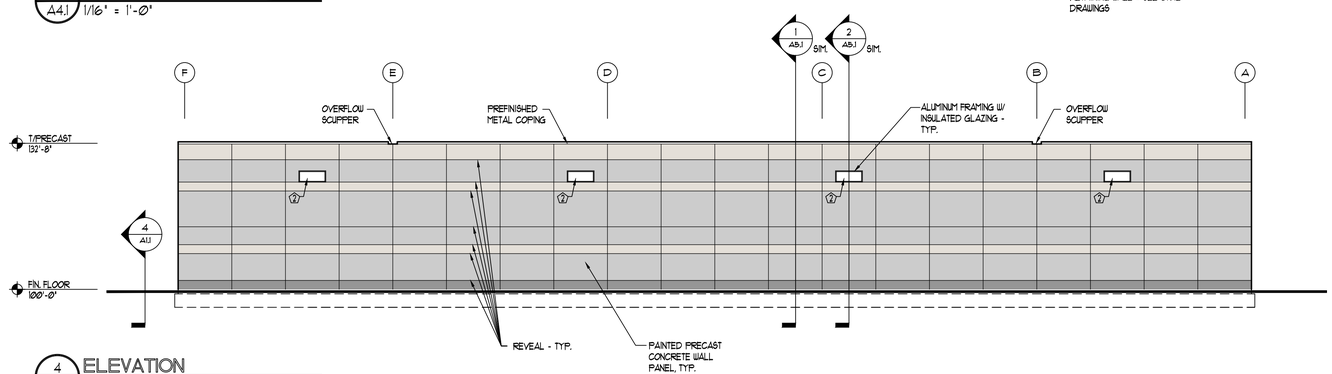
1 A4.1 NORTH ELEVATION
1/16" = 1'-0"



2 A4.1 WEST ELEVATION
1/16" = 1'-0"



3 A4.1 ELEVATION
1/16" = 1'-0"



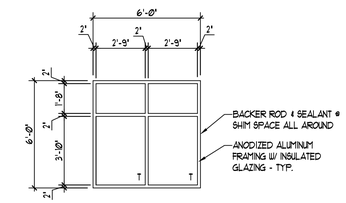
4 A4.1 ELEVATION
1/16" = 1'-0"

COLOR LEGEND:

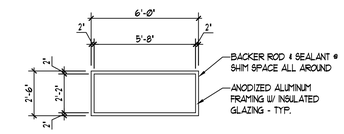
COLOR 1:
SHERWIN WILLIAMS - REPOSE GRAY, SW7015

COLOR 2:
SHERWIN WILLIAMS - DORIAN GRAY, SW7017

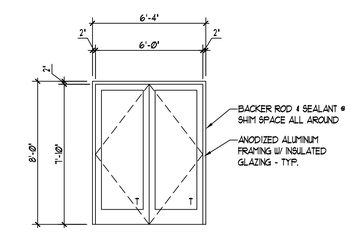
COLOR 3:
SHERWIN WILLIAMS - ANONYMOUS, SW7046



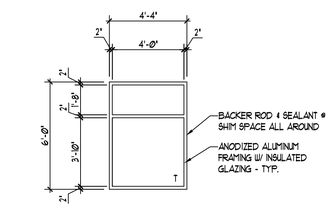
5 A4.1 TYPE 1 ALUM. FRAME ELEV.
1/4" = 1'-0"
T = TEMPERED GLAZING



6 A4.1 TYPE 2 ALUM. FRAME ELEV.
1/4" = 1'-0"
T = TEMPERED GLAZING



7 A4.1 TYPE 3 ALUM. FRAME ELEV.
1/4" = 1'-0"
T = TEMPERED GLAZING



8 A4.1 TYPE 4 ALUM. FRAME ELEV.
1/4" = 1'-0"
T = TEMPERED GLAZING

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REVISIONS:

LAKEVIEW CORPORATE PARK, LOT 119 - BUILD TO SUIT
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EXTERIOR ELEVATIONS

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PROJECT NO.: 522.19.055
DRAWN BY: MDS
CHECKED BY: WHB
DATE: 05.03.19
SHEET NO.: A4.1

G. Consider the request of Richard Pipek with In Studio Architects for approval of **Site and Operational Plans** including the **Digital Security Imaging System (DSIS) Agreement and DSIS Easement** to construct a 127,156 square foot Extra Space Storage facility and associated site improvements on property located east of 9201 Wilmot Road.

Recommendation: Village staff recommends that the Plan Commission approve the **Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of June 10, 2019.

VILLAGE STAFF REPORT OF JUNE 10, 2019

Consider the request of Richard Pipek with In Studio Architects for approval of **Site and Operational Plans** including the **Digital Security Imaging System (DSIS) Agreement and DSIS Easement** to construct a 127,156 square foot Extra Space Storage facility and associated site improvements on property located east of 9201 Wilmot Road.

The petitioner is requesting approval of Site and Operational Plans for the construction of a 127,156 square foot Extra Space Storage facility and associated site improvements on a 6.2 acre property located east of 9201 Wilmot Road.

Previous Approvals: On February 4, 2019, the Village Board conditionally approved of a **Master Conceptual Plan** for the development of three (3) limited use industrial related buildings and associated site improvements on the vacant 17.6 acres of land located east of 9201 Wilmot Road at the southwest corner of CTH H (88th Avenue) and CTH C (Wilmot Road) for a limited manufacturing development.

On March 18, 2019, the Village Board conditionally approved of a **Certified Survey Map, Easement Vacation documents and an Addendum to the Memorandum of Understanding (MOU) including Site Development Plans** for Prairie Holdings LLC, the owner of the vacant property east of 9201 Wilmot Road to create three (3) properties pursuant to the Master Conceptual Plan and to grade the properties and install private improvements (private road, street lights, mass grading of the sites and construction of two storm water basins) to service the new lots. The CSM has been recorded, the MOU was executed and work is commencing on the properties to install the required improvements. The required improvements shall be completed, inspected and approved by the Village prior to occupancy of this new Extra Space Storage building.

EXTRA SPACE STORAGE: Bruno's Self Storage 3, operating as Extra Space Storage will be a 127,156 square foot building located at 9001 Wilmot Road. Within the building will be a 1,000 square foot office area and climate controlled storage units ranging in size from 5' x 5' to the largest which is 30' x 10'. All storage units are located inside the climate controlled building.

All persons/businesses that rent a storage unit would access the building in their vehicle through an overhead door on the north side of the building. Upon entering, the overhead garage door will close and the customer would continue to drive through a large center aisle to the appropriate storage aisle to unload or retrieve items from their units and exit the building on the south.

There is no access to the storage units from outside of the building. The building and site is monitored with camera systems and the exterior of the site will be monitored pursuant to the Village's Security Ordinance with a Digital Security Imaging System (DSIS) pursuant to the requirements of Chapter 410 of the Village Municipal Code. The pre-cast panel building will provide for windows and a metal entry feature at the main office entry and by the required exterior man door fire exits from the building.

The lot will not have direct driveway access to CTH C, but will have access through a private roadway south of the property that connects to CTH H and CTH C and a private driveway that connects the building to the referenced private roadway. The building will be connected to municipal water and sewer and all associated storm water will drain into the shared stormwater basin on the adjacent lot. Approximately 37.6% of the site will remain as open space.

The office hours will be 9:00 am-6:30 pm and the self-service storage access will be 7:00 am-9:00 pm. The facility will employ 2 full time employees and would expect about 6 daily

trips from their customers. A total of 12 parking spaces (including 1 handicapped accessible parking space) will be provided adjacent to the office area of the building.

The building construction is proposed to start this summer with the facility to be completed and open by December of 2019.

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

1. The Site and Operational Plans have been reviewed for conformance with 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 and detailed engineering plans shall be prepared and reviewed. **The following changes shall be made to the plans and three (3) revised paper copies and one electronic copy of the Site and Operational Plans with a written description of how each of the comments below have been addressed and on which plan sheet shall be submitted for final staff review:**

    a. See ***attached*** comments dated May 20, 2019 from the Village Engineering Department.

    b. See ***attached*** comments dated May 23, 2019 from the Village Fire and Rescue Department.

    c. Provide detail sheets for water and sewer.

    d. On Sheet 13 show the Sanitary Sewer Sampling Manhole.

    e. The address of this facility will be 9001 Wilmot Road. Correct the plan sheets that reference the incorrect address of 9201 Wilmot Road.

    f. Add a Site Data chart to Sheet A1-0 that includes the following information:

        - Zoning District: M-1, Limited Manufacturing District
        - Lot area (ac. and sq. ft)
        - Building area (sq. ft.)
        - Area of impervious surface within the development (ac. and sq. ft.)
        - Area of open space (ac. and sq. ft)
        - % of open space within the development
        - Total parking spaces
        - # of handicapped parking spaces

    g. Provide a dimensioned site plan that shows all site dimensions, building and parking lot locations with all setbacks to property lines, width of the driveways access/exit areas to the site (maximum width is 35 feet at the property line). It appears that Sheet 12 shows some setbacks and dimensions. The topographic information is not required on this plan sheet. Sheet A2.0 should be used updated to use as the dimensioned site plan.

    h. A signage plan with sign details are required to be included in the Site and Operational Plans. All signs shall comply with Article X of the Village Zoning Ordinance.

    i. A primary monument sign is required for all commercial/industrial buildings in the Village. This sign location with setback and sign details shall be provided on the plans. This sign shall be located near adjacent to Wilmot Road and shall meet the following requirements:

- The Village staff recommends that the sign display area be limited to 72 square feet of display area per side.
- The Village staff recommends a maximum height of 8 feet since the property abuts a residential area.
- Minimum setback distance: 15 feet from any public street or highway right-of-way line.
- Shall include the full street address of the building "9001 Wilmot Road". The address may be placed on the base of the sign.
- Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
- Shall be placed on a solid-appearing decorative base of the same material as the building, which supports a minimum of 75% of the horizontal dimension of the sign display. The base of the sign shall have a height that does not exceed the vertical dimension of the sign display and does not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.

j. Wall sign details including dimensions shall be shown on the signage plan. Based on the size of the building the total allowable commercial advertising wall signage allowed is 300 square feet. The wall signs shall be securely mounted on the exterior wall of a building and shall not extend more than 12 inches from the building's wall surface. In addition, no sign raceways and no visible electrical "crossovers" are allowed.

k. Provide detail and size of the building information signs (Drive Thru and Exit). If any other on-site informational/directions signs proposed shall be shown. Free standing signs shall not exceed 4 feet in height.

l. Required handicapped parking sign details shall be shown on the plans. Note that the u-channel posts are not accepted. Black or bronze pole with a top cap is acceptable.

m. Parking lot and pavement parking shall be the same color (yellow or white). Note on the plans.

n. On Sheet 14 it indicates that Grass around site will be prairie grass. This is not acceptable. The site shall include manicured lawn. Revise the plans.

o. Additional groupings/clustered landscaping is required along the south side of the building.

p. Additional landscaping is required on the berm on the north side of the property.

q. Add groupings of plants along the east side of the building.

r. Add foundation plantings.

s. In the plant material schedule add minimum tree heights as 6 feet and minimum planting size of shrubs at 24 inches. Include all plant materials in this schedule.

t. On Sheet 14 indicate which materials are being planted where.

u. Lighting on the building is acceptable provide that the lights are pointed

downward and shielded to that they do not glare. Please verify. In addition, verify if the parking lot area on the north side of the building has adequate lighting for the DSIS cameras.

3. The attached DSIS Agreement and Easement shall be finalized and executed prior to occupancy. Additional comments related to the camera plans and specs are forthcoming upon review from our IT Department.

4. **Upon approval of the revised Final Site and Operational Plans, and prior to the issuance of the required permits the following shall be submitted (1 paper copy and a pdf copy):**

   a. Need written proof of ownership.

   b. Written approval shall be provided from any easement holder(s) for proposed grading work within easement limits.

   c. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue Department's Memorandum.

   d. Erosion Control Permit application and plans.

   e. WI DNR Notice of Intent.

   f. Village work in the right-of-way permit is required for the sewer and water connections to the public mains.

   g. Copy of City of Kenosha Airport Approval letter was received.

   h. Building and Zoning Permit application and State approved building plans. In addition, see **attached** comments from the Village Building Inspection Department dated May 22, 2019.

   i. Village Business License and application and $25 application fee. [Note: The business license certificate shall be issued at time of occupancy and shall be renewed annually.]

   j. Village fence application and plan for the required 6 foot high temporary construction cyclone fence and the gate. Gate shall be daisy chained locked with F & R Knox lock.

   k. If a temporary development sign listing the project and contractors is proposed, then a sign permit application and related material shall be submitted.

5. **<u>Upon satisfaction of the above conditions</u> and prior to work commencing on the site related to this approval, a preconstruction meeting shall be scheduled (coordinate date and time with Jean Werbie-Harris, which is not less than 10 days after the building and zoning permit application including State approved plans and letters are submitted)**. **The purpose of the pre-construction meeting is to discuss the construction, site logistics, schedule, inspection process and requirements in detail with the owner, engineer, general contractor, underground and building contractors, and the staff inspectors.**

   <u>The Design Engineer of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting</u>. The Developer's Design Engineer of Record is responsible for the following for the pre-construction meeting:

   a. Attendance at pre-construction meeting - <u>Developer/Design Engineer shall</u>

invite and attendance is required for the following people at the pre-con meeting – Owner, Design Engineer of Record, Project Superintendent for this project, General Contractor and other trades as applicable.

b. Pre-construction agenda - A sample agenda will be provided by the Village staff to the Design Engineer. The Design Engineer shall tailor the agenda to the project and provide copies for all attendees. (Pre-con minutes shall be emailed by Design Engineer back to all attendees within 7 days of meeting).

c. Project construction schedule – 11" by 17" must be of readable size. Provide copy for all attendees.

d. Site logistics plan – identify the trailer location, site contractor directional signage, on-site contractor parking, gravel access road, travel route to the site, construction site fencing location proposed hours of operation. Provide copy for all attendees.

e. Final set of approved plans – bring 1 full size set and 3 reduced size sets (half size) for discussion purposes.

f. Attendee sign in sheet – circulate at meeting.

g. List of emergency contact information and business cards – Owner, Design Engineer of Record, Project Superintendent for this project, Underground Utilities Contractor, and General Contractor. Provide copy for all attendees.

6. **Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from Village Building Inspection Department and construction may commence.**

7. **Other Comments**:

a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon $1.94 per $1,000 of valuation as determined by the Village Assessing Department).

b. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.

c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.

d. There shall be no construction vehicle parking or equipment storage permitted in Wilmot Road (CTH C), 88th Avenue (CTH H) or the adjacent private roadways adjacent to the Lot. On-site (off-street) gravel parking areas shall be designed to accommodate all construction related workers and site visitors.

e. Prior to work commencing on the site, all required permits shall be issued by the Village and 6' construction fences around the perimeter of the site shall be in place and inspected and maintained throughout construction.

f. The Village shall approval the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in adjacent rights-of-way.

g. All construction related signage, the required temporary construction fencing and the construction trailers (s) shall be approved and permitted by the Village.

h. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view. All air conditioning units/gas meters shall be mounted at grade and screened, not mounted on the side of the building.

i. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

j. No outside temporary banners or signs are allowed except for a grand opening sign which is allowed with Village Sign Permit.

k. No outside storage is allowed with this facility.

l. **After the installation of the footings and foundations and prior to constructing the building framing/setting pre-cast panels, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that the buildings meets all of the required setbacks (pdf copy).**

m. Prior to verbal occupancy, all public/private improvements pursuant to the MOU with Prairie Holdings, LLC shall be completed, inspected, and Village approved in accordance with the MOU on file with the Village.

n. Prior to verbal occupancy, the DSIS shall be inspected, operational and accepted by the Village. Contact Ryan Marquart for inspection and approval at 262-948-8915.

o. Prior to verbal occupancy, all curb and gutter, paving and striping shall be completed and inspected.

p. Prior to verbal occupancy, all required landscaping, fencing and screening for the development shall be installed. A written letter of verification and certification shall be provided to the Village by the landscape installer that all landscaping has been installed in accordance with the approved landscape plan. However, if cold weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village a cash deposit, a letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

q. Prior to verbal occupancy, all <u>monument and building signage</u> shall be installed and inspected. All signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance. A written letter of verification and certification shall be provided to the Village by the signage installer that all monument sign, directional and building signage has been installed in accordance with the approved signage plan.

r. Prior to verbal occupancy all man-door entrances and exits shall be attractively numbered on the exterior and interior beginning at the main entrance and moving clockwise around the building. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot

(minimum size of 3 inch attractive numbers placed on the same location of each door).

s. Prior to verbal occupancy, each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.

t. Prior to verbal occupancy, one (1) electronic copy of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces meet the minimum setbacks and that all pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.

u. Prior to verbal occupancy, one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

v. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.

w. All Village fees incurred by the Village Community Development, Engineering and Public Works Departments and/or expert assistant required by the Village throughout the development will be billed directly to the Developer. Such fees shall be paid in a timely manner.

DEV1905-006

MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Peggy Herrick, Assistant Planner / Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: Extra Space Storage

DATE: May 20, 2019

Peggy,

The Engineering Department has reviewed the submitted engineering plans for the proposed project. We have the following comments listed below and noted on the attached mark-up plan. Refer to both this memo and mark-up plan sheets for all engineering comments.

See comments on attached mark-up plan sheets.

1. Only plan sheets with comments are included.

2. Comments that apply to multiple locations are not repeated for every occurrence.

Miscellaneous Comments

3. Additional information is needed for the sewer and water utilities for further review.

The plans have been reviewed for conformance with 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 and as additional information is provided.

Attachments: Plan Mark Up Sheets
***

ENGINEERING PLAN REVIEW
PLAN MARK UP
MAY 20, 2019

NEW BUILDING FOR:

BRUNO'S SELF STORAGE 3

9201 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158

PROJECT NAME SHALL BE CONSISTENT THROUGHT ENTIRE PLAN SET. PREFER PROJECT TO BE "EXTRA SPACE STORAGE" IF THAT IS WHAT THE BUSINESS IS CALLED

IS THIS THE CORRECT ADDRESS FOR THIS BUILDING?

GENERAL NOTES:

A. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.

B. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

D. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.

E. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

F. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE THIS CONTRACT AS DIRECTED BY THE OWNER.

G. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FACE OF WALL FINISH, U.N.O.

H. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

I. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

J. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

K. CONTRACTOR TO PROVIDE SHOP DRAWINGS/ SUBMITTALS FOR CASEWORK, GLAZING, DOORS AND HARDWARE, AND OTHER SPECIALTY ITEMS PRIOR TO ORDERING.

ADD VILLAGE STANDARD NOTE:
"PRIOR TO CONSTRUCTION,, A PRECONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD".

SHEET INDEX:

A1.0 TITLE SHEET, SHEET INDEX, LOCATION MAP

Civil
1 COVER
2 GENERAL NOTES
3 CONSTRUCTION DETAILS 1
4 CONSTRUCTION DETAILS 2
5 CONSTRUCTION DETAILS 3
6 CONSTRUCTION DETAILS 4
7 CONSTRUCTION DETAILS 5
8 EXISTING SITE PLAN
9 GRADING PLAN
10 EROSION CONTROL PLAN
11 EROSION CONTROL PLAN DETAILS
12 SITE PLAN
13 UTILITY PLAN
14 LANDSCAPING PLAN
15 LIGHTING PLAN - PHOTOMETRIC PLAN N.

Architectural
A1.2 LIFE SAFETY PLAN
A2.0 ARCHITECTURAL SITE PLAN
A3.1 CONSTRUCTION PLAN
A3.2 ENLARGED PLANS & DETAILS
A3.3 REFLECTED CEILING PLAN
A3.4 FINISH FLOOR PLAN AND ROOM FINISH SCHEDULE
A4.1 DOOR SCHEDULE, TYPES AND DETAILS
A4.2 INTERIOR ELEVATIONS AND DETAILS
A5.1 BUILDING ELEVATIONS
A5.2 ENLARGED ELEVATIONS
A5.3 HVAC LINE OF SIGHT ELEVATIONS
A6.1 BUILDING SECTIONS
A6.2 WALL SECTIONS
A6.3 WALL SECTIONS
A7.1 ROOF PLAN

Structural
S0.0 3D VIEWS AND TITLE SHEET
S0.1 GENERAL NOTES
S0.2 SCHEDULES
S1.0A FOUNDATION PLAN
S1.0B FOUNDATION PLAN
S1.1A ROOF FRAMING PLAN
S1.1B ROOF FRAMING PLAN
S3.0 CONCRETE SECTIONS & DETAILS
S3.1 CONCRETE SECTIONS & DETAILS
S3.2 PRECAST SECTIONS & DETAILS
S5.0 STEEL SECTIONS & DETAILS
S5.1 STEEL SECTIONS & DETAILS

PROJECT INFORMATION:

OCCUPANCY:	S1
CONSTRUCTION TYPE	IIB
SQUARE FOOTAGE:	127,156 SF
NUMBER OF FLOOR LEVELS	1
FULLY SPRINKLERED	YES, NFPA 13

UNLIMITED AREA BUILDING – CODE INFORMATION: BUILDING WILL BE CONSTRUCTED AS AN UNLIMITED AREA BUILDING PER IBC 2015, SECTION 507. BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13). BUILDING IS SURROUNDED ON ALL SIDES BY AN INCREASED OPEN SPACE OF 60' OR MORE. THE BUILDING IS ONE STORY ABOVE GRADE, WITH NO BASEMENT. THE BUILDING IS CLASSIFIED AS S-1, MODERATE HAZARD STORAGE.

VICINITY MAP
NTS

NORTH

in. studio architecture
833 E. Michigan St. | Suite 540 | Milwaukee, WI 53202
ph. 414.278.6804 | www.instudioarch.com

NEW BUILDING FOR:
BRUNO'S SELF STORAGE 3
9201 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158

REVISIONS
NO. REV. DATE DESCRIPTION

PROJECT INFO
Original Issue Date
05/07/2019
Project No.
18.127
Drawn By
BH

SHEET TITLE
TITLE SHEET, SHEET INDEX, LOCATION MAP

A1.0

PLEASANT PRAIRIE PLAN COMMISSION SUBMITTAL

Y:\Shared\in.Studio\ACTIVE PROJECTS\Bruno's Self Storage 3, LLC\4-Construction Documents\19 0502 BRUNO SELF STORAGE.rvt
5/7/2019 3:54:56 PM

© in. studio architecture, llc.

PRAIRIE HOLDINGS, LLC

O0480010

9201 WILMOT ROAD

VILLAGE OF PLEASANT PRAIRIE

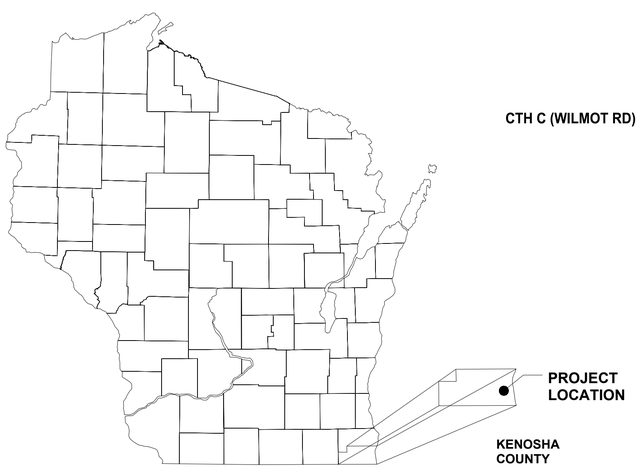
KENOSHA COUNTY, WI

REVISE

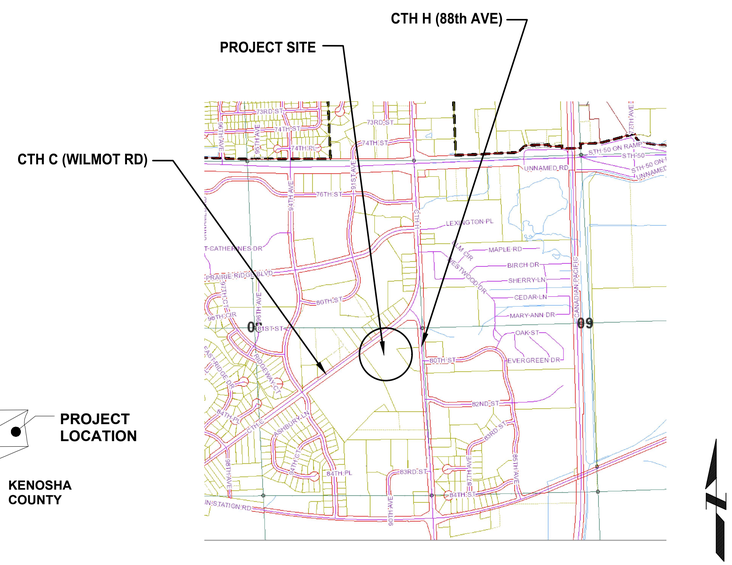
ADD VILLAGE STANDARD NOTE:
"PRIOR TO CONSTRUCTION,, A PRECONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD".

DRAWING INDEX

Sheet Number	Sheet Title
1	Cover
2	General Notes
3	Construction Details 1
4	Construction Details 2
5	Construction Details 3
6	Construction Details 4
7	Construction Details 5
8	Existing Site Plan
9	Grading Plan
10	Erosion Control Plan
11	Erosion Control Plan Details
12	Site Plan
13	Utility Plan
14	Landscaping Plan
15	Lighting Plan - Photometric Plan N.



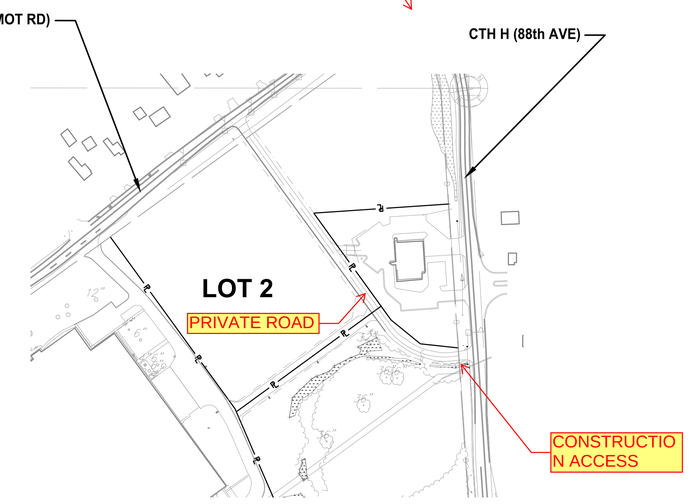
GENERAL LOCATION MAP



PROJECT LOCATION MAP

ADD NOTE REGARDING CONSTRUCTION ACCESS:
CONSTRUCTION ACCESS IS CTH"H" TO PRIVATE ROAD. CTH "C" IS NOT TO BE USED FOR CONSTRUCTION ACCESS.

EXPAND TO SHOW ROUNDABOUT



GENERAL LAYOUT

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY: KKR, AJT
DRAWN BY: AL, KKR
CHECKED BY: KKR
DATE CHECKED: 5-6-19

DATE REVISION

DRAWING TITLE
COVER

PROJECT No.
B1400010

DRAWING No.
1

DWG 1 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

PLOT DATE 5/6/2019 4:48 PM
P:\0630010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\1 COVER.DWG KEVIN K. RISCH SAVE TIME 5/5/2019 11:52:17 AM

CONTACTS

GOVERNING AGENCY CONTACTS

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PLEASANT PRAIRIE, WI 53158
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EMAIL:mt1734@att.com

TDS TELECOM
SOUTHEAST WISCONSIN
OFFICE:(877) 483-7142

TIME WARNER CABLE/SPECTRUM
STEVE CRAMER
UTILITY COORDINATOR
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EMAIL:steve.cramer@twcable.com
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ELECTRICAL EMERGENCY: (800) 662-4797

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SOUTH EASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC)

JOHN WASHBURN & ROB MERRY
SECTION CORNERS
OFFICE:(262) 953-4295
EMAIL:jwashburn@sewrpc.org

ADD OWNER'S OR OWNER'S REPRESENTATIVE CONTACT INFORMATION

SYMBOL LEGEND

CTV — CABLE TV PEDESTAL
SATELLITE DISH
T — TELEPHONE BOX
TELEPHONE BOOTH
TELEPHONE POLE
TELEPHONE MANHOLE
T — TELEPHONE PEDESTAL
TELEPHONE PEDESTAL PAY PHONE
FIRE HYDRANT
FLUSH OUT HYDRANT
SPIGOT — WATER SPIGOT
W — WATER SERVICE BOX
WELL
W — WATER METER
WATER MANHOLE
WATER VALVE
E — ELECTRIC BOX
E — ELECTRIC METER
E — ELECTRIC MANHOLE
E — ELECTRIC PEDESTAL
FLOOD LIGHT
HANDHOLE
ORNAMENTAL STREET LIGHT
PARKING LOT LIGHT DOUBLE
PARKING LOT LIGHT SINGLE
POWER POLE
POWER POLE WITH LIGHT
POWER POLE W/TRANSFORMER
POWER POLE W/TRANSFORMER & LIGHT
STREET LIGHT
KT — TRANSFORMER BOX

YARD LIGHT
SPRINKLER CONTROL BOX
SPRINKLER HEAD
G — GAS SERVICE BOX
G — GAS METER
GR — GAS REGULATOR
GAS VALVE
GAS VENT PIPE
REFLECTIVE PAVEMENT MARKER 1 WAY
REFLECTIVE PAVEMENT MARKER 2 WAY
RAILROAD FLASHING SIGNAL
RAILROAD CROSSING GATE
RAILROAD CROSSBUCK
CO — CLEANOUT
LIFT STATION — LIFT STATION
SANITARY MANHOLE
SEPTIC TANK — SEPTIC TANK
SEPTIC VENT — SEPTIC TANK VENT
END SECTION METAL
CATCH BASIN
CATCH BASIN SQUARE
DS — DOWNSPOUT
END SECTION CONCRETE
INLET AT CURB
STORM MANHOLE
BENCHMARK
CHISLED X
DATA COLLECTION POINT
MONUMENT
PK — PK NAIL
TRAVERSE POINT

QUARTER CORNER
RIGHT-OF-WAY MARKER
SECTION CORNER
WC — WITNESS CORNER
PRIVATE SIGN POST
STREET SIGN
TRAFFIC SIGN
BUSH
CONIFEROUS TREE
DECIDUOUS TREE
STUMP
GAS TANK FILLER CAP
INSPECTION WELL
METER UNKNOWN
MANHOLE
PUMP — PUMP
RISER — UTILITY RISER AT POLE
W — UTILITY WARNING SIGN
VALVE UNKNOWN
VENT — VENT PIPE
JUNCTION BOX
STRAIN POLE
TRAFFIC SIGNAL MAST ARM
TRAFFIC SIGNAL CONTROLLER
TRAFFIC SIGNAL POST 2 WAY
TRAFFIC SIGNAL POST 3 WAY
TRAFFIC SIGNAL PED. SIGNAL HEAD
TRAFFIC SIGNAL PED. PUSH BUTTON
CORES IN PAVEMENT
SOIL BORING
AIR CONDITIONER

ANTENNA — ANTENNA
BOLLARD
CATTLE PASS — CATTLE PASS
DELINEATOR
DRAINAGE MARKER
FLAG POLE
GUY POLE
GUY WIRE
MB — MAILBOX
PARKING BLOCK
PILLAR
PARKING METER
POST OR MISC. POLE
TANK — TANK
GATE POST
IRON PIN FOUND
FOUND 3/4" REBAR
FOUND 1/4" IR
FOUND 2" IP
FOUND RR SPIKE
FOUND MISC
FOUND MISC
FOUND PK NAIL
FOUND SPIKE
FOUND/PLACE CHIS "X"
FOUND/SET SECTION CORNER
SET 3/4" REBAR
SET #10 REBAR
SET PK NAIL

AC — EXISTING ACCESS CONTROL
AC — PROPOSED ACCESS CONTROL
BREAK
CATV — CABLE TV LINE
CATV(FO) — CABLE TV (FIBER OPTIC) LINE
OHCATV — OVERHEAD CABLE TV LINE
COM — COMMUNICATION LINE
DITCH LEFT (PROFILE)
DITCH RIGHT (PROFILE)
// — ELECTRIC CONDUIT
OHE — OVERHEAD ELECTRIC LINE
UGE — UNDERGROUND ELECTRIC LINE
X — FENCE
FO — FIBER OPTIC LINE
EXISTING FLOW LINE
G 12" — GAS (SIZE)
EXISTING GUARD RAIL
PROPOSED GUARD RAIL
EXISTING HAND RAIL
PROPOSED HAND RAIL
HW — HEATED WATER
HEDGE LINE
KEYWAY
LAT — SANITARY LATERAL
PERMANENT EASEMENT
PM CROSSWALK
PROPERTY LINE
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY

RAIL ROAD TRACKS
RW 24" — RAW WATER LINE (SIZE)
REMOVAL - 1
REMOVAL - 2
REVERSE SLOPE
SANITARY PIPE
COMBINATION SEWER PIPE
FM — SANITARY FORCE MAIN
SECTION LINE
DWG PILING
SILT FENCE
STAGE CONSTRUCTION JOINT
STORM EXISTING
STORM PROPOSED
STORM LINE (WATER MAIN QUALITY)
OHT(FO) — OVERHEAD TELEPHONE (FIBER OPTIC)
UGT(FO) — UNDERGROUND TELEPHONE (FIBER OPTIC)
OHT — OVERHEAD TELEPHONE
UGT — UNDERGROUND TELEPHONE
TEMPORARY CONSTRUCTION EASEMENT - 1
TEMPORARY CONSTRUCTION EASEMENT - 2
TEMPORARY TREE EASEMENT
EXISTING TOP/BOTTOM OF SLOPE
PROPOSED TOP/BOTTOM OF SLOPE
TREE LINE
UNDERDRAIN LINE
W 10" — WATER LINE (SIZE)
IRRW — WATER IRRIGATION LINE

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY: KKR, AJT
DRAWN BY: AL, KKR
CHECKED BY: KKR
DATE CHECKED: 5-6-19

DATE REVISION

DRAWING TITLE
GENERAL NOTES

PROJECT No.
B1400010

DRAWING No.
2
DWG 2 OF 15 DWGS

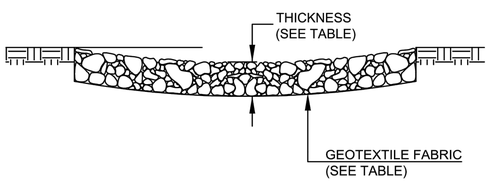
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\06530010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH SAVE TIME 5/1/2019 3:35:59 PM PLOT DATE 5/6/2019 4:48 PM

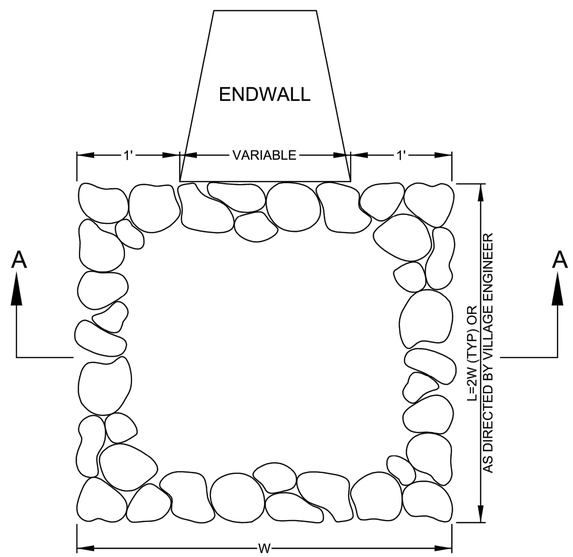
ELIMINATE IF NOT APPLICABLE TO THIS PROJECT.

NOTE:
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWERS

RIPRAP	RIPRAP THICKNESS	GEOTEXTILE FABRIC TYPE
LIGHT	12"	R
MEDIUM	18"	HR
HEAVY	24"	HR
EXTRA HEAVY	30"	HR



SECTION A-A



SCALE: NTS

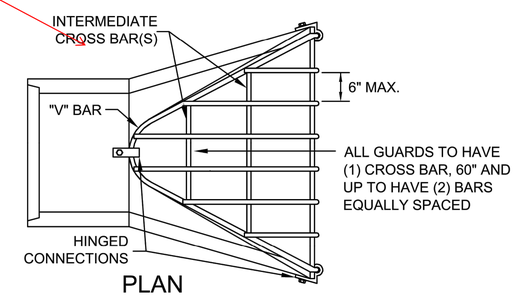
RIPRAP TREATMENT AT ENDWALLS

DETAIL: STM - 6

DATE: 12-2-15

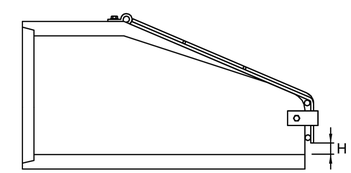
APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

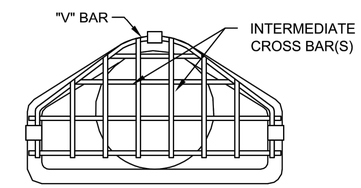


PLAN

ROUND		ARCH	
PIPE SIZE	H	PIPE SIZE	H
12"	2-1/2"	22"-29"	4"
15"	3"	36"-44"	5"
18"-24"	4"	51"-65"	6"
27"-36"	5"	73"-102"	7"
42"-54"	6"		
60"-72"	7"		
78"-90"	8"		



PROFILE



FRONT

NOTE:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.
2. SECURE THE LAST TWO PIPE SECTIONS, INCLUDING END SECTIONS, USING JOINT TIES.

	PIPE SIZE	BOLT DIA.	BAR DIA.
ROUND	12"-24"	5/8"	3/4"
	27"-48"	3/4"	1"
	54"-90"	1"	1-1/4"
ARCH	22"-29"	5/8"	3/4"
	36"-59"	3/4"	1"
	65"-88"	1"	1-1/4"
ELIPTICAL	14"-23"	5/8"	3/4"
	19"-30"	5/8"	3/4"
	24"-38"	3/4"	3/4"
	29"-45"	3/4"	3/4"
	34"-53"	3/4"	3/4"
	38"-60"	3/4"	3/4"
	43"-68"	1"	1"
	48"-76"	1"	1"
	53"-83"	1"	1"

SCALE: NTS

STANDARD ENDWALL GRATE

DETAIL: STM - 5

DATE: 12-17-18

APPROVED BY: MATT FINEOUR

VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY: KKR, AJT
DRAWN BY: AL, KKR
CHECKED BY: KKR
DATE CHECKED: 5-6-19

DATE REVISION

DRAWING TITLE
CONSTRUCTION DETAILS 2

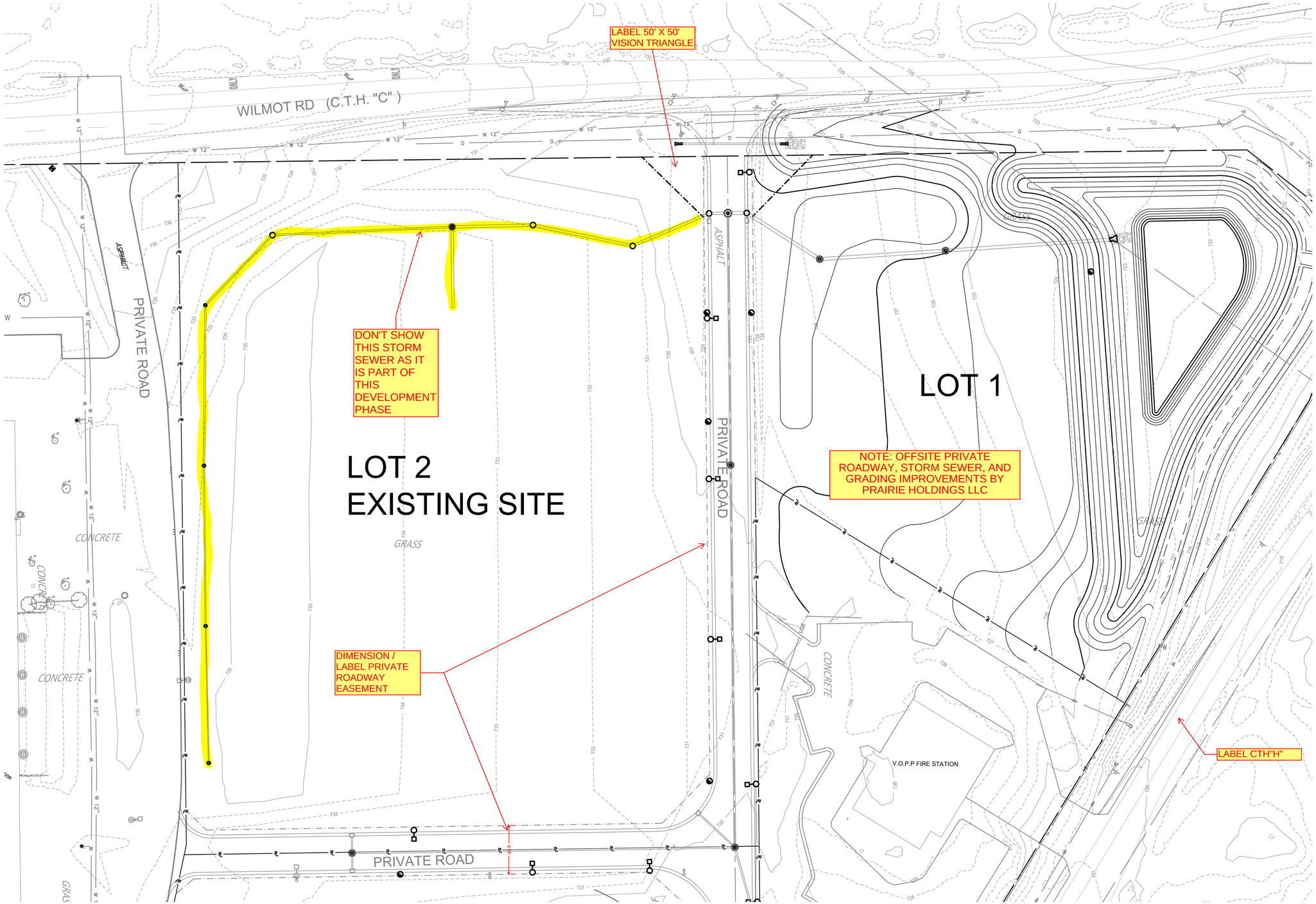
PROJECT No.
B1400010

DRAWING No.
4

DWG 4 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

PLOT DATE 5/6/2019 4:48 PM
P:\0630010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH SAVE TIME 5/1/2019 3:35:59 PM



HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27), AND ALL BEARINGS ARE REFERRED TO GRID NORTH. VERTICAL DATUM IS NGVD 29.

0' 40' 80'

ClarkDietz

PROJECT TITLE
VILLAGE OF PLEASEANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY: KKR, AJT
DRAWN BY: AL, KKR
CHECKED BY: KKR
DATE CHECKED: 5-6-19

DATE	REVISION

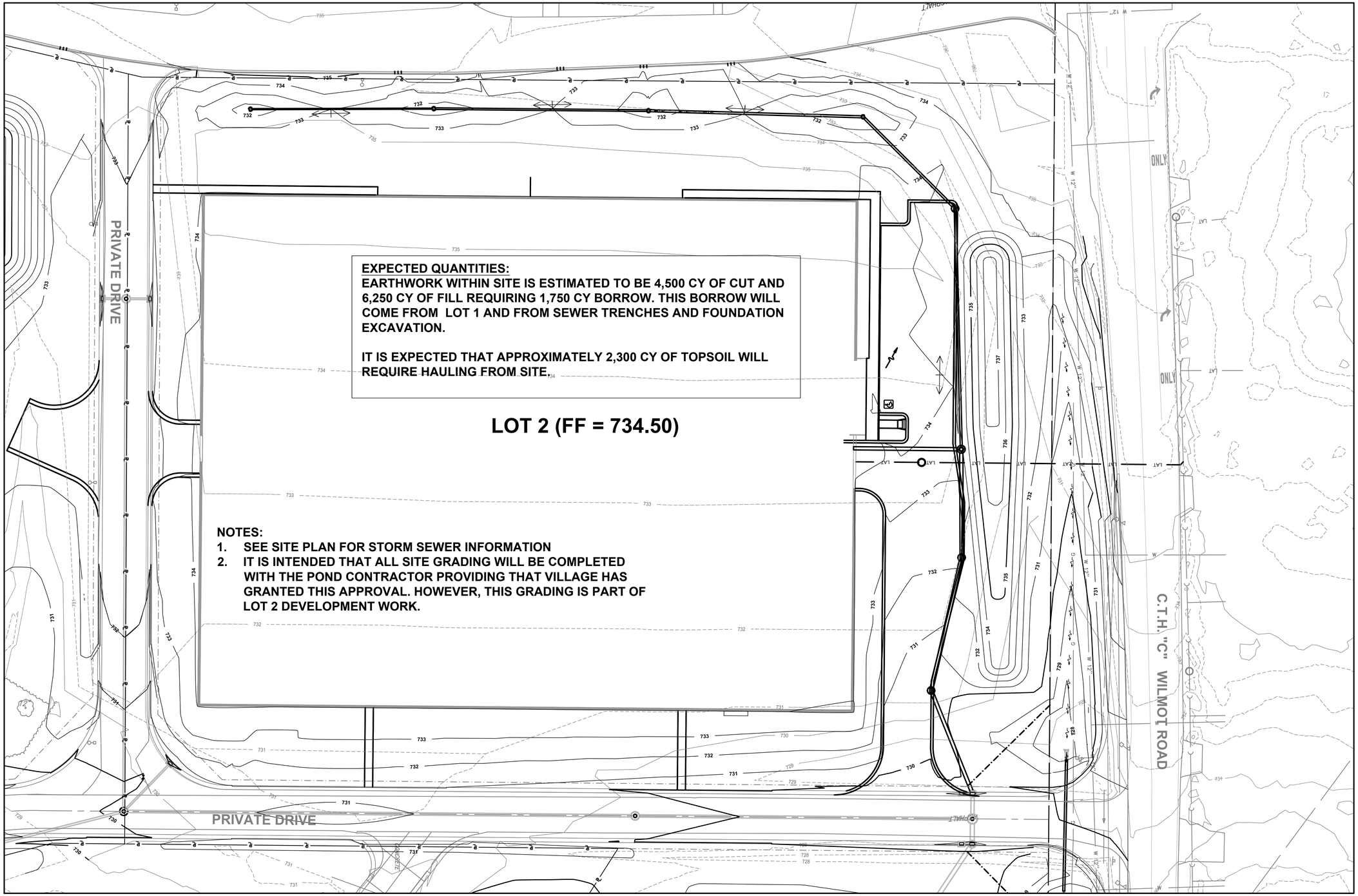
DRAWING TITLE
EXISTING SITE PLAN

PROJECT No.
B1400010

DRAWING No.
8
DWG 8 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\0630010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\EXISTING SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 5/5/2019 11:51:42 AM PLOT DATE 5/6/2019 4:50 PM



EXPECTED QUANTITIES:
EARTHWORK WITHIN SITE IS ESTIMATED TO BE 4,500 CY OF CUT AND 6,250 CY OF FILL REQUIRING 1,750 CY BORROW. THIS BORROW WILL COME FROM LOT 1 AND FROM SEWER TRENCHES AND FOUNDATION EXCAVATION.

IT IS EXPECTED THAT APPROXIMATELY 2,300 CY OF TOPSOIL WILL REQUIRE HAULING FROM SITE.

NOTES:

1. **SEE SITE PLAN FOR STORM SEWER INFORMATION**
2. **IT IS INTENDED THAT ALL SITE GRADING WILL BE COMPLETED WITH THE POND CONTRACTOR PROVIDING THAT VILLAGE HAS GRANTED THIS APPROVAL. HOWEVER, THIS GRADING IS PART OF LOT 2 DEVELOPMENT WORK.**

PROVIDE PLAN SCALE AND NORTH ARROW

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PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY:	KKR, AJT
DRAWN BY:	AL, KKR
CHECKED BY:	KKR
DATE CHECKED:	5-6-19

DATE	REVISION

DRAWING TITLE
GRADING PLAN

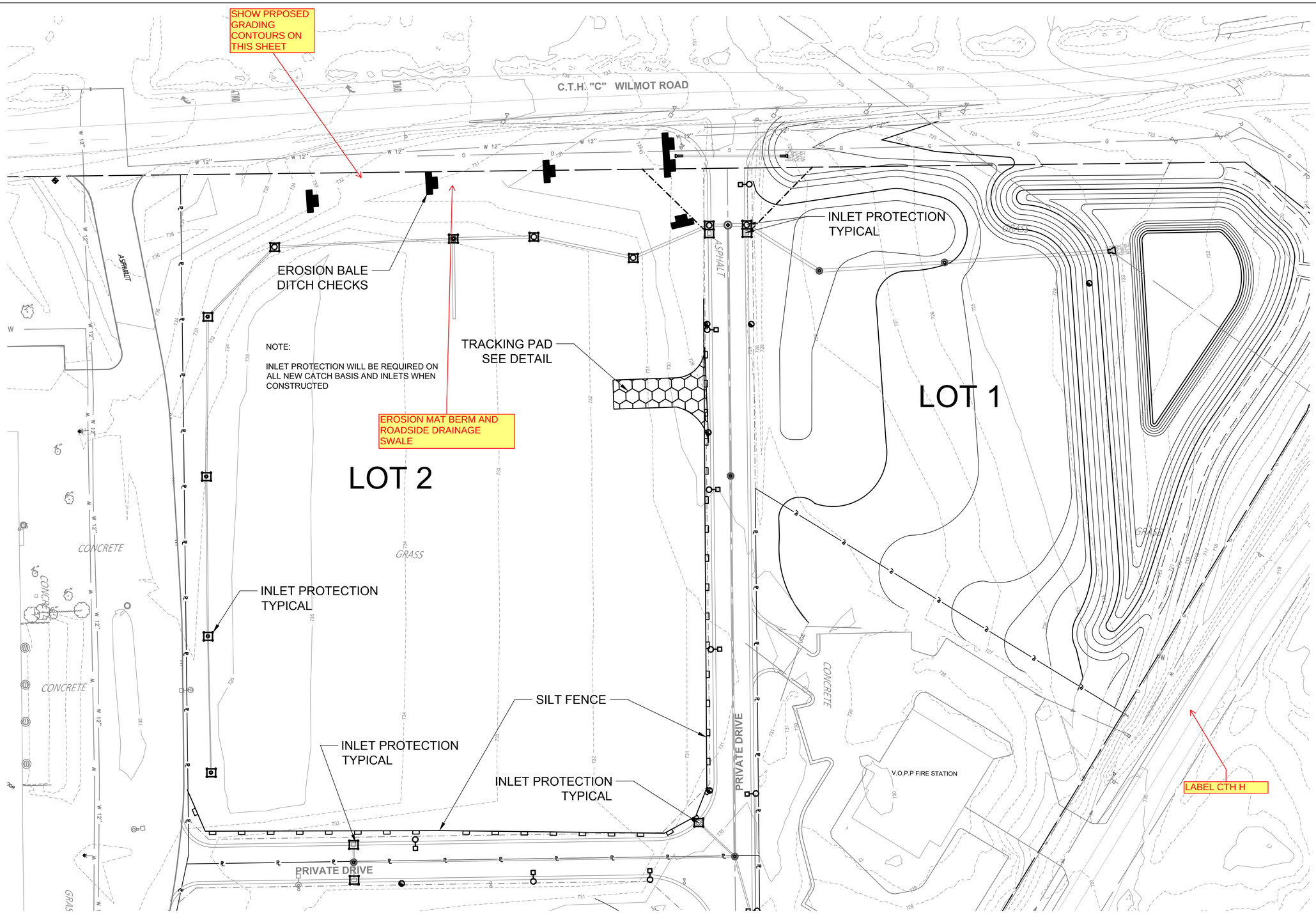
PROJECT No.
B1400010

DRAWING No.
9

DWG 9 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\06300010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\5 BRUNO SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 5/6/2019 4:44:27 PM PLOT DATE 5/6/2019 4:50 PM



0' 40' 80'

PLOT DATE 5/6/2019 4:51 PM

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PROJECT TITLE
VILLAGE OF PLEASEANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY:	KKR, AJT
DRAWN BY:	AL, KKR
CHECKED BY:	KKR
DATE CHECKED:	5-6-19

DATE	REVISION

DRAWING TITLE
EROSION CONTROL PLAN

PROJECT No.
B1400010

DRAWING No.
10

DWG 10 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

PLOT DATE 5/7/2019 9:48 AM

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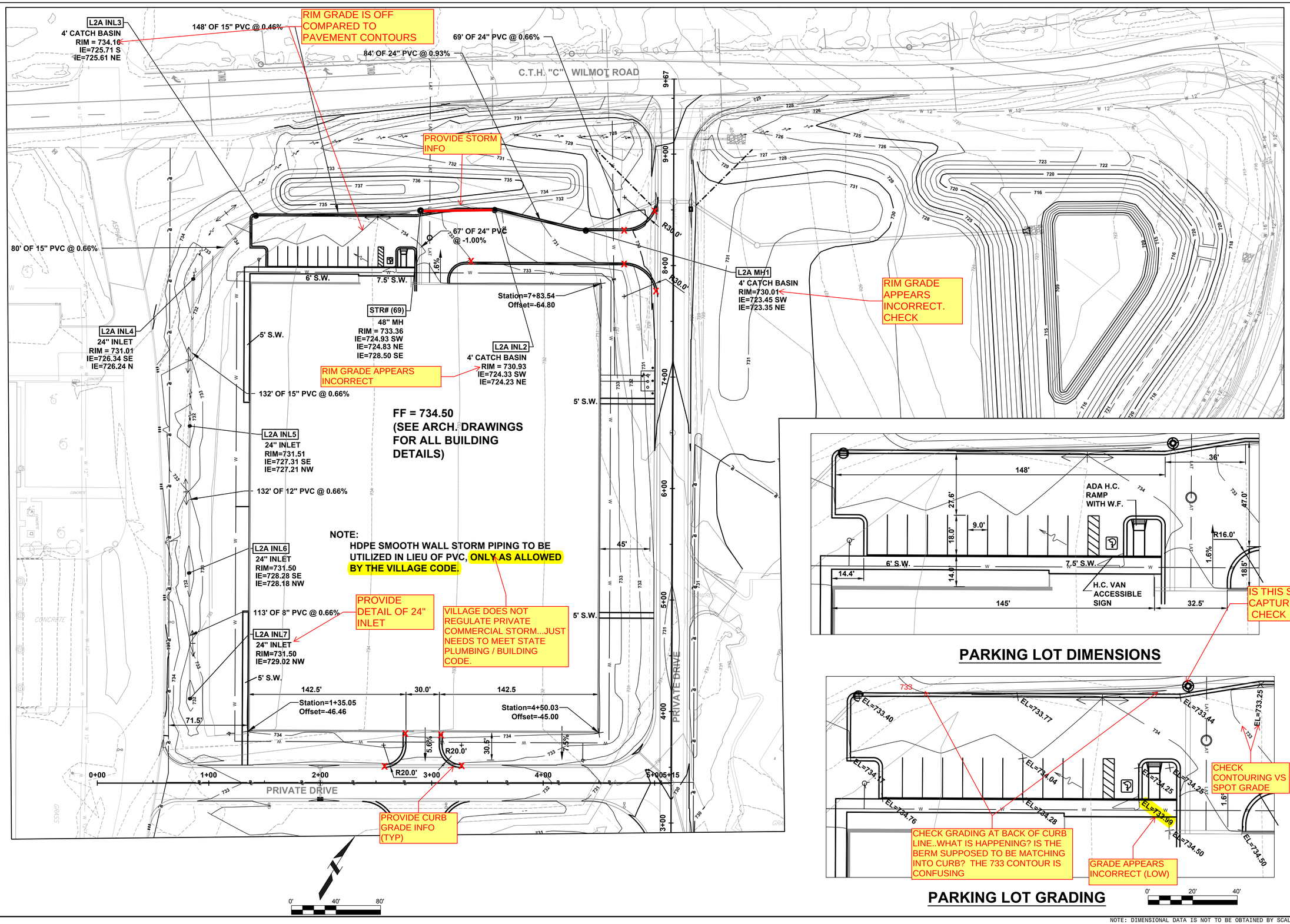

ClarkDietz
625 57TH STREET
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PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY:	KKR, AJT
DRAWN BY:	AL, KKR
CHECKED BY:	KKR
DATE CHECKED:	5-6-19

DATE	REVISION

DRAWING TITLE
SITE PLAN

PROJECT No.
B1400010

DRAWING No.
12

DWG 12 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

PROVIDE LENGTH; SLOPE (TYP) FROM CONNECTION TO SAMPLING MH; SAMPLING MH TO BUILDING

PROVIDE EX SAN MH I.E.'S

LABEL CONNECTION; EST I.E.

MOVE WATER NOTE AWAY FROM SANITARY LATERAL

PROVIDE EX SAN MH I.E.'S

8" WATER SERVICE (CONTACT OWNER FOR CONNECTION)

C.T.H. "C" WILMOT ROAD

PROVIDE ROAD CROSSING PROVISIONS; RESTORATION OF ROADWAY AND ADJACENT DRIVEWAY

6" SANITARY LATERAL (CONTACT OWNER FOR CONNECTION)

PROVIDE BRANCH VALVE. PRESSURE TAP

ADD FIRE HYDRANT? CHECK WITH FIRE DEPT

SANITARY SAMPLING MANHOLE; PROVIDE I.E.'S

SANITARY CLEAN OUT (PER V.O.P.P STANDARD DETAIL)

PROVIDE LENGTH / SLOPE OF SEWER SEGMENTS (TYP)

CLARIFY THE INTERCONNECTIONS; IS FIRE LOOP OFF OF A PUMP ROOM OR MUNICIPAL PRESSURE?

PLACE HYDRANT 5' BACK OF PARKING LOT CURB

PROVIDE GREATER SEPERATION

NOTE HYDRANT BURY DEPTH; GROUND ELEVATION; CENTER COUPLING ELEVATION (TYP)

NOTE WM SIZE FROM TEE TO HYDRANT; TEE TO BUILDING; I.E. OF TEE

6' S.W.

Station=7+83.54
Offset=-64.80

5' S.W. FIRE HYDRANT ASSEMBLY

DEPTH OF MH SHALL BE A MIN OF 5 FEET. REFER TO BUILDING PLUMBING PLAN

FIRE HYDRANT ASSEMBLY

PUMPER PAD WITH 3 BOLLARDS AND FDC CONNECTION ASSEMBLY WITH MANHOLE (SEE V.O.P.P. DETAIL) (PER FIRE CODE) (12' BY 18' BY 4")

NOTE: ROOF DRAIN PIPING, 24-INCH PVC SHALL CONNECT MH

INSTALL 1-INCH WATER METER IN FIRE PUMP ROOM

CHECK WITH FIRE DEPT RE HYDRANT COVERAGE FOR THIS SIDE OF BUILDING

6" WATER MAIN FIRE LOOP

MOVE WM AWAY FROM BLDG

6" WATER MAIN FIRE LOOP

5' S.W.

WHAT IS THIS CIRCLE?

SHOW LOCATION OF CHECK VALVE MANHOLE

NOTE:
ALL FIRE HYDRANTS REQUIRE V.O.P.P. INSPECTION BY FIRE DEPT PRIOR TO BACKFILL (THIS WORK REQUIRES A PERMIT FROM THE FIRE DEPARTMENT)

WHAT IS THIS LINE?

CHECK SIZE. SEEMS SMALL FOR LINE FEEDING SEVERAL HYDRANTS

TAKE OFF CONTOURS ON THIS SHEET

ADD FIRE HYDRANT? CHECK WITH FIRE DEPT

5' S.W.

FF = 734.50

5' S.W.

FIRE HYDRANT ASSEMBLY

Station=1+35.05
Offset=-46.46

Station=4+50.03
Offset=-45.00

PRIVATE DRIVE

RELOCATE TO 5' BACK OF CURB

1+00 2+00 3+00 4+00 5+00 5+15

PRIVATE DRIVE FIRE HYDRANT ASSEMBLY

PROVIDE SEWER AND WATER UTILITY SPECIFICATIONS

A VILLAGE ROW PERMIT IS REQUIRED FOR THE SEWER AND WATER CONNECTIONS TO THE PUBLIC MAINS

0' 40' 80'

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY:	KKR, AJT
DRAWN BY:	AL, KKR
CHECKED BY:	KKR
DATE CHECKED:	5-6-19

DATE	REVISION

DRAWING TITLE
UTILITY PLAN

PROJECT No.
B1400010

DRAWING No.
13

DWG 13 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

PLOT DATE 5/7/2019 9:48 AM
P:\0630010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 5/7/2019 9:44:16 AM

TYPICALLY NOT ALLOWED. DEVELOPER NEEDS TO DISCUSS WITH COMMUNITY DEVELOPMENT DEPT.

PROVIDE DETAILS OF BUILDING FOUNDATION LANDSCAPING

2' MULCH (TYP) AROUND BLDG

GRASS AROUND SITE WILL BE PRAIRIE GRASS

SEEMS SPARCE. DISCUSS WITH CD

PROVIDE INFO ON SHRUB PLANTINGS

PROVIDE LANDSCAPING / TREES ALONG SOUTH SIDE OF BUILDING

3 GD
3 RTD

TREES ALONG EAST SIDE OF BUILDING BY OTHERS

PRIVATE DRIVE

C.T.H. "C" WILMOT ROAD

LOT 2

142.5'
142.6'
30.0'
20'
20'
30.5'
71.5'
45'
R20.0'
R20.0'

ABM ABM RO RO ELM JL JL JL CLS RO

PLANT MATERIAL SCHEDULE

SYM	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABM	2	AUTUMN BLAZE MAPLE	ACER X FEEMANII 'AUTUMN BLAZE'	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
RO	3	RED OAK	QUERCUS RUBRA	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
CLS	3	CUT-LEAF SUMAC	RHUS TYPHINA 'LACINATA'	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
GD	42	GREY DOGWOOD	CORNUS RACEMOSA	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
RTD	42	RETWIG DOGWOOD	CORNUS STOLONIFERA BAILEYI	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
ELM	1	ELM (TRIUMPH OR ACCOLADE)	ULMUS X 'MORTON GLOSSY'	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
JL	3	JAPANESE TREE LILAC	SYRINGA RETICULATE	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'

LOT 2 PROPOSED SITE PLAN

0' 40' 80'

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY: KKR, AJT
DRAWN BY: AL, KKR
CHECKED BY: KKR
DATE CHECKED: 5-6-19

DATE REVISION

DRAWING TITLE
LANDSCAPING PLAN

PROJECT No.
B1400010

DRAWING No.
14

DWG 14 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\06530010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\5_BRUNO SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 5/6/2019 4:44:27 PM PLOT DATE 5/6/2019 4:55 PM

Office of the Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Fire Department review of Extra Space Storage Site & Op Plan
Permit/Trakit#:	DEV1905-006
DATE:	May 23, 2019

These are Comments/Reviews for the Extra Space Storage Site & Op Plan

The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. Based on the information and plans submitted, the Fire & Rescue Department have the following comments regarding the project:

1. Submittal does not include any water or utility detail. Re-submittal shall be required.
2. An AED shall not be required.
3. Hose valves shall be required at all exterior entry doors and by the main drive aisle at one side of the center of the building. Determine if valve can be column mounted. Verify location with AHJ.
4. Determine and provide a directional signage scheme to guide occupants to storage areas cells as well as Exits from main drive aisle. This does not preclude required directional Exit signage.
5. Provide for an elevator style 911 auto-dial phone on the interior in two locations (TBD) if public can access facility without business supervision. Clarification on requirement can be further discussed.
6. Preliminary Knox box locations; pump room, North entrance. South Exit door.
7. Furth comments will forthcoming upon re-submittal.
8. Review standardized comments below.

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 must become familiar with the contents.

AHJ: The Authority Having Jurisdiction is the Village of Pleasant Prairie Fire & Rescue Department.

Planned Unit Development: Should this project fall under a zoning PUD agreement or other negotiated provisions by the Village of Pleasant Prairie, these comments and requirements may supersede and be more stringent than other State or building related rules or code sets.

Verbal Discussion: Any verbal discussions regarding variations to the comments within this document shall be confirmed in writing by both the AHJ and the responsible agent. Failure to secure written confirmation shall invalidate any verbal variance or discussion.

Conflicts: 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 of Wisconsin and/or the Village of Pleasant Prairie where applicable.

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.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.
DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

Pre-Construction Meeting: A pre-construction meeting may take place with the general contractor, the fire protection contractor, the Fire and Rescue Department, Village staff, and any other sub-contractor prior to the start of any project construction.

1. **Contact Information:** For questions on the information and comments included within this document please use the following information:

   Pleasant Prairie Fire & Rescue Department
   8044-88th Avenue
   Pleasant Prairie, WI 53158
   262.694.8027
   firerescue@pleasantprairiewi.gov
   Attn: Laurie Waldenstrom

   Website: https://pleasantprairiewi.gov/departments/fire_rescue

2. **Site Access:**
   a. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
   b. All roadways and fire lanes shall be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface throughout all seasons.
   c. All exterior exit pathways as well as access to the Fire Pump or riser room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
   d. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.

3. **Gates / Barriers:**
   a. Any gates or barriers that are employed or installed on a private roadway or access shall have a minimum width clearance of sixteen (16) feet. Builder/developer to identify any other gate widths and obtain written AHJ variance approval.
   b. Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable either manually or automatically the securing mechanism to open or raise the gate or barrier. Builder/developer to identify methodology of such mechanisms.
   c. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier.
   d. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13’6”.
   e. There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel or ad-hoc methods to maintain an open condition.
   f. There shall be Knox padlocks, Knox key switches, or other AHJ approved devices on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system locks & Boxes.

g. The gate or barrier access on premise shall be readily identifiable and in contrast to fencing by the AHJ.

4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.

5. **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. This document shall be received prior to holding any pre-construction meeting.

6. **Required Licenses:** A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection as defined in WI SPS 305 subchapter V

7. **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.

8. **Review and Comments:** the Fire Department will review and comment on the following areas outlined below.

   A. Site and Operational Permits
      1. Site accessibility (Plans provided do not specific clearances or distances)
      2. Fire Pump Location
      3. Pumper Pad
      4. Fire hydrant spacing

   B. Conditional Use and Operational
      1. Standpipe outlet locations .
      2. Fire alarm pull stations
      3. Emergency and Exit Lighting
      4. Fire extinguishers

9. **Plan Review, Permits and Fees**

   a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted to the AHJ for review;

   b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.

   c. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.

      i. Standard review periods are 21 business days

      ii. Expedited reviews at 10 business days are available for an extra cost.

      iii. Plan review times begin the day after the plans are received by the contract reviewer.

   d. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.

   e. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.

   f. A submittal is not considered permitted or an approved plan.

   g. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.

   h. A Building Department Low voltage permit must also be secured by the fire alarm installer.

   i. Applications & assistance can be found at https://www.pleasantprairiewi.gov

10. **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

The following fees and permits are generated directly from the Fire & Rescue Department.

a. Fire Protection Plans for Underground and Aboveground
b. Fire Alarm System Plans
c. Kitchen Hood Systems Plans

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.

11. **Occupancy:**
    a. All fire and life safety requirements must be in place and operational prior to any building being occupied.
    b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
    c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and/or the Village Building inspection department.
    d. AEDs as required are in place.
    e. Building access keys and related interior access methods must be in place.
12. **Hazardous Occupancies**: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
13. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
14. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.
15. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.
16. **Elevators:**
    a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
    b. Review the proper sizing requirements with the fire department early in the planning process.
    c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402
    d. Provide copy of State inspection approval to use documents to AHJ.
    e. In addition to the required “Drop-key” in the elevator key box, provide two additional “drop-keys” appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.
    f. Ensure that additional elevator “Barrel” keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)
17. **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.
18. **Door Numbering:** Each exterior door shall be sequentially numbered.
    a. Shall consist of a 4” reflective number in a color that is contrasting to the door color.
    b. Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.

c. The starting numbering point shall be determined in the field and approved by the AHJ.

d. Door numbering shall also be identified in some manner on the interior.

19. **Door numbering – Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.

20. **On Premise Secure Key System:** Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. 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. This includes key cards, FOBs or other electronic access devices used to access both interior and exterior doors.

21. **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.

22. **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 and transfer switch designed for such uses eliminates the need for EM lighting battery backup. These circuits shall be clearly labeled as applicable.

23. **Sprinkler System:**

    a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to *NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers*. Confirm NFPA edition with the Fire Department prior to system design.

    b. Fire Risers shall be durably labeled with the system or riser identification.

    c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks.

    d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.

    e. If exterior building riser valves are in place in raised loading dock areas, they shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.

    f. An "as-is" drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable from the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.

24. **The following information as applicable, must be submitted with the sprinkler plans for review:**

Building height	Number of stories/floors	Mezzanines	Elevators
Hazard class	Commodity Class	Exterior storage	Fire protection

25. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be <u>spaced no more than 350 feet</u> apart around the perimeter of the building, per Village Ordinance §180-16. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.

26. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).

27. **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) code standard 24 and witnessed by the Fire Chief or designee.

28. **Fire hydrant / 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. 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.

29. **Pumper Pad:**

    a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".

    b. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.

    c. Both the hydrant and FDC shall between 18" and 23" above finished grade as a pair.

    d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.

    e. Wall mounted FDCs may be an option dependent on project details. AHJ written approval required.

    f. 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. Any variances shall be approved by the AHJ in writing.

    g. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.

    h. 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.

    i. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation present itself, written AHJ approval shall be required to utilize this arrangement.

    j. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.

    k. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.

    l. Refer to the Village specification drawing for the pumper pad design.

30. **Bollards:**

    a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.

    b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.

    c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

31. **Standpipes:**

    a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).

    b. The building protection system 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.

    c. No 1-1/2" cap reductions are required.

32. **Pump Room / Riser Room Door:**
    a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
        i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
        ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
    b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the "Fire Department – Appendix A" attachment.
33. **MSDS / SDS Station:**
    a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
    b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
    c. The SDS information shall be organized in such manner that access to product information is intuitive.
    d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.
    e. Other SDS station options per AHJ approval.
34. **Strobe Light:**
    a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
    b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
    c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.
    d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required, no signage is required.
    e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. <u>No bell or signage is required</u>. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.
    f. The heights of all strobe lights shall be sufficient to seen above standard semi-trailer heights.
    g. Specific locations and layout typically are discussed with the AHJ and it is understood that various building finishes may impact exact locations.
    h. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.
35. **Fire Alarm System:** There shall be a full function remote annunciator installed. 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. The systems shall be designed and constructed to NFPA 72. Confirm NFPA edition with the Fire Department prior to system design
    a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 – The National Electrical Code and applicable local building codes and practices.
    b. **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.
    c. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.

d. **Smoke and Heat Detection:** Shall be installed as required.

e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.

f. **PIV & Exterior Valves:** Shall be monitored by the Fire Alarm system.

g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.

h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.

i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.

j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.

k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)

l. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the AHJ. 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.

m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)

n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)

o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.

p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable off the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.

q. **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.

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

36. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall

meet all NFPA 72 requirements.

37. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:

    a. **100% Completion Letters** – Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.

        a. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler and protection systems, or portion thereof, are "100% operational and built according to the AHJ stamped plan design", Village Ordinance, 180-16 N if modifications are made to the system, as-built plans shall be provided.

        b. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the approved AHJ stamped design" if modifications are made to the system, as-built plans shall be provided.

    b. Contract copy with fire alarm central monitoring station.

    c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.

    d. Fire protection underground flushing documents.

    e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.

    f. Clean Agent System documentation as applicable.

    g. Copies of the fire sprinkler operational test certificates.

    h. Copies of the fire alarm test documents. – Record of Completion

    i. Copies of other related system documents such as, hood/duct, smoke, etc…

    j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.

    k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.

    l. System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump or riser room, near the fire alarm control panel as outlined in their respective system comments (above). An electronic copy of each system shall be provided.

    m. AED is in place at such time that the occupancy inspection is conducted.

    n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

###

1902v5

Office of the Building Inspection Superintendent
Sandro Perez

Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Extra Space Storage Facility

Date: May 22, 2019

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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 pleasantprairiewi.gov

3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tuesdays & Thursdays. 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 (but please leave one if no one answers) 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. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2017 NEC and WI. Plumbing code SPS 381-386 (including state addendums).

5. Submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS), give yourself enough lead time as they are very busy.

6. Building Inspection Department will not issue permits until we receive the applicable state approval letter and plans. All contractors requiring permits shall not commence work until permit issuance, this can take up to 10 business days.

7. All state approved drawing must be available at job site for inspector review during inspections.

8. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department with building permit.

9. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

10. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.

11. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

12. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.

13. All equipment shall be “LISTED” by a nationally recognized testing laboratory.

14. All machinery, electrical and HVAC equipment shall meet SCCR per 2019 NEC.

15. Village of Pleasant Prairie recommends all exterior lighting to be LED, 5000K and “Dark Sky” compliant. No spillover of lighting beyond lot lines is allowed.

16. Contact me with any Building Inspection Department related questions if needed.

06/04/2019

AGREEMENT REGARDING DIGITAL SECURITY IMAGING SYSTEM ("DSIS") BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND BRUNO'S SELF STORAGE 3, OPERATING AS EXTRA SPACE STORAGE

THIS AGREEMENT regarding the Digital Security Imaging System (DSIS) (hereinafter referred to as the "Agreement"), is entered into this _____ day of _____, 2019, by and between the VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (referred to as the "Village") and Bruno's Self Storage 3, LLC, a Wisconsin Corporation with a business address of 12138 North River Road, Mequon, WI 53092 (referred to as "Extra Space Storage"). In this Agreement, Extra Space Storage is referred to as the "Owner".

WITNESSETH:

WHEREAS, the Village Board approved Certified Survey Map (CSM) # 2893, at their March 18, 2019 meeting to develop an approximate 6.1588 acre parcel. The Owner of the real estate commonly known as Lot 2 of CSM # 2893, **(Exhibit A)** was recorded in the Office of the Register of Deeds for Kenosha County, Wisconsin as Document #1841598, as being a part of the Southeast One Quarter and the Northeast One Quarter of U.S. Public Land Survey Section 8, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Lot 1 is further identified as Village Tax Parcel # 92-4-122_____ and known as the "Owner's Property" in this Agreement; and

WHEREAS, the Owner's Property is presently zoned M-1, Light Manufacturing District, with a Conceptual Master Plan approval granted by the Village Board on February 4, 2019 and Site and Operational Plans granted by the Village Plan Commission on June 10, 2019; which allow for the development and operation of a climate controlled, indoor self-storage facility subject to certain conditions as noted in the attached Village approved Site and Operational Plans **(Exhibit B)** and Memorandum of Understanding Agreement **(Exhibit C)**; and

WHEREAS, The Owner desires to proceed with the Extra Space Storage with an address of 9001 Wilmot Road in Pleasant Prairie, consisting of a 127,156 square foot development on an 6.1588-acre development site; and

WHEREAS, the Owner is proposing to operate a Bruno's Self Storage 3, operating as Extra Space Storage. Within the building there will be a 1,000 square foot office area and climate controlled storage units ranging in size from 5' x 5' up

to 30' x 10". All storage units are located within the building within access to the unit only from inside the building. All persons/businesses that rent storage units would access the building in their vehicle through an overhead door on the north side of the building. The hours are anticipated to be 9:00 a.m. to 6:30 p.m. Self-storage access hours are anticipated to be from 7:00 a.m. to 9:00 p.m.

WHEREAS, direct driveway access to the Extra Space Storage shall be provided through a private access roadway extending from with County Trunk Highway C (Wilmot Road) or CTH H (88th Avenue) pursuant to the Private Road approvals from Kenosha County; and

WHEREAS, the Village Plan Commission conditionally approved the Final Site and Operational Plans for the Extra Space Storage June 10, 2019 subject to the Digital Security Imaging System (DSIS) requirements as set forth in Section 410 of the Municipal Code; and

WHEREAS, the Owner and the Village Community Development Department have reached an agreement under Section 410-7 that the Owner shall install, inspect and maintain the DSIS per the Village's Security Ordinance requirements, except as modified by this Agreement. Further, the Owner shall grant a **DSIS Access Easement** to the Village allowing access and maintenance rights to the Extra Space Storage DSIS system and areas associated with the DSIS insofar as the Village has the right, but not the obligation, to maintain the DSIS system at the Owner's cost, if the Owner fails to do so; and

WHEREAS, the implementation and usage of the DSIS will greatly aid law enforcement agencies in subsequent criminal investigations and prosecutions because of the advanced visual assessment of the Property as it may pertain to a person or persons (personal identification), a location (scene identification) and/or a situation (action identification) in emergency situations; and

WHEREAS, the implementation and usage of the DSIS will greatly aid Village fire and rescue personnel in responding to emergency situations at the Owner's Property; and

WHEREAS, Section 410-7 of the referenced Security Ordinance also sets forth the authority for the requirement of a DSIS and DSIS Access Easement for the Community Development Department to have the discretion, on a case by case basis, to determine the adequacy, ownership and easement requirements of the DSIS. Further, the Community Development Department has the right to modify certain requirements of Chapter 410 pertaining to the details of the security system, and the Department has agreed to do so, based upon this Agreement being executed between the parties; and

WHEREAS, the Owner and the Village Community Development Department have reached an agreement under Section 410-7 that the Owner shall install, inspect and maintain the DSIS per the Village's Security Ordinance requirements, except as modified by this Agreement. Further, the Owner shall grant a **DSIS**

Access Easement to the Village allowing access and maintenance rights to the Extra Space Storage DSIS system and areas associated with the DSIS insofar as the Village has the right, but not the obligation, to maintain the DSIS system at the Owner's cost, if the Owner fails to do so; and

WHEREAS, the Owner recognizes that the Village may incur some inspection or maintenance costs with respect to the inspection or maintenance of the DSIS system on the Owner's Property and said costs shall be provided to the Owner via an itemized invoice. The Owner has agreed to reimburse the Village for certain referenced costs related to the DSIS system monitoring and inspection, provided however that such cost shall be reasonable and directly attributable to Owner.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the Owner and the Village agree as follows:

1. Video Surveillance and Easement Requirements. As a pre-condition to the Village granting any temporary or verbal building occupancy permits requested by the Owner for the Extra Space Storage gasoline/fueling facility, car wash and Convenience Store to be occupied, the Owner shall install, make operable and usable to the satisfaction of the Village, the on-site DSIS for security surveillance purposes. The DSIS shall be the system described in **Exhibit C** (on file with the Village Police Department) which was created pursuant to the proposal prepared by In.Studio Architecture, 833 E. Michigan Street, Milwaukee, WI 53202; 1-(414) 278-6804, for the Owner, with the plans and video surveillance hardware specifications dated _____, 2019, the details of which are on file with the Village Police Department. The Owner will hire a qualified contractor who shall install the DSIS. During the installation of the DSIS as provided herein, the Village shall have the right to inspect the DSIS at the Owner's expense.

After the installation, and Village inspection and system testing is complete, and if it meets with the approval of the Village, the Village shall notify the Owner of the Village's acceptance of the DSIS. The Owner agrees to sign and deliver to the Village copies of any and all documents (e.g. DSIS installation and warranty information, copies of paid invoices for the work performed, copies of contractor lien waivers and an as-built drawing of the DSIS) that are reasonably requested by the Village to confirm such installation and operation of the DSIS to the Village. The DSIS shall be installed with at least a one (1) year warranty from the manufacturer and installer. The Owner shall be solely responsible for the costs for the purchase and installation and the subsequent ongoing maintenance of the DSIS.

In the event that the Owner alters the building, adds on to the building or otherwise changes or increases the landscaping or development on their Property, such Owner shall be responsible for installing, at the Owner's sole expense, such additional cameras and other exterior DSIS as the Village determines are necessary and appropriate to carry out the purposes of this Agreement. The initial DSIS system installed in accordance with **Exhibit C** and any future additions to such system as exterior building alterations or changes within the development or new

or additional development takes place on the Owners' Property, shall all be referred to as the "DSIS" for purposes of this Agreement.

a. Digital Security Imaging, Storage Devices, Related Equipment and Easements Required.

i. The DSIS shall provide for surveillance of the exterior building perimeters, building entrance/exit areas, rear and side areas, walkways, picnic areas and parking lots and entrances/exits within the development. The DSIS as described in **Exhibit C** shall adequately cover the Owner's Property as the Village deems reasonably necessary. If any changes or expansions are made to any portion of the Owner's Property, the determination as to the number and type of cameras which are reasonably necessary for the Village's surveillance needs shall rest within the reasonable discretion of the Village. All parties acknowledge it is the intent of the parties that the DSIS camera equipment will be located on exterior light standards of the Owner's Property and attached via non-penetrating building mounts, as shown on **Exhibit C.** Any DSIS equipment added after any physical changes to the Extra Space Storage Property shall be completed by Extra Space Storage and shall be at the sole discretion of the Village. Extra Space Storage utilizes its best efforts to ensure that the DSIS is as aesthetically tasteful and architecturally harmonious as reasonably possible. Without limiting the discretion of the Village under this Paragraph, the parties agree that any cameras and systems which are consistent with those contained in **EXHIBIT C** are aesthetically tasteful, architecturally harmonious and satisfactory to all parties.

ii. The DSIS will function as set forth in **Exhibit C** and as deemed necessary by the Village, which shall function continuously, whether the business is open or closed and shall provide visible surveillance to the above described areas during hours of daylight and darkness. As such, sufficient light, as determined by the Village, shall be provided during the evening or night-time hours to guarantee the function, operation and clear viewing by the infra-red camera system.

iii. The Owner agrees to provide the DSIS in a locked and secured location within the Extra Space Storage Convenience Store facility on the Owner's Property that will be accessible for inspection and electronically accessed via a separate VPN internet connection with the assistance of the Owner. The Owner agrees that only managerial employees of the Owner, any contractors to the extent necessary for installation, maintenance and repair of the DSIS, and representatives of the Village for inspection, shall have access to the secured location. The Owner shall provide the Village access to the secured location as provided herein upon reasonable verbal or written advance notice from the Village to Owner. Notice given twenty-four (24) or more hours in advance shall conclusively be deemed reasonable and Village notice given less than twenty-four (24) hours in advance may also be reasonable depending upon the circumstances.

iv. The Owner agrees to be responsible for all financial costs associated with the monthly billings for the utilities, electricity and high speed

internet business connection for the DSIS equipment by making payments directly to the utility and communication companies. The Owner shall also be responsible for the heat, electricity and routine maintenance of the secured security area which houses the DSIS equipment.

v. All digital video recorded by such system shall be archived locally on the D/NVR in a management secured area on the Property for a period of not less than 30 days. The Village shall have the rights to be able to immediately download the digital video from the site for public safety purposes directly through the Internet Protocol (IP) transmission via the Village's area-wide data network and shall also be provided a "real time", "live look" surveillance capability via that same network. The Village Police and IT Departments shall have log-in and download capabilities to the DSIS "live-look" system on the Property, independent of the Tenant's or Owner's personnel. Proper software security keys and logins will be provided to the Village Police and IT Departments to provide immediate access to both "real time" access as well as historical video as required. The DSIS shall also be capable of exporting exact duplicates of the recordings to removable media in a standard commercial format, the native video file format and the database file with proper player/codec. All output formats must maintain accurate aspect ratios consistent with the original recording. All output formats shall contain accurate time and date stamps.

vi. The Owner shall grant a permanent Access Easement to the Village allowing access and maintenance rights, if the Owner fails to maintain the DSIS, to all such systems, equipment, devices and areas associated with the DSIS. The Village shall have the right, but not the obligation, to maintain the DSIS system at the financial cost of the Owner. All expenses incurred by the Village for the maintenance of the DSIS shall be paid to the Village by the Owner within thirty (30) days following written demand by the Village. At the time of the execution of this Agreement by the Owner, the Owner shall also execute the recordable Access Easement document attached hereto as **Exhibit D** and incorporated herein by reference.

b. <u>Costs for the Video Surveillance System.</u>

i. The Owner shall have exclusive ownership and sole responsibility for the installation, operation, monitoring and maintenance of the DSIS. The Owner further covenants to operate and update and maintain the DSIS in good condition and repair. The Owner shall be responsible for the: (a) costs of installation, (b) internet connection for the DSIS with a static IP address assigned to the DSIS connection (c) inspection, equipment maintenance, repairs, insurance, and replacement and upgrading of the DSIS as necessary with such upgrading as needed being only for a reasonably comparable replacement of any equipment then being used in the DSIS and (d) notifying the Village's Police Department and IT Department within seven (7) days whenever the Owner has changed, modified or updated the connection configuration, password or other protocol that would prohibit the Village from being able to access to the DSIS system.

ii. As referenced above, the Owner has agreed to provide utilities to serve both the DSIS equipment and the secured area housing the DSIS. The Owner, at its sole cost and expense, shall also provide a conduit running to the security cameras as described in **Exhibit C** for low voltage as well as a separate conduit running to the cameras for high voltage. The Owner shall provide a business broadband internet connection to serve the DSIS. This broadband internet connection shall represent a clear, non-pixilated video image transmission to the Village Police Department and shall be reasonably acceptable to the Village IT Department.

c. Termination. The Owner may not terminate the DSIS at any time without prior written approval and notice from the Village. The Owner shall notify the Village Police Department Dispatch Center via the telephone and by U.S. mail to the persons as noted below whenever the DSIS is inoperable or the DSIS is unusable due to maintenance or testing. Further, if the DSIS is deemed by the Village as being inoperable or unusable for a time period in excess of 30 days without notification to the Village, the Owner shall be deemed to be in violation of Section 410 of the Village Code.

2. Miscellaneous.

a. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. The parties agree that any dispute under this Agreement shall be venued only in the Circuit Court for Kenosha County.

b. Attorneys' Fees and Interest. If either party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Agreement and the complaining party places the enforcement of all or any part of this Agreement in the hands of an attorney, of if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs incurred thereby, whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall, in addition to all other amounts owed under this Agreement or applicable law, accrue interest from the due date until paid at eighteen percent (18%) per annum.

C. CCTV Video Release Statement. The Village agrees not to release any digital video recorded by the DSIS, nor any portions thereof, to the news media without providing prior notice to the Owner, including the date, time, and information regarding the incident which the video pertains to.

The Village agrees that neither digital video recorded by the DSIS, nor any portions thereof, will be released to the news media or any third-party, except as a part of the criminal justice system, to the Police Department employees of the Village as part of an investigation, and as otherwise required by applicable law, without prior

investigation and proper due diligence conducted by the Village or its employees or contractors. The Owner is not responsible for conducting any investigation involving such digital video or of the matter which constitutes the substance of the criminal investigation. The terms of this paragraph shall apply to all digital video recorded by the DSIS and obtained or used by any employee or agent of the Village.

d. Entire Agreement. This Agreement contains the entire understanding among the parties and supersedes any prior understanding and agreements between them respecting the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between or among the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.

e. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement, or the application thereof to any party or circumstance, shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to the other party or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

f. Binding Agreement. This Agreement shall be binding on the parties and their successors and assigns and shall continue as a covenant and servitude running in perpetuity with the Owner's Property. This Agreement may be recorded with the Kenosha County Register of Deed's Office against the Owner's Property.

g. Notices. Any notice which a party is required or may desire to give the other party shall be in writing and may be delivered (1) personally by United States registered or certified mail, postage prepaid, or (2) by Federal Express or other reputable courier service regularly providing evidence of delivery (with charges paid by the party sending the notice). Any such notice shall be addressed as follows (subject to the right of a party to designate a different address for itself by notice similarly given):

If to the Owner: Bruno's Self Storage 3, LLC
12138 North River Road
Mequon, WI 53092
Attn: Bruno Hanney
bhanney@gmail.com
414-234-9675

If to the Village: Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Nathen Thiel, Village Administrator
villageadmin@plprairie.com
262-925-6721

And to the Village: Village of Pleasant Prairie
Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Jean M. Werbie-Harris, Community Development Director
Jwerbie-harris@plprairiewi.com
262-925-6717

And to the Village: Village of Pleasant Prairie
Police Department
8600 Green Bay Road
Pleasant Prairie, WI 53158
Attn: David Smetana, Police Chief
dsmetana@plprairiewi.com
262-694-7353

And to the Village: Village of Pleasant Prairie
IT Department
8600 Green Bay Road
Pleasant Prairie, WI 53158
Attn: Ryan Marquart, Technical Services Manager
rmarquart@plprairiewi.com
262-948-8915

h. Amendment. This Agreement may not be amended, altered or modified except by an instrument in writing and signed by the parties hereto.

i. Ordinance. The DSIS program under this Agreement shall be deemed to be sufficient to meet the current requirements set forth in the Chapter 420-145, Village Zoning Ordinance Conditional Use Permit provisions and Chapter 410, Village Security Ordinance provisions of the Village Municipal Code.

j. Village's Contractors and Work. Any contractor that may come onto any Owner's Property on behalf of the Village shall carry a non-deductible (a) commercial general liability insurance policy, including (but not limited to) contractor's liability coverage, contractual liability coverage, completed operations coverage, broad form property damage endorsement and contractor's protective liability coverage, to afford protection, with respect to personal injury, death or property damage of not less than One Million Dollars ($1,000,000) per occurrence combined single limit/One Million Dollars ($1,000,000) general aggregate (but not less than $500,000 per location aggregate); (b) comprehensive automobile liability insurance policy with a combined single limit for each occurrence of not less than Three Hundred Thousand Dollars ($300,000) with respect to personal injury or death and property damage; and (c) worker's compensation insurance policy or similar insurance in form and amounts required by law. The Village shall carry similar amounts and types of insurance when it enters onto any Owner's Property,

provided, such insurance may be provided through the municipal insurance plan of the Village.

k. Liens. Notwithstanding the provisions of this Agreement, the Owner shall pay promptly all persons furnishing labor or materials with respect to any work performed by the Owner or its contractors on or about any Owner's Property. If any mechanic's or other liens shall at any time be filed against any Owner's Property by reason of work, labor, services or materials performed or furnished, or alleged to have been performed or furnished, the Owner shall forthwith cause the same to be discharged of record or bonded.

l. Signing of Documents. Each party shall sign and deliver any documents which this Agreement requires such party to sign, no later than ten (10) days following written request by another party.

IN WITNESS WHEREOF, BRUNO'S SELF STORAGE 3, LLC has executed this DSIS Agreement on this **____ day of _____, 2019**.

Signatures on the next pages.

BRUNO'S SELF STORAGE 3, LLC

By: _____
Name: William Bruno Hanney
Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me in _____, Wisconsin on this ___ day of _____, 2019, by William Bruno Hanney**,** as the duly authorized _____ of BRUNO'S SELF STPORAGE 3, LLC.

_____
Name: _____
Notary Public, State of _____
My Commission expires: _____

More signatures to follow.

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

By: _____
Name: John P. Steinbrink
Title: Village President

ATTEST:

By: _____
Name: Jane C. Snell
Title: Village Clerk

STATE OF WISCONSIN)
) SS.
COUNTY OF KENOSHA)

This instrument was acknowledged before me in Pleasant Prairie, WI on this ___ day of _____, 2019, by **John P. Steinbrink and Jane C. Snell**, as the duly authorized **Village President and Village Clerk**, respectively, of the VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, and a Wisconsin municipal corporation.

_____
Name: Jean M. Werbie-Harris
Notary Public, State of Wisconsin
My Commission expires: _____

This instrument drafted by:

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

EXHIBIT A

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

COPY OF CERTIFIED SURVEY MAP NO. 2893

[Attached hereto]

LOT 2 OF CERTIFIED SURVEY MAP # 2893, RECORDED AS DOCUMENT #1841598 AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS BEING A RE-DIVISION OF LOT 2 OF CERTIFIES SURVEY MAP #2852 AND BEING A PART OF THE SOUTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, 6.1588 ACRES MORE OR LESS.

EXHIBIT B

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

COPY OF VILLAGE SITE AND OPERATIONAL PLANS

[Attached hereto]

EXHIBIT C

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

DSIS GENERAL PLAN

[Detailed Plan on file with the Village Police Department]

[Attached hereto]

EXHIBIT D

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

COPY OF ACCESS EASEMENT

[Attached hereto]

ACCESS EASEMENT

THIS ACCESS EASEMENT is entered into this _____ day of _____, 2019 by and between the Grantor, BRUNO'A SELF STORAGE 3 LLC, a Wisconsin corporation (the "Landowner") and the Grantee, the VILLAGE OF PLEASANT PRAIRIE (the "Easement Holder").

Recording Area

Name and Return Address:
Jean M. Werbie-Harris
Community Development Dept.
Village of Pleasant Prairie
Municipal Building
9915 - 39th Avenue
Pleasant Prairie, WI 53158

Parcel Identification Number:
92-4-122-_____

RECITALS

A. The Landowner is the owner of certain real estate in the Village of Pleasant Prairie, Kenosha County, Wisconsin, which is legally described in **Exhibit A** and incorporated herein by reference (collectively the "Landowner's Property").

B. The Easement Holder has entered into a Security Agreement with the Landowner for the right but not the obligation for the installation and maintenance of an exterior Digital Security Imaging System ("DSIS") upon Landowner's Property for security surveillance purposes (the "Agreement").

C. In connection with the above-referenced Agreement, the Landowner has agreed to convey to the Easement Holder access and maintenance rights to all such systems, devices and areas associated with the DSIS.

D. The Easement Holder acknowledges and agrees that the Landowner will utilize the Landowner's Property for a climate controlled, indoor self-storage facility to be known as Extra Space Storage to be located at 9001 Wilmot Road, and the Easement Holder shall not unreasonably interfere with said use and operation of the Landowner's Property by the Landowner.

GRANT OF ACCESS EASEMENT

In consideration of the facts recited above, the Landowner and Easement Holder agree as follows:

1. Grant of Easement. The Landowner hereby grants and conveys to the Easement Holder, its contractors and agents, a perpetual, non-exclusive, rent-free, access and maintenance easement (the "Access Easement") over and through the exterior of the improvements located on that portion of the Landowner's Property required for the installation, maintenance and use of said DSIS, related electrical work and internet access, and a secured area to house the DSIS generally located as described in the DSIS Security Agreement, which location may be relocated by mutual

agreement of the parties (the "Easement Property"). All utility lines shall be underground to the extent possible. The Landowner shall supply electricity, heat and internet connection services for the DSIS as provided in the Agreement.

2. Use of Access Easement. The purpose of the Access Easement is to provide for the installation, operation and maintenance of a DSIS in accordance with a Security Agreement between the parties and other property owners dated on or about **_____ ___, 2019** (the "Agreement"), the terms and conditions of which are hereby incorporated in this Access Easement. Nothing in this Access Easement is intended to prohibit use of the Access Easement area by the Landowner, provided such use does not materially interfere with the use of the Access Easement by the Easement Holder. The Easement Holder agrees that it will not materially interfere with the normal operation and use of the Landowner's Property by the Landowner and its occupants, and that its equipment shall not impair the visibility of the Extra Space Storage facility, site, or signage.

3. Improvements. The Easement Holder shall have the right, but not the obligation, to construct and install reasonable improvements upon the Easement Property in accordance with the terms in the Agreement, to make the Easement Property suitable for the installation of a DSIS with as little damage to the Landowner's Property as possible. Subject to the terms of the Agreement, if the Easement Holder undertakes the installation or maintenance of the DSIS, the Easement Holder agrees to use its best efforts to make the DSIS as aesthetically tasteful and architecturally harmonious as reasonably possible while still allowing the DSIS to cover as much of the Extra Space Storage site as the Easement Holder deems necessary.

4. Maintenance. The Easement Holder shall have access at all times as it deems necessary for maintaining its DSIS and related equipment on the Easement Property to the extent necessary for the uses described in the Agreement. The Landowner shall pay the Easement Holder a maintenance fee and other fees as described in the Agreement if the Easement Holder undertakes inspections or takes over the responsibilities of the DSIS maintenance, provided however, that such fees shall be reasonable and directly attributable to Landowner. The Easement Holder shall provide to Landowner an itemized invoice.

5. Damage to Easement Property. The Easement Holder shall be responsible for any damage that it may cause to the Easement Property. The Easement Holder shall promptly make all needed repairs, promptly after such damage, restoring the Easement Property to its condition prior to the damage. The Landowner shall promptly make any needed repairs to the Landowner's Property and the DSIS equipment that the Landowner may damage.

6. Obstructions to Use of the Easement Property. The Easement Holder may not utilize the Easement Property in a way that materially interferes with its use by any other person permitted to use it. The Easement Holder acknowledges and agrees that the Landowner's and its future owners or tenants' use of the Landowner's Property may include if permitted by the Village, outdoor activities that may occur on the Landowner's Property, which such uses may be allowed, and shall not be considered an obstruction or impediment to the Access Easement. Furthermore, the

Easement Holder acknowledges and agrees that the Landowner has the right to modify and construct new improvements on the Landowner's Property, albeit with the necessary permits, and if said improvements interfere with use of the Access Easement by the Easement Holder, then the Landowner shall bear all costs and responsibility to relocate the DSIS equipment or modify its use of the Easement Property.

7. Indemnity/Insurance/Liens. All costs of installation, operation, and maintenance of the Easement Property and any improvements the Landowner installs thereon will be the responsibility of the Landowner as described in the Agreement, provided however, that such costs shall be reasonable and directly attributable to Landowner.

Any contractor coming onto the Easement Property and/or the Landowner's Property on behalf of the Easement Holder shall carry a non-deductible (a) commercial general liability insurance policy, including (but not limited to) contractor's liability coverage, contractual liability coverage, completed operations coverage, broad form property damage endorsement and contractor's protective liability coverage, to afford protection, with respect to personal injury, death or property damage of not less than One Million Dollars (1,000,000) per occurrence combined single limit/ One Million Dollars ($1,000,000) general aggregate (but not less than $500,000 per location aggregate); (b) comprehensive automobile liability insurance policy with a combined single limit for each occurrence of not less than Three Hundred Thousand Dollars ($300,000) with respect to personal injury or death and property damage; and (c) worker's compensation insurance policy or similar insurance in form and amounts required by law. The Easement Holder shall carry similar amounts and types of insurance when it enters onto the Easement Property and/or the Landowner's Property, provided, such insurance may be provided through the municipal insurance plan of Easement Holder. In connection with any installation, operation, maintenance or inspection of the Easement Property by the Easement Holder or its agents, employees or contractors, the Easement Holder shall indemnify, defend and hold harmless the Landowner from and against any lien, suit, loss, cost, expense (including reasonable attorneys' fees), personal injury, bodily injury or property damage arising from or relating to such activities of the Easement Holder, its agents, contractors or engineers on the Landowner's Property.

Nothing contained herein shall alter or eliminate any obligations of the Landowner to reimburse the Easement Holder for costs and expenses, as provided in the DSIS.

8. Enforcement of Agreement. The Landowner and Easement Holder shall have the right to legally enforce this Access Easement and the covenants, conditions and restrictions set forth herein, by whatever action or actions are legally available, including, without limitation, enjoining any violation or threatened violation hereof.

9. Amendments. This Access Easement may not be modified, amended or terminated except by execution and recording of a written instrument signed by both the Landowner and Easement Holder.

10. Successors. All of the terms, covenants, conditions, and obligations set forth in this Access Easement and the Agreement shall inure to the benefit of and bind the Landowner and Easement Holder, and their respective personal representatives, heirs, successors, transferees, assigns, and all future owners of the Landowner's property this Access Easement and the Agreement shall continue as a servitude running in perpetuity with the Landowner's Property.

11. CCTV Video Release. The Village agrees not to release any digital video recorded by the DSIS, nor any portions thereof, to the news media without providing prior notice to the Owner, including the date, time, and information regarding the incident which the video pertains to.

The Easement Holder agrees that neither digital video recorded by the DSIS, nor any portions thereof, will be released to the news media or any third-party, except as a part of the criminal justice system, to employees of the Easement Holder, and as otherwise required by applicable law, without prior investigation and proper due diligence conducted by the Easement Holder or its employees or contractors. The Landowner is not responsible for conducting any investigation involving such digital video or of the matter which constitutes the substance of the criminal investigation. The terms of this paragraph shall apply to all digital video recorded by the DSIS and obtained or used by any employee or agent of the Easement Holder.

12. Severability. If any provision or specific application of this Access Easement is found to be invalid by a court of competent jurisdiction, the remaining provisions or specific applications of this Access Easement shall remain valid and binding.

13. Governing Law. This Access Easement shall be governed by and construed under the laws of the State of Wisconsin. The parties agree that any dispute hereunder shall be venued only in the Circuit Court for Kenosha County.

14. Attorneys' Fees and Interest. If either party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Access Easement and the complaining party places the enforcement of all or any part of this Access Easement in the hands of an attorney, of if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall accrue interest from the due date until paid at eighteen percent (18%) per annum.

IN WITNESS WHEREOF, BRUNO'S SELF STORAGE 3. LLC has executed this Access Easement this _____ **day of** _____**, 2019**.

[Signatures are on the next pages].

BRUNO'S SELF STORAGE 3, LLC

By: _____
Name: William Bruno Hanney
Title: _____

STATE OF WISCONSIN)
)SS.
COUNTY OF _____)

This instrument was acknowledged before me in _____, Wisconsin on this ___ day of _____, 2019, by William Bruno Hanney, as the duly authorized _____ (title) of BRUNO'S SELF STORAGE 3, LLC.

_____
Name: _____
Notary Public, State of _____
My Commission expires: _____

[More signatures to follow].

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

By: _____
Name: John P. Steinbrink
Title: Village President

ATTEST:

By: _____
Name: Jane C. Snell
Title: Village Clerk

STATE OF WISCONSIN)
)SS.
COUNTY OF KENOSHA)

This instrument was acknowledged before me in Pleasant Prairie, WI on this ___ day of _____, 2019, by John P. Steinbrink and Jane C. Snell, as the duly authorized President and Clerk, respectively, of the VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, and a Wisconsin municipal corporation.

_____
Name: Jean M. Werbie-Harris
Notary Public, State of Wisconsin
My Commission expires: _____

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage against the Property, consents to the Access Easement set forth above and agrees that its interest in the Property shall be subject to this Access Easement.

Dated this ___ day of _____, 2019.

_____ **BANK**

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this ___ day of _____, 2019 _____, (name) as the duly authorized _____ (title) of _____ (bank).

_____
Name: _____
Notary Public, State of _____
My Commission expires: _____

This instrument drafted by:

Atty. Timothy J. Geraghty
Godin Geraghty Puntillo Camilli, S.C.
6301 Green Bay Road
Kenosha, WI 53142

and

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

EXHIBIT A

LEGAL DESCRIPTION OF LANDOWNERS PROPERTY

LOT 2 OF CERTIFIED SURVEY MAP # 2893, RECORDED AS DOCUMENT #1841598 AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS BEING A RE-DIVISION OF LOT 2 OF CERTIFIES SURVEY MAP #2852 AND BEING A PART OF THE SOUTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, 6.1588 ACRES MORE OR LESS.

VILLAGE OF PLEASANT PRAIRIE

SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☑ Final Site and Operational Plan ☐ Final Site and Operational Plan/Conditional Use Permit ☐ Preliminary Site and Operational Plan ☐ Preliminary Site and Operational Plan/ Conditional Use Permit ☐ Digital Security Imaging System (DSIS Agreement and Easement)	☑ New Building ☐ Building Addition ☐ Building Alteration ☐ New Tenant

Name of Business: Bruno's Self Storage 3 - Operating as Extra Space Storage

Site Address: Not yet established (East of 9201 Wilmot Rd.) Suite #: _____

Tax Parcel Number: Not yet established (part of 91-4-122-084-0104)

Zoning District(s): M-1

Name of Development: Bruno's Self Storage 3

Estimated Date of Occupancy: December 2019

Detailed Description of the Proposed Project and Use:

Bruno's Self Storage 3, operating as Extra Space Storage, will be 127,156 square foot building. Within the building will be a 1,000 square foot office area and climate controlled storage units ranging in size from 5' x 5' to the largest which is 30' x 10'. All storage units are located inside the climate controlled building. All persons/businesses that may rent a storage unit would access the building in their vehicle through an overhead door on the north side of the building. Upon entering, the overhead garage door will close and the customer would continue to drive through a large center aisle to the appropriate storage aisle to unload or retrieve items from their units and exit the building on the south. There is no access to the storage units from outside of the building. The building and site is monitored with camera systems and the exterior of the site will be monitored pursuant to the Village's Security Ordinance with a Digital Security Imaging System (DSIS) pursuant to the requirements of Chapter 410 of the Village Municipal Code. The pre-cast panel building will provide windows on all faces and a masonry and glass entry feature at the main office entry.

Detailed Description of Company:

Bruno's Self Storage 3 will be managed by and operated under the name Extra Space Storage, see below for information on Extra Space Storage:
Extra Space Storage is the second largest operator of self-storage facilities in the U.S. Since we were founded in 1977, we have taken the storage industry by storm. In 2015 alone we added 1.8 billion dollars in new acquisitions to our national portfolio.

The cornerstone of Extra Space Storage is successful partnerships with our stakeholders, partners, investors and customers. Our goals are driven by a passionate, dedicated workforce that thrives on innovation.

Our facilities are everywhere! You have probably seen an Extra Space Storage sign near your home or office. We have properties in 38 states, Washington, D.C. and Puerto Rico. We own or operate over 1,400 stores, comprising approximately 910,000 units and 103 million square feet of rentable space.

We bring security, attractive landscaping and professional property management to every facility we buy, build or manage. An Extra Space Storage facility is as much a part of your community as our on-site managers, employees and customers.

Select One Option

☐ Relocation of Business from _____
☑ New Location for Business in Pleasant Prairie
☐ Expansion/Change to Existing Business in Pleasant Prairie
☐ New Start Up Business

SITE AND BUILDING INFORMATION

Lot Area: 236,877 sq. ft. Lot Area: 5.44 ac.

Building Area: 127,156 sq. ft. Building Height: 32'-0" ft.

32' is highest point

Tenant Area: n/a sq.ft.

Addition Area: n/a sq. ft. Addition Height: n/a ft.

Total Impervious Surface Area: 147,800 sq. ft.

Total Landscape Area: 89,065 sq.ft. Site % of Open Space 37.6 %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 12

Total # of regular parking spaces (on-site): 11

Total # of handicapped accessible spaces (on-site): 1

Total # of truck parking spaces (on-site): 0

Total # of dock doors: 0

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: 6 Maximum number of daily trips: 15

Anticipated truck trips to and from the site:

Number of daily average trips: 1 or less Maximum number of daily trips: 1 or less

OPERATIONAL INFORMATION

Hours (Open to the public): Office Hours: 9:00am - 6:30pm | Self Service Storage Access: 7:00 am - 9:00 pm

Delivery hours: n/a

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: 2

Proposed total number of part-time employees: _____

Number of shifts: 1

Total of number of employees per shift: 1st 2, 2nd _____, 3rd _____

Largest number of employees on site at any one time: 2

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☐ The property is serviced by Public Sanitary Sewer
- ☐ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: approx. 50 gallons per day

If property is zoned <u>M-1, M-2 or M-5 then the following shall be completed:</u>

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 associate square footage for each classification:

- ☐ Factory Group F-1 (Moderate-hazard) _____sq. ft.
- ☐ Factory Group F-2 (Low-hazard) _____sq. ft.
- ☐ Storage Group S-1 (Moderate-hazard) _____sq. ft.
- ☐ Storage Group S-2 (Low-hazard) _____sq. ft.
- ☐ Business Group B _____sq. ft.
- ☐ High-Hazard Group H _____sq. ft.
- ☐ Other _____ _____sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

No manufacturing, all storage of personal and business items; hazardous items will not be allowed to be stored per storage unit rental agreements.

Types of equipment or machinery to be used on site:

None

Types and quantities of solid or liquid waste material which require disposal:

Employees will have minimal office related garbage and recycling. Liquid waste will comprise of domestic water waste (restroom sinks and toilets, break room sink, utility room mop basin).

Method of handling, storing and disposing of solid or liquid waste materials:

Solid waste from office will be stored outside in small dumpster. Sanitary sewer for liquid waste.

Methods of providing site and building security other than the Village Police Department:

The building and site is monitored with camera systems and the exterior of the site will be monitored pursuant to the Village's Security Ordinance with a Digital Security Imaging System (DSIS) pursuant to the requirements of Chapter 410 of the Village Municipal Code.

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

Weekly lawn care in summer months, snow removal as needed in winter months. Interior floor cleaning once a week. Staff will walk premises daily to ensure proper building conditions.

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

None

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

Wisconsin State Building Plan Review
Wisconsin State HVAC plan Review
Neither have been submitted yet

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ■ Title Sheet
- □ Survey See Praire Holdings Drawings
- ■ Site Plan
- ■ Grading and Drainage Plan
- ■ Building and Fire Protection Plans
- ■ Lighting Plan (including photometric plan)
- ■ Landscape and Open Space Plan
- ■ Signage Plan See Sheet A5.2
- ■ Industrial Waste Survey
- ■ Required Application Fee and Pre-Development Agreement

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

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, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: Bruno Hanney

Signature: _____

Address: 12138 North River Road

Mequon WI 53092

(City) **(State)** **(Zip)**

Phone: 414-234-9675

Fax: _____

Email: bhanney@gmail.com

Date: May 6, 19

APPLICANT/AGENT:

Print Name: Richard Pipek

Signature: _____

Address: 833 E. Michigan St., Suite 540

Milwaukee WI 53202

(City) **(State)** **(Zip)**

Phone: 414-278-6804

Fax: _____

Email: rich.pipek@instudioarch.com

Date: _____

TENANT CONTACT:

Print Name: _____

Signature: _____

Address: _____

_____

(City) **(State)** **(Zip)**

Phone: _____

Fax: _____

Email: _____

Date: _____

Rev 01-17

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architecture

Extra Space Storage - Pleasant Prairie, WI

GENERAL NOTES:

A. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.

B. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

D. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.

E. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

F. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE THIS CONTRACT AS DIRECTED BY THE OWNER.

G. ALL PLAN DIMENSIONS ARE TO FACE OF MASONRY VENEER OR FACE OF WALL FINISH, U.N.O.

H. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

I. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

J. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

K. CONTRACTOR TO PROVIDE SHOP DRAWINGS/ SUBMITTALS FOR CASEWORK, GLAZING, DOORS AND HARDWARE, AND OTHER SPECIALTY ITEMS PRIOR TO ORDERING.

NEW BUILDING FOR:

BRUNO'S SELF STORAGE 3

9201 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158

SHEET INDEX:

A1.0 TITLE SHEET, SHEET INDEX, LOCATION MAP

Civil

1	COVER
2	GENERAL NOTES
3	CONSTRUCTION DETAILS 1
4	CONSTRUCTION DETAILS 2
5	CONSTRUCTION DETAILS 3
6	CONSTRUCTION DETAILS 4
7	CONSTRUCTION DETAILS 5
8	EXISTING SITE PLAN
9	GRADING PLAN
10	EROSION CONTROL PLAN
11	EROSION CONTROL PLAN DETAILS
12	SITE PLAN
13	UTILITY PLAN
14	LANDSCAPING PLAN
15	LIGHTING PLAN - PHOTOMETRIC PLAN N.

Architectural

A1.2	LIFE SAFETY PLAN
A2.0	ARCHITECTURAL SITE PLAN
A3.1	CONSTRUCTION PLAN
A3.2	ENLARGED PLANS & DETAILS
A3.3	REFLECTED CEILING PLAN
A3.4	FINISH FLOOR PLAN AND ROOM FINISH SCHEDULE
A4.1	DOOR SCHEDULE, TYPES AND DETAILS
A4.2	INTERIOR ELEVATIONS AND DETAILS
A5.1	BUILDING ELEVATIONS
A5.2	ENLARGED ELEVATIONS
A5.3	HVAC LINE OF SIGHT ELEVATIONS
A6.1	BUILDING SECTIONS
A6.2	WALL SECTIONS
A6.3	WALL SECTIONS
A7.1	ROOF PLAN

Structural

S0.0	3D VIEWS AND TITLE SHEET
S0.1	GENERAL NOTES
S0.2	SCHEDULES
S1.0A	FOUNDATION PLAN
S1.0B	FOUNDATION PLAN
S1.1A	ROOF FRAMING PLAN
S1.1B	ROOF FRAMING PLAN
S3.0	CONCRETE SECTIONS & DETAILS
S3.1	CONCRETE SECTIONS & DETAILS
S3.2	PRECAST SECTIONS & DETAILS
S5.0	STEEL SECTIONS & DETAILS
S5.1	STEEL SECTIONS & DETAILS

PROJECT INFORMATION:

OCCUPANCY:	S1
CONSTRUCTION TYPE	IIB
SQUARE FOOTAGE:	127,156 SF
NUMBER OF FLOOR LEVELS	1
FULLY SPRINKLERED	YES, NFPA 13

UNLIMITED AREA BUILDING – CODE INFORMATION: BUILDING WILL BE CONSTRUCTED AS AN UNLIMITED AREA BUILDING PER IBC 2015, SECTION 507. BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13). BUILDING IS SURROUNDED ON ALL SIDES BY AN INCREASED OPEN SPACE OF 60' OR MORE. THE BUILDING IS ONE STORY ABOVE GRADE, WITH NO BASEMENT. THE BUILDING IS CLASSIFIED AS S-1, MODERATE HAZARD STORAGE.

VICINITY MAP
NTS

NORTH

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NEW BUILDING FOR:
BRUNO'S SELF STORAGE 3
9201 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158

REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO

Original Issue Date
05/07/2019

Project No.
18.127

Drawn By
BH

SHEET TITLE
TITLE SHEET, SHEET INDEX, LOCATION MAP

A1.0

PLEASANT PRAIRIE PLAN COMMISSION SUBMITTAL

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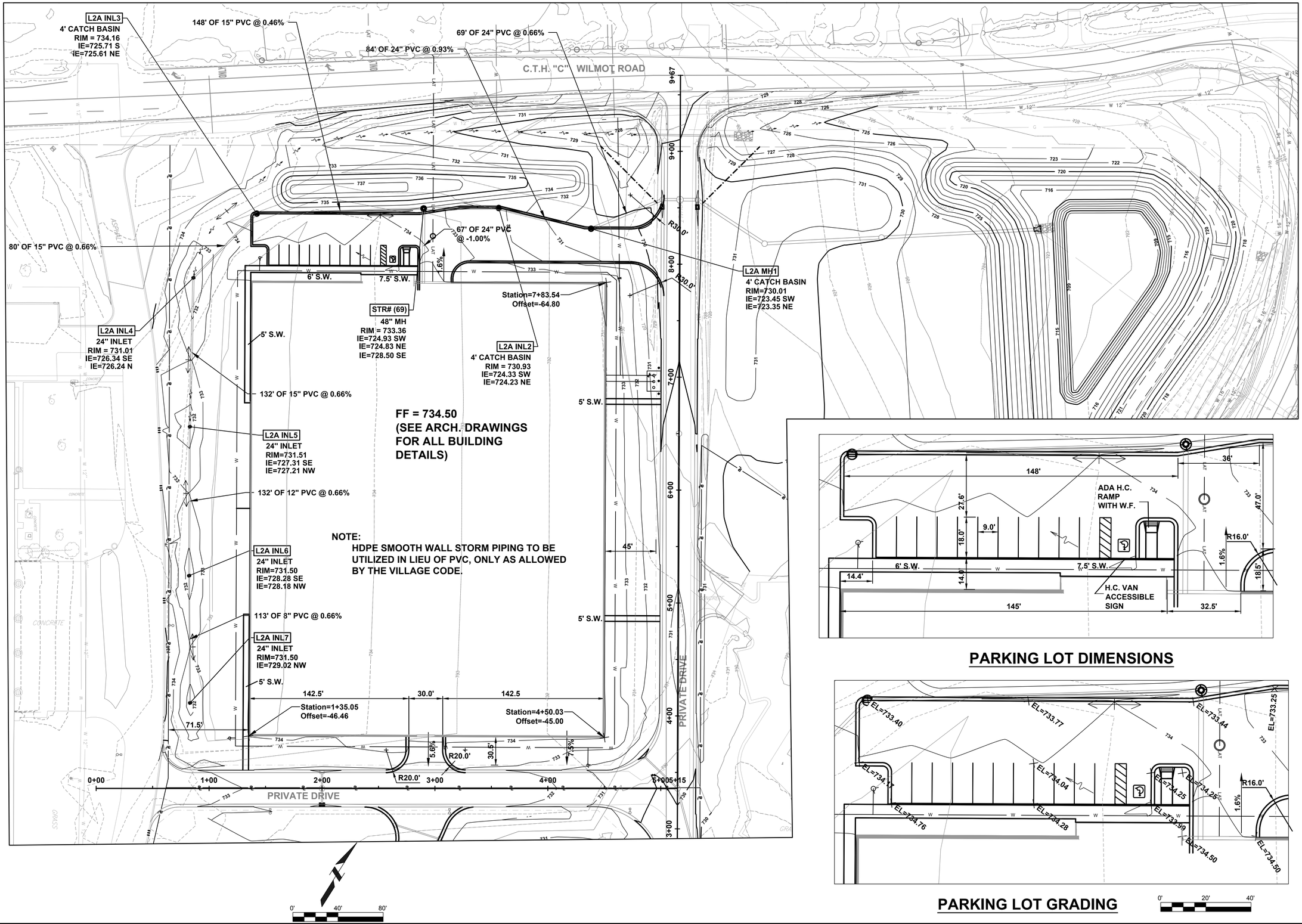
PLOT DATE 5/7/2019 9:48 AM

P:\06530010_BRUNO STORAGE — DRIVE IN FACILITY\DESIGN\CAD\SHEETS\SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 5/7/2019 9:44:16 AM



PARKING LOT DIMENSIONS

PARKING LOT GRADING

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF
STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY:	KKR, AJT
DRAWN BY:	AL, KKR
CHECKED BY:	KKR
DATE CHECKED:	5-6-19

DATE	REVISION

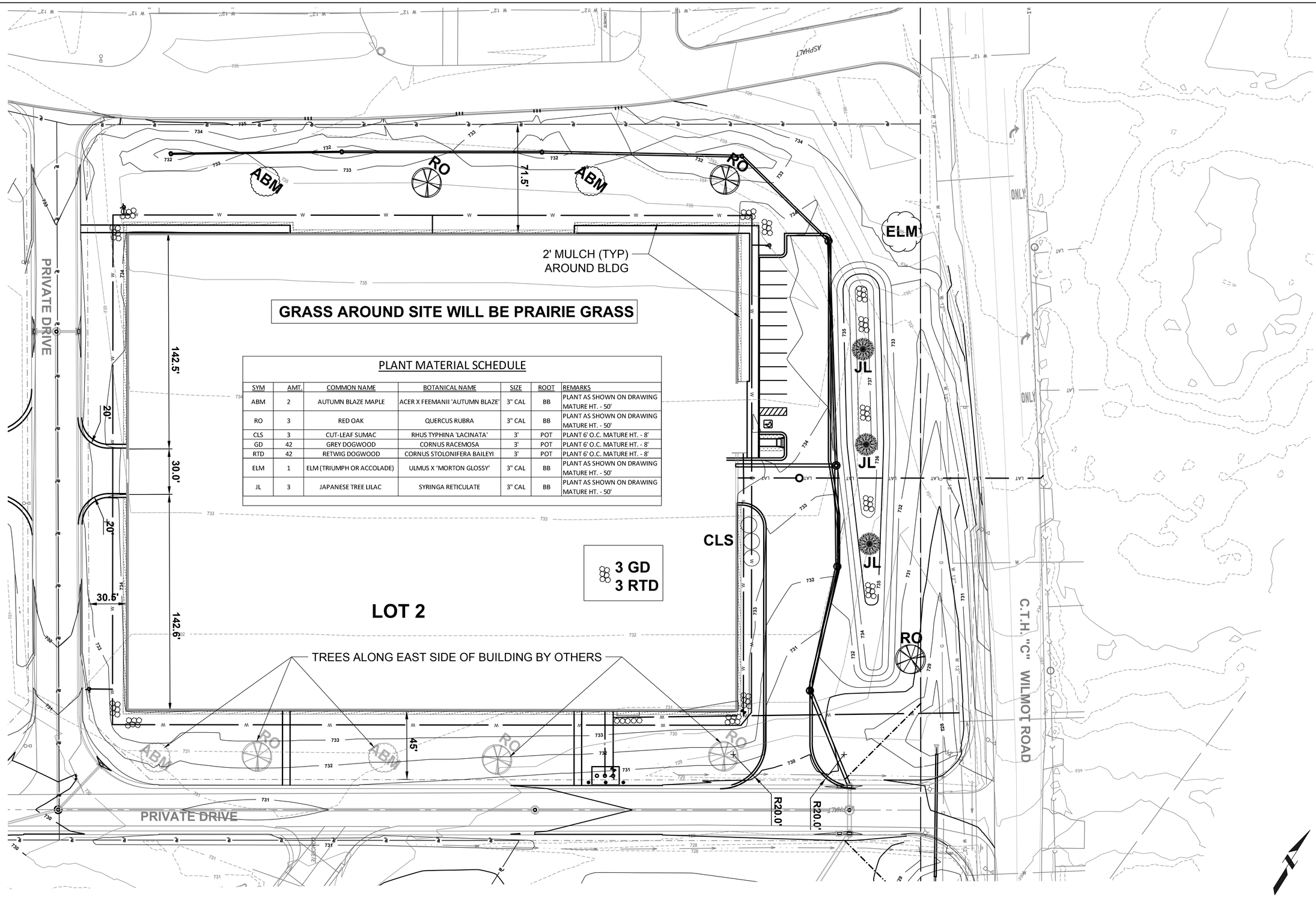
DRAWING TITLE
SITE PLAN

PROJECT No.
B1400010

DRAWING No.
12

DWG 12 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.



PLANT MATERIAL SCHEDULE

SYM	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABM	2	AUTUMN BLAZE MAPLE	ACER X FEEMANII 'AUTUMN BLAZE'	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
RO	3	RED OAK	QUERCUS RUBRA	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
CLS	3	CUT-LEAF SUMAC	RHUS TYPHINA 'LACINATA'	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
GD	42	GREY DOGWOOD	CORNUS RACEMOSA	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
RTD	42	RETWIG DOGWOOD	CORNUS STOLONIFERA BAILEYI	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
ELM	1	ELM (TRIUMPH OR ACCOLADE)	ULMUS X 'MORTON GLOSSY'	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
JL	3	JAPANESE TREE LILAC	SYRINGA RETICULATE	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'

LOT 2 PROPOSED SITE PLAN

ClarkDietz
625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1500 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF PLEASANT PRAIRIE
LOT 2 - BRUNO'S SELF STORAGE 3, LLC
KENOSHA COUNTY, WISCONSIN

DESIGNED BY: KKR, AJT
DRAWN BY: AL, KKR
CHECKED BY: KKR
DATE CHECKED: 5-6-19

DATE	REVISION

DRAWING TITLE
LANDSCAPING PLAN

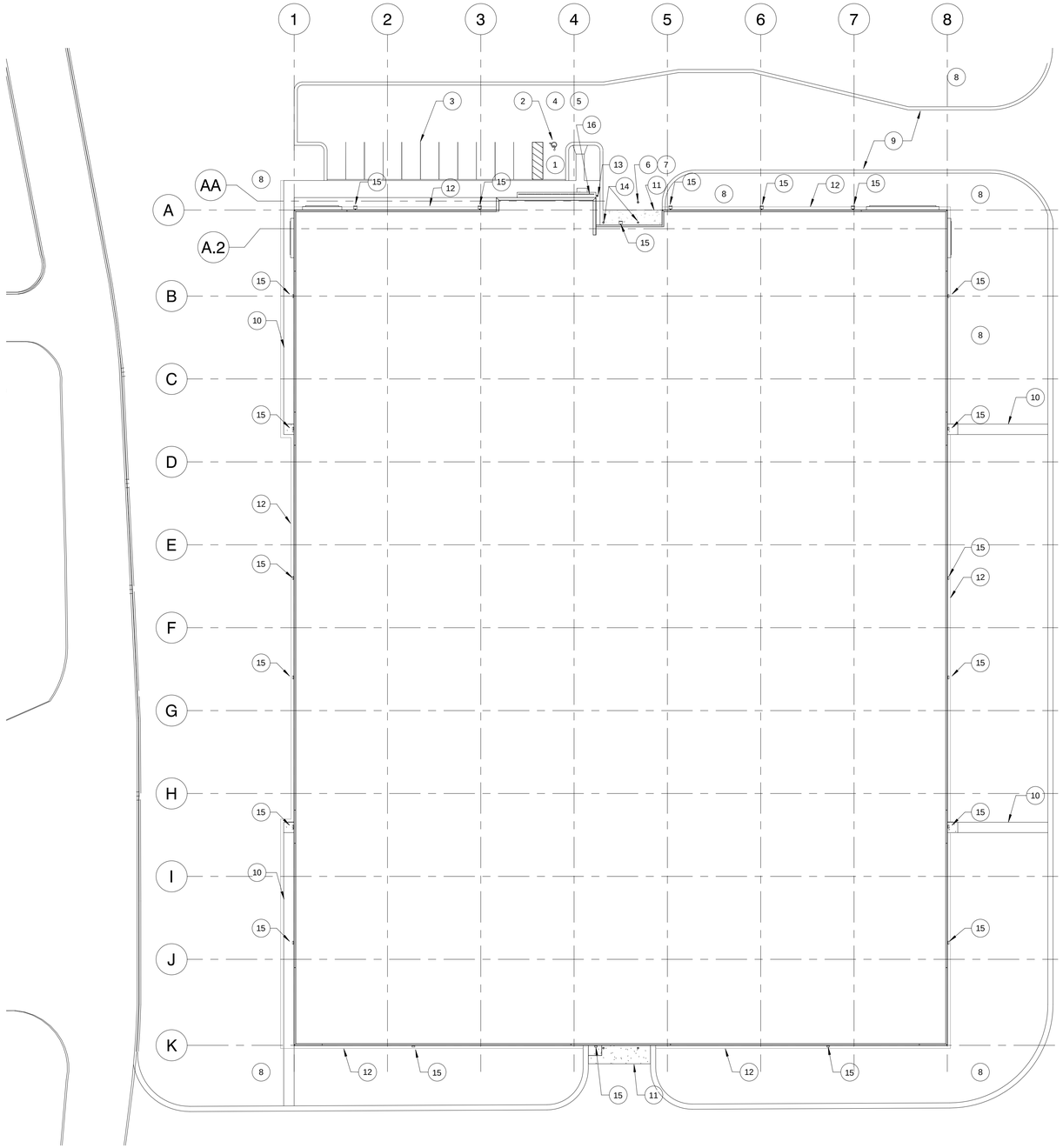
PROJECT No.
B1400010

DRAWING No.
14

DWG 14 OF 15 DWGS

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

P:\0630010_BRUNO STORAGE - DRIVE IN FACILITY\DESIGN\CAD\SHEETS\5 BRUNO SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 5/6/2019 4:44:27 PM PLOT DATE 5/6/2019 4:55 PM



1 SITE PLAN
A4.2 A2.0
1" = 30'-0"

NORTH

0' 20' 40' 80' 160'

SITE PLAN GENERAL NOTES:

A. NOTIFY DIGGER'S HOTLINE: WISCONSIN'S ONE-CALL CENTER (3) WORKING DAYS PRIOR TO THE START OF ANY WORK,
CALL 811 OR (800) 242-8511 OR WWW.DIGGERSHOTLINE.COM

B. EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM (SURVEY COMPANY) DATED MONTH, DAY YEAR.

C. SEE CIVIL FOR UTILITIES.

D. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND COORDINATES. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

E. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

F. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION AND DETAILS.

G. SITE PLAN DIMENSIONS ARE TAKEN FROM FACE OF CURB, EDGE OF ASPHALT WHERE NO CURB EXISTS AND TO BUILDING FACES.

KEYED SITE PLAN NOTES

TAG #	DESCRIPTION
1	PROVIDE RESERVED PARKING PLACARD SIGN IN ACCORDANCE WITH CH. 5, SECTION 502.7 OF THE ICC/ANSI A117.1-2009, AMERICAN NATIONAL STANDARDS FOR ACCESSIBLE AND USABLE BUILDING AND FACILITIES
2	PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ADAAG 4.30.7(1)
3	PROVIDE 4" WIDE PAINTED STRIPING AS INDICATED ON PLAN. PAINT SHALL BE "TRAFFIC YELLOW" PL-4666
4	ACCESSIBLE PARKING STALLS TO HAVE A SLOPE NO GREATER THAN 1:50 (2%) IN ANY DIRECTION, AND SHALL BE SLOPED TO DRAIN AWAY FROM CURBS AND/OR SIDEWALKS
5	ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH COMM. CH. 62.1104
6	KEY CARD KIOSK. SEE ESS STANDARDS. EXACT LOCATION TBD.
7	ANSI-COMPLIANT ACCESSIBLE CURB RAMP W/ NON-SLIP TEXTURE IN CONC. WALK, SEE CIVIL DRAWINGS
8	LANDSCAPE AREAS, REFER TO LANDSCAPE PLAN
9	PROVIDE 6" HIGH CONCRETE CURB AND GUTTER, REFER TO CIVIL DRAWINGS
10	5" THICK CONCRETE SIDEWALK W/ 6X6 - W2.9XW2.9 WWF ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE, SEE CIVIL DRAWINGS
11	6" THICK CONCRETE PAD W/ 6X6 - W2.9XW2.9 WWF ON FREELY DRAINING COMPACTED GRANULAR BASE COURSE, SEE CIVIL DRAWINGS
12	1'-6" WIDE MULCH STRIP W. WEED BARRIER AND REMAINING AREA TO BE LAWN, SEE LANDSCAPE PLANS
13	5' TALL, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD
14	5' TALL, 10" DIAMETER CONCRETE FILLED PIPE BOLLARD
15	HIGH LIGHT FIXTURE FOR SITE ILLUMINATION. SEE CIVIL/SITE PHOTOMETRIC
16	UNDERCANOPY LED LIGHT FIXTURES, 4'-0" AND 1'-0", AS NEEDED. ESS SPEC SLOAN HIGHLINER2 4' 701912-C1I75 AND SLOAN HIGHILINER2 1' 701912-L1C1I75

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NEW BUILDING FOR:
BRUNO'S SELF STORAGE 3
9201 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158

REVISIONS
NO. REV. DATE DESCRIPTION

PROJECT INFO
Original Issue Date
05/07/2019
Project No.
18.127
Drawn By
BH

SHEET TITLE
ARCHITECTURAL SITE PLAN

A2.0

PLEASANT PRAIRIE PLAN COMMISSION SUBMITTAL

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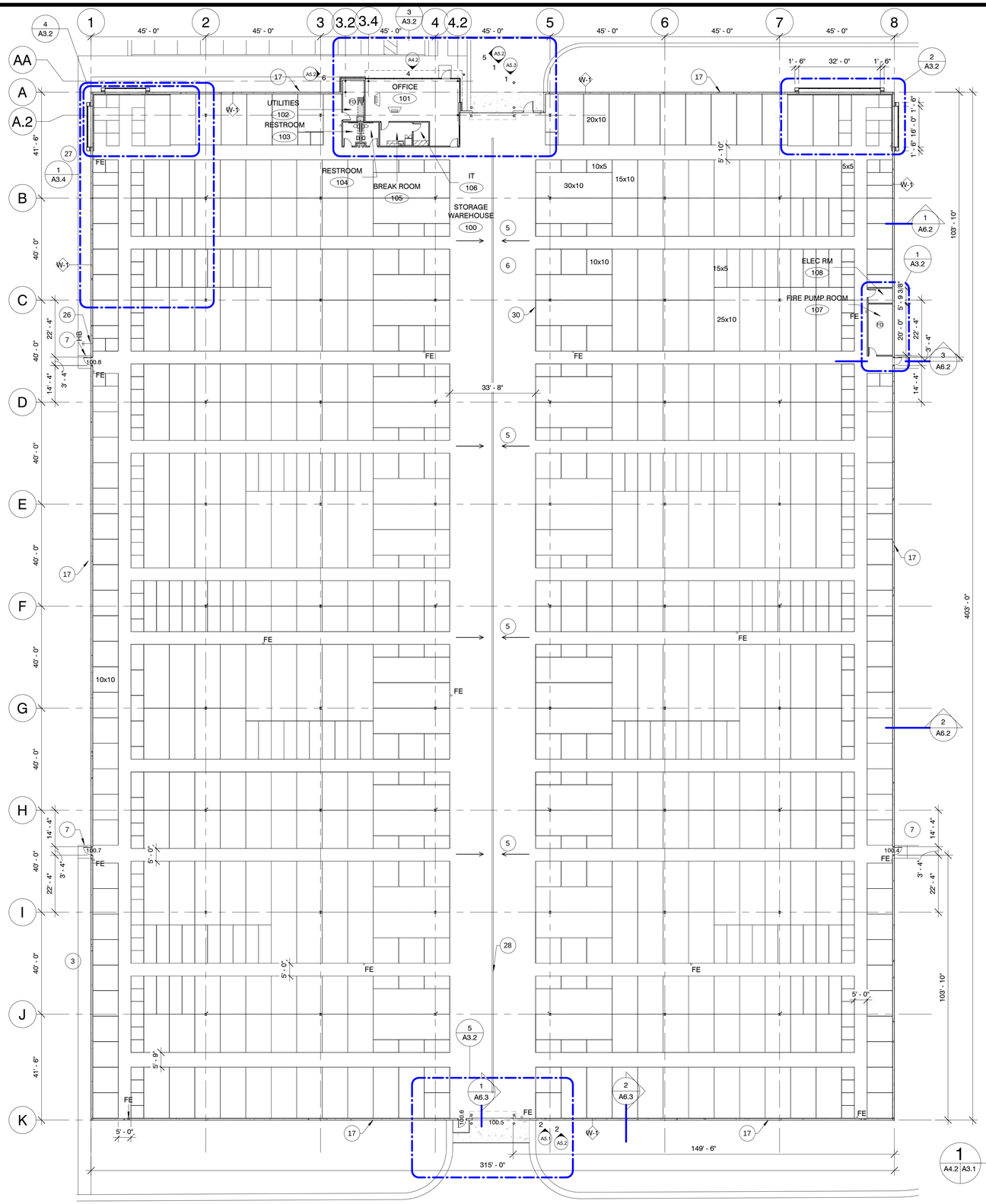

CONSTRUCTION PLAN

3/64" = 1'-0"

NORTH

FLOOR PLAN GENERAL NOTES:

A. X INDICATES WALL TYPE. SEE WALL SCHEDULE FOR WALL ASSEMBLY INFORMATION. NOTE: SEE SECTIONS AND ELEVATIONS FOR CHANGES IN MATERIALS/WALL TYPES/ACCENT-ELEMENTS THAT MAY NOT BE INDICATED @PLAN CUT.

B. SEE A1.2 FOR TYPICAL DIMENSIONS OF DOOR OPENING FROM ADJACENT WALL.

C. PROVIDE FIRE TREATED BLOCKING AT MILLWORK AND WALL HUNG ELEMENTS IN RATED WALLS.

D. INDICATES NEW MILLWORK. SEE INTERIOR ELEVATIONS AND DETAILS.

E. FE-# INDICATES FIRE EXTINGUISHER LOCATION, SEE SPEC FOR DIFFERENT TYPES.

F. PROVIDE ROOF PATCHING AT ALL REQUIRED MECHANICAL PENETRATIONS PER ROOF MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN WARRANTY

G. NEW FULLY COMPLIANT NFPA 13 AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT BUILDING.

H. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.

I. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES OF ANY AND ALL AUTHORITIES HAVING JURISDICTION.

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K. CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONCERNS PRIOR TO STARTING WORK.

L. DO NOT SCALE THE DRAWINGS. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENTS OR INFORMATION IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION.

M. CONTRACTOR SHALL COORDINATE WITH THE WORK OF OTHERS NOT INCLUDED IN THE CONTRACT AS DIRECTED BY THE OWNER.

N. ALL INTERIOR PLAN DIMENSIONS ARE TO FACE OF INTERIOR FINISH OR CENTER OF WALL, U.N.O.

O. ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (A.F.F.) U.N.O.

P. THE WORD ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

Q. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

R. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FINISH FACE TO EXTERIOR FINISH FACE U.N.O.

S. A THERMAL BREAK IN THE CONCRETE FLOOR SLAB IS REQUIRED AT ALL EXTERIOR DOOR LOCATIONS: SEE DOOR DETAILS FOR MORE INFORMATION

T. ALL WALLS TO EXTEND TO UNDERSIDE OF FLOOR/ROOF DECK U.N.O.

U. "TYPICAL" (OR TYP.) AS USED IN THESE DOCS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS U.N.O

V. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED & BRACED & SEALED AS REQUIRED

W. CONTRACTOR SHALL COORDINATE MILLWORK INSTALLATION & PROVIDE BLOCKING AS REQUIRED FOR THE SUPPORT OF SUCH MILLWORK TYP.

X. PROVIDE PROPER PREPARATION TO ALL SURFACES TO RECEIVE NEW FINISHES

Y. WHERE FLOOR DRAINS ARE REQUIRED (SEE PLUMBING) PITCH CONCRETE SLAB TO DRAINS 1/8" PER FOOT, TYP, UNLESS NOTED OTHERWISE.

KEYED FLOOR PLAN NOTES

TAG #	DESCRIPTION
1	OPERABLE OVERHEAD DOOR FOR MAINTENANCE ACCESS; MATCH STORAGE SYSTEMS DOORS. SEE EXTERIOR ELEVATIONS.
2	ANODIZED ALUMINUM CURTAINWALL SYSTEM WITH INSULATED CLEAR GLAZING, SEE ELEVATIONS
3	KNOCK OUT PANELS FOR FUTURE OVERHEAD DOCK DOORS; SEE ELEVATIONS.
4	KEY CARD KIOSK. SEE ESS STANDARDS. EXACT LOCATION TBD.
5	PITCH CONCRETE FLOOR TO CENTER TRENCH DRAIN, 1/8": 1'-0"
6	6" CONCRETE SLAB, SEE STRUCTURAL DRAWINGS FOR SLAB DETAILS. ASHFORD FLOOR SEALER ON NEW CONCRETE FLOOR SLABS.
7	STOOP SLAB, SEE STRUCTURAL
8	EDGE OF AWNING ABOVE, SEE SECTIONS
9	NEW HIGH SPEED COILING OVERHEAD DRIVE-IN DOOR WITH CLEAR POLYCARBONATE SLATS, SEE SPECS.
10	NEW 10" DIAMETER 6' TALL STEEL, CONCRETE FILLED PIPE BOLLARDS WITH SAFETY YELLOW SLEEVES. SEE ESS SPEC.
11	FLOOR DRAIN.
12	LOCATE FIRE PUMP FOR SPRINKLER SYSTEM IN THIS ROOM.
13	NEW SHIPS LADDER AND ROOF HATCH, SEE 2/A4.2,3/A4.2 AND 4/A4.2
14	NEW WATER SERVICE TO BE LOCATED IN THIS ROOM
15	NEW ELECTRICAL SERVICE TO BE LOCATED IN THIS ROOM
16	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED CLEAR GLAZING, SEE ELEVATIONS
17	WINDOWS NOT SHOWN ON THIS PLAN; SEE REFLECTED CEILING PLAN AND ELEVATIONS FOR WINDOW LOCATIONS.
18	PROVIDE (2) 1-1/2" UNDERGROUND CONDUITS TO EACH PODIUM FOR POWER, PHONE, AND INTERNET.
19	ESS SIGNAGE WITH MONITORS; POWER AND DATA SUPPLIED THROUGH CEILING.
20	WATER HEATER: EMAX SINGLE POINT TANKLESS SP3512 120V OR SP55 240V.
21	XLERATOR HAND DRYER - MODEL XL-BW
22	GOJO SOAP DISPENSER
23	MIRROR TO BE ADA COMPLIANT.
24	FLOOR SET MOP SINK, PROVIDE 4'X4' FRP PANELS AT WALLS ON EITHER SIDE OF MOP SINK.
25	PROVIDE AND INSTALL WALL HEATER UNIT; SPEC TBD.
26	HOSE BIB LOCATION.
27	ENLARGED PLAN DEFINES TYPICAL CONCRETE CONTROL JOINT PATTERN.
28	6" WIDE CONTINUOUS TRENCH DRAIN
29	2-YARD DUMPSTER, 34" x 72"
30	CORRUGATED STORAGE UNITS WITH OVERHEAD COILING DOORS PER EXTRA SPACE SPECIFICATIONS.

Storage Unit Capacity	
Count	Storage Unit Size
141	Storage Unit 5 x 5 x 8
110	Storage Unit 10 x 5 x 8
136	Storage Unit 10 x 10 x 8
97	Storage Unit 15 x 5 x 8
137	Storage Unit 15 x 10 x 8
87	Storage Unit 20 x 10 x 8
36	Storage Unit 25 x 10 x 8
56	Storage Unit 30 x 10 x 8
800	

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NEW BUILDING FOR:
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REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO

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Project No. 18.127
Drawn By BH

SHEET TITLE
CONSTRUCTION PLAN

A3.1

PLEASANT PRAIRIE PLAN COMMISSION SUBMITTAL

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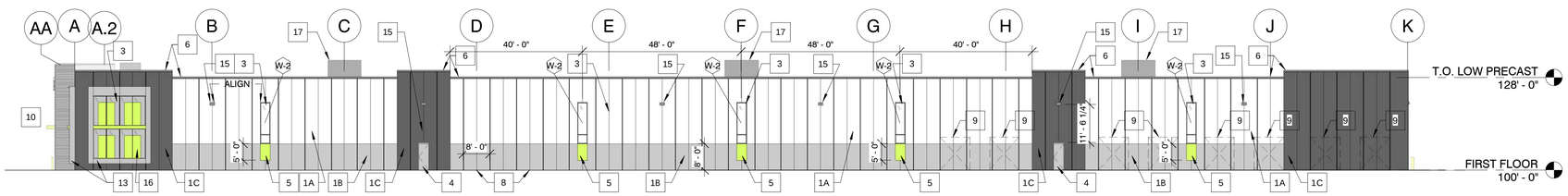
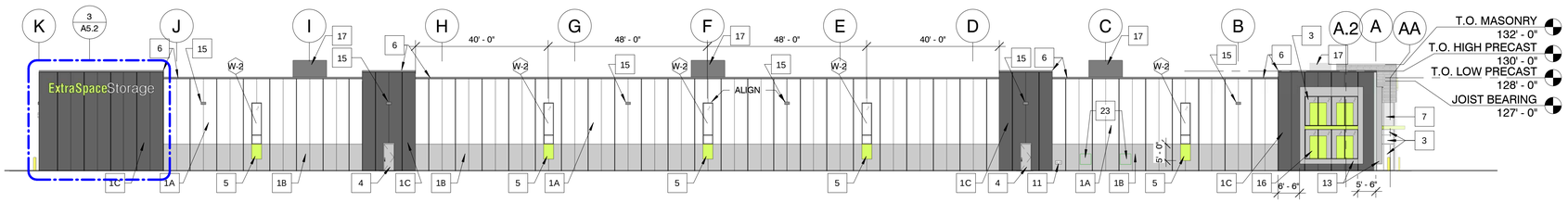


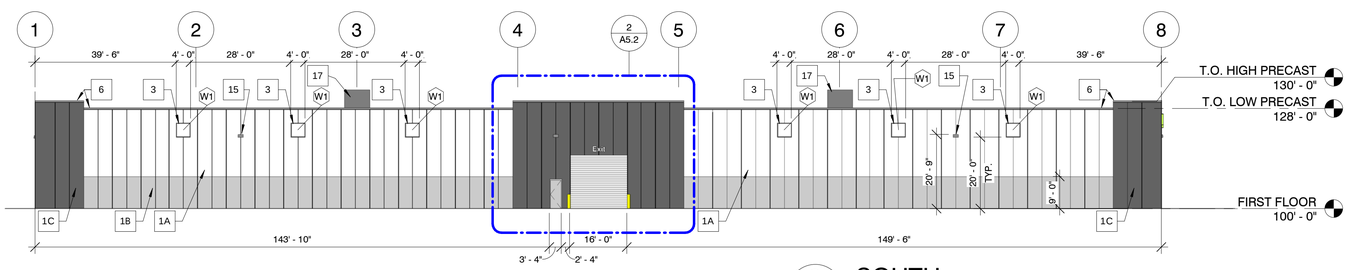
4 S2.0 A5.1 **WEST**

1" = 20'-0"



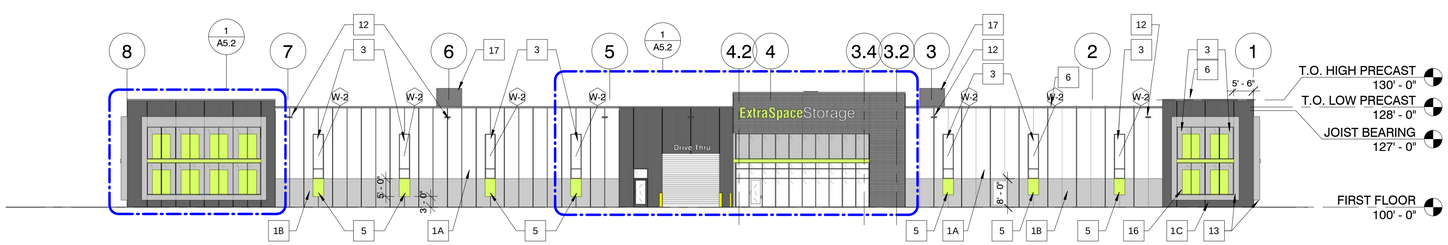
3 S2.0 A5.1 **EAST**

1" = 20'-0"



2 A3.1 A5.1 **SOUTH**

1" = 20'-0"



1 A3.1 A5.1 **NORTH**

1" = 20'-0"

EXTERIOR FINISH LEGEND

PNT-1 **PRECAST PANEL PAINT (PRIMARY COLOR)**
MAN: SHERWIN WILLIAMS **COLOR:** NEBULOUS WHITE SW7063

PNT-2 **PRECAST PANEL PAINT (SECONDARY WALL COLOR)**
MAN: SHERWIN WILLIAMS **COLOR:** ARGOS SW7065

PNT-3 **PRECAST PANEL PAINT (BASE COLOR ON SINGLE STORY BUILDINGS)**
MAN: SHERWIN WILLIAMS **COLOR:** CITYSCAPE SW7067

PNT-4 **EXTERIOR MISC PAINT (STORAGE ROLL-UP DOORS / CUSTOMER LOADING DOORS / FAUX DOORS)**
MAN: SHERWIN WILLIAMS **COLOR:** EXR WASABI GREEN CUSTOM COLOR

PNT-5 **EXTERIOR MISC PAINT (BOLLARDS)**
MAN: SHERWIN WILLIAMS **COLOR:** SAFETY YELLOW

PNT-7 **EXTERIOR MISC PAINT (CANOPIES, AWNINGS, EXTERIOR HANDRAILS, ETC.)**
MAN: SHERWIN WILLIAMS **COLOR:** IRON ORE SW7069

PNT-9 **EXTERIOR MISC PAINT (SECURITY GATE AND ORNAMENTAL FENCING)**
MAN: SHERWIN WILLIAMS **COLOR:** TRICORN BLACK SW6258

PFM-1 **PREFINISHED METAL COPING**
MAN: PETERSON ALUMINUM **COLOR:** MUSKET GRAY

MU-1 **BURNISHED BLOCK MASONRY**
NORTHFIELD STONE – TRENDSTONE QT BLACK, 4" X 4"X 24" & 4 "X 8" X24"

MATERIAL KEY - ELEVATIONS

TAG #	DESCRIPTION
1	INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTERS.
1A	PAINTED SMOOTH FACED PRECAST PANEL (PNT-1)
1B	PAINTED SMOOTH FACED PRECAST PANEL (PNT-2)
1C	PAINTED SMOOTH FACED PRECAST PANEL (PNT-3)
2	NEW HIGH SPEED COILING OVERHEAD DRIVE-IN DOOR WITH CLEAR POLYCARBONATE SLATS, SEE SPECS.
3	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH INSULATED CLEAR GLAZING, SEE SPECS
4	NEW INSULATED HOLLOW METAL MAN DOOR.
5	KNOCK-OUT PANEL FOR FUTURE WINDOW ENLARGEMENT. (PNT-4)
6	PREFINISHED METAL COPING PFM-1
7	CLEAR ANODIZED ALUMINUM CURTAINWALL SYSTEM WTIH INSULATED SPANDREL PANEL, SEE SPECS
8	1 1/2" WIDE VERTICAL REVEAL IN 8'-0" WIDE PRECAST PANELS
9	KNOCK OUT PANELS FOR FUTURE OVERHEAD DOCK DOOR
10	METAL CANOPIES, SEE DETAILS
11	FIRE DEPARTMENT CONNECTION POINT.
12	SITE LIGHT FIXTURE TYPE "L-10", SEE SITE PHOTOMETRIC AND LIGHTING PLAN. RAB 20W LED (5000 COOL) BRONZE WPLED20
13	METAL PANEL BUMP-OUT WITH STOREFRONT GLAZING INSERT; FAUX DOORS ON INTERIOR WALL, SEE DETAILS.
14	NEW INSULATED ALUMINUM MAN DOOR WITH FULL CLEAR GLAZING; CLEAR GLAZING TRANSOM ABOVE. SEE DOOR SCHEDULE.
15	SITE LIGHT FIXTURE TYPE "L-4", SEE SITE PHOTOMETRIC AND LIGHTING PLAN. C-LITE C-WP-A-ARFC-LG-4L-50K-DB ARCHITECTURAL WALL PACK - LARGE
16	OPERABLE OVERHEAD DOOR. ALL OTHER DOORS IN VIEW ARE FAUX OVERHEAD DECORATIVE PANELS.
17	ROOFTOP MECHANICAL UNITS BEYOND, SEE A5.3 FOR SIGHT LINE DIAGRAMS.
18	BURNISHED BLOCK MASONRY VENEER, SEE ENLARGED ELEVATIONS FOR DETAILS.
19	CLEAR ANODIZED ALUMINUM CURTAINWALL SYSTEM WITH INSULATED CLEAR GLAZING, SEE SPECS
20	BURNISHED BLOCK MASONRY 4" X 24"; INSET 3/8",TYP.
21	BURNISHED BLOCK MASONRY 8" X 24"
22	VERTICAL MASONRY CONTROL JOINT
23	LOCATE EXTERIOR BUILDING UTILITIES HERE, ELECTRICAL TRANSOCKETS & GAS METER.

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NEW BUILDING FOR:
BRUNO'S SELF STORAGE 3

9201 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158

REVISIONS

NO.	REV. DATE	DESCRIPTION

PROJECT INFO

Original Issue Date
05/07/2019

Project No.
18.127

Drawn By
BH

SHEET TITLE
BUILDING ELEVATIONS

A5.1

PLEASANT PRAIRIE PLAN COMMISSION SUBMITTAL

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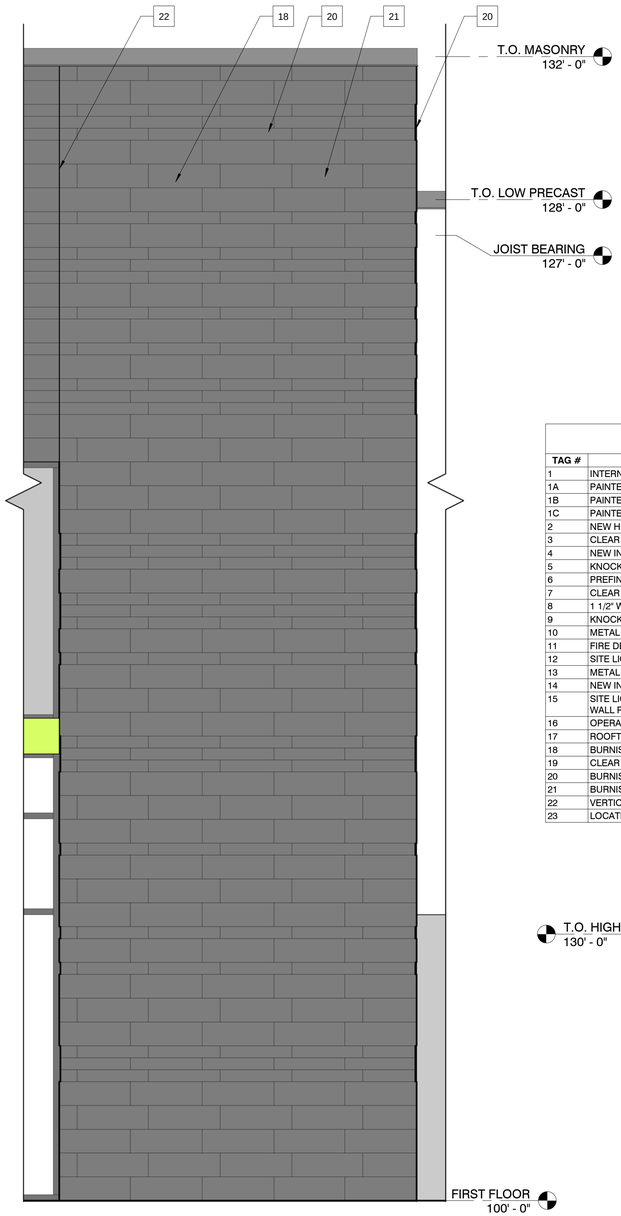
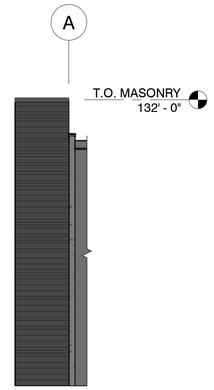
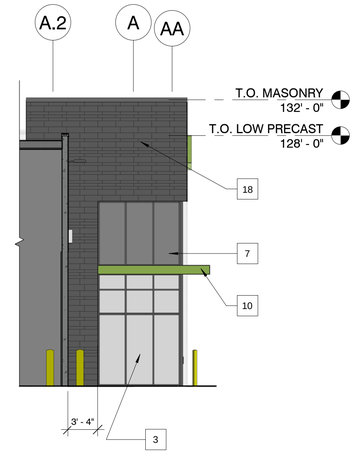


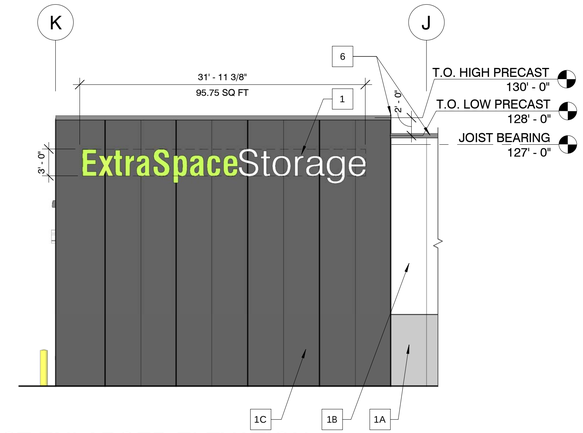
4 A5.2 A5.2 COURSING DETAIL
1/2" = 1'-0"



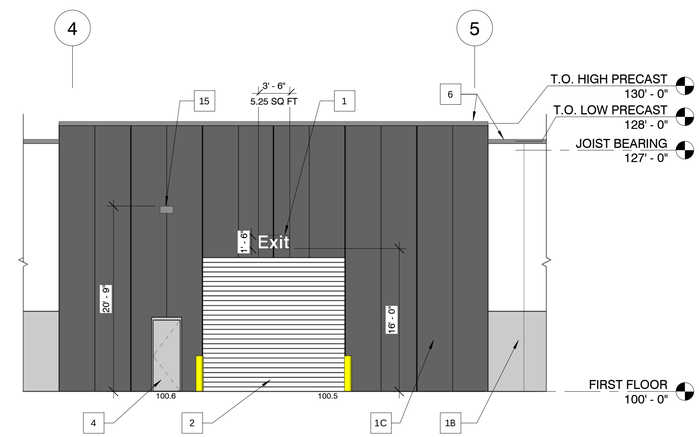
6 A3.1 A5.2 NORTHWEST ELEV.
1/8" = 1'-0"



5 A3.1 A5.2 NORTHEAST ENTRY ELEVATION
1/8" = 1'-0"



3 A5.1 A5.2 EAST ENLARGED ELEVATION
1/8" = 1'-0"



2 A3.1 A5.2 SOUTH ENLARGED ELEVATION
1/8" = 1'-0"

MATERIAL KEY - ELEVATIONS	
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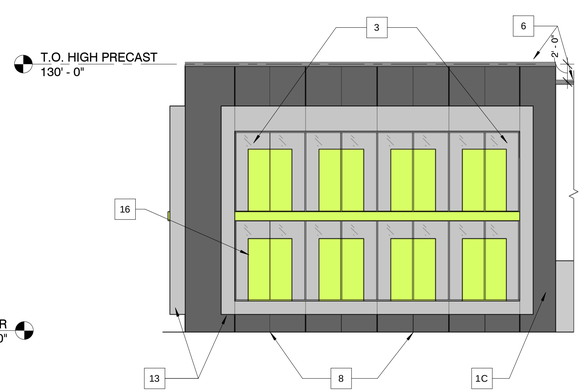

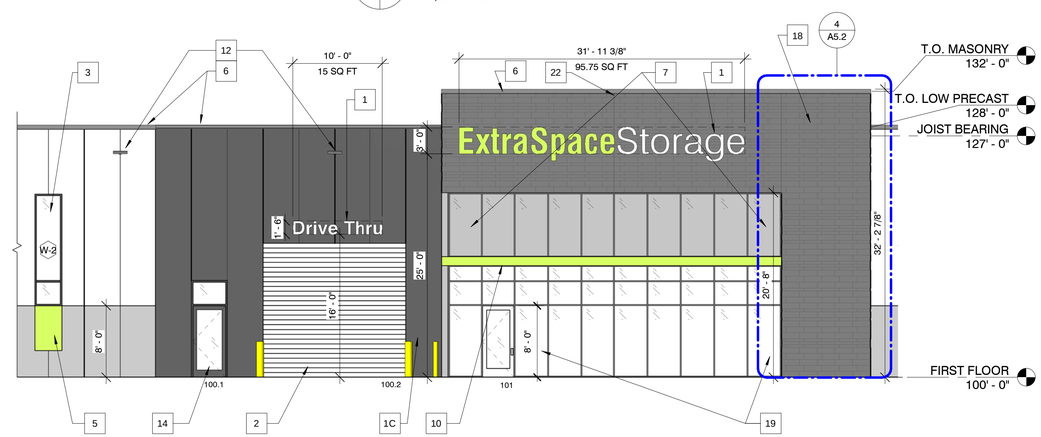

1 A3.1 A5.2 NORTH ENLARGED ELEVATION
1/8" = 1'-0"

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NEW BUILDING FOR:
BRUNO'S SELF STORAGE 3
9201 WILMOT ROAD
PLEASANT PRAIRIE, WI 53158

REVISIONS
NO. REV. DATE DESCRIPTION

PROJECT INFO
Original Issue Date 05/07/2019
Project No. 18.127
Drawn By BH

SHEET TITLE
ENLARGED ELEVATIONS

A5.2

PLEASANT PRAIRIE PLAN COMMISSION SUBMITTAL

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

H. Consider the request of Melissa Roman with CenterPoint Properties, owner of the properties generally located on the northwest corner of 109th Street and 80th Avenue for approval of the **Certified Survey Map** for the creation of two properties.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report dated June 10, 2019.

I. Consider the request of Melissa Roman with CenterPoint Properties, agent on behalf of Ta Chen International Inc, for approval of the **Site and Operational Plans** for a 265,298 square foot addition for the building located at 8500 109th street in Lakeview Corporate Park.

Recommendation: Village staff recommends that the Plan Commission approve the **Site and Operational Plans** subject to the comments and conditions of the Village Staff Report dated June 10, 2019.

VILLAGE STAFF REPORT OF JUNE 10, 2019

Consider the request of Melissa Roman with CenterPoint Properties, owner of the properties generally located on the northwest corner of 109th Street and 80th Avenue for approval of the **Certified Survey Map** for the creation of two properties.

Consider the request of Melissa Roman with CenterPoint Properties, agent on behalf of Ta Chen International Inc, for approval of the **Site and Operational Plans** for a 265,298 square foot addition for the building located at 8500 109th street in Lakeview Corporate Park.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME; HOWEVER, SEPARATE ACTIONS ARE REQUIRED

Ta Chen International intends to expand the building and site improvements on the property located at 8500 109th Avenue *by constructing a 265,298 square foot addition.*

Ta Chen International, Inc. ("TCI" or "the Company") is a leading master distributor of stainless, aluminum and nickel alloy coils, sheets, plates, long products, tubes and PVFs. TCI is an industry leader in inventory depth, breadth and availability and efficiently serves over 3,000 customers nationwide through 8 strategically located warehouses.

Founded by Mr. Robert Shieh in 1989, TCI entered the US market as a newcomer to the stainless steel distribution business. Within 10 years, the Company has grown from a small operation in Los Angeles to become the largest and most recognized name in Stainless Master Distribution in the United States. Ta Chen moved into its current 471,000-square-foot facility at 8500 109th Street about five years ago in 2014. The Ta Chen facility was developed by a joint venture of Milwaukee-based Wispark LLC and Oak Brook, Ill. based CenterPoint Properties. In recent years, Ta Chen has acquired companies such as other aluminum distributors, a domestic stainless pipe and tubing manufacturer and an aluminum mill, which was purchased earlier this year. The acquisitions have added product lines for Ta Chen, which has prompted the expansion of the Pleasant Prairie facility from its current 471,645-square-foot facility to a 736,943-square-foot facility. Ta Chen currently employs approximately 65 office and warehouse employees at its Pleasant Prairie location. Ta Chen currently has no definite plans to hire additional employees at this facility.

This new expansion would facilitate greater warehousing and shipping operations from their Pleasant Prairie facility. The area currently exists as five separate parcels. The certified survey map would re-divide the 48.6 acres of land into two (2) parcels. This project will include an expansion to the existing building to the east, along with additional dock areas. The six (6) existing driveway access points on the site will remain with one (1) new proposed access driveway to 80th Avenue. The site will expanded to provide 116 total parking spaces, including five (5) total handicapped accessible spaces, and six (6) new dock doors on the north and south sides of the building for a total of fourteen (14) dock spaces for the site overall.

A total of 43 additional future truck parking spaces are proposed to be constructed abutting 109th street. Significant Berming and screening, not currently reflected on the plans, will be required to screen the semi-trucks from the abutting right-of-way.

A total of 26.38% of the site will remain open space. Storm water for the development is accommodated through an on-site drainage system which drains to the regional retention facilities within the LakeView Corporate Park to the north of the property.

It is anticipated that the construction on the addition would begin in summer, 2019 and would be completed in the spring of 2020. CenterPoint Properties will continue to be the landowner with TaChen International occupying the existing 471,645 building, along with the new 265,298 square foot building addition.

Certified Survey Map: Ta Chen's current site and adjacent vacant land, 48.6 acres total, is proposed to be re-divided into two (2) parcels for additional industrial development pursuant to the existing M-2, General Manufacturing District requirements.

- Lot 1 is proposed to be 36.0 acres (proposed Ta Chen expanded facility)
- Lot 2 is proposed to be 12.6 acres

The Site and Operational Plans will be in compliance with the Village Zoning Ordinances. This includes site plans, drainage and grading plans, building plans, landscape plans, signage plans and all other required plans and documents pursuant to the Site and Operational Plan requirements of the Village Zoning Ordinance (Article IX of Chapter 420 of the Village Municipal Code) for each building site.

Recommendation: Village staff recommends approval of the **Certified Survey Map** subject to the above comments and the following conditions:

1. See ***attached*** changes to the CSM.
2. Pursuant to the Village Finance Department records the following outstanding taxes (3rd installment) shall be paid prior to the recording of the CSM:

   Tax payments made 4/24/2019 updated balances (payoff good through 7/31/2019):

   - 92-4-122-282-0109 $199,741.83
   - 92-4-122-282-0187 $6,597.91
   - 92-4-122-282-0186 $6,589.48
   - 92-4-122-282-0133 $5,524.74
   - 92-4-122-282-0132 $994.92
3. A recorded copy of the CSM shall be provided to the Village within thirty (30) days of Village Board approval.

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

1. The Site and Operational Plans have been reviewed for conformance with 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 and detailed engineering plans shall be prepared and reviewed. **The following changes shall be made to the plans and three (3) revised paper copies and one electronic copy of the Preliminary Site and Operational Plans with a written description of how each of the comments below have been addressed shall be submitted for final staff review:**

   a. See **attached** comments from the Village of Pleasant Prairie engineer dated May 17, 2019.

   b. See **attached** comments from the Village of Pleasant Prairie Fire & Rescue Chief dated April 24, 2019.

   c. Government Agency Contacts shall be added to the AO cover sheet (see **attached** and WORD document).

   d. On the Cover Sheet of the Architectural Plan add missing info from Site Data Table--do not indicate see Civil Plans.

e. Resubmit revised landscaping plan.

f. On sheet C-1, label correct the street name noted 90th Avenue to 80th Avenue.

g. On sheet C-1, add tenant name, contact information, email to sheet C-1.

h. On sheet C-5, eliminate the future direct semi-truck parking directly abutting 109th Street unless a 10'-12', dense, year round, landscape at time of planting is installed that completely screen trucks from the street, reflect on sheet L-2.

i. On sheet C-5 the Site Data chart shall indicate Current Zoning: M-2 General Manufacturing District, total site area, total building area (existing and proposed), impervious coverage ratio, greenspace coverage ratio, car parking (existing and proposed), truck docks (existing and proposed).

j. Provide parking space chart with totals and verify on-site parking is adequate if new employees are being added.

k. On sheet L-1, indicate the entire plant key on one page with pictures of the plantings alongside.

l. On sheet L-2, replace any missing street trees along 109th street.

m. The deciduous shrubs shall be a minimum of 3 gal at planting. Revised sheet L-3.

n. On page L-1 to L-3, Delete: Street Tree (QB) Swamp White Oak. Add: (QR) Quercus Rubra - Red Oak. Swamp White Oak is not an approved Village street tree.

o. Sanitary needs to be tied into existing sanitary system before the sampling manhole. The site already has two sampling manholes for the facility existing.

p. Provide color samples of building materials and paint to be reviewed and approved.

2. **Upon approval of the revised Final Site and Operational Plans, and prior to the issuance of the required permits the following shall be submitted (1 paper copy and a pdf copy):**

a. Written approval shall be provided from any easement holder(s) for proposed grading work within easement limits.

b. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue Department's Memorandum of April 24, 2019.

c. Written approval from the LakeView Commercial Business Association.

d. Erosion Control Permit application and plans.

e. WI DNR Notice of Intent.

f. Copy of the Village Work in the Right-Of-Way permit.

g. Building and Zoning Permit application and State approved building plans.

h. Village fence application and plan for the required 6 foot high temporary construction cyclone fence and the gate. Gate shall be daisy chained locked with Fire & Rescue Department Knox lock.

i. If a temporary development sign listing the project and contractors is

proposed, then a sign permit application and related material shall be submitted.

3. **<u>Upon satisfaction of the above conditions</u> and prior to work commencing on the site related to this approval, a preconstruction meeting shall be scheduled (coordinate date and time with Jean Werbie-Harris, which is not less than 10 days after the commercial building and zoning permit application including State approved plans and letters are submitted)**. **The purpose of the pre-construction meeting is to discuss the construction, site logistics, schedule, inspection process and requirements in detail with the owner, engineer, general contractor, underground and building contractors, and the staff inspectors.**

   <u>The Design Engineer of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting</u>. The Developer's Design Engineer of Record is responsible for the following for the pre-construction meeting:

   a. Attendance at pre-construction meeting - <u>Developer/Design Engineer shall invite</u> and attendance is required for the following people at the pre-con meeting – Owner, Design Engineer of Record, Project Superintendent for this project, General Contractor and other trades as applicable.

   b. <u>Pre-construction agenda</u> - A sample agenda will be provided by the Village staff to the Design Engineer. The Design Engineer shall tailor the agenda to the project and provide copies for all attendees. (Pre-con minutes shall be emailed by Design Engineer back to all attendees within 7 days of meeting).

   c. <u>Project construction schedule – 11" by 17" must be of readable size.</u> Provide copy for all attendees.

   d. <u>Site logistics plan</u> – identify the trailer location, site contractor directional signage, on-site contractor parking, gravel access road, travel route to the site, construction site fencing location proposed hours of operation. Provide copy for all attendees.

   e. <u>Final set of approved plans</u> – bring 1 full size set and 3 reduced size sets (half size) for discussion purposes.

   f. <u>Attendee sign in sheet</u> – circulate at meeting.

   g. <u>List of emergency contact information and business cards</u> – Owner, Design Engineer of Record, Project Superintendent for this project, Underground Utilities Contractor, and General Contractor. Provide copy for all attendees.

4. **Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from Village Building Inspection Department and construction may commence.**

5. **Other Comments**:

   a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon $1.94 per $1,000 of valuation as determined by the Village Assessing Department).

   b. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.

   c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Friday from 7:00

a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.

d. There shall be no construction vehicle parking or equipment storage/staging permitted on 80th Avenue, 109th Street, and 107th Street. On-site (off-street) gravel parking areas shall be designed to accommodate all construction related workers and site visitors.

e. Prior to work commencing on the site, all required permits shall be issued by the Village and 6' construction fence around the perimeter of the site shall be in place and inspected and maintained.

f. The Village shall approve the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in adjacent rights-of-way.

g. All construction related signage, the required temporary construction fencing and the construction trailers (s) shall be approved and permitted by the Village.

h. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view. All air conditioning units/gas meters shall be mounted at grade and screened, not mounted on the side of the building.

i. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

j. No outside storage is allowed with this facility.

k. **After the installation of the footings and foundations and prior to constructing the building framing/setting pre-cast panels, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that the buildings meets all of the required setbacks (pdf copy).**

l. Prior to verbal to occupancy, the Wisconsin DNR Air Operation Permit, if required, shall be provided to the Village.

m. Prior to verbal occupancy, all curb and gutter, paving and striping shall be completed and inspected.

n. Prior to verbal occupancy, all required landscaping, fencing and screening for the development shall be installed. A written letter of verification and certification shall be provided to the Village by the landscape installer that all landscaping has been installed in accordance with the approved landscape plan. However, if cold weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village a cash deposit, a letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

a. Prior to verbal occupancy, all monument and building signage shall be installed and inspected. All signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance. A written letter of verification and certification shall be provided to the Village by the signage installer that all monument sign, directional and building signage has been installed in accordance with the approved signage plan. Note: Pursuant to Section 420-78 K of the Village Zoning Ordinance the total aggregate permitted background commercial advertising sign area for this building is based on the size of the building. The building overall qualifies for 600 square feet of total signage.

o. Prior to verbal occupancy all man-door entrances and exits shall be attractively numbered on the exterior and interior beginning at the main entrance and moving clockwise around the building. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot (minimum size of 3 inch attractive numbers placed on the same location of each door).

p. Prior to verbal occupancy, each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements prior to occupancy of any development site.

q. Prior to verbal occupancy, one (1) electronic copy of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces (driveways, drive lanes, fire lanes, parking lots and sidewalks) meet the minimum setbacks and that all pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.

r. Prior to verbal occupancy, one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

s. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.

t. All Village fees incurred by the Village Community Development Department. Village Engineering Department, Village Public Works Department and/or expert assistant required by the Village throughout the development process (until written occupancy on every building) will be billed directly to the Developer. Such fees shall be paid in a timely manner.

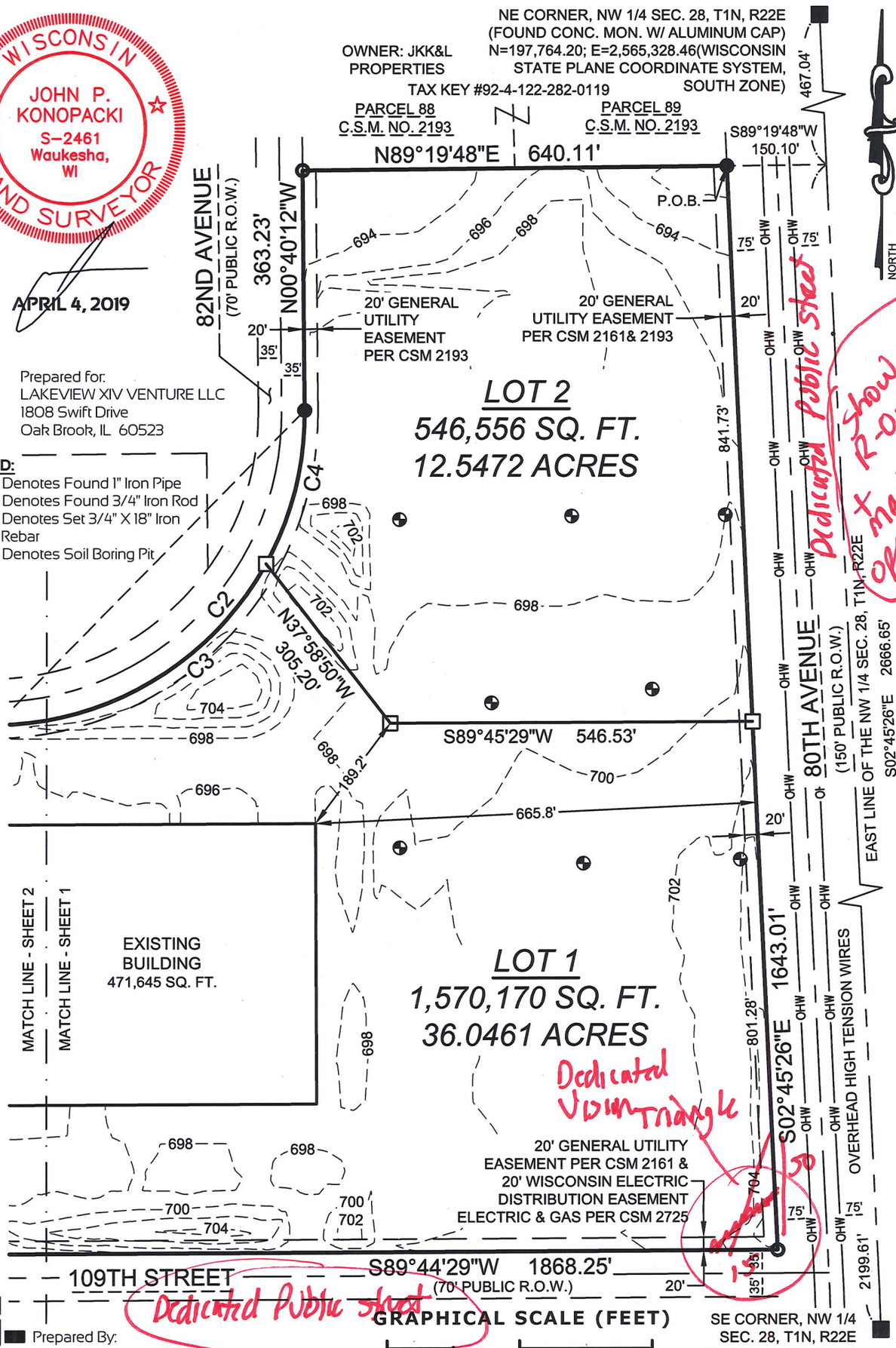
add dedication & easement provision and restrictive covenants

CERTIFIED SURVEY MAP NO. _____

Being Parcel 86 and Parcel 87 of Certified Survey Map No. 2161 and Parcel 90 and Parcel 91 of Certified Survey Map No. 2193 and Lot 1 of of Certified Survey Map No. 2725, located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019



Prepared for:
LAKEVIEW XIV VENTURE LLC
1808 Swift Drive
Oak Brook, IL 60523

LEGEND:
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar
- Denotes Soil Boring Pit

Dedicated Public Street

show R-O-W for median openings Acc.

Dedicated Vision Triangle

Dedicated Public Street

entire R-O-W should be shown

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1422.00

CERTIFIED SURVEY MAP NO. _____

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WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019

NOTES:

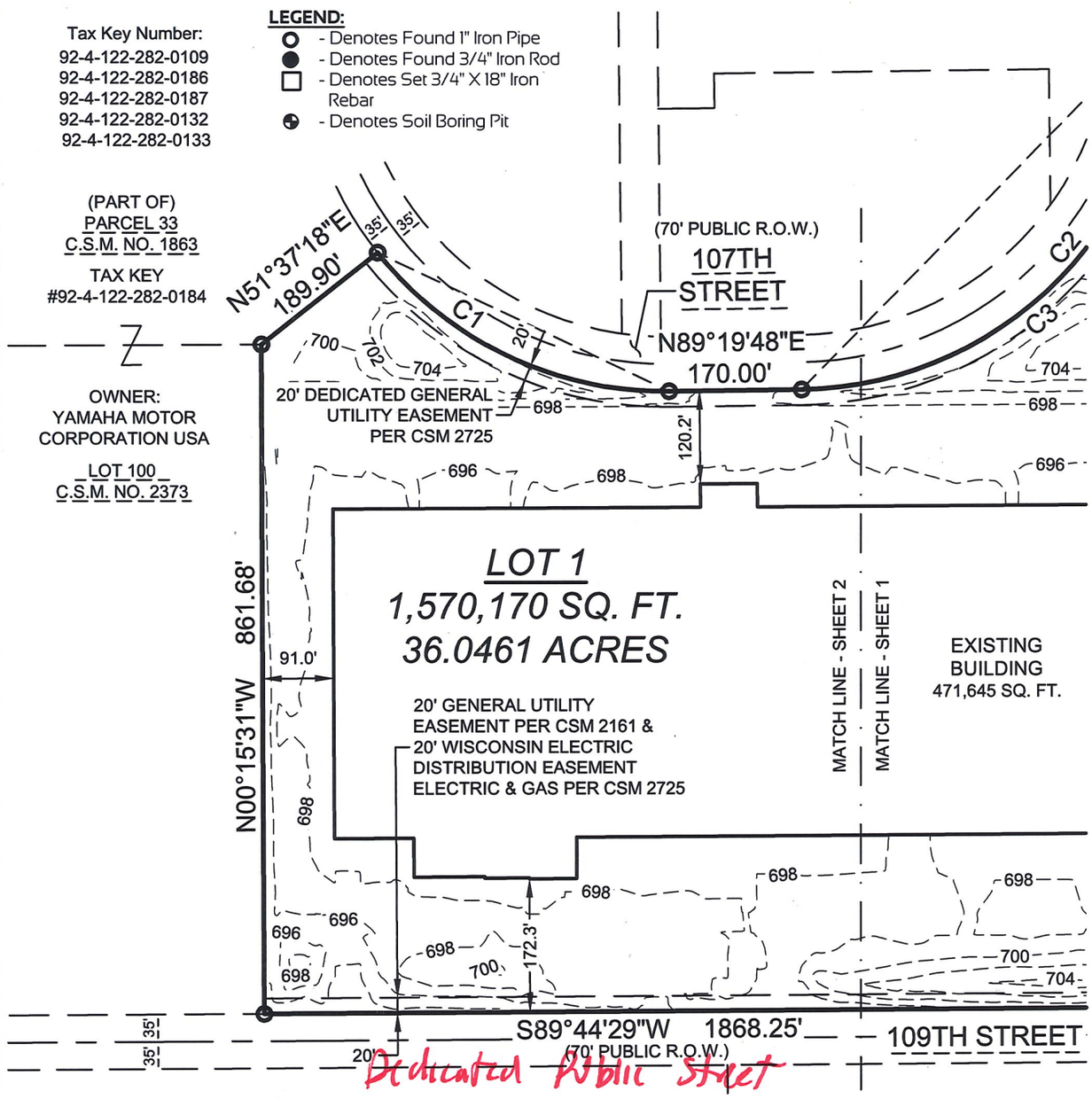
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East has a bearing of S02°45'26"E.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0194D with an effective date of JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with aluminum cap at the northeast corner of the Northwest 1/4 Section 28, Town 1 North, Range 22 East, Elevation = 690.73.

NORTH

Tax Key Number:
92-4-122-282-0109
92-4-122-282-0186
92-4-122-282-0187
92-4-122-282-0132
92-4-122-282-0133

LEGEND:

- O - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 3/4" X 18" Iron Rebar
- ⊕ - Denotes Soil Boring Pit



GRAPHICAL SCALE (FEET)

0 — 1" = 200' — 400'

Prepared By:
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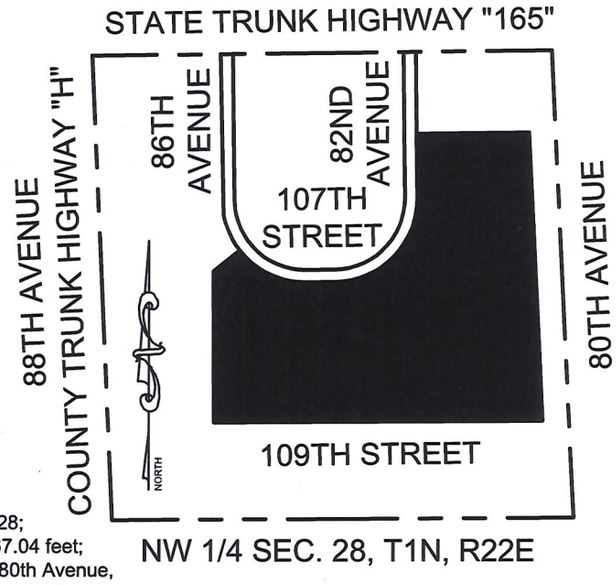
VICINITY MAP

SCALE 1":1000'



NW 1/4 SEC. 28, T1N, R22E

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Parcel 86 and Parcel 87 of Certified Survey Map No. 2161, as recorded in the Kenosha County Register of Deeds Office on December 8, 1999 as Document No. 1167555, and Parcel 90 and Parcel 91 of Certified Survey Map No. 2193, as recorded in the Kenosha County Register of Deeds Office on May 30, 2000 as Document No. 1183034, and Lot 1 of Certified Survey Map No. 2725, as recorded in the Kenosha County Register of Deeds Office on February 27, 2013 as Document No. 1695864, located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 28;
Thence South 02°45'26" East along the east line of said Northwest 1/4, 467.04 feet;
Thence South 89°19'48" West, 150.10 feet to the west right of way line of 80th Avenue, the southeast corner of Parcel 89 of Certified Survey Map No. 2193 and the Point of Beginning;

Thence South 02°45'26" East along said west right of way line, 1643.01 feet to the north right of way line of 109th Street;
Thence South 89°44'29" West along said north right of way line, 1868.25 feet to the east line of Lot 100 of Certified Survey Map No. 2373;
Thence North 00°15'31" West along said east line, 861.68 feet to the east line of Parcel 33 of Certified Survey Map No. 1863;
Thence North 51°37'18" East along said east line, 189.90 feet to the south right of way line of 107th Street and a point on a curve;
Thence the following courses along said south right of way line:
- Southeasterly 428.95 feet along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South 64°31'27" East, 414.22 feet;
- North 89°19'48" East, 170.00 feet to a point on a curve;
- Northeasterly 738.28 feet along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears North 44°19'48" East, 664.68 feet to the east right of way line of 82nd Avenue

Thence North 00°40'12" West along said east right of way line, 363.23 feet to the south line of Parcel 88 of Certified Survey Map No. 2193;
Thence North 89°19'48" East along said south line of Parcel 88 and then along the south line of Parcel 89 of Certified Survey Map No. 2193 to the Point of Beginning.

Containing 2,116,726 square feet (48.5933 acres) of land more or less.

That I have made such survey, land division and map by the direction of LAKEVIEW XIV VENTURE LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying, mapping and dividing the land within this certified survey map.

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

Date: APRIL 4, 2019

John P. Konopacki
Professional Land Surveyor S-2461

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	428.95'	470.00'	052°17'30"	S64°31'27"E	414.22'	S38°22'42"E	N89°19'48"E
C2	738.28'	470.00'	090°00'00"	N44°19'48"E	664.68'	N89°19'48"E	N00°40'12"W
C3	496.66'	470.00'	060°32'46"	N59°03'25"E	473.87'	N89°19'48"E	N28°47'02"E
C4	241.62'	470.00'	029°27'14"	N14°03'25"E	238.96'	N28°47'02"E	N00°40'12"W

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE OF DEDICATION

LAKEVIEW XIV VENTURE LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

LAKEVIEW XIV VENTURE LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said **LAKEVIEW XIV VENTURE LLC** has caused these presents to be signed by (name - print) _____, (title) _____, and (name - print) _____, (title) _____ at (city)_____, _____ County, (State) _____, on this _____ day of _____ , 2019.

LAKEVIEW XIV VENTURE LLC, a Delaware Limited Liability Company

By: _____
Name:
Title:

By: _____
Name:
Title:

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2019, (name) _____, (title) _____ and (name - print) _____, (title) _____, of the above named **LAKEVIEW XIV VENTURE LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such _____(title) and_____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

_____
Notary Public
Name:_____
State of _____
My Commission Expires: _____

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1422.00

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PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____ , 2019.

_____
Michael J. Serpe, Village Plan Commission Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this _____ day of _____ , 2019.

_____
John P. Steinbrink, Village President

_____
Jane C. Snell, Village Clerk

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1422.00
SHEET 5 OF 5

DRAFT 5/29/2019
TA CHEN CSM

DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as a **Dedicated Public Street** on this Certified Survey Map (CSM) were previously dedicated, given, granted and conveyed by the former landowner to the Village of Pleasant Prairie, its successors and assigns (the "Village") as it pertains to 80th Avenue and 109th Street for the construction, installation, repair, alteration, replacement, planting and maintenance of public roadway improvements, uses and purposes, including, without limitation, roadway pavement, curbs and gutters, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, roadway improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: the obligation of the abutting Lot 1 and 2 Owners shown on this CSM which are adjacent to the public street areas for the required planting, mowing, watering and maintenance of grass within the grassy terrace area and for the maintenance and replanting of street trees in the area between the roadway pavement and the Lots. In the event of any conflict between the rights of the Village under its existing fee interest in the Dedicated Public Street areas shown on this CSM and the rights of the Lot 1 or 2 Owner(s) or of the LakeView Corporate Park Owners' Association, Inc. pursuant to the dedication retained herein, the rights of the Village shall be deemed to be superior.

2. Perpetual nonexclusive easements coextensive with the areas shown as a **20' Wisconsin Electric Distribution Easement** (recorded on CSM #2725) **20' General Utility Easements** (recorded on CSM # 2161 and CSM # 2193) as shown on this CSM were dedicated, given, granted, conveyed by the former landowner to the respective utilities including, but not limited to, those commonly known as WE Energies (f/k/a W.E.P.CO), AT & T (f/k/a Wisconsin Bell) and Spectrum d/b/a Time Warner Cable Inc. and their respective successors and assigns (collectively the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve Lots 1 and 2 and for any related ingress and egress. The Wisconsin Electric Distribution Easement and General Utility Easement areas shall also include the right to trim or cut down trees, bushes, branches, and roots as may be reasonably required, that are interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility lines, utility cables and related appurtenances, the elevation of the existing ground surface within the Wisconsin Electric Distribution Easement and General Utility Easement areas shall only be altered in accordance with separate agreement between Utility and Communications Grantees and Lot 1 and 2 Owner(s) and as may be approved by the Village. Upon the installation of the required utilities, the Lot 1 and 2 Owner(s) shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the conditions existing prior to installation of such utilities within the Wisconsin Electric Distribution Easement and General Utility Easement areas on which such easements are located as does not interfere with the purpose of the

utility and communications easements and the use of such easements by the Utility and Communications Grantees. Unless there is a separate agreement entered into between the Lot 1 and 2 Owner(s) and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Utility and Communications Grantees, the Grantor shall be responsible for all maintenance. No buildings, fences, or structures of any kind shall be placed within the Wisconsin Electric Distribution Easement and General Utility Easement areas without the prior written approval of the Utility and Communication Grantees.

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the public street areas to a vegetatively stabilized condition, the Lot 1 and 2 Owner(s) shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public streets without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street areas. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

3. Nonexclusive easements coextensive with the area shown as Dedicated 50’ x 15’ Vision Triangle Easement area on this CSM is hereby dedicated, given, granted and conveyed by the Owner to the Village for the purpose of maintaining a clear sight line of vision at each private driveway intersection with the adjacent street. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, vegetation, or bus shelters permitted within the easement area between the heights of two (2) feet and ten (10) feet unless approved by the Village. These restrictions are for the benefit of the traveling public and shall be enforceable by the Village.

RESTRICTIVE COVENANTS

1. Lakeview XIV Venture LLC hereby covenants that the Lot 1 and 2 Owner(s) shall have the obligation of planting, maintaining and replacing the public street trees located within the 80th Avenue and 109th Street rights-of-way areas shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-way areas, which might damage the street trees or might interfere with the Village’s rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Lot 1 and 2 Owner(s), its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner(s) of Lot 1

and 2, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such public street tree related maintenance activities, the Lot 1 and 2 Owner(s) shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 and 2 Owner(s) as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

2. Lakeview XIV Venture LLC hereby covenants that the Lot 1 and 2 Owner(s) shall be responsible for all costs associated with the snow removal of the private driveways; grading, placing of topsoil, seeding or sodding and mowing of the street terrace area; payment of public street lights energy and maintenance costs; installation and maintenance of mailboxes; extensions and maintenance of private utility and communications facilities; maintenance of the private storm water drainage and their fair share costs associated with the off-site retention basin(s) to handle storm water from the development site; and other required construction, installation, repair, alteration, replacement, planting and development maintenance in accordance with the terms and conditions of the Village Municipal Code and the specific requirements of the Site and Operational Plan approvals.

   To the extent that the Village performs any such private related maintenance activities, the Lot 1 and 2 Owner(s) shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot 1 and 2 Owner(s) as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

3. Lakeview XIV Venture LLC hereby covenants that the Dedicated Vision Triangle Easement area shown on this CSM hereby places restrictions on Lot 1 because of the location of a 50’ x 15’ easement which was given, granted and conveyed by the Developer to maintain a clear sight line of vision at the 80th Avenue and 109th Street intersection. There shall be no sight obstructions, such as but not limited to signage, fences, landscaping or vehicular parking that are located within the easement areas between the heights of two (2) feet and 10 feet, unless approved by the Village. These restrictions are for the benefit of the traveling public and shall be enforceable by the Village.

MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Aaron Kramer, Deputy Planner / Assistant Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: TA Chen Expansion Project

DATE: May 17, 2019

Aaron,

The Engineering Department has reviewed the submitted preliminary engineering plans for the proposed expansion project. We have the following comments noted on the attached mark-up plan.

See comments on attached mark-up plan sheets.

1. Only plan sheets with comments are included.

2. Comments that apply to multiple locations are not repeated for every occurrence.

General

3. All existing sanitary and water laterals to the property that will not be used must be abandoned and plugged at the main(s). A reference map to known lateral locations is attached.

The engineering plans have been reviewed for conformance with 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 and as additional information is provided.

Attachment: Plan Mark Up

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

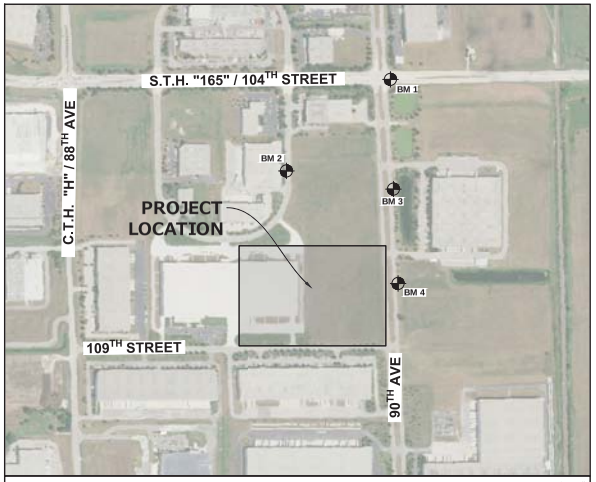
FOR

TA CHEN EXPANSION

VOPP ENG REVIEW
PLAN MARK UP
MAY 17, 2019

8500 109TH ST., PLEASANT PRAIRIE, WI

PLANS PREPARED
FOR:
CENTERPOINT PROPERTIES
OAK BROOK, IL



LOCATION MAP
SCALE: 1" = 400'

PROVIDE VILLAGE STANDARD PRECONSTRUCTION CONFERENCE NOTE

PROVIDE GOVERNMENT AGENCY CONTACT LISTING

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
ADAM ARTZ, P.E., TODD MUELLER, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

ARCHITECT:
CORNERSTONE ARCHITECTS, LTD.
1152 SPRING LAKE DRIVE
ITASCA, IL 60143
(630) 773-8363

APPLICANT:
MELISSA ROMAN
CENTERPOINT PROPERTIES
1808 SWIFT DRIVE
OAK BROOK, IL 60523
(630) 586-8000

BENCHMARKS

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 1927

BM 1: NE CORNER, NW 1/4 SEC. 28, T1N, R22E (FOUND CONC. MON. W/ ALUMINUM CAP) REFERENCE BENCHMARK: EL.=690.73.

BM 2: NE FLANGE BOLT HYDRANT EL.=694.67.

BM 3: NW FLANGE BOLT HYDRANT EL.= 698.28.

BM 4: NW FLANGE BOLT HYDRANT EL.= 705.63.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS
C-4	DEMOLITION PLAN
C-5	SITE DIMENSIONAL PLAN
C-7	UTILITY PLAN
C-8	EROSION CONTROL PLAN
C-9 - C-10	CONSTRUCTION DETAILS
L-1	OVERALL TREE & SEEDING PLAN
L-2	ENLARGED LANDSCAPE PLAN
L-3	PLANTING DETAILS & NOTES

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	— W —	— W —
FIRE PROTECTION		— FP —
ELECTRICAL CABLE	— E —	—⊢E⊣—
OVERHEAD WIRES	— OHW —	—⊢OHW⊣—
GAS MAIN	— G —	—⊢G⊣—
TELEPHONE LINE	— T —	—⊢T⊣—
UTILITY CROSSING		—⊢X⊣—
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TR	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	— 749 —	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		FLOW
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	— SF —	— SF —
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON	— O —	— O —
FENCE LINE, WOOD OR PLASTIC	— □ —	— □ —
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

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	FLOOD PLAIN	TC	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

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. A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON AUGUST 28TH, 2018. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA 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.

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**

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**
7. **CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)**

DIGGER'S HOTLINE
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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2020

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.

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8500 109TH ST., PLEASANT PRAIRIE, WI

COVER SHEET

REVISIONS

PEG JOB No.	1422.00
PEG PM	AAA
START DATE	03/04/19
SCALE	N.T.S.

SHEET
C-1 of C-10

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COVER SHEET

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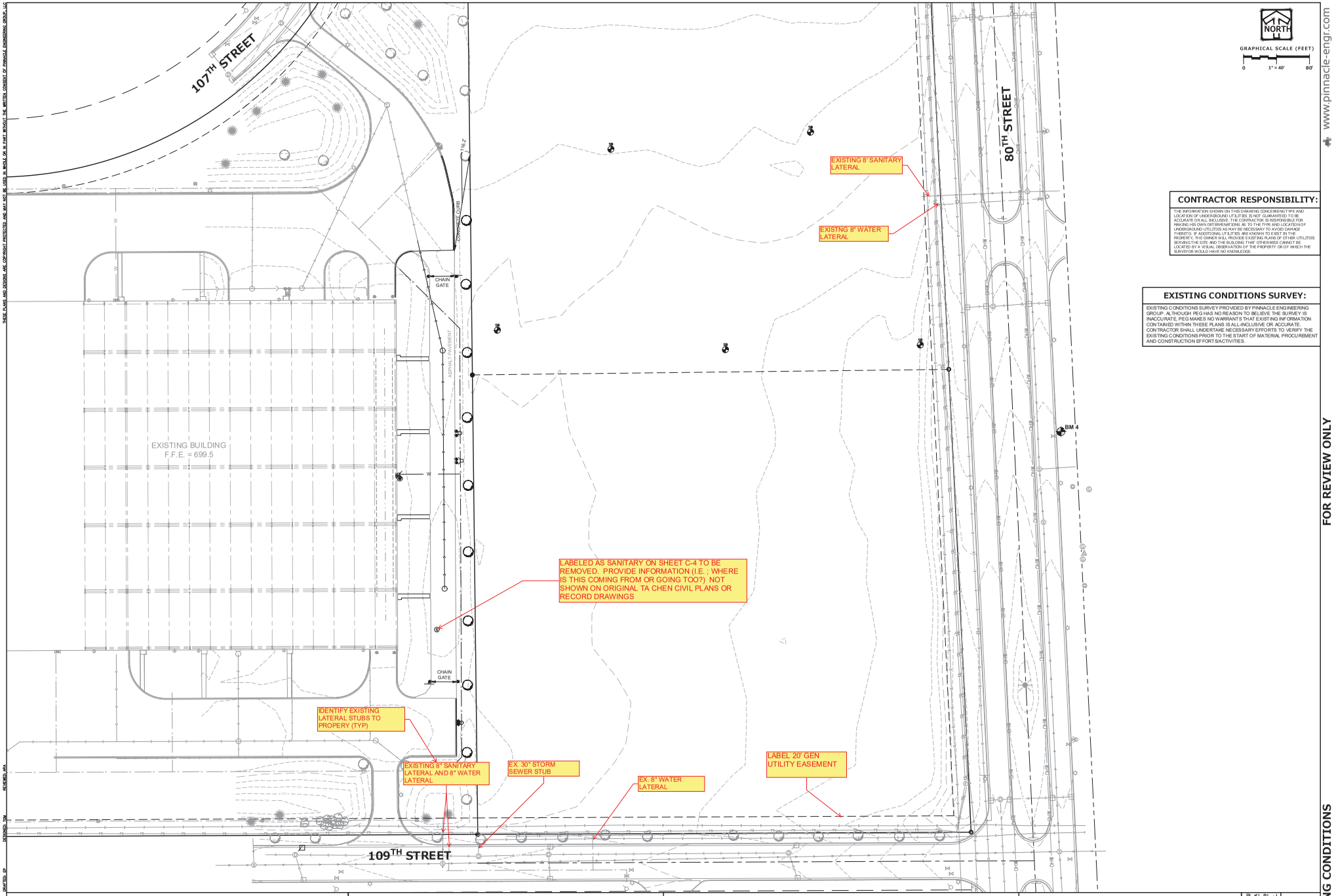

CONTRACTOR RESPONSIBILITY:

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.

EXISTING CONDITIONS SURVEY:

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EXISTING CONDITIONS

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PEG PM AMA
START DATE 03/04/14
SCALE 1" = 80'

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C-3 & C-10

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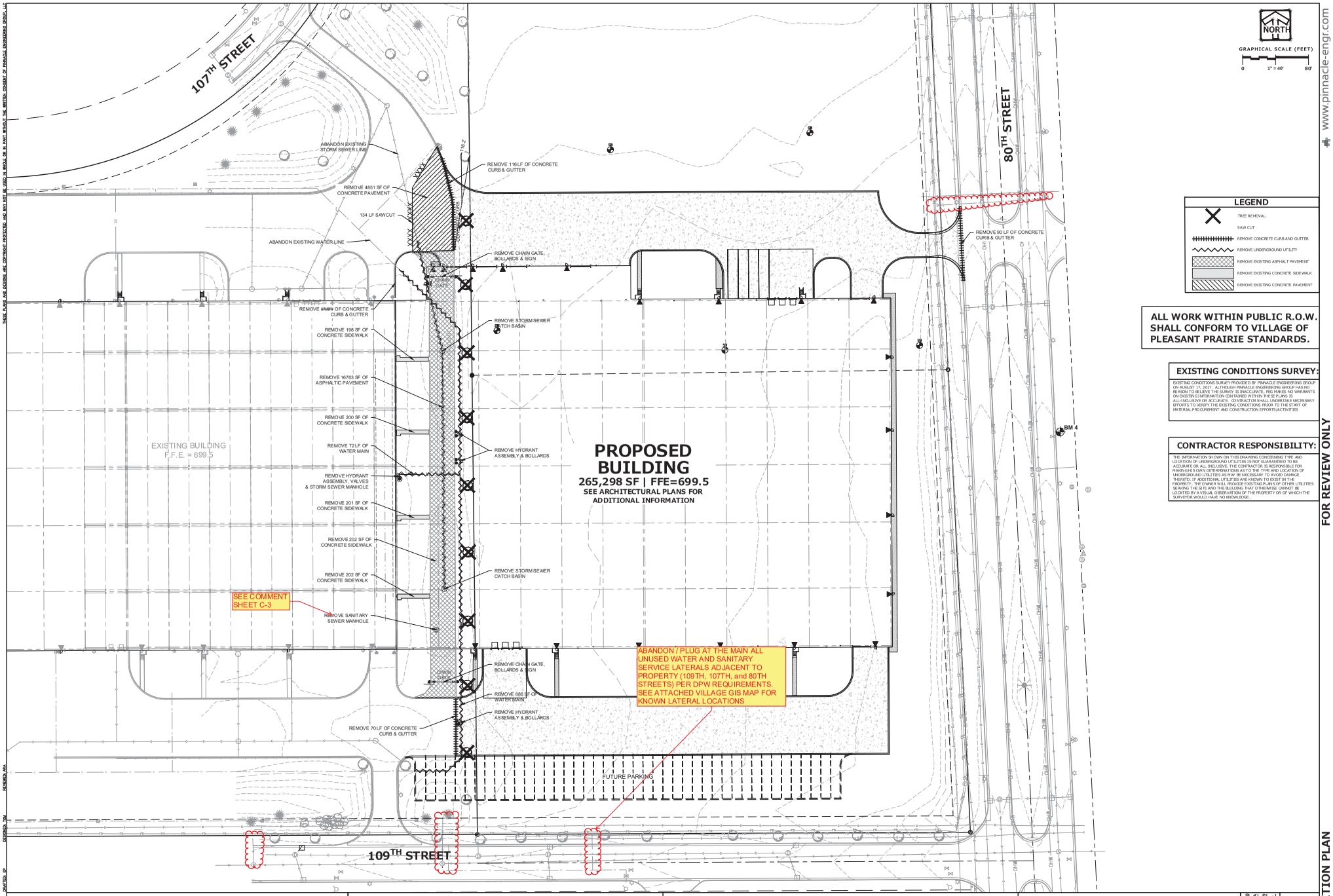

LEGEND

- TREE REMOVAL
- SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING CONCRETE PAVEMENT

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EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP ON AUGUST 17, 2017. ALTHOUGH PINNACLE ENGINEERING GROUP HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS 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

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DEMOLITION PLAN

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DEMOLITION PLAN

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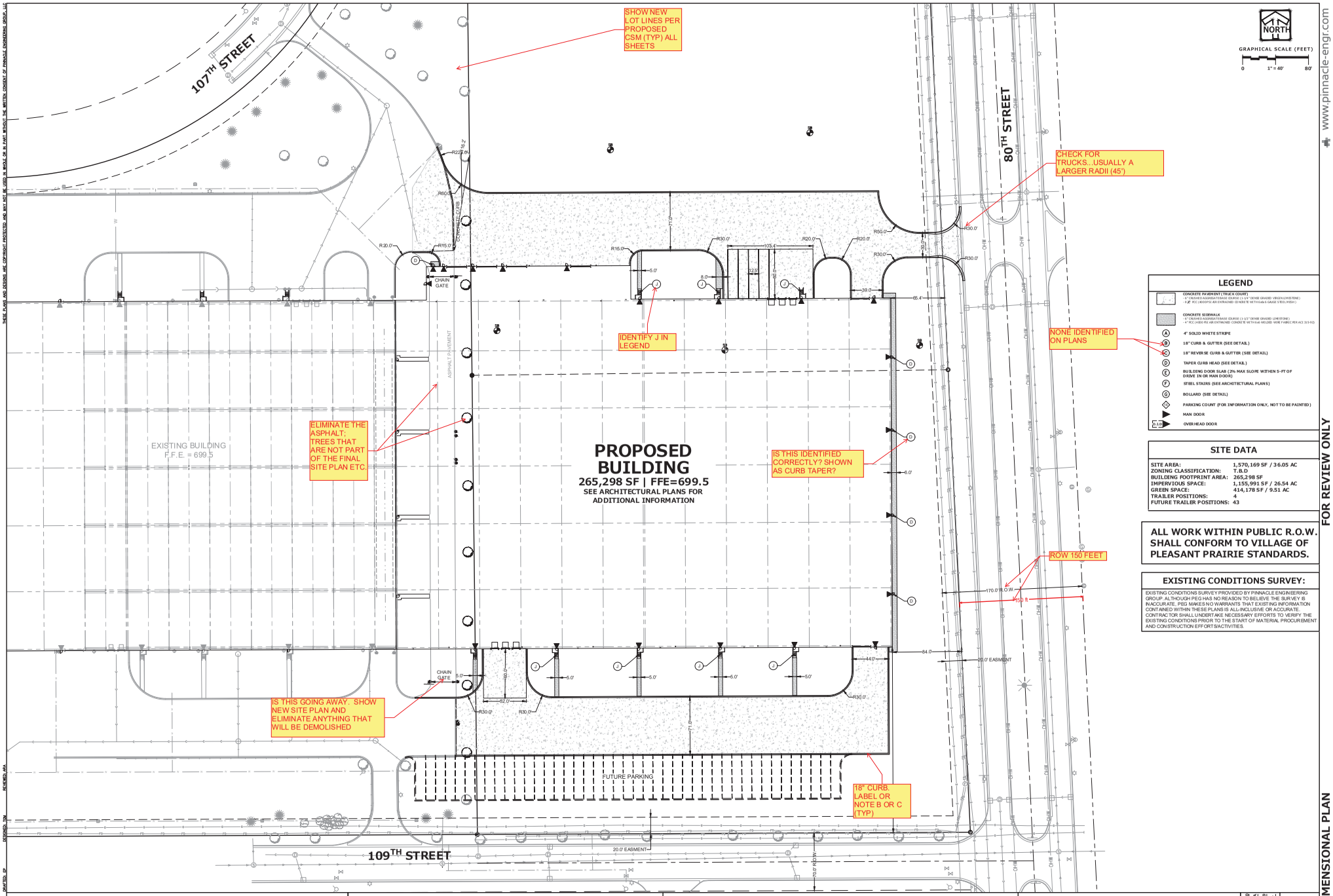

LEGEND

- CONCRETE PAVEMENT (TRUCK COURT)
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 GAUGE STEEL MESH)
- CONCRETE SIDEWALK
  - 4" 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)
- (A) 4" SOLID WHITE STRIPE
- (B) 18" CURB & GUTTER (SEE DETAIL)
- (C) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (D) TAPER CURB HEAD (SEE DETAIL)
- (E) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (F) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
- (G) BOLLARD (SEE DETAIL)
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- MAN DOOR
- (H.D) OVERHEAD DOOR

SITE DATA

SITE AREA:	1,570,169 SF / 36.05 AC
ZONING CLASSIFICATION:	T.B.D
BUILDING FOOTPRINT AREA:	265,298 SF
IMPERVIOUS SPACE:	1,155,991 SF / 26.54 AC
GREEN SPACE:	414,178 SF / 9.51 AC
TRAILER POSITIONS:	4
FUTURE TRAILER POSITIONS:	43

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EXISTING CONDITIONS SURVEY:

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SITE DIMENSIONAL PLAN

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SITE DIMENSIONAL PLAN

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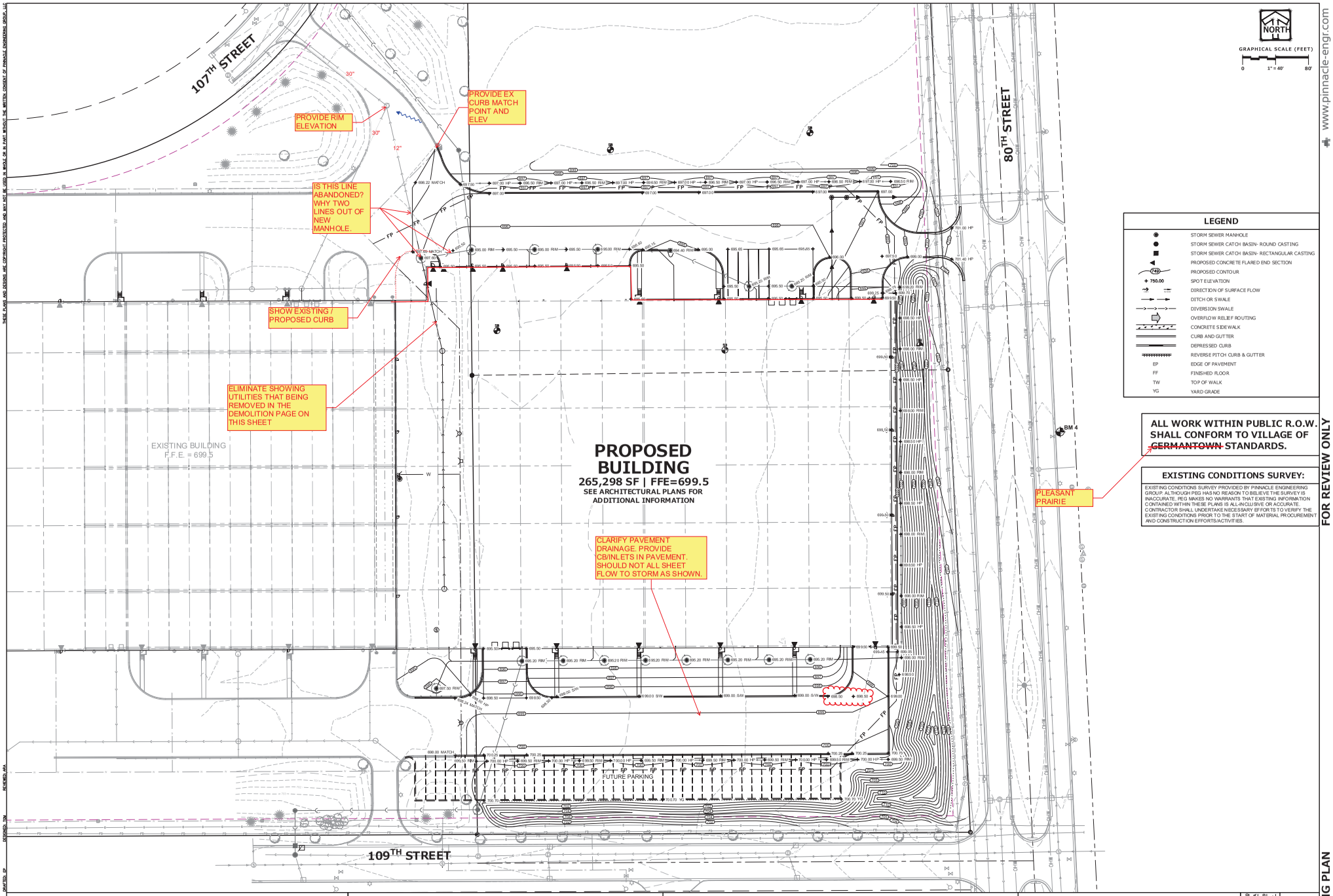

LEGEND

	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
740	PROPOSED CONTOUR
750.00	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
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
TW	TOP OF WALK
YG	YARD GRADE

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GRADING PLAN

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GRADING PLAN

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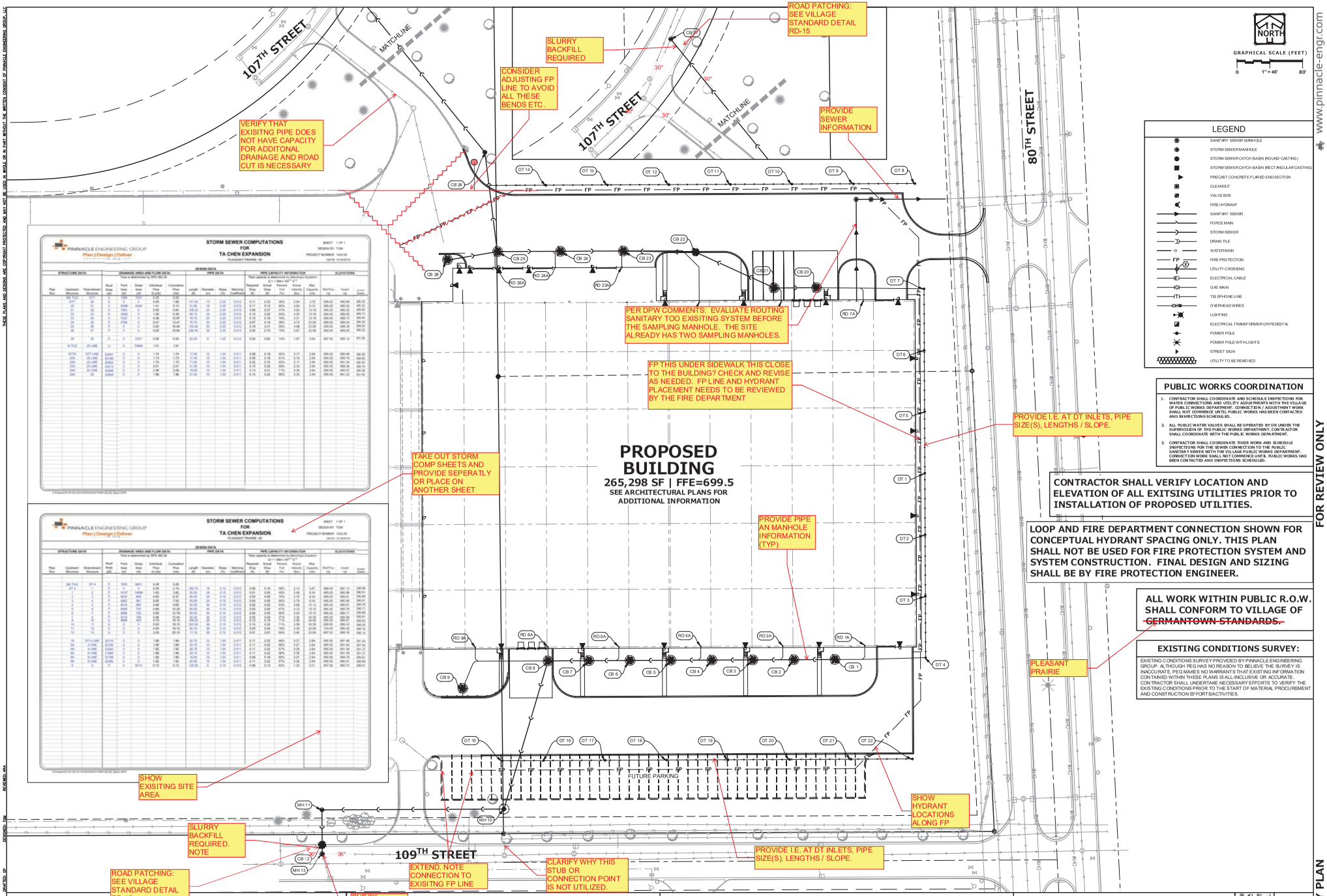

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UTILITY PLAN

REVISIONS

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UTILITY PLAN

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DRAFTED: EP DESIGNED: TOM REVIEWED: AMA

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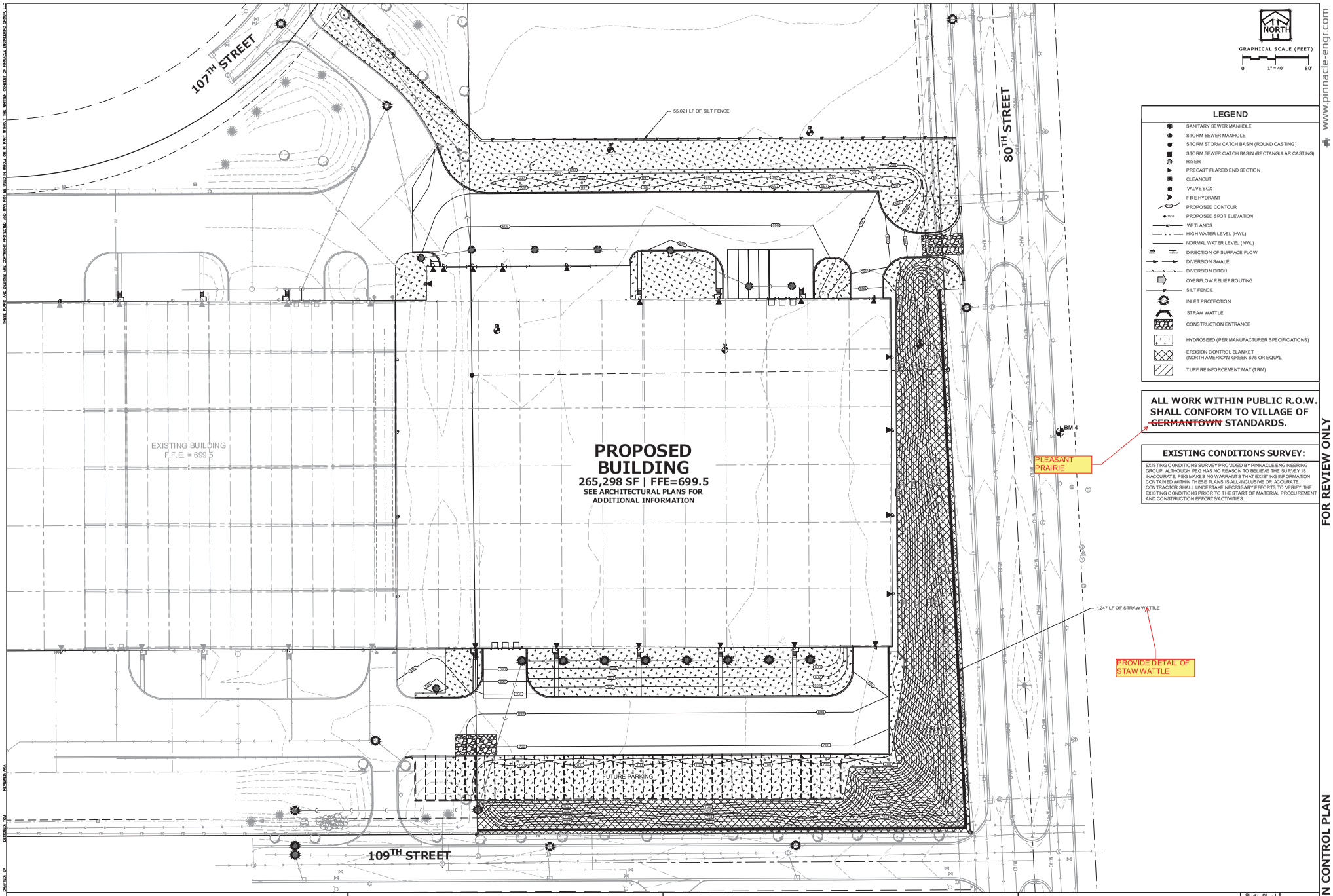

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- TURF REINFORCEMENT MAT (TRM)

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF ~~GERMANTOWN~~ STANDARDS.

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REVIEWED: AKA
DRAFTED: EP

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EROSION CONTROL PLAN

REVISIONS

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PEG PM AKA
START DATE 03/04/14
SCALE 1" = 80'

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&
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EROSION CONTROL PLAN

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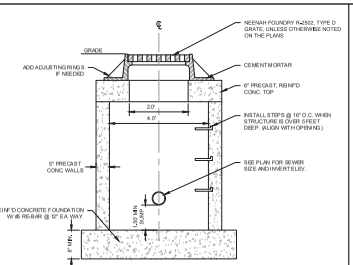
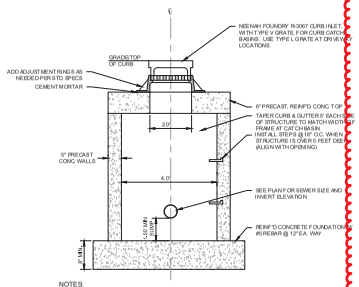


NOTES:

1. EASY STICK RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN

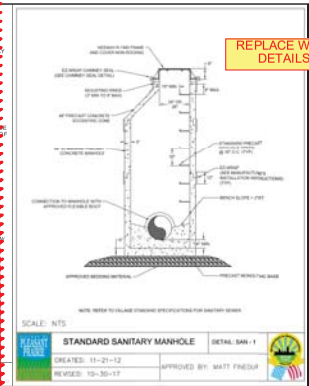


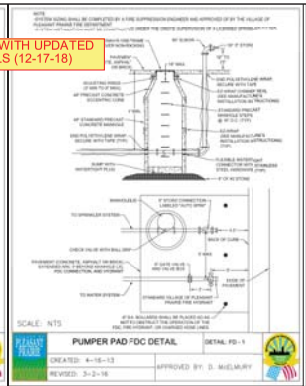
NOTES:

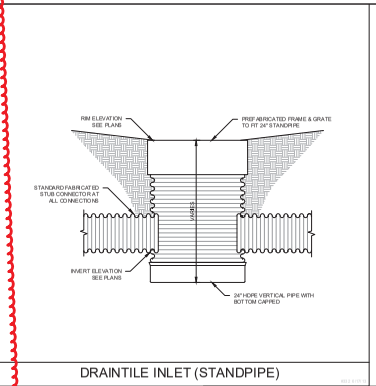
1. EASY STICK RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN - CURB

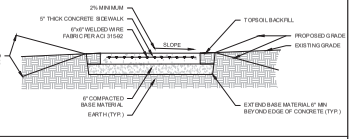
REPLACE WITH UPDATED DETAILS (12-17-18)



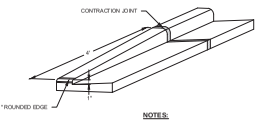




DRAINTILE INLET (STANDPIPE)



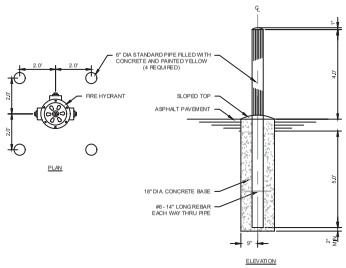
CONCRETE SIDEWALK



NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY POPT AND STREET FROM STRUCTURES

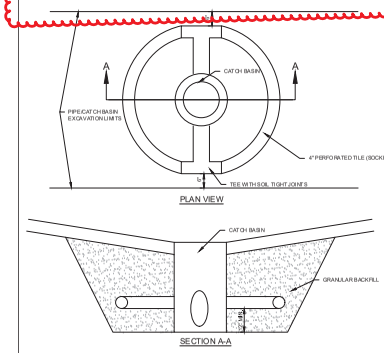
TAPER CURB HEAD



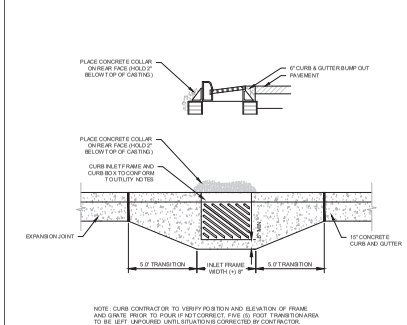
NOTES:

1. USE WHERE HYDRANT IS LOCATED WITHIN PAVED AREAS, COST INCIDENTAL.

HYDRANT BOLLARD

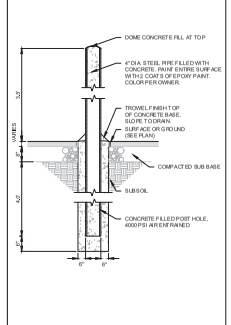


CATCH BASIN - UNDERDRAIN

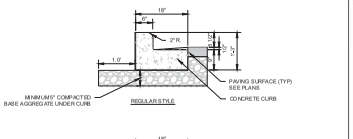


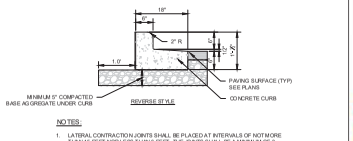
NOTE: CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT



BOLLARD

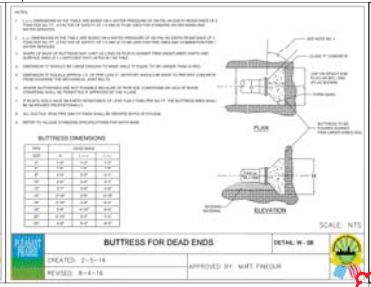


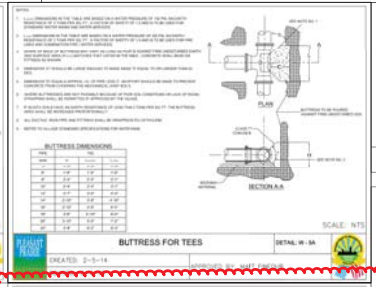


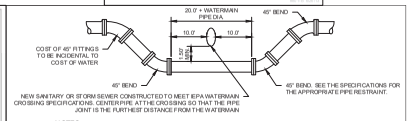
NOTES:

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 FILLER 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.

18" VERTICAL FACE CURB







NOTES:

1. IN LIEU OF 45° BENDS, WATERMAIN DEPRESSION MAY BE CONSTRUCTED BY DEFLECTING THE WATERMAIN PER MANUFACTURER'S RECOMMENDATION TO ACHIEVE THE MINIMUM 18" OF VERTICAL SEPARATION.

WATER MAIN DEPRESSION

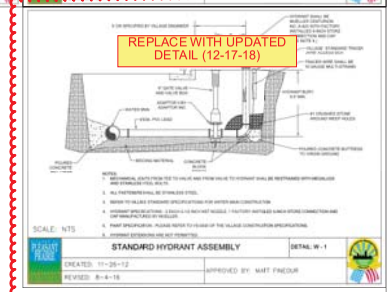
PROVIDE STANDARD DETAILS FOR SEWER SAMPLING MANHOLE:

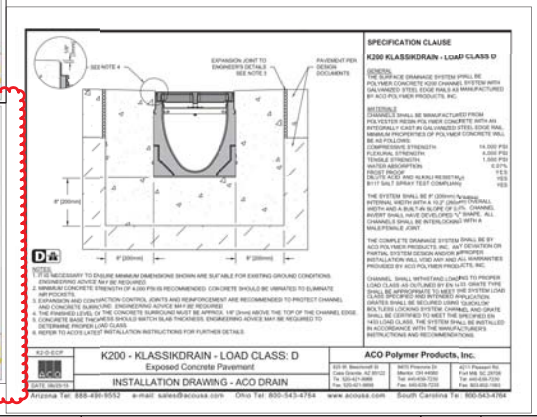
SAN-2
SAN-2A
SAN-2B

PROVIDE VILLAGE UTILITY PATCH DETAIL RD-15

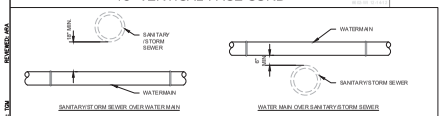
PROVIDE VILLAGE CHIMNEY SEAL DETAIL CS-1 (TO BE USED ON SANITARY MANHOLES AND ANY PUBLIC MANHOLE STRUCTURE)

REPLACE WITH UPDATED DETAIL (12-17-18)





WATER MAIN SEPARATION



NOTES:

1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 6 FEET.

REVISED: AAA
DESIGNED: TDM
DRAWN: EP

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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
13650 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

TA CHEN EXPANSION

8500 109TH ST., PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

PEC JOB No.	1422.00
PEC PM	AAA
START DATE	03/04/13
SCALE	N.T.S.

SHEET
C-10
C-10

FOR REVIEW ONLY

CONSTRUCTION DETAILS

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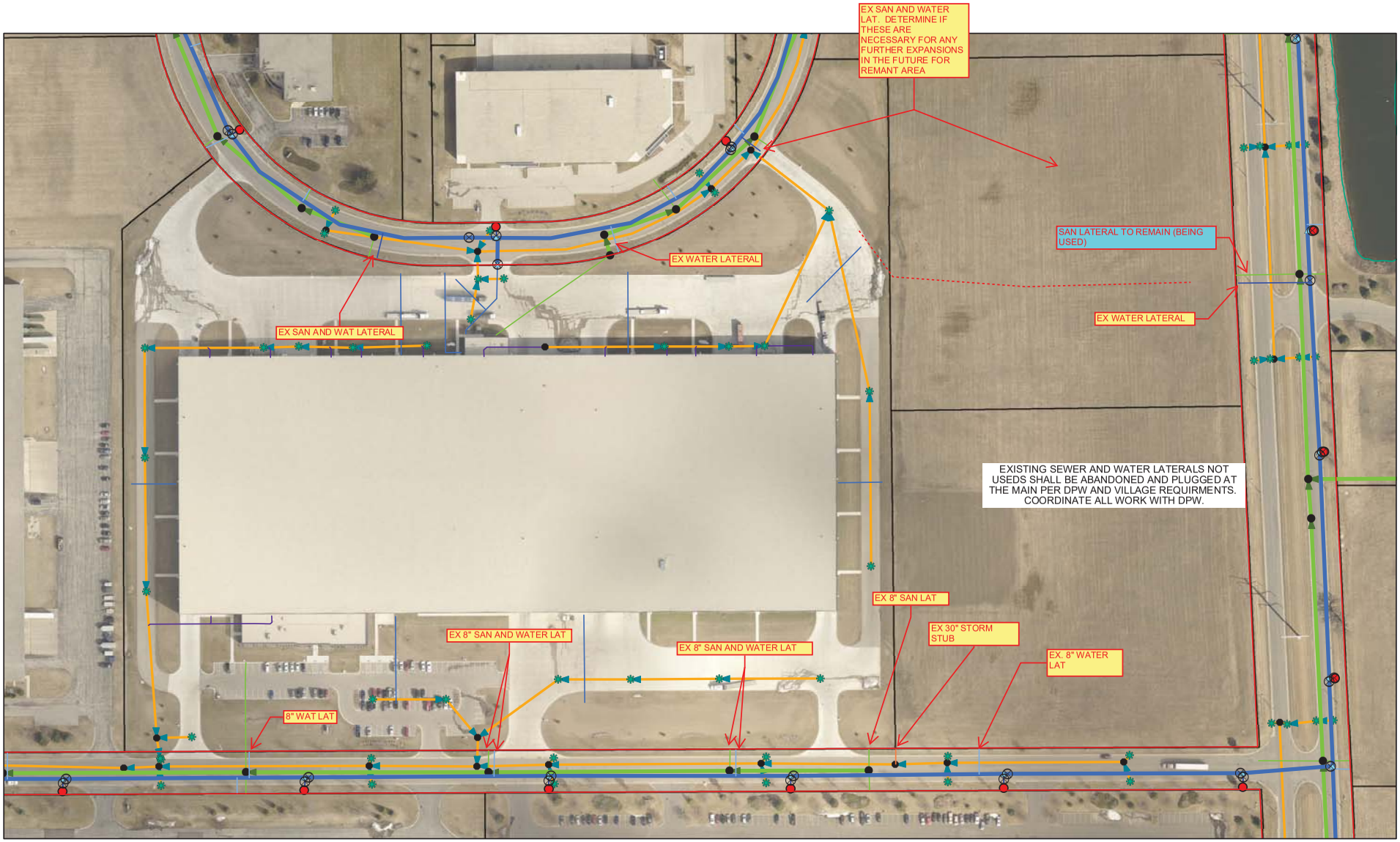


GENERAL REFERENCE MAP - LATERAL LOCATIONS

0 160 320 Feet

1 inch = 150 feet

Office of the Chief of Fire & Rescue
Craig Roepke

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Fire Department review of TaChen Expansion
Permit/Trakit#:	DEV1904-009
DATE:	April 24, 2019

The Fire and Rescue Department will continue to be responsible for providing fire prevention inspections of this facility, twice annually. The Fire & Rescue Department have the following comments regarding the project:

1. The existing East fire loop piping shall be removed where the building slab addition is to be located.
2. Additional Knox boxes shall be required – exact location to be determined. The closet door to a fire riser will require a key box. Other locations as discussed.
3. Storage area (103) identify commodities if different from existing main areas. Example: flammable or combustible storage.
4. Review existing door numbering scheme and modify as needed.
5. No detail provided as to fire protection hydrant locations.
6. Hose valves/standpipes as required like in existing structure to be added into the building addition.
7. Hydrant and lead-in flushing shall be required.
8. Roadway gates or barriers that are locked, shall require approved unlocking devices.

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 must become familiar with the contents.

IT IS CRITICAL THAT ALL CONTRACTORS SPECIFICALLY FIRE SPRINKLER & ALARM DESIGNERS AND INSTALLERS RECEIVE AND UNDERSTAND THE CONTENT OF THIS DOCUMENT.

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.

Conflicts: 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 of Wisconsin and/or the Village of Pleasant Prairie where applicable.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT. INFORMATION REGARDING PLAN SUBMITTAL CAN BE FOUND AT http://www.pleasantprairieonline.com/services/fireandrescue/ForContractors.asp

Pre-Construction Meeting: A pre-construction meeting may be required based on the complexity of the

alterations or renovations.

Documentation & Contact: Any and all documentation not provided on-site during inspections shall be submitted to the Fire & Rescue department at the following contact information:

Pleasant Prairie Fire & Rescue Department
8044-88th Avenue
Pleasant Prairie, WI 53158
262-694-8027
firerescue@plpeasantprairiewi.gov

1. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.

2. **Plan Review, Permits and Fees:**

   a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted to the AHJ for review;

   b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.

   c. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.

   d. Standard review periods are 21 business days.

   e. Expedited reviews at 10 business days are available for an extra cost.

   f. Plan review times begin the day after the plans are received by the contract reviewer.

   g. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.

   h. Specifically regarding sprinkler additions and remodels, plan review fees are determined not only by the new devices installed, but also any existing devices in and around the addition that may impact the design. This may "bump-up" the fee to the next device fee tier. Ensure that your designer is aware of this and if needed seek out additional information from the AHJ.

   i. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.

   j. A submittal is not considered permitted or an approved plan.

   k. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.

   l. A Building Department Low voltage permit shall also be secured by the fire alarm installer.

   m. Applications & assistance can be found at https://www.pleasantprairiewi.gov

3. **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 about four weeks.

   The following fees and permits are generated directly from the Fire & Rescue Department.

   a. Bulk water Usage
   b. Fire Protection Plans for Underground and Aboveground
   c. Fire Alarm System Plans
   d. Kitchen Hood Systems Plans

   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.

4. **Occupancy:**

   a. All fire and life safety requirements must be in place and operational prior to any building being occupied.

b. No occupancy inspections shall be scheduled until all life-safety systems are complete.

c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and/or the Village Building inspection department.

d. AEDs as required are in place.

e. Building access keys and related interior access methods must be in place.

5. **Hazardous Occupancies**: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.

6. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.

7. **AED:** If not existing, the owner may be required to install an Automatic External Defibrillator (AED) device for employee and public use in the event of a sudden cardiac arrest. The AED, if required shall be in place at the time of the occupancy inspection. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.

8. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

9. **Elevators:**

   a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.

   b. Review the proper sizing requirements with the fire department early in the planning process.

   c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402

   d. Provide copy of State inspection approval to use documents to AHJ.

   e. In addition to the required “Drop-key” in the elevator key box, provide two additional “drop-keys” appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.

   f. Ensure that additional elevator “Barrel” keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)

10. **On Premise Secure Key System:** If not already existing, a Knox Company Rapid Entry System, “Knox Boxes” shall be provided for the building. 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. This includes key cards, FOBs or other electronic access devices used to access both interior and exterior doors. This equipment is ordered through the AHJ.

11. **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.

12. **MSDS / SDS Station:**

   a. In occupancies with an existing SDS station, the new tenant shall provide information as required below.

   b. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.

   c. Products used for maintenance, production or stored within the facility shall have their SDS

information located at this SDS station.

d. The SDS information shall be organized in such manner that access to product information is intuitive. This could include a book, binder or folder set.

e. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.

13. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable. An emergency generator and transfer switch designed for such uses eliminates the need for EM lighting battery backup.

14. **Sprinkler System:** In buildings with existing fire sprinkler systems; the systems shall be evaluated by a licensed Wisconsin sprinkler designer to determine if any proposed obstructions, walls, additions, or alterations impact the existing design or operation of the fire sprinkler system.

    a. Additions or modifications shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.

    b. Should it be determined that the renovations, alterations, or modifications do not impact the existing fire sprinkler design, a stamped letter from the reviewing WI Licensed designer shall be submitted to the fire department indicating the no sprinkler modifications are required.

    c. In structures where no fire sprinklers exist, an evaluation will determine whether the extent and type of renovations, alterations or modifications require the installation of a fire sprinkler system.

    d. If exterior building riser valves are in place in raised loading dock areas, they shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.

    e. An “as-is” drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22”x34” (ANSI D) in size and no larger than 34”x44” (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable from the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.

15. **Standpipes:**
    a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).
    b. The building protection system 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.
    c. No 1-1/2” cap reductions are required.

16. **The following information as applicable, must be submitted with the sprinkler plans for review:**
    Building height:
    Number of stories/floors:
    Mezzanines:
    Elevators:
    Hazard class:
    Commodity Class:
    Exterior storage:
    Fire protection:

17. **Pumper Pad:** *(If applicable)*
    a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a “pumper pad”.

    b. The FDC shall comprise of a 30 degree angled 5” Storz connection.

    c. Both the hydrant and FDC shall between 18” and 23” above finished grade as a pair.

    d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.

    e. 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. Any variances shall be approved by the AHJ in writing.

f. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.

g. 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.

h. The Fire Department connection shall be constructed along with an underground drain with access for inspection.

i. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.

j. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.

k. Refer to the Village specification drawing for the pumper pad design.

l. The pumper pad shall conform to Village specifications. Changes or modifications must have AHJ written approval prior to construction.

18. **Strobe Light:** *(if not existing)*

a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.

b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.

c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.

d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices.

e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. *No bell or signage is required.* In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.

f. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.

19. **Fire Alarm System:** In buildings with existing fire alarm systems; the system shall be evaluated by a fire alarm contractor to determine if any proposed obstructions, walls, or alterations impact the existing design or operation of the fire alarm system.

a. In structures where no fire alarm systems exist, an evaluation will determine whether the extent and/or type of renovations, alterations or modifications require the installation of a fire alarm system.

b. Should it be determined that the renovations, alterations, or modifications do not impact the existing fire alarm design, a letter from the reviewing fire alarm contractor shall be submitted to the fire department.

c. **Fire Alarm Map**: An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable off the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.

d. Additions or modifications shall be designed and constructed to the current printed edition of NFPA 72, The National Fire Alarm and Signaling Code and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.

1. **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.
2. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
3. **Smoke and Heat Detection:** Shall be installed as required.
4. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
5. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as a fire alarm.
6. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
7. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
8. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, e.g. shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 12pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
9. **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.
10. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. (e.g. RF Radio, cellular, VOIP, or other approved technologies allowed by code.)
11. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
12. **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.

<u>Information for the Central Station</u>

Fire Agency:	Pleasant Prairie Fire & Rescue
EMS Response:	Pleasant Prairie Fire & Rescue
Emergency:	(262) 694-1402
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

20. **All Hazards Notification System:** Should the owner or tenant plan on the installation or addition of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department must be made aware and the system must meet all NFPA 72 requirements.
21. **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) if modifications are made to the system.

b. The fire alarm contractor shall provide the owner with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is “100% operational and built according to the design” if modifications are made to the system.

c. Verification of fire alarm central monitoring station.

d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station for any changed systems.

e. Copies of the fire sprinkler operational test certificates.

f. Copies of the fire alarm test documents.

g. Copies of other test documents such as, hood/duct, smoke, etc…not already received in previous inspections.

h. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.

i. Floor plans and fire protection plans for the building in an as-built condition shall be provide in an electronic format either PDF or DWG. Media type (CD, USB stick, etc) to be agreed in advance.

j. Maps of the fire alarm and fire sprinkler system or updates to the existing systems shall be placed in the fire pump or riser room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and visually large enough to be easily read.

k. AED(s) as required is/are in place at such time that the occupancy inspection is conducted.

l. A copy of the Emergency Plan or updates must be submitted to the Fire & Rescue Department before occupancy.

###

Revision 3.5 2/2018

Governing Agency Contacts

PLEASANT PRAIRIE VILLAGE HALL

9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400

COMMUNITY DEVELOPMENT DEPARTMENT

JEAN WERBIE-HARRIS, DIRECTOR PLANNING, ZONING ADMINISTRATOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@pleasantprairiewi.gov

PEGGY HERRICK
ASSISTANT PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pleasantprairiewi.gov

AARON KRAMER
DEPUTY PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6711
EMAIL: akramer@pleasantprairiewi.gov

ENGINEERING DEPARTMENT

MATT FINEOUR, P.E.
VILLAGE ENGINEER
OFFICE: (262) 925-6778
EMAIL: mfineour@pleasantprairiewi.gov

KURT DAVIDSEN, P.E.
ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@pleasantprairiewi.gov

PUBLIC WORKS DEPARTMENT

JOHN STEINBRINK, JR., P.E.
DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: jsteinbrink@pleasantprairiewi.gov

STEVE WLAHOVICH
CONSTRUCTION MANAGER
OFFICE: (262) 925-6767
EMAIL: swlahovich@pleasantprairiewi.gov

BUILDING INSPECTION DEPARTMENT

SANDRO PEREZ
BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@pleasantprairiewi.gov

DONALD KOEHNE
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@pleasantprairiewi.gov

MICHAEL KAPRELIAN
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: mkaprelian@pleasantprairiewi.gov

FIRE & RESCUE DEPARTMENT

CRAIG ROEPKE,
CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
OFFICE: (262) 694-8027
EMAIL: croepke@pleasantprairiewi.gov

AARON LONGRIE
ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
EMAIL: alongrie@pleasantprairiewi.gov

Public Utility Contacts

AMERICAN TRANSMISSION COMPANY

BRIAN MCGEE
OFFICE: (262) 506-68955
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WISCONSIN DOT

ART BAUMANN
TRAFFIC OPERATIONS ENGINEER
OFFICE: (262) 548-6707
EMAIL: art.baumann@dot.wi.gov

KEVIN KOEHNKE, P.E.
PERMITS COORDINATOR
OFFICE: (262) 548-5891
EMAIL: kevin.koehnke@dot.wi.gov

AT&T

MIKE TOYEK
OFFICE: (262) 636-0549
EMAIL: mt1734@att.com

TDS TELECOM

SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

TIME WARNER CABLE/SPECTRUM

STEVE CRAMER
UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

WEC ENERGY GROUP

JOEL BUROW
CEM MANAGER
OFFICE: (414) 221-3192
EMAIL: joel.burrow@wecenergygroup.com

WE-ENERGIES

ALLIE KLAWINSKI
SR. SERVICE MANAGER
OFFICE: (262) 552-3227
EMAIL: allie.klawinski@we-energies.com

MICHAEL BAKER
CUSTOMER SERVICE MANAGER
OFFICE: (262) 886-7041
EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
SENIOR ENGINEER
OFFICE: (262) 886-7074
EMAIL: hussain.biyawerwala@we-energies.com

BRANDON ERTS
GAS ENGINEERING
OFFICE: (414) 221-3654
EMAIL: Brandon.erts@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325

ELECTRICAL EMERGENCY: (800) 662-4797

WI Department Of Natural Resources

TRAVIS SCHROEDER
WATER MANAGEMENT SPECIALIST
OFFICE: (262) 574-2171
EMAIL: travis.schroeder@wisconsin.gov

PETER WOOD, P.E.
WATER RESOURCES ENGINEER
OFFICE: (262) 884-2360
EMAIL: peter.wood@wisconsin.gov

CERTIFIED SURVEY MAP APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to subdivide the property with a Certified Survey Map (CSM) as hereinafter requested:

Property Location: 8500 109th Street & Others without Address

Legal Description: See CSM

Tax Parcel Number(s): 92-4-122-282-0109;-0187;-0186;-0133;-0132

Existing Zoning District(s): M-2

Select all that apply:

- ☐ The property abuts or adjoins State Trunk Highway _____
- ☐ The property abuts or adjoins County Trunk Highway _____
- ■ Municipal Sanitary Sewer is available to service said property
- ■ Municipal Water is available to service said property

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 whether additional information may be needed to consider the request.

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

PROPERTY OWNER:

Print Name: See attached Letter

Signature: _____

Address: _____

_____
(City) (State) (Zip)

Phone: _____

Fax: _____

Email: _____

Date _____

APPLICANT/AGENT:

Print Name: Melissa Roman

Signature: [signature]

Address: 1808 Swift Drive

Oak Brook IL 605
(City) (State) (Zip)

Phone: 630-586-8000

Fax: 630-586-8010

Email: mroman@centerpoint.com

Date: 04-11-2019

April 10, 2019

LakeView XIV Venture LLC
1808 Swift Drive
Oak Brook, Illinois 60523

RE: Authorization to Submit Certified Survey Map

To Whom It May Concern:

Please be advised that LakeView XIV Venture LLC, a Delaware limited liability company ("LakeView XIV"), CenterPoint WISPARK Land Company LLC, a Delaware limited liability company ("Land Company"), and CV II JV Partner LLC, a Delaware limited liability company ("CV II"), collectively own that certain land depicted as Lots 1 and 2 on the Certified Survey Map attached hereto as Exhibit A (the "CSM").

Land Company and CV II hereby authorize LakeView XIV to submit the CSM to the Village of Pleasant Prairie, Wisconsin, the Kenosha County Recorder of Deeds and any other applicable government entity.

[*Signature Page Follows.*]

Sincerely,

CENTERPOINT WISPARK LAND COMPANY LLC, a Delaware limited liability company

By: _____
Name: Edward R. Harrington
Its: Senior Vice President

By: _____
Name: Michael Tortorici
Its: Senior Vice President, Treasurer

CV II JV PARTNER LLC,
a Delaware limited liability company

By: CENTERPOINT VENTURE II, LLC,
a Delaware limited liability company
Its: Sole Member

By: CNT VENTURE II INVESTOR, LLC,
A Delaware limited liability company
Its: Manager

By: _____
Name: Edward R. Harrington
Its: Senior Vice President

By: _____
Name: Michael Tortorici
Its: Senior Vice President, Treasurer

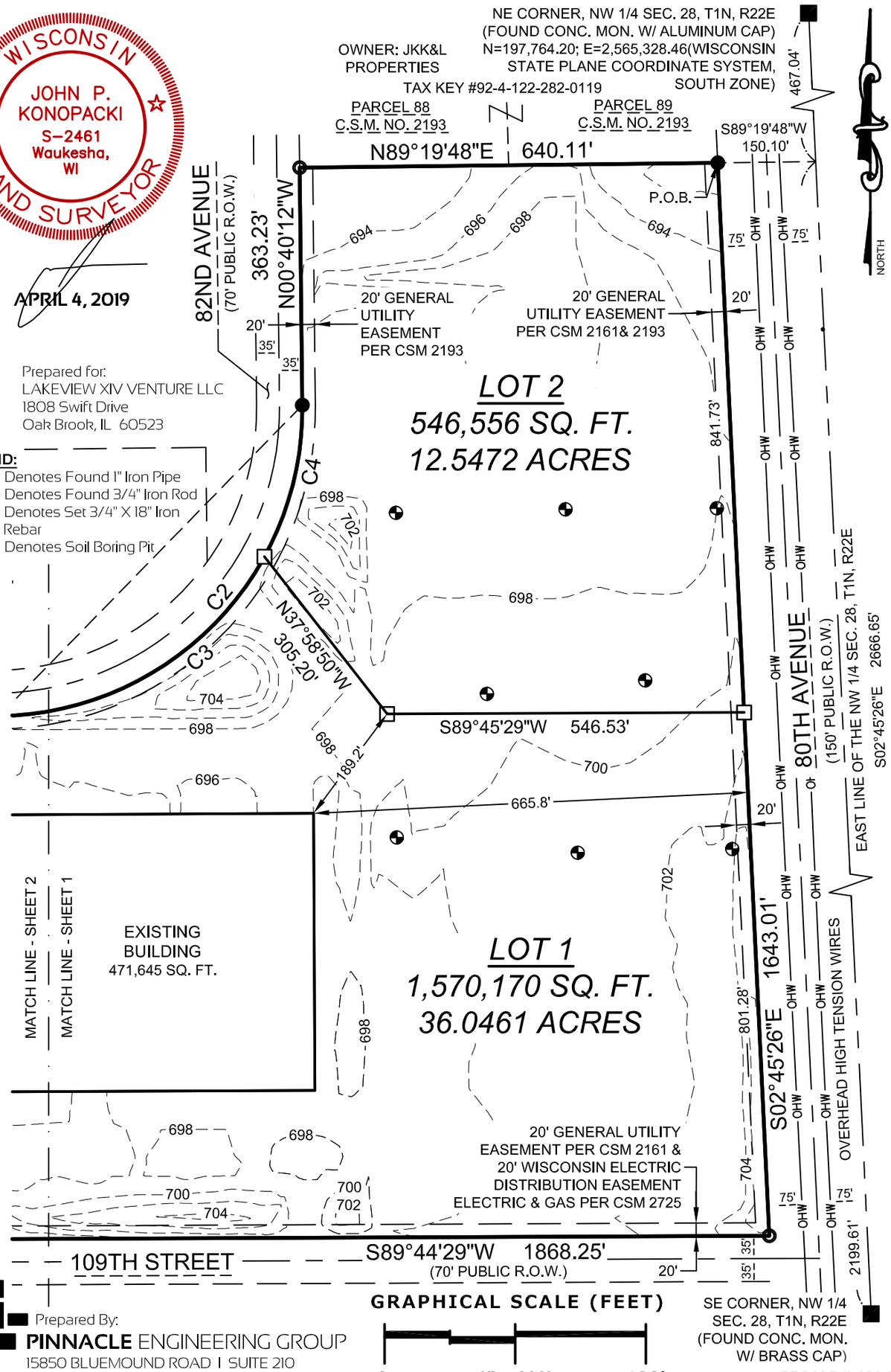
Exhibit A

CERTIFIED SURVEY MAP NO. _____

Being Parcel 86 and Parcel 87 of Certified Survey Map No. 2161 and Parcel 90 and Parcel 91 of Certified Survey Map No. 2193 and Lot 1 of of Certified Survey Map No. 2725, located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019



Prepared for:
LAKEVIEW XIV VENTURE LLC
1808 Swift Drive
Oak Brook, IL 60523

LEGEND:
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar
- Denotes Soil Boring Pit

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1422.00

CERTIFIED SURVEY MAP NO. _____

Being Parcel 86 and Parcel 87 of Certified Survey Map No. 2161 and Parcel 90 and Parcel 91 of Certified Survey Map No. 2193 and Lot 1 of of Certified Survey Map No. 2725, located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East has a bearing of S02°45'26"E.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0194D with an effective date of JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with aluminum cap at the northeast corner of the Northwest 1/4 Section 28, Town 1 North, Range 22 East, Elevation = 690.73.

NORTH

Tax Key Number:
92-4-122-282-0109
92-4-122-282-0186
92-4-122-282-0187
92-4-122-282-0132
92-4-122-282-0133

LEGEND:

- Denotes Found 1" Iron Pipe
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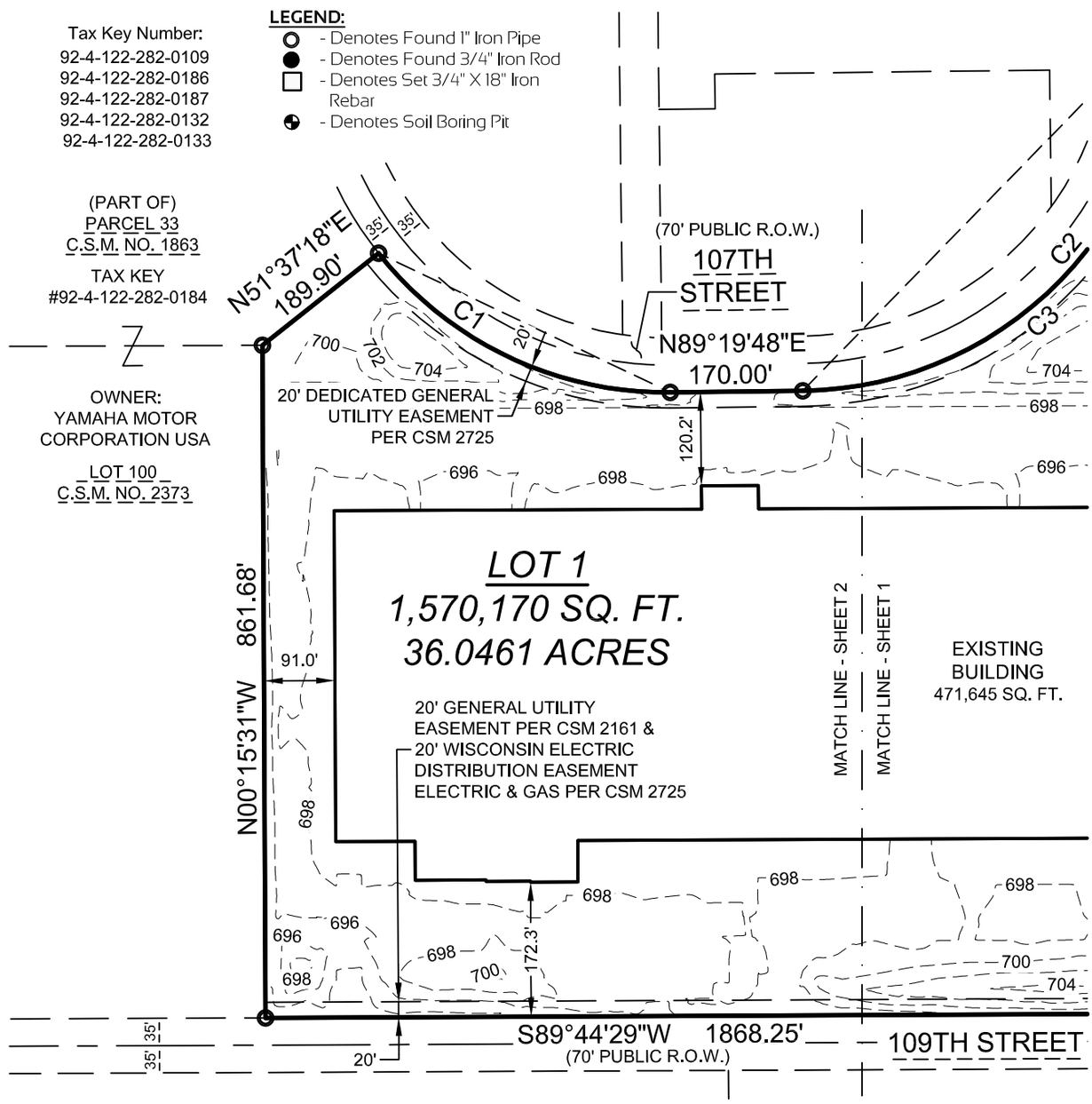

GRAPHICAL SCALE (FEET)

0 — 1" = 200' — 400'

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1422.00

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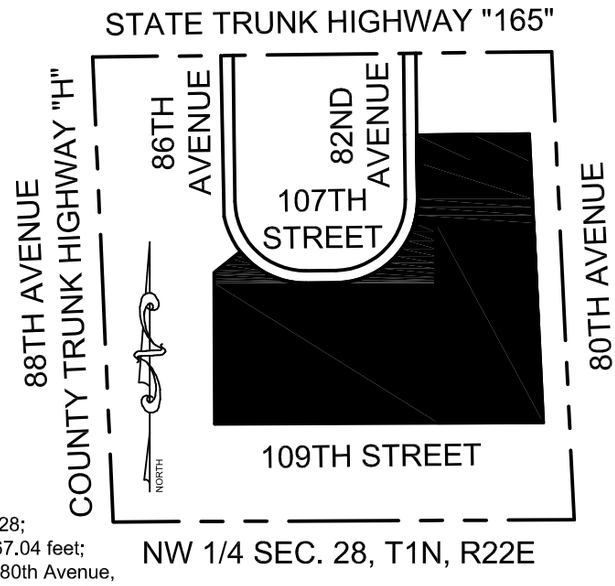
VICINITY MAP

SCALE 1":1000'



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Parcel 86 and Parcel 87 of Certified Survey Map No. 2161, as recorded in the Kenosha County Register of Deeds Office on December 8, 1999 as Document No. 1167555, and Parcel 90 and Parcel 91 of Certified Survey Map No. 2193, as recorded in the Kenosha County Register of Deeds Office on May 30, 2000 as Document No. 1183034, and Lot 1 of Certified Survey Map No. 2725, as recorded in the Kenosha County Register of Deeds Office on February 27, 2013 as Document No. 1695864, located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 28;
Thence South 02°45'26" East along the east line of said Northwest 1/4, 467.04 feet;
Thence South 89°19'48" West, 150.10 feet to the west right of way line of 80th Avenue, the southeast corner of Parcel 89 of Certified Survey Map No. 2193 and the Point of Beginning;

Thence South 02°45'26" East along said west right of way line, 1643.01 feet to the north right of way line of 109th Street;
Thence South 89°44'29" West along said north right of way line, 1868.25 feet to the east line of Lot 100 of Certified Survey Map No. 2373;
Thence North 00°15'31" West along said east line, 861.68 feet to the east line of Parcel 33 of Certified Survey Map No. 1863;
Thence North 51°37'18" East along said east line, 189.90 feet to the south right of way line of 107th Street and a point on a curve;
Thence the following courses along said south right of way line:

Southeasterly 428.95 feet along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears South 64°31'27" East, 414.22 feet;
North 89°19'48" East, 170.00 feet to a point on a curve;
Northeasterly 738.28 feet along the arc of said curve to the left, whose radius is 470.00 feet and whose chord bears North 44°19'48" East, 664.68 feet to the east right of way line of 82nd Avenue

Thence North 00°40'12" West along said east right of way line, 363.23 feet to the south line of Parcel 88 of Certified Survey Map No. 2193;
Thence North 89°19'48" East along said south line of Parcel 88 and then along the south line of Parcel 89 of Certified Survey Map No. 2193 to the Point of Beginning.

Containing 2,116,726 square feet (48.5933 acres) of land more or less.

That I have made such survey, land division and map by the direction of LAKEVIEW XIV VENTURE LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying, mapping and dividing the land within this certified survey map.

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

Date: APRIL 4, 2019

John P. Konopacki
Professional Land Surveyor S-2461

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	428.95'	470.00'	052°17'30"	S64°31'27"E	414.22'	S38°22'42"E	N89°19'48"E
C2	738.28'	470.00'	090°00'00"	N44°19'48"E	664.68'	N89°19'48"E	N00°40'12"W
C3	496.66'	470.00'	060°32'46"	N59°03'25"E	473.87'	N89°19'48"E	N28°47'02"E
C4	241.62'	470.00'	029°27'14"	N14°03'25"E	238.96'	N28°47'02"E	N00°40'12"W

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being Parcel 86 and Parcel 87 of Certified Survey Map No. 2161 and Parcel 90 and Parcel 91 of Certified Survey Map No. 2193 and Lot 1 of of Certified Survey Map No. 2725, located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

LAKEVIEW XIV VENTURE LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

LAKEVIEW XIV VENTURE LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said **LAKEVIEW XIV VENTURE LLC** has caused these presents to be signed by (name - print) _____, (title) _____, and (name - print) _____, (title) _____ at (city)_____, _____ County, (State) _____, on this _____ day of _____ , 2019.

LAKEVIEW XIV VENTURE LLC, a Delaware Limited Liability Company

By: _____
Name:
Title:

By: _____
Name:
Title:

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2019, (name) _____, (title) _____ and (name - print) _____, (title) _____, of the above named **LAKEVIEW XIV VENTURE LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such _____(title) and_____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

_____
Notary Public
Name:_____
State of _____
My Commission Expires: _____

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____ , 2019.

_____
Michael J. Serpe, Village Plan Commission Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this _____ day of _____ , 2019.

_____
John P. Steinbrink, Village President

_____
Jane C. Snell, Village Clerk

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1422.00

VILLAGE OF PLEASANT PRAIRIE

SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☐ Final Site and Operational Plan ☐ Final Site and Operational Plan/Conditional Use Permit ☐ Preliminary Site and Operational Plan ☐ Preliminary Site and Operational Plan/ Conditional Use Permit ☐ Digital Security Imaging System (DSIS Agreement and Easement)	☐ New Building ☐ Building Addition ☐ Building Alteration ☐ New Tenant

Name of Business: Ta Chen International, Inc. - Tenant

Site Address: 8500 109th Street Suite #: _____

Tax Parcel Number: 94-4-122-282-0108

Zoning District(s): M-2

Name of Development: LakeView XIV

Estimated Date of Occupancy: Currently Occupied - Addition to be occupied later 2019

Detailed Description of the Proposed Project and Use:

The project will include the expansion to the existing building and dock areas. the use will be consistent with current operations.

Detailed Description of Company:

See attached letter - Dated January 15th, 2013

Select One Option

☐ Relocation of Business from _____

☐ New Location for Business in Pleasant Prairie

■ Expansion/Change to Existing Business in Pleasant Prairie

☐ New Start Up Business

SITE AND BUILDING INFORMATION

Lot Area: 1,570,170 sq. ft. Lot Area: 36.05 ac.

Building Area: 471,403 sq. ft. Building Height: 41'-3" ft.

Tenant Area: same sq.ft.

Addition Area: 254,674 sq. ft. Addition Height: 41'-3" ft.

Total Impervious Surface Area: 1,155,991 sq. ft.

Total Landscape Area: 414,178 sq.ft. Site % of Open Space 26.38 %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 116

Total # of regular parking spaces (on-site): 111

Total # of handicapped accessible spaces (on-site): 5

Total # of truck parking spaces (on-site): 14 (+76 Potential future)

Total # of dock doors: 14

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: <1100 Maximum number of daily trips: <150

Anticipated truck trips to and from the site:

Number of daily average trips: <100 Maximum number of daily trips: <100

OPERATIONAL INFORMATION

Hours (Open to the public): _____

Delivery hours: 6am to 1am

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: _____

Proposed total number of part-time employees: _____

Number of shifts: 2

Total of number of employees per shift: 1st _____, 2nd _____, 3rd _____

Largest number of employees on site at any one time: _____

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☐ The property is serviced by Public Sanitary Sewer
- ☐ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: TBD

If property is zoned M-1, M-2 or M-5 then the following shall be completed:

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 associate 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)	726,077 sq. ft.
☐	Storage Group S-2 (Low-hazard)	_____ sq. ft.
☑	Business Group B	10,489 sq. ft.
☐	High-Hazard Group H	_____ sq. ft.
☐	Other _____	_____ sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

Stainless steel products in bars, tubing,pipe, flatroll & fitting, aluminum flatroll products.

Types of equipment or machinery to be used on site:

a band saw cutting large diameters, material handling equipment (cranes, forklifts,order pickers and side loaders)

Types and quantities of solid or liquid waste material which require disposal:

Routine waste from operations and employee trash.

Method of handling, storing and disposing of solid or liquid waste materials:

Dumpster Removal

Methods of providing site and building security other than the Village Police Department:

Sonitrol or like service setup alarm systems and cameras to monitor the facility.

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

All outside maintenance will be handled by the facility owner (CenterPoint Properties). All interior maintenance will be provided by TaChen.

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

This is a like use to the neighboring properties - No adverse impacts are expected.

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

VoPP Site & Operational Plan review, CSM Approval, Local and State Building Permits.

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ■ Title Sheet
- ■ Survey
- ■ Site Plan
- ■ Grading and Drainage Plan
- ☐ Building and Fire Protection Plans
- ■ Lighting Plan (including photometric plan)
- ■ Landscape and Open Space Plan
- ☐ Signage Plan
- ☐ Industrial Waste Survey
- ■ Required Application Fee and Pre-Development Agreement

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

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, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: See Attached

Signature: _____

Address: _____

_____
(City) **(State)** **(Zip)**

Phone: _____

Fax: _____

Email: _____

Date: _____

APPLICANT/AGENT:

Print Name: CenterPoint Properties

Signature: _____

Address: 1808 Swift Drive

Oak Brook IL 60523
(City) **(State)** **(Zip)**

Phone: 630-586-8000

Fax: 630-586-8010

Email: mroman@centerpoint.com

Date: 03-11-2019

TENANT CONTACT:

Print Name: TaChen International, Inc

Signature: _____

Address: 8500 109th Street

Pleas.Prairie WI
(City) **(State)** **(Zip)**

Phone: _____

Fax: _____

Email: Fred_Nummela@tachen.com

Date: _____

Rev 01-17

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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

TA CHEN EXPANSION

8500 109TH ST., PLEASANT PRAIRIE, WI

PLANS PREPARED
FOR:
CENTERPOINT PROPERTIES
OAK BROOK, IL

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
ADAM ARTZ, P.E., TODD MUELLER, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

ARCHITECT:
CORNERSTONE ARCHITECTS, LTD.
1152 SPRING LAKE DRIVE
ITASCA, IL 60143
(630) 773-8363

APPLICANT:
MELISSA ROMAN
CENTERPOINT PROPERTIES
1808 SWIFT DRIVE
OAK BROOK, IL 60523
(630) 586-8000

BENCHMARKS

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 1927

BM 1: NE CORNER, NW 1/4 SEC. 28, T1N, R22E (FOUND CONC. MON. W/ ALUMINUM CAP) REFERENCE BENCHMARK: EL.=690.73.

BM 2: NE FLANGE BOLT HYDRANT EL.=694.67.

BM 3: NW FLANGE BOLT HYDRANT EL.= 698.28.

BM 4: NW FLANGE BOLT HYDRANT EL.= 705.63.

INDEX OF SHEETS

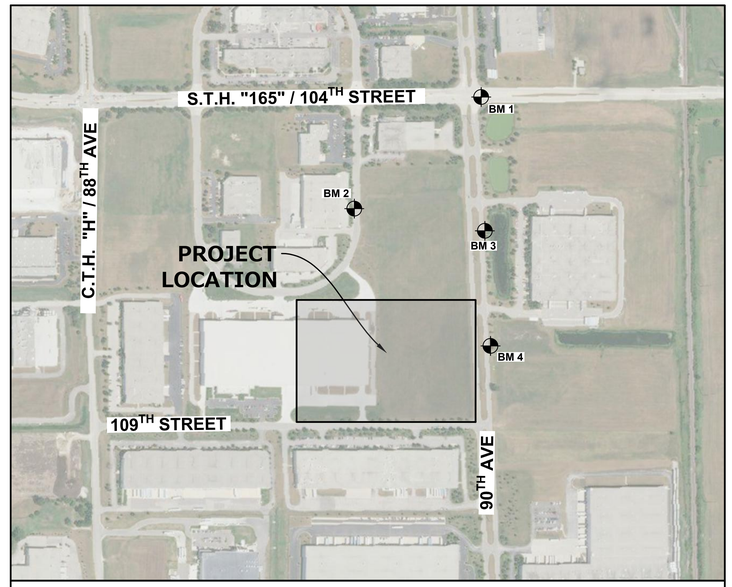
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS
C-4	DEMOLITION PLAN
C-5	SITE DIMENSIONAL PLAN
C-7	UTILITY PLAN
C-8	EROSION CONTROL PLAN
C-9 - C-10	CONSTRUCTION DETAILS
L-1	OVERALL TREE & SEEDING PLAN
L-2	ENLARGED LANDSCAPE PLAN
L-3	PLANTING DETAILS & NOTES

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	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WL	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	B-6	B-6
TOPSOIL PROBE	T-6	T-6
FENCE LINE, TEMPORARY SILT	SF	SF
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		

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	TC	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



LOCATION MAP
SCALE: 1" = 400'

NORTH

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. A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON AUGUST 28TH, 2018. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA 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.

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**

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**
7. **CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)**

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.diggershotline.com

EXPIRATION DATE: JULY 31, 2020

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.

www.pinnacle-engr.com

FOR REVIEW ONLY

COVER SHEET

REVIEWED: ARA
DESIGNED: TDM
DRAFTED: EP

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ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

TA CHEN EXPANSION

8500 109TH ST., PLEASANT PRAIRIE, WI

COVER SHEET

REVISIONS

PEG JOB No.	1422.00
PEG PM	ARA
START DATE	03/04/19
SCALE	N.T.S.

SHEET
C-1
of
C-10

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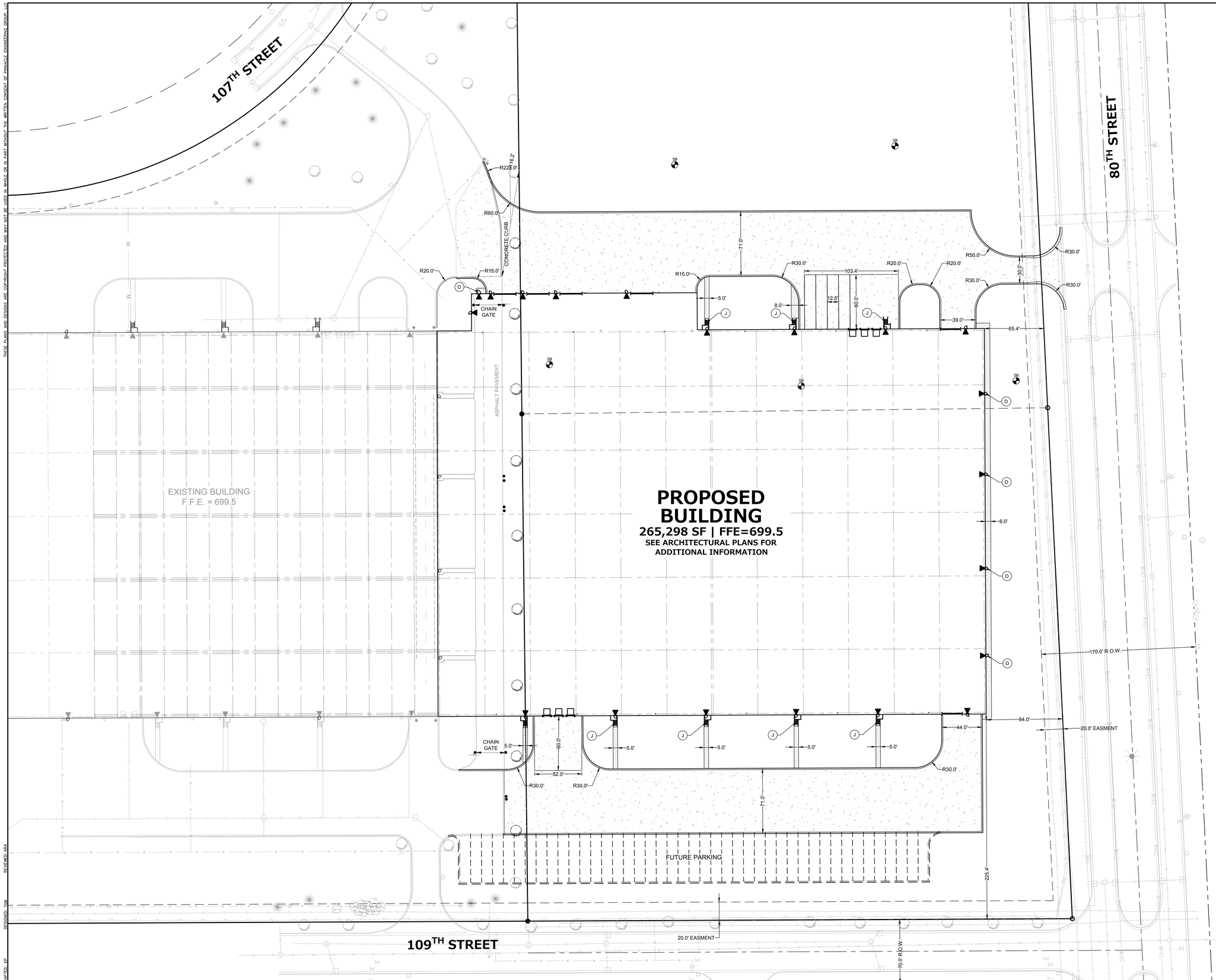

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

LEGEND

	CONCRETE PAVEMENT (TRUCK COURT) - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 8 3/4" 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)
A	**4" SOLID WHITE STRIPE**
B	**18" CURB & GUTTER (SEE DETAIL)**
C	**18" REVERSE CURB & GUTTER (SEE DETAIL)**
D	**TAPER CURB HEAD (SEE DETAIL)**
E	**BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)**
F	**STEEL STAIRS (SEE ARCHITECTURAL PLANS)**
G	**BOLLARD (SEE DETAIL)**
18	**PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
	MAN DOOR
O.H.D	**OVERHEAD DOOR**

SITE DATA

SITE AREA:	**1,570,169 SF / 36.05 AC**
ZONING CLASSIFICATION:	**T.B.D**
BUILDING FOOTPRINT AREA:	**265,298 SF**
IMPERVIOUS SPACE:	**1,155,991 SF / 26.54 AC**
GREEN SPACE:	**414,178 SF / 9.51 AC**
TRAILER POSITIONS:	**4**
FUTURE TRAILER POSITIONS:	**43**

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF PLEASANT PRAIRIE STANDARDS.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT 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.

www.pinnacle-engr.com

FOR REVIEW ONLY

SITE DIMENSIONAL PLAN

REVIEWED: ARA
DESIGNED: TOM
DRAFTED: EP

PLAN I DESIGN I DELIVER
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8500 109TH ST., PLEASANT PRAIRIE, WI

SITE DIMENSIONAL PLAN

REVISIONS

PEG JOB No.: 1422.00
PEG PM: ARA
START DATE: 03/04/19
SCALE: 1" = 40'

SHEET
C-5
OF
C-10

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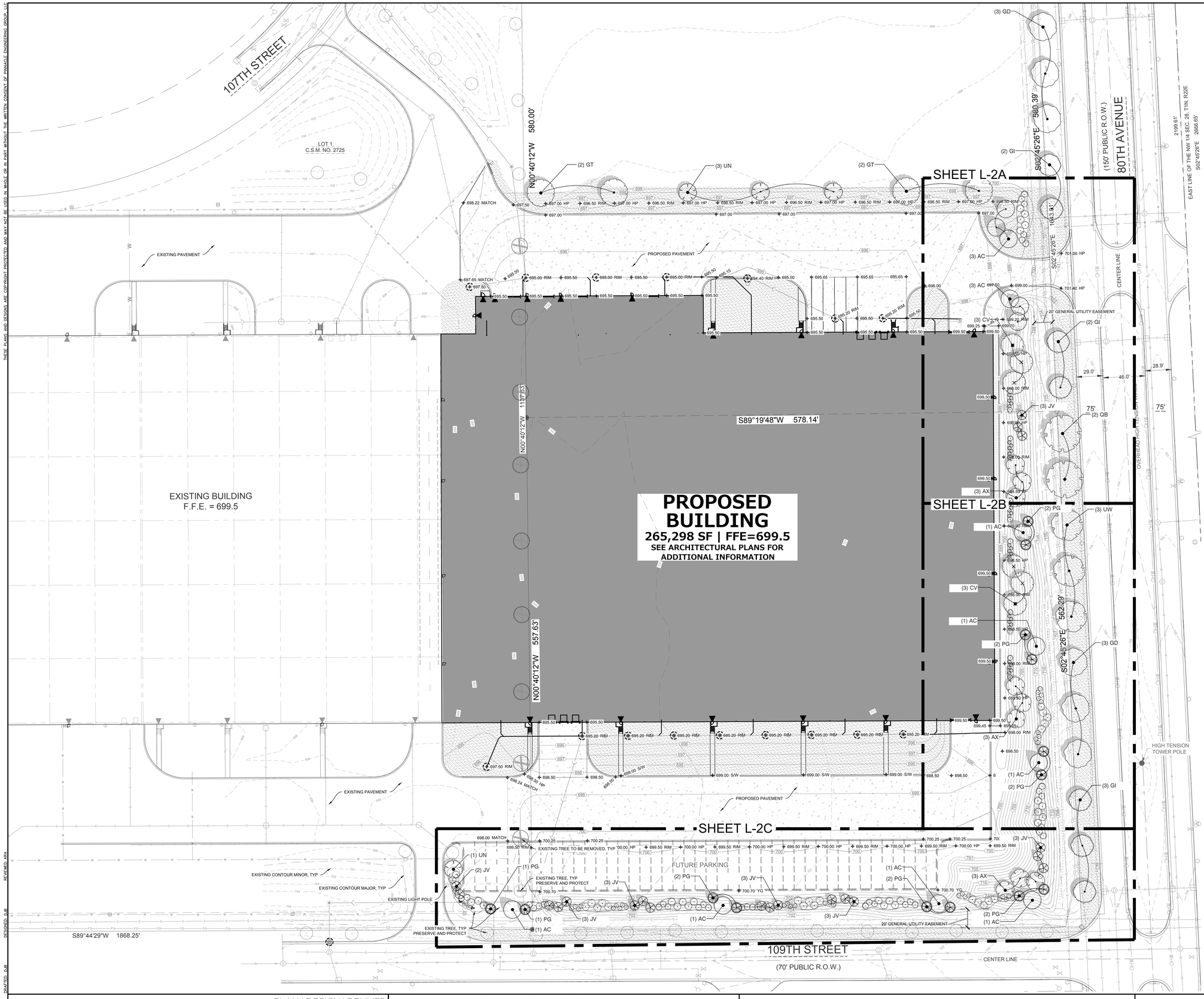

PLANT KEY

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME
AX	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry
CV	Crataegus viridis `Winter King`	`Winter King` Hawthorn
GT	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust
UN	Ulmus americana `New Horizon`	New Horizon American Elm

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
AC	Abies concolor	White Fir
JV	Juniperus virginiana `Canaertii`	Canaerti Juniper
PG	Picea glauca `Densata`	Black Hills Spruce

STREET TREES	BOTANICAL NAME	COMMON NAME
GI	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust
GD	Gymnocladus dioica `Espresso`	Kentucky Coffeetree
QB	Quercus bicolor	Swamp White Oak
UW	Ulmus x `Morton Glossy` TM	Elm

TURF	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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OVERALL TREE & SEEDING PLAN

REVIEWED: ABA
DESIGNED: DJB
DRAFTED: DJB

PLAN | DESIGN | DELIVER
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OVERALL TREE & SEEDING PLAN

REVISIONS

PEG JOB No. 1422.00
PEG PM ABA
START DATE 03/04/19
SCALE 1" = 40'

SHEET L-1 OF L-3

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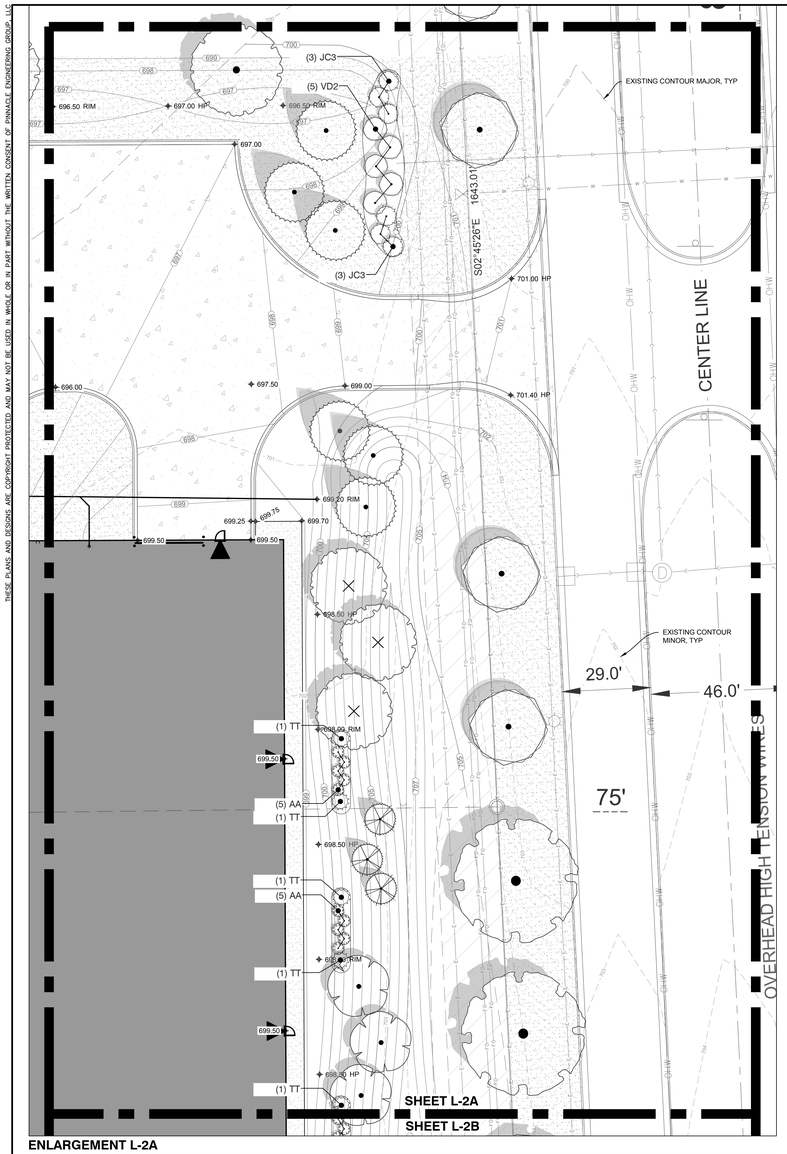


ENLARGEMENT L-2A

SCALE: 1"=20'

ENLARGEMENT L-2B

SCALE: 1"=20'

PLANT KEY

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
AA	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry/Red Chokeberry
PF	Potentilla fruticosa `McKay`s White`	McKay`s White Bush Cinquefoil
SV	Syringa vulgaris `Sensation`	Sensation Lilac
VD2	Viburnum dentatum `Arrowwood`	Arrowwood Viburnum

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
JC2	Juniperus chinensis `Maneyi`	Maney Juniper
JC3	Juniperus chinensis `Sea Green`	Sea Green Juniper
TT	Taxus x media `Tauntonii`	Tauton Yew

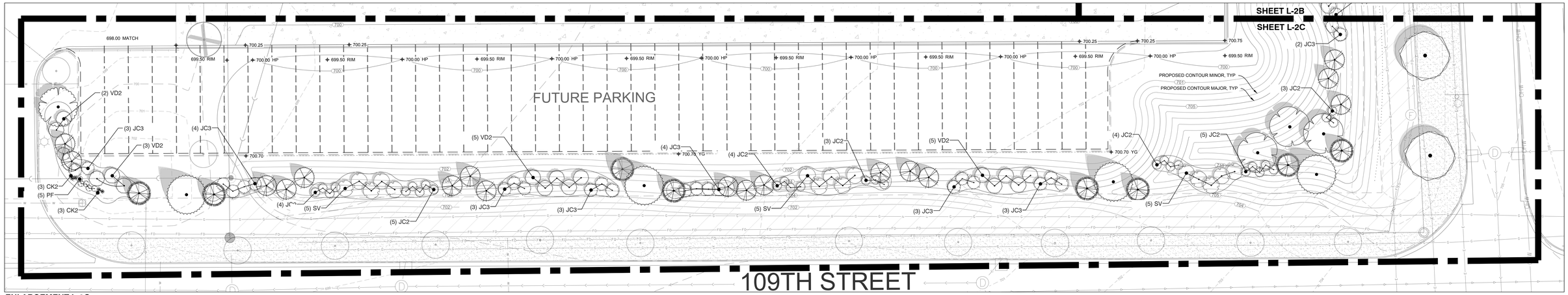
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CK2	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass

TURF	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



ENLARGEMENT L-2C

SCALE: 1"=20'

DRAFTED: DJB DESIGNED: DJB REVIEWED: ABA

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CHICAGO | MILWAUKEE : NATIONWIDE

TA CHEN EXPANSION

8500 109TH ST., PLEASANT PRAIRIE, WI

ENLARGED LANDSCAPE PLAN

REVISIONS

PEG JOB No. 1422.00
PEG PM ABA
START DATE 03/04/19
SCALE 1" = 20'

SHEET L-2 OF L-3

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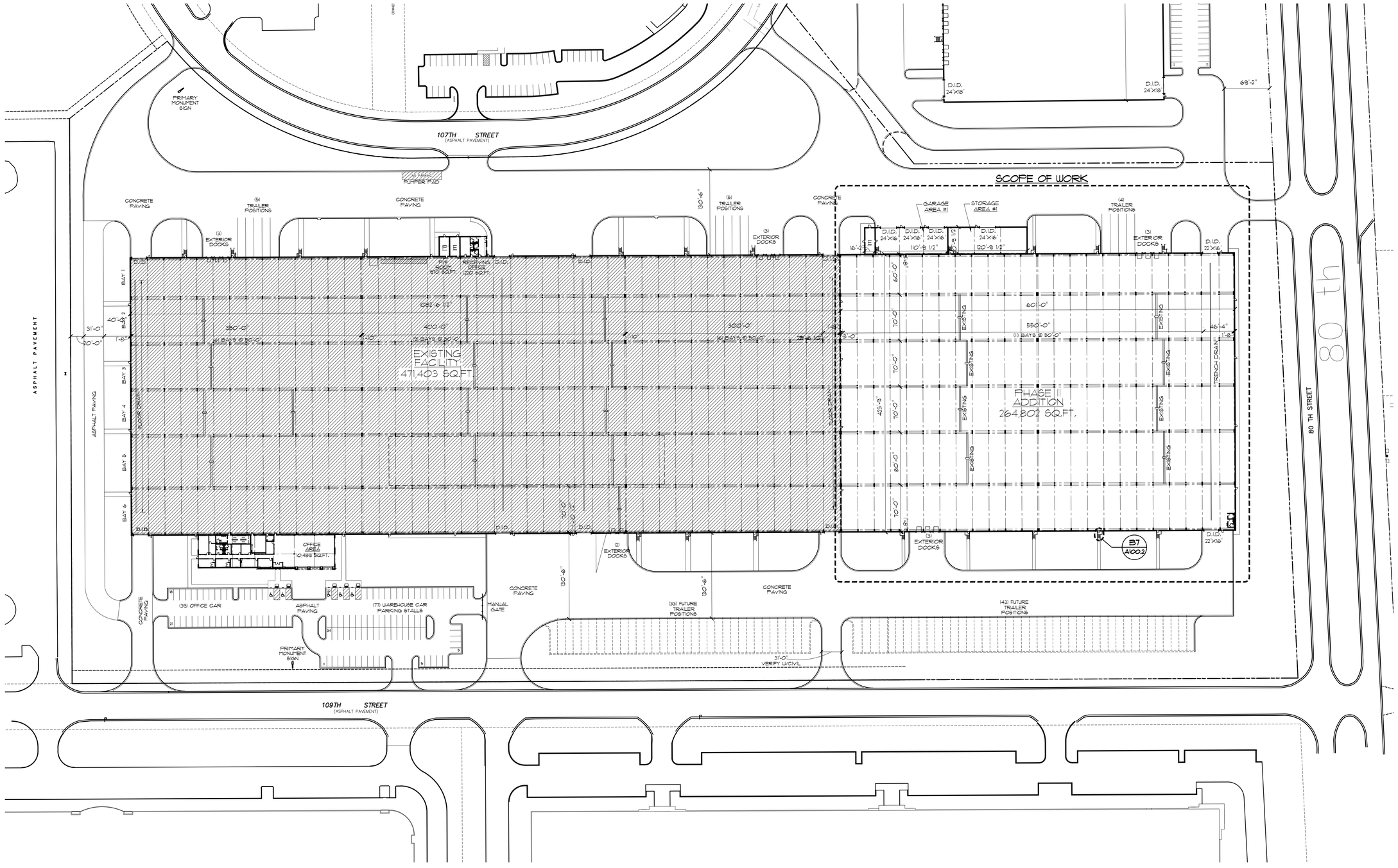
ENLARGED LANDSCAPE PLAN

SITE/BUILDING DATA:	
SITE DATA	QUANTITY
TOTAL SITE AREA:	1,559,172 SQ.FT.
	35.79 ACRES
PERVIOUS AREA:	SEE CIVIL
IMPERVIOUS AREA:	SEE CIVIL
F.A.R.	.47
BUILDING DATA	QUANTITY
BUILDING AREA (GROSS)	736,205 SQ.FT.
CLEAR HEIGHT:	32 FEET
EXTERIOR DOCKS:	14 POSITIONS
TRAILER POSITIONS:	10 POSITIONS
FUTURE TRAILER POSITIONS:	37 POSITIONS
DRIVE IN DOORS:	14 POSITIONS
CAR PARKING:	116 CARS



E1 SITE PLAN
SCALE: 1" = 60'-0"

PLAN NORTH

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Cornerstone Architects Ltd.

1152 SPRING LAKE DRIVE
ITASCA, ILLINOIS 60143
PHONE 630 . 773 . 8363
FAX 630 . 773 . 8365

ARCHITECTS . ENGINEERS . INTERIOR DESIGNERS . LAND PLANNERS

GENERAL NOTES :

1. FOR ADDITIONAL INFORMATION SEE CIVIL ENGINEERING DRAWINGS.
2. DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLANS.
3. BUILDING AND SITE LAYOUT TO BE VERIFIED BY LICENSED SURVEYOR AND WRITTEN VERIFICATION TO BE FORWARDED TO OWNER.
4. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE AWARD OF CONTRACTS.
5. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE GRADES, STORM DRAINAGE, UTILITIES, DIMENSIONS AND BEARING ANGLES.
6. ALL EXTERIOR CONCRETE TO BE 4,000 PSI. MIN. WITH AIR ENTRAINMENT, UNLESS NOTED OTHERWISE TO BE GREATER.
7. SEE CIVIL ENGINEERING DRAWINGS FOR ALL PAVED AREAS.
8. ALL SIDEWALK AND PARKING LOT SLOPES AND GRADES TO BE VERIFY WITH CIVIL ENGINEERING DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR NON-COMPLIANCE.
   (PER ANSI THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.)
9. ALL DRIVE APPROACHES SHALL BE INSTALLED PER CITY AND STATE STANDARDS.
10. GENERAL CONTRACTOR TO INSTALL SIGNAGE FOR HANDICAP PARKING PER CITY AND STATE STANDARDS.
11. PARKING STALLS 9'-0" W X 19'-0" L AT LOCATIONS AS INDICATED ON SITE PLAN WITH 4" PAINTED YELLOW LINES, UNLESS NOTED OTHERWISE. PARKING STALLS THAT ARE ADJACENT TO LANDSCAPED AREAS SHALL BE 9.5' WIDE FROM BACK OF CURB TO PAVEMENT MARKING.
12. PROVIDE DEPRESSED CONCRETE GUTTER AT DRIVEWAYS WITH TWO #6 BARS AND 1/2" EXPANSION JOINT AT CENTER OF DRIVEWAY, UNLESS NOTED OTHERWISE. SEE CIVIL DWGS.
13. CONCRETE WALKS, STOOPS AND PATIO SLABS TO BE 4" THICK ON 6" COMPACTED STONE W/BROOM FINISH. CONTROL JOINT SPACING SHALL BE 5'-0"o.c. MAX., PROVIDE THREE #6X10" LONG REINFORCING BARS AT UTILITY CROSSINGS, UNLESS NOTED OTHERWISE.
14. GENERAL CONTRACTOR TO PROVIDE A MIN. OF 6" TOP SOIL IN PLANTING AREAS, UNLESS NOTED OTHERWISE.
15. ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFY W/OWNER.
16. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
17. HANDICAPPED PARKING SIGN TO BE MOUNTED IN BETWEEN THE PARKING STALL AND ACCESS AISLE.
18. ALL STRIPING FOR THE HANDICAPPED PARKING SPACES SHALL BE YELLOW.
19. "KNOXBOX" KEYBOX - LOCATION TO BE VERIFIED W/G.C. AND FIRE DEPT. & TO BE INSTALLED 55"-65" ABOVE GRADE.
20. STREET NUMBERS TO HAVE 5" LETTERING HEIGHT, AND BE IN A COLOR THAT IS CONTRASTING FROM THE BULDING. SCRIPT LETTERING SHALL NOT BE ALLOWED. VERIFY ADDRESS LOCATION AND SIZE WITH FIRE DEPARTMENT.

WISCONSIN
BRYAN J. RINGHAM
7497-005
KILDEER
IL
ARCHITECT

CenterPoint Properties

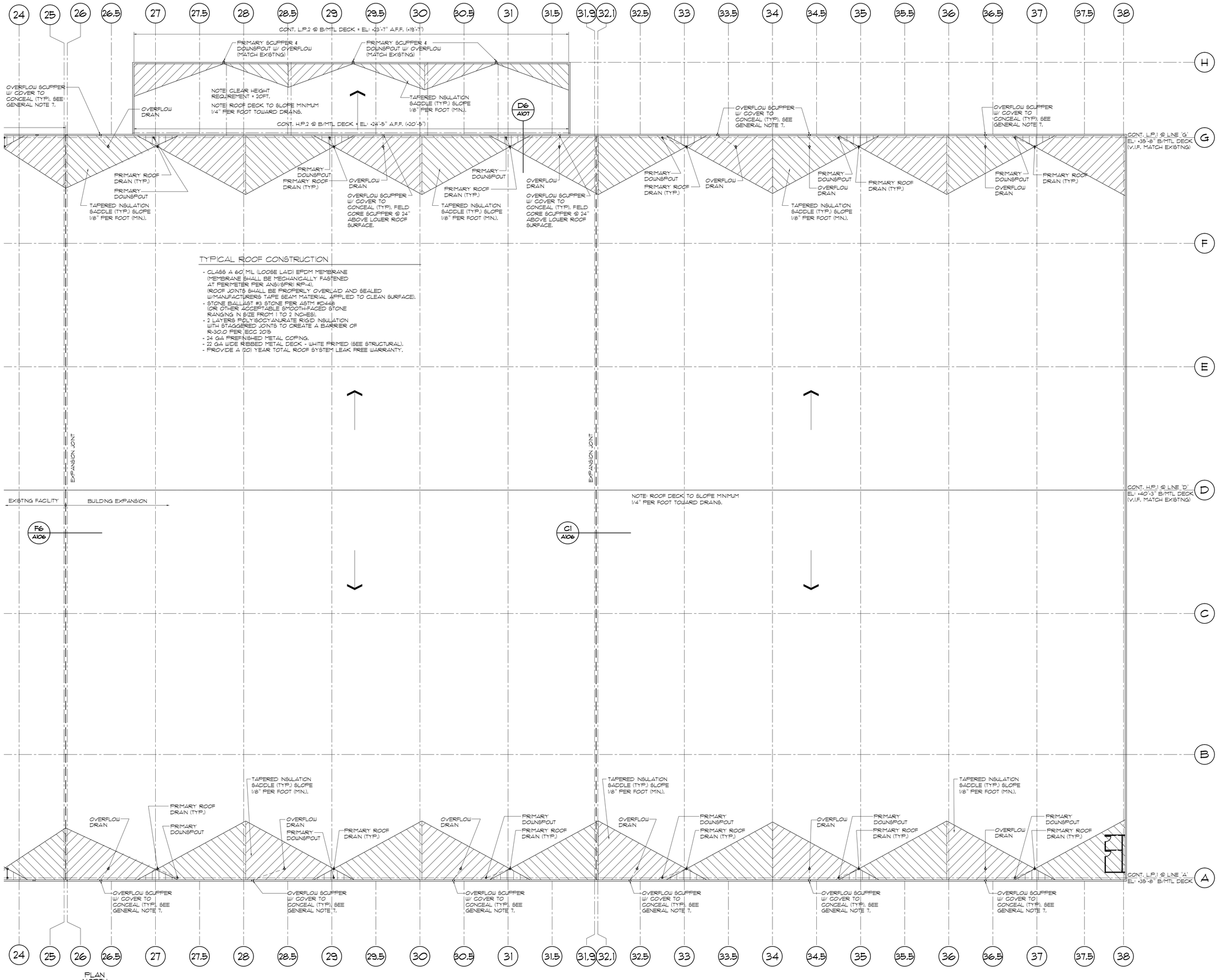
no.	date	revision description
–	3/18/2019	ISSUED FOR PERMIT
–	3/7/2019	PROGRESS SET

date : 02-18-2019
drawn : JLO
checked : MJB

LAKEVIEW XIV (PHASE II)
109TH STREET
LAKEVIEW CORPORATE PARK
PLEASANT PRAIRIE, WISCONSIN

SITE PLAN

job no. 18139
sheet no. A100.1



TYPICAL ROOF CONSTRUCTION

- CLASS A 60 MIL (LOOSE LAID) EPDM MEMBRANE (MEMBRANE SHALL BE MECHANICALLY FASTENED AT PERIMETER PER ANSI/SPRI RP-4). (ROOF JOINTS SHALL BE PROPERLY OVERLAID AND SEALED W/MANUFACTURERS TAPE SEAM MATERIAL APPLIED TO CLEAN SURFACE).
- STONE BALLAST #3 STONE PER ASTM #D448 (OR OTHER ACCEPTABLE SMOOTH-FACED STONE RANGING IN SIZE FROM 1 TO 2 INCHES).
- 2 LAYERS POLYISOCYANURATE RIGID INSULATION WITH STAGGERED JOINTS TO CREATE A BARRIER OF R-30.0 PER IECC 2018
- 24 GA PREFINISHED METAL COPING.
- 22 GA WIDE RIBBED METAL DECK - (WHITE PRIMED (SEE STRUCTURAL).
- PROVIDE A (20) YEAR TOTAL ROOF SYSTEM LEAK FREE WARRANTY.

F1 ROOF PLAN
SCALE: 1" = 20'-0"

PLAN NORTH

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GENERAL NOTES:

1. ALL ROOF ELEVATIONS ARE TO BOTTOM OF METAL DECK, U.N.O..
2. RIGID ROOF INSULATION: R-30.0 BARRIER
3. VERIFY LOCATIONS OF ALL MECHANICAL EQUIPMENT AND ANY REQUIRED SCREENS.
4. SYMBOLS & ABBREVIATIONS:
   - ← = ROOF PITCH DOWN TOWARDS DRAIN.
   - = TAPERED INSULATION.
   - A.F.F. = ABOVE FINISHED FLOOR
   - A.W.F. = ABOVE WAREHOUSE FLOOR
5. PROVIDE SADDLES AT ALL RTU'S, ROOF HATCH AND OTHER PENETRATIONS AS REQ'D.
6. THIS ROOF PLAN IS DESIGNED FOR INDEPENDENT DRAINAGE SYSTEMS.

ELEVATIONS TO BOTTOM OF DECK

H.P.1 - B.O. METAL DECK = (+40'-3")
L.P.1 - B.O. METAL DECK = (+35'-8")
H.P.2 - B.O. METAL DECK = (+24'-5" A.F.F.) = (+20'-5" A.W.F.)
L.P.2 - B.O. METAL DECK = (+23'-7" A.F.F.) = (+19'-7" A.W.F.)

REQUIRED CLEAR HEIGHTS:

- WAREHOUSE = +32'-0"
- GARAGE/STORAGE & ELEC. RM. = +20'-0"

7. NOTE: INDEPENDENT SECONDARY DRAINAGE SYSTEM AND/OR SCUPPERS SHALL BE PROVIDED. SECONDARY DRAINAGE SHALL HAVE SEPARATE LINES FROM THE PRIMARY DRAINAGE SYSTEM & DISCHARGE TO DAYLIGHT. SUCH SECONDARY SYSTEM SHALL BE SIZED & LOCATED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE SUCH THAT THE DEPTH OF WATER FROM THE INLET OF THE PRIMARY DRAINAGE SYSTEM TO THE INLET OF THE SECONDARY DRAINAGE SYSTEM PLUS THE ADDITIONAL WATER THAT ACCUMULATES ABOVE THE SECONDARY DRAINAGE SYSTEM AT IT'S DESIGN FLOW SHALL NOT EXCEED 6" IF THE PRIMARY DRAINAGE SYSTEM IS BLOCKED.
8. OVEFLOW DRAINS TO BE FIELD CORED AND DRAIN TO DAYLIGHT. MATCH EXISTING FIXTURES. PROVIDE CONCRETE, OR METAL SPLASH GUARDS AT LANDSCAPED AREAS TO PREVENT WASH-OUT.
9. ALL DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY DRAIN LOCATIONS & SIZE WITH STRUCTURAL AND PLUMBING ENGINEERS.

WISCONSIN BRYAN J. RINGHAM 7497-005 KILDEER IL ARCHITECT

CenterPoint Properties

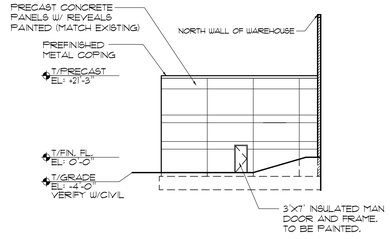
no.	date	revision description
–	3/18/2019	ISSUED FOR PERMIT
–	3/7/2019	PROGRESS SET

date : 02-18-2019
drawn : JLO
checked : MJB

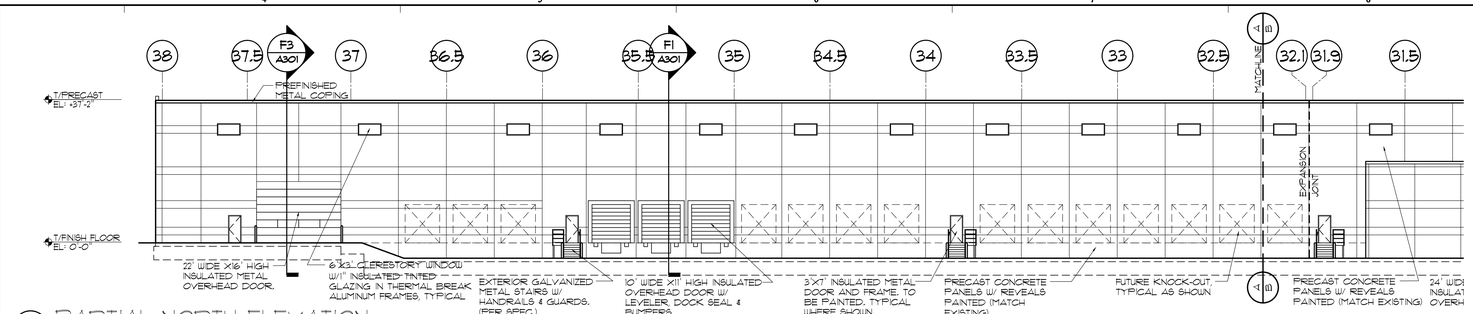
LAKEVIEW XIV (PHASE II)
109TH STREET
LAKEVIEW CORPORATE PARK
PLEASANT PRAIRIE, WISCONSIN

ROOF PLAN

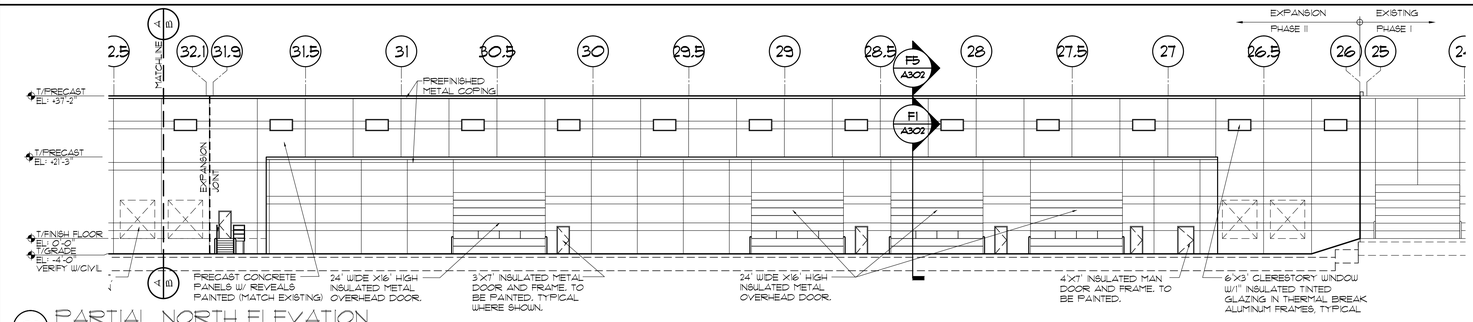
job no. 18139
sheet no. A105



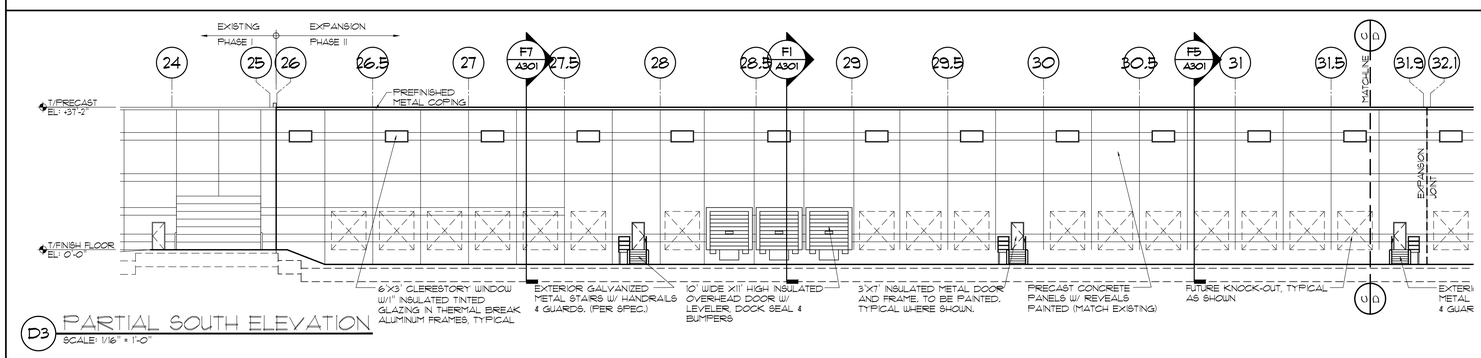
B1 WEST ELEVATION @ GARAGE
SCALE: 1/16" = 1'-0"



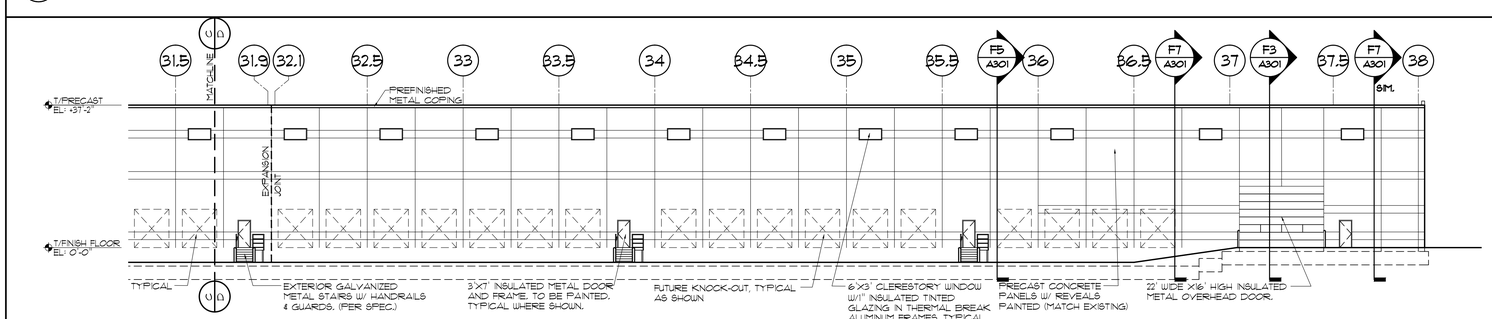
B3 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



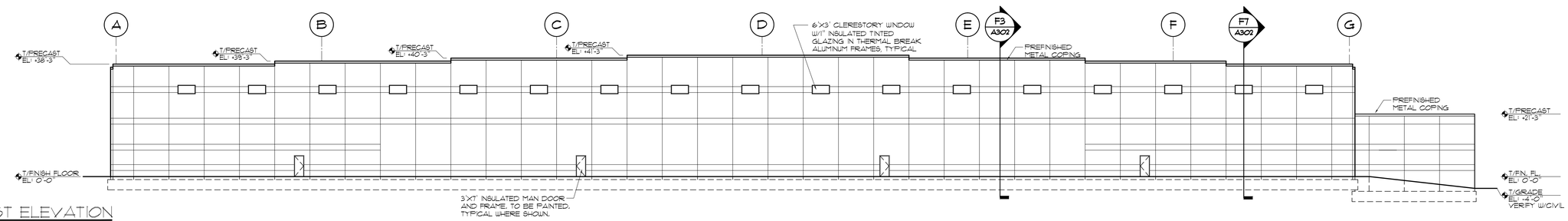
C3 PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



D3 PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



E3 PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



F1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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GENERAL NOTES:

1. PRECAST STAIN TO BE APPLIED IN SMALL MOCK-UP AREA FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO STARTING ENTIRE BUILDING.
2. T = TEMPERED
   V = VISION
   S = SPANDREL
3. VERIFY ALL FOUNDATIONS W/ STRUCTURAL. FOUNDATIONS ARE SHOWN FOR REFERENCE ONLY.
4. PRIMARY DRAINAGE AND SECONDARY OVERFLOW DOWNSPOUT PIPE SIZES TO BE DESIGNED & VERIFIED BY PLUMBING SUBCONTRACTOR IN ACCORDANCE WITH THE GOVERNING CODES & AUTHORITES.
5. BUILDING ADDRESS NUMBERS TO HAVE 5" LETTERING HEIGHT, AND BE IN A COLOR THAT IS CONTRASTING FROM THE BUILDING. SCRIPT LETTERING SHALL NOT BE ALLOWED. VERIFY ADDRESS LOCATION WITH THE LOCAL FIRE DEPARTMENT.

WISCONSIN BRYAN J. RINGHAM 7497-005 KILDEER IL ARCHITECT

CenterPoint Properties

no.	date	revision description
–	3/18/2019	ISSUED FOR PERMIT
–	3/7/2019	PROGRESS SET

date : 02-26-2019
drawn : CEN
checked : JLO

LAKEVIEW XIV (PHASE II)
109TH STREET
LAKEVIEW CORPORATE PARK
PLEASANT PRAIRIE, WISCONSIN

EXTERIOR ELEVATIONS

job no. 18139
sheet no. A201

J. Consider approval of a **Lot Line Adjustment** between the properties located at 9154 30th Avenue owned by Kari Schmitz and 9145 32nd Avenue owned by Anthony Gucciarodo.

Recommendation:

Village staff recommends that the Village Plan Commission send a favorable recommendation to the Village Board to approve the **Lot Line Adjustment** subject to the comments and conditions of the June 10, 2019 Village Staff Report.

VILLAGE STAFF REPORT OF JUNE 10, 2019

Consider approval of a **Lot Line Adjustment** between the properties located at 9154 30th Avenue owned by Kari Schmitz and 9145 32nd Avenue owned by Anthony Gucciarodo.

The owners of the properties are requesting approval of a lot line adjustment between the two properties. A portion of the property (50 feet by 125 feet) located at 9145 32nd Avenue (Tax Parcel Number 91-4-122-133-0500) is proposed to be sold and attached to the property located at 9154 30th Avenue (Tax Parcel Number 91-4-122-133-0555).

The properties are zoned R-4, Urban Single Family Residential District, which zoning requiresa minimum lot frontage of 90 feet on a public street with lot area of 15,000 square feet. The property at 9145 32nd Avenue meets and exceeds these requirements.

The lot at 9154 30th Avenue is only 50 feet wide abutting on 30th Avenue with a lot area of 10,200 square feet. [Note: It is unlikely that 30th Avenue would be extended to the north without significant improvements to the existing 30th Avenue which is a narrow roadway adjacent to the Kenosha County Bike Trail.] This lot is considered a legal non-conforming lot. In addition the house is less than 10 feet from the side property line and less than 30 feet from the street property line; thus making this a legal non-conforming structure. The additional 50 feet (6,250 square feet) of land area being added to the north side of the lot will make this lot conforming at it relates to lot area. The house setback to the side property line will be conforming as well.

Recommendations:

The Village staff recommends that the Village Board approve the Lot Line Adjustment subject to the petitioners recording the proper transfer/deed documents with the Plat of Survey for the Lot Line Adjustment as an Exhibit at the Kenosha County Register of Deeds Office within 30 days of final Village approval and providing a recorded copy to the Village.

VILLAGE OF PLEASANT PRAIRIE

LOT LINE ADJUSTMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to adjust the lot lines between adjacent properties as hereinafter requested:

Property Locations: LOT 2 Oakland Subdivision / LOT (3) OAKLAND SUBDIVISION

Tax Parcel Numbers: 91-4-122-133-0535 / ~~1621637 1597160 0~~ 91-4-122-133-0500

Existing Zoning District(s): R-4

Reason for the Request: To get BACK To my well Head, Also so we Are Not on lot line, Some Room To work!

Green Space

Attached to this application is the Plat of Survey for a Lot Line Adjustment (3 original signed and sealed documents) as prepared by a Wisconsin Registered Land Surveyor that clearly illustrates and legally describes the lot line adjustment.

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 whether additional information may be needed to consider the request.

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

PROPERTY OWNER:

Print Name: Kari, Richard Popravski

Signature:

Address: 9154 30th ave

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

Phone: 262-948-0481

Fax:

Email:

Date 12-13-2018

PROPERTY OWNER:

Print Name: ANTHONY J. GUCCIARDO

Signature:

Address: 9145 32nd AVE

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

Phone: 262-914-1351

Fax:

Email:

Date: 12-13-2018

RECEIVED

Resubmited 5-20-19

BY:

DEV1905-009

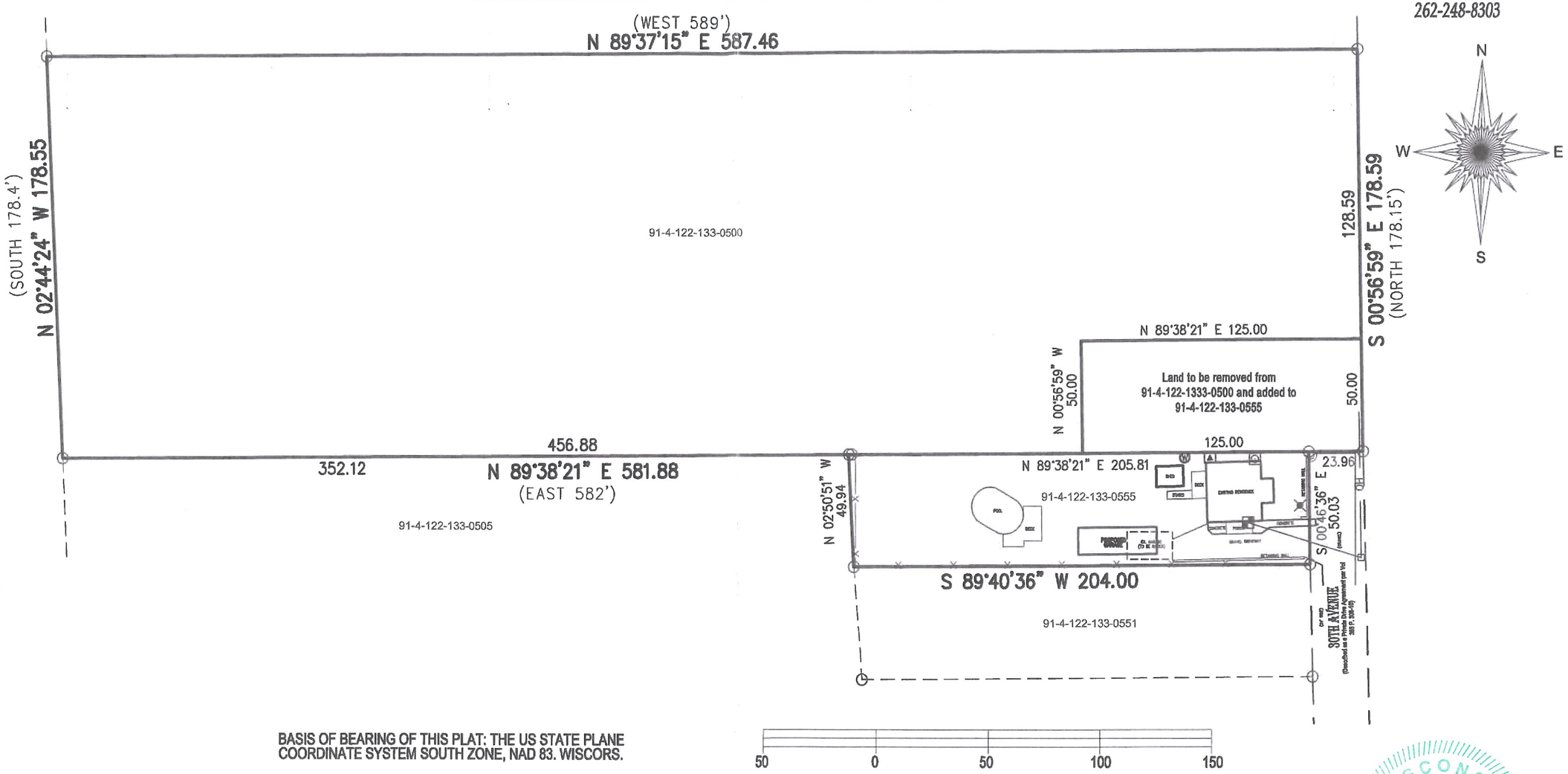
PREPARED FOR
KARI POPRAWSKI

PLAT OF SURVEY

- OF -

PARCEL 91-4-122-133-0555
PARCEL 91-4-122-133-0500
Land to be removed from 91-4-122-1333-0500 and added to 91-4-122-133-0555

PATHFINDER SURVEYING
(a NMB Company)
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303



( ) = recorded as
= power pole
= found iron pipe
— OH— = overhead wires
= well
—X— = fence
= electric meter
= hvac

SHEET 1 OF 3

SCALE 1" = 50'

JOB # 2018.0341.01

TAX ID # 91-4-122-133-0555, 91-4-122-133-0500

BASIS OF BEARING OF THIS PLAT: THE US STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83. WISCORS.

I hereby certify that I have surveyed the above- described property and the above map is a is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments if any to the best of my knowledge and belief.

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 1ST DAY OF MAY, 2019.

WISCONSIN
MARK R. MADSEN
S-2271
RACINE,
LAND SURVEYOR

MARK R. MADSEN S - 2271
Wisconsin Professional Land Surveyor

PREPARED FOR
KARI POPRAWSKI

PLAT OF SURVEY

- OF -

PARCEL 91-4-122-133-0555
PARCEL 91-4-122-133-0500
Land to be removed from 91-4-122-1333-0500 and added to 91-4-122-133-0555

PATHFINDER SURVEYING
(a NMB Company)
P.O BOX 322
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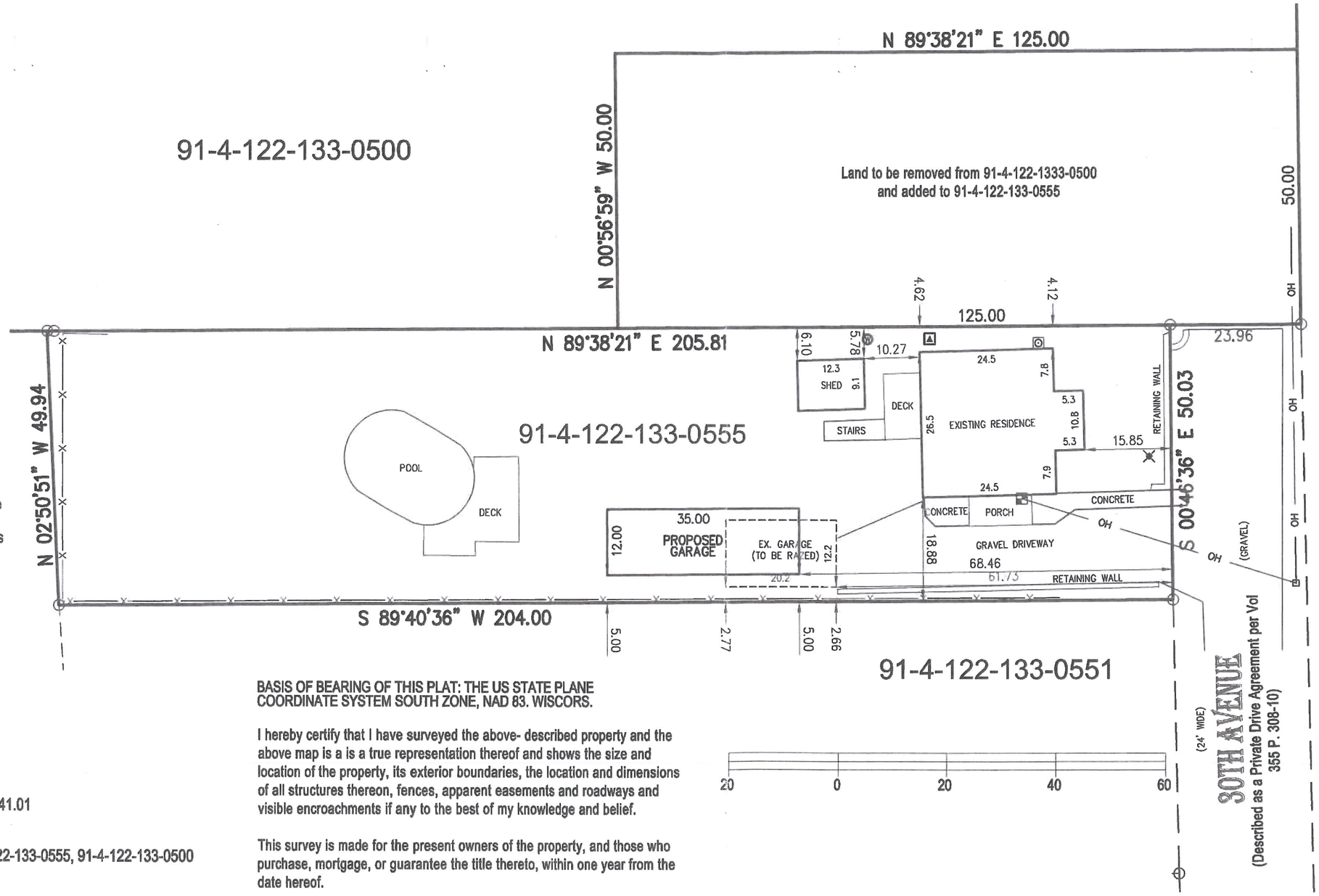

( ) = recorded as
= power pole
= found iron pipe
—OH— = overhead wires
= well
—X— = fence
= electric meter
= hvac

SHEET 2 OF 3

SCALE 1" = 20'

JOB # 2018.0341.01

TAX ID # 91-4-122-133-0555, 91-4-122-133-0500

BASIS OF BEARING OF THIS PLAT: THE US STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83. WISCORS.

I hereby certify that I have surveyed the above- described property and the above map is a is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways and visible encroachments if any to the best of my knowledge and belief.

This survey is made for the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

DATED THIS 1ST DAY OF MAY, 2019.

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

MARK R. MADSEN S - 2271
Wisconsin Professional Land Surveyor

PREPARED FOR
KARI POPRAWSKI

PLAT OF SURVEY

- OF -

PATHFINDER SURVEYING
(a NMB Company)
P.O BOX 322
LAKE GENEVA, WI. 53147
WWW.PATHFINDERSURVEYING.NET
262-248-8303

PARCEL 91-4-122-133-0555:

The North 50 feet of Lot 2 in Oakland Subdivision, and subdivision in the East half of the Southwest Quarter of Section 13, Township 1 North, Range 22 East of the Fourth Principal Meridian, and lying and being in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin. EXCEPTING AND RESERVING therefrom the East 24 feet.

PARCEL 91-4-122-133-0500:

Part of Lot Three (3) in Oakland Subdivision, being in Section Thirteen (13), Town One (1) North of Range Twenty-two (22) East of the Fourth Principal Meridian, more particularly described as follows. Commence at the Southeast corner of said Lot Three (3); run thence North 178.15 feet; run thence West 589 feet, run thence South 178.4 feet to the Southwest corner of said Lot Three (3), run thence East 582 feet to the place of beginning. Said land being in the Township of Pleasant Prairie, Kenosha County, Wisconsin.

Land to be removed from 91-4-122-1333-0500 and added to 91-4-122-133-0555:

Part of Lot Three (3) in Oakland Subdivision, being in Section Thirteen (13), Town One (1) North of Range Twenty-two (22) East of the Fourth Principal Meridian, more particularly described as follows. Commence at the Southeast corner of said Lot Three (3); run thence S 89° 38' 21" W 125.00 feet along the south line of said Lot 3; thence N 00° 56' 59" W 50.00 feet parallel with the east line of said Lot 3; thence N 89° 38' 21" E 125.00 feet parallel with the south of said Lot 3 to the east line of said Lot 3; thence S 00° 56' 59" E 50.00 feet along the east line of said Lot 3 to the point of beginning. Containing 6249.66 s.f. (0.143 acres).

This Survey and descriptions for the lot lines to be adjusted is hereby submitted to and approved by the Village Board of the Village of Pleasant Prairie as being in compliance with the Village Land Division and Development Control Ordinance on this _____ day of _____, 2019.

Plan Commission Chairman_____
Michael J. Serpe

Village President_____
John P. Steinbrink

Village Clerk_____
Jane C. Snell

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

SHEET 3 OF 3

JOB # 2018.0341.01

TAX ID # 91-4-122-133-0555, 91-4-122-133-0500

MARK R. MADSEN S - 2271
Wisconsin Professional Land Surveyor

DATED THIS 1ST DAY OF MAY, 2019.

K. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** to amend Sections 420-148 B (119 and (120) related specific conditional use permit standards for utility substations in the Village.

Recommendation:

Village staff recommends that the Village Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Text Amendment** as presented at the June 10, 2019 Plan Commission meeting.

VILLAGE STAFF REPORT OF JUNE 10, 2019

CONSIDERATION OF A ZONING TEXT AMENDMENT to amend Sections 420-148 B (119 and (120) related specific conditional use permit standards for utility substations in the Village.

On April 15, 2019 the Village Board approved Resolution #19-11 to initiate zoning text amendment related to the specific conditional use permit requirements related to setbacks for utility substations.

The Village staff has evaluated the conditional use permit requirements for utility substations so that both sections (420-148 B 119 and 120) requirements are consistent and for reduced setbacks for these small buildings to property lines rather than the required larger building setbacks in the underlying district; therefore allowing the buildings to not occupy more land than needed but still allow for appropriate setbacks to adjacent properties due to building size.

The amendments include:

420-148 B (119) Utility substations or electric power or gas-metering substations listed as a conditional use in any Zoning District.

(a) All utility substations shall be securely fenced, landscaped, screened and marked with appropriate warning signs.

(b) The minimum lot size shall be a lot large enough to accommodate the applicable principal building and to reduce the setbacks required in the underlying district to all property lines and wetlands to not less than 10 feet as approved by the Plan Commission to allow for proper landscaping and screening.

(b) The minimum lot frontage on a public street shall be 50 feet.

(c) The minimum gross floor area requirement shall not be applicable.

420-148 B (120) Utility substation building (only as a principal use on its own lot) listed as a conditional use in any Zoning District.

(a) The minimum lot size shall be a lot large enough to accommodate the applicable principal building and to reduce the setbacks required in the underlying district to all property lines and wetlands to not less than 10 feet as approved by the Plan Commission to allow for proper landscaping and screening.

(b) The minimum lot frontage on a public street shall be 50 feet.

(c) The minimum gross floor area requirement shall not be applicable.

(d) All utility substations shall be securely fenced, landscaped, screened and marked with appropriate warning signs.

Recommendations:

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

ORD. #19-___

ORDINANCE TO AMEND
SECTIONS 420-148 B (119) AND (120) OF THE VILLAGE ZONING ORDINANCE
RELATED TO UTILITY SUBSTATIONS
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT THE FOLLOWING SECTIONS OF THE VILLAGE ZONING ORDINANCE BE AMENDED AS FOLLOWS:

(119) Utility substations or electric power or gas-metering substations listed as a conditional use in any Zoning ~~the M-1, M-2, M-3, M-4, B-1, B-2, B-3, B-4, B-5 and I-1~~ District~~s~~.

(a) All utility substations shall be securely fenced, landscaped, screened and marked with appropriate warning signs.

(b) The minimum lot size shall be a lot large enough to accommodate the applicable principal building and to reduce the setbacks required in the underlying district to all property lines and wetlands to not less than 10 feet as approved by the Plan Commission to allow for proper landscaping and screening.

(b) The minimum lot frontage on a public street shall be 50 feet.

(c) The minimum gross floor area requirement shall not be applicable.

(120) Utility substation building (only as a principal use on its own lot ~~parcel~~) listed as a conditional use in ~~the M-1, M-2, B-1, B-2, B-3, B-4 or B-5~~ any Zoning District.

(a) The minimum lot size shall be a lot large enough to accommodate the applicable principal building and to reduce the setbacks required in the underlying district to all property lines and wetlands to not less than 10 feet as approved by the Plan Commission to allow for proper landscaping and screening. ~~setback requirements in such district~~.

(b) The minimum lot frontage on a public street ~~requirement~~ shall be 50 feet.

(c) The minimum gross floor area requirement shall not be applicable.

(d) All utility substations shall be securely fenced, landscaped, screened and marked with appropriate warning signs.

Adopted this _____ day of _____ 2019.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
John P. Steinbrink
Village President

_____
Jane C. Snell
Village Clerk

Posted: _____

L. Consider a **street name change of 120th Avenue (West Frontage Road) to 122th Avenue** within the Village.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to change the official street name of 120th Avenue (West Frontage Road) to 122th Avenue (West Frontage Road). No official addresses will be affected by this decision.

VILLAGE STAFF REPORT OF JUNE 10, 2019

Consider a street name change of 120th Avenue (West Frontage Road) to 122th Avenue (West Frontage Road) within the Village.

The recent business activity in the State Line 94 Corporate Park has brought the Village attention to a naming conflict that both Frontage Roads on either side of I94/41 in the Village of Pleasant Prairie share the same name, 120th Avenue. The Village staff recommends that changing the name of the West Frontage Road is the optimal way to correct the matter and reduce confusion for future addressing.

The impacts to renaming the West Frontage Road from 120th Avenue to 122th Avenue involve the removal and replacement of street name signs, which will be handled by the Village Public Works Department. No official addresses will be affected by this change.

On May 6, 2019 the Village Board adopted Resolution #19-12 to initiate the change and referred the change to the Plan Commission for review and recommendation. In addition, the Village Board set the required public hearing to consider the change on June 10, 2019.

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to change the official street name of 120th Avenue (West Frontage Road) to 122th Avenue (West Frontage Road). No official addresses will be affected by this decision.

1967
2015
120 Avenue
120 Avenue
Proposed
122 Avenue
120 Avenue
104 Street
INTERSTATE
94
INTERSTATE
94