

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JANURARY 22, 2018**

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider approval of the January 8, 2018 Plan Commission Meeting minutes.
4. Correspondence.
5. Citizen Comments.
6. New Business:
 - A. Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of **Site and Operational Plans** for interior building modifications and occupancy of a 417,384 square foot building owned by LakeView XVIII Venture, LLC, which is currently under construction by CenterPoint Trust for Uline's warehousing and storage of shipping supplies for their project to be known as Uline I 3 Box Depot located at 11559 80th Avenue in LakeView Corporate Park.
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.
January 8, 2018**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on January 8, 2018. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessl; Deb Skarda; Jim Bandura; and Brock Williamson (Alternate #2). Judy Juliana, Bill Stoebig and John Skalbeck (Alternate #1) were excused. Also in attendance were Tom Shircel, Interim Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Village Planner and Zoning Administrator; and Kristina Tranel, Community Development Department.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CONSIDER APPROVAL OF THE DECEMBER 11 AND DECEMBER 18, 2017 PLAN COMMISSION MEETING MINUTES.**

Jim Bandura:

So moved.

Deb Skarda:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED BY DEB SKARDA TO APPROVE THE MINUTES OF THE DECEMBER 11TH AND DECEMBER 18TH PLAN COMMISSION MEETINGS AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

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

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing we would ask that you hold your comments until that public hearing is held so we can incorporate your comments as a part of the official record. However, if you want to raise an issue that is not on the agenda or is not a matter for public hearing now would be your opportunity. We'd ask you to step to the microphone and begin with your name and address. Anybody wishing to speak under citizens' comments?

6. NEW BUSINESS:

A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-01 FOR THE CREATION OF THE VILLAGE'S TAX INCREMENTAL DISTRICT NO. 6 (TID 6), THE PROJECT PLAN AND BOUNDARIES OF TID 6 for a mixed-use district based on the identification and classification of the property proposed to be included within the District generally located at the northeast corner of the intersection of STH 165 and Green Bay Road (STH 31).

Jean Werbie-Harris:

Mr. President and members of the Plan Commission and the audience, Item A is a public hearing and consideration of Plan Commission Resolution 18-01 for the creation of the Village's Tax Incremental District No. 6 known as TID 6, the project plan and the boundaries of TID 6. This would be for a mixed use district based on identification and classification of the property proposed to be included within the district generally located at the northeast corner of the intersection of Highway 165 and Green Bay Road or Highway 31. With that I'd like to introduce Kathy Goessl, our Finance Director and have her begin with the presentation.

Tom Terwall:

Kathy, it's all yours.

Kathy Goessl:

On the first slide that we're going to have up here is the creation time line. We're currently at the Plan Commission public hearing. The Joint Review Board approved on December 18th. So after this it will go to the Board on February 5th, the second Joint Review Board on February 15th, and then we'll submit our document once all the approvals are done to the Department of Revenue on February 22nd.

So these are the proposed project costs. They're done in two phases. The first phase is road modifications. Our transportation study has not been completed yet due to delays at the State level. But we have Highway 165 intersection modifications, modifications to Old Green Bay Road and 102nd Street east extension and traffic signals. You can see those highlighted on the map. That first phase will be borrowed by the Village through general obligation bonds. The developer does have a clinic that they're negotiating final building plans which is on the agenda

coming up. That will pay this increment -- the increment will pay the phase 1 cost. So we are not taking any risk, the Village isn't taking any risk.

Additional phase estimated costs are more road improvements, a little bit of water there with Old Green Bay Road, the Main Street intersection, Highway 31 and Main Street intersection improvements, land right of way acquisition. We're looking at that little hatched parcel south of 165 to acquire that property. And then also traffic signals for a total of \$4.9 million for phase 2. That would be developer revenue bond expenditures. And we'll be reimbursed after the Village's debt is paid and administrative costs.

This is the feasibility study that was done in terms of what type of increments that we're expecting and what years. You can see the clinic is our first 50 square foot building on 3.35 acres, looking at construction started in '18, completed in '18 with the first full assessment in '19. At full value it's valued at \$11 million. Then we have additional buildings being projected for 2020, 2021 up through 2023 and their estimated values giving us our values for our cash flows that were put together. In the audience I have Jim Towne from Alpine Valley and also Gene Schulz from Piper Jaffray that helped put together this project plan. So if you have any questions for them they are here tonight.

So this is a cash flow for 20 years the TID. The far left hand side are the increments based on those buildings that were being built on the previous slide and the collection year, our estimated tax rate. We're looking at the tax rate dropping after your TID 2 closes. That's why you're seeing the tax rate go from 18.47 down to 16. And then the tax incremental collections that we're looking at. You can see '16 stayed the same so we're not looking at any inflation. So inflation will help this cash flow.

And then as you can see in the first red column we're paying off the estimated public debt which is a Village debt first. And then we're paying off whatever we have remaining in the increment to the developer to help pay off the revenue bonds that he will have to take out. Right now this is not totally cash flowing. But as I said there's no inflation involved in here. And if things bump up some so all the risk is on the developer in this TID. So I think this goes over to Jean now to talk about the different maps that we have.

Jean Werbie-Harris:

So as part of the project plan we put together a series of maps, and we'll just go through these rather quickly. We did talk about them back in December. The first map is the overall TID Increment #6 project map that identifies that the property is identified as two different tax parcel numbers at this time. Obviously it's intended that there will be future land divisions through certified survey map once the protected uses start to advance through this project.

The second map is an existing uses and conditions map. That map is the one that identifies that this property is currently being farmed, and it's in agricultural status right now. The next map is the wetland boundary map. There are two small wetlands on this property that have been granted by the DNR to be -- that they are artificial wetlands that could be filled and developed. Obviously if there's any waterway issues to take care of it will be part of the stormwater management plan on the property. But these would not encumber the site from a development standpoint.

The next map to the right is the map that identifies, again, the tax increment district area. It identifies land for future roadway acquisition. It also identifies the existing water main as well as sanitary sewer in and adjacent to this area as well as the proposed roadways that would be developed as part of this process. Again, on the south side Highway 165 does need to be widened and improved along with an intersection at Old Green Bay Road and Highway 165. Old Green Bay Road does need to be widened and improved as well. And then that east/west road that lines up with Jelly Belly would be our Main Street that connects to Jelly Belly Lane.

The next maps are the existing and the proposed zoning maps for TID #6. So the existing zoning on the property is B-2, and that's our Community Business District. It currently has an AGO or an ag overlay because it is currently being farmed. The next map is the proposed zoning. It would go to B-2 (PUD). Again, it stays with the Community Business District. But the PUD is that overlay that provides some flexibility with respect to some of the dimensional requirements of the Village zoning ordinance. And we know, for example, which is the Froedtert Clinic, we'll be looking at some minor adjustments and flexibility.

Again, because this is a unified business development we are not expecting to have 45 foot setbacks or 20 foot setbacks for pavement from one lot line to the next because it will be part of a unified development. So as such we want to make sure that any modifications that we do need are placed on a case-by-case basis as each of the new uses go in. And then that PUD overlay will be identified for that property.

The next two maps are the land use plan maps. Again, we have an existing land use plan as well as the proposed land use plan map. Primarily both of these designations were the community retail and service center locations. The only difference is that currently there is an urban reserve area overlay that we would remove from the entire triangle of property or the TID 6. And that commercial area will be then designated for the proposed land use plan map.

So those are the different maps as part of the TID project plan. Again, I'm not sure if you had any other specific questions. Again, there are some very significant reasons why we are requesting this TID project plan. The provision of funds to enable public improvements is a primary reason. The provisions of funds to complete infrastructure improvements consisting of roadway extensions, intersections, signal modifications, lane modifications, water main extension as well as other utilities and land acquisition for the improvements of those public improvements.

The improvements associated with TID 6 will be accompanied by a development agreement that we will be putting together with the developer. And that document will need to come back before the Plan Commission and the Village Board for approval. And then finally the creation of TID 6 is necessary to accommodate the proposed development of the district consisting of all those improvements that are eligible project costs under the State statutes.

So as Kathy had mentioned we've been working with our consultants in putting this project plan together. We've been working with the developer. And actually one of the items that's on the agenda tonight is a conceptual plan for the Froedtert Clinic. And so they are aggressively moving forward as well. And they would be the first use on this property. So with that this is a public hearing. If you have any questions we'd be happy to entertain those questions at this time.

Tom Terwall:

I'll open the public hearing. Is there anybody wishing to speak on this matter? Anybody wishing to speak?

S.R. Mills:

S.R. Mills, Bear Development here to answer questions that you might have. We're very appreciative of Jim from Alpine and Gene from Piper Jaffray both being here and the whole staff. So it's a process here, but we are making process and appreciative of all the efforts. Thank you.

Tom Terwall:

Thank you. Anybody else? Anybody else? Comments or questions from Commissioners?

Michael Serpe:

Jean, when we do the traffic study could we ask for an alternate bid that might include south of 165 and Old Green Bay Road, maybe alignment of that road with the north side? Is that possible?

Jean Werbie-Harris:

So as part of the TIA the DOT is evaluating all the different alternatives for identifying the best intersection at that location. I was just mentioning to the staff that we are even looking at the original 2005-2006 corridor study plan that was put together by the DOT that examined Green Bay Road and Highway 165. So at this point I think that there are some options that are still open for us to look at how is the best way to align that intersection. Again, I think we're still looking at a signalized intersection. But the entire alignment and how that fits and works for not only this development but for the Village has a whole in moving traffic in this area I think that that is still an option that we still have to investigate further.

Michael Serpe:

Okay.

Wayne Koessl:

Through the Chair to staff, outside of the clinic the developer would be responsible for all the tenants?

Jean Werbie-Harris:

Yes, correct. I don't know if S.R. would like to address any of that. I know that they have begun their marketing efforts. Staff has given them a list of about 20 different uses that we think could work in this area. So I mean I know that it's part of their marketing plan to start aggressively marketing this site and the types of uses. Do you have anything else to add?

S.R. Mills:

Yeah, to echo Jean's sentiments we try to not get too far out in front of it. To the same point we have aggressively been marketing the project, part of the joint study done with the Village and other Kenosha County municipalities with JLL, that was very helpful. We actually met with JLL today as an aside, and so we're going to try to do our part to ensure that this site amongst others in Kenosha County but really this site is in front of all of the right people. We have had a very good response. And are cautiously optimistic that here in the next few months we're going to start moving through the process to bring other users and to see if they're a good fit.

But as mentioned earlier there are still some roadway things that we have to work out. Part of that is hearing back from the State with their traffic counts. We expect that to happen probably next week. Once we get that then we can really firm up many of the exterior improvements with a pretty high level of confidence. It will give us -- we'll know then to higher degree of confidence on how we can orchestrate all of the specifics on the interior. But marketing has been good, and we're excited where we are at currently.

Tom Terwall:

Is the Froedtert development on schedule?

S.R. Mills:

Yes.

Tom Terwall:

Anything further?

Jean Werbie-Harris:

I just wanted to mention that the staff recommends approval of Resolution 18-01 designating the boundaries and adopting the project plan for Tax Incremental District #6 for Pleasant Prairie. Because we've determined that it's necessary, desirable and in the best interests of Pleasant Prairie to provide for the promotion and attraction of a mixed use development on the vacant land at that northeast corner of Highway 31 and Highway 165. That under the provisions of Section 66.1105 of the statutes the Village has the power to create a TID district to assist in promoting mixed use development within the Village. That the Village desires to exercise its powers under the State statutes to create a district for the purpose of promoting this development.

The Plan Commission has prepared a project plan including a proposed boundary plan for the tax incremental district. The project plan will promote mixed use development within the meaning of 66.1105. That this evening the Plan Commission held a public hearing on the proposed project plan for TID 6, and has considered the input and will continue to consider as you deliberate following the hearing. And then as part of this resolution the Plan Commission will do two things, set the boundaries of the district and adopt the project plan and submit the project plan to the Village Board for consideration at one of their upcoming meetings.

Wayne Koessl:

If there are no further questions, Mr. Chairman, I would move that the Plan Commission approve Resolution 18-02 and send a favorable recommendation to the Village Board to approve the TID creation of TID 6, the project plan and the boundaries for TID 6 as presented at the January 8, 2018 meeting.

Michael Serpe:

That's 18-01, Wayne.

Jean Werbie-Harris:

It's 18-01.

Jim Bandura:

There's a typo.

Wayne Koessl:

Okay, 18-01.

Michael Serpe:

I'll second that.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE TO APPROVE RESOLUTION 18-01 AND SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF A MASTER CONCEPTUAL PLAN for the request of Peter Molter, agent for Froedtert South for the proposed 50,000 square foot Froedtert South Pleasant Prairie Medical Office Building to be constructed within the Main Street Market development to be located at the northeast corner of STH 31 (Green Bay Road) and STH 165 (104th Street).

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is a public hearing and consideration of a Master Conceptual Plan at the request of Peter Molter, agent for Froedtert South, for the proposed 50,000 square foot Froedtert South Pleasant Prairie Medical Office Building to be constructed within the Main Street Market development to be located at the northeast corner of Highway 31 and Highway 165. Again, this is within the proposed TID #6.

On December 4, 2017, the Board conditionally approved a Master Conceptual Plan for the development of the vacant land at the at the northeast corner of Highway 31 and 165 for commercial development. This development is proposed to be known as Main Street Market. The Main Street Market Master Conceptual Plan provided a refinement to the Neighborhood Plan that had been conditionally approved by the Board on October 2, 2017 through Ordinance 17-48. And that development proposed a number of other commercial buildings including a grocery store, retail building, multi-tenant building, another retail building, a commercial building, a medical office building, another commercial building, gasoline station and C-store and another retail building.

As shown in the Neighborhood Plan and the Master Conceptual Plan, Main Street is intended to connect to Highway 31 as I had mentioned previously, continue east through the entire Highpoint Neighborhood and then connect to Main Street in the Village Green Heights Subdivision that will ultimately connect to Springbrook Road which is into the Village Green Center. Access to Main Street between 31 and Old Green Bay Road is proposed to be a boulevard with access to the north and south as right-in/right out only possibly. But it looks like that likely will not get approved by the DOT. But we're waiting for the TIA.

United Hospital recently merged with Froedtert Hospital and the Medical College of Wisconsin to be known as Froedtert South, is requesting approval of their Master Conceptual Plan this evening for the first commercial building within Main Street Market, a four-story medical office building and medical clinic.

The building is proposed to consist of four floors at 12,500 square feet each totaling approximately 50,000 square feet of buildable space. The building will have multiple entrances at two different levels. On the west side of building facing 31 it will be a four-story and an entry with the topography rising to the east. The building will have a three-story face and entry facing Old Green Bay Road. The building's exterior materials will consist of unit masonry or brick in an architectural prairie style to match the existing St. Catherine's Medical Center Campus in the Prairie Ridge Development.

The lowest level and entry point is intended to support comprehensive rehabilitation therapy including general physical therapy, aquatic therapy, manual therapy, orthopedic and musculoskeletal rehabilitation, sports medicine, post-operative therapy, spine therapy, vestibular and balance therapy, occupational therapy, lymphedema therapy, cancer rehab therapy, hand therapy and direct access for patient self-referral. Entry into this lower level would include an at-grade covered pick-up and drop-off door to protect patients from the weather. The floor would have individual private treatment areas for patients as well as a centralized gym area for those patients and related support areas.

The second level will also include an at-grade covered pick-up and drop-off door to protect patients from the weather. The second through fourth floors will be used for physician offices that provide primary and specialty care. Those practices include but are not limited to family practice, internal medicine, cardiology, neurology, orthopedics, gastroenterology and others. At full build out, each floor will house approximately five to eight providers and support staff. Supporting these services will be a clinical laboratory services, radiology and imaging services and other diagnostic services. In addition, the clinic site will offer walk-in services without an appointment during routine business hours. And up on the screen is some good shots of the elevations that they have presented and provided to us.

The hours of operation for the various services will be Monday through Friday from approximately 6:00 am to 8:00 pm and Saturdays from 7:00 am to 5:00 pm. Sunday operations may occur based on patient demand, but it would be for limited hours.

It is intended that the first two floors will be built initially, and the remaining two floors of the building will be shelled in. At full build out it is anticipated that there would be 80 full-time equivalent jobs created.

Parking and sidewalk/pedestrian interconnections will be shared throughout the development and cross-access easements will need to be provided. There are 247 parking spaces including 12 handicapped accessible spaces within 400 feet the building. What's unique to this site is there's actually parking on 360, all four sides to the building with multiple entrances,.

As discussed with the Master Conceptual Plan for the entire Main Street Market development, the developer of Main Street Market development is preparing an update to the initial TIA or traffic impact analysis that was originally prepared in 2007 to evaluate all required Old Green Bay Road, Highway 165 and Highway 31 roadway and intersection improvements required as a result of this development as well as the timing for the construction of the transportation improvements. The TIA will be prepared for the Village and the WI DOT reviews and approvals.

In 2007 the previous developer was exploring roundabouts at several intersection locations; however as we discussed previously due to costs and land availability, the current developer is exploring the more typical four-way intersection with signalization. Ultimately the TIA will determine the intersection type, the location of driveway access locations, restricted access points and the timing or phasing of the roadway and intersection improvements. I'd just like to note that the DOT had a staffing change in the last 30 days, and to keep things moving forward the Village Interim Administrator sent a letter to the DOT requesting that if they could continue to move things along and we could get some response because we have a lot of projects including the hospital's clinic project and other things that we're trying to do with respect to infrastructure, kind of waiting on their analysis in order for us to do our analysis to determine the improvements that need to be made.

Old Green Bay Road will be required to be re-constructed with an urban cross-section with curb and gutter and public sidewalks. Section requirements have been defined by our engineering staff and will include some bicycle and pedestrian accommodations. Public water main along Old Green Bay Road will need to be extended to the north line of this project. Retention basins are not allowed to be located over any existing sewer or water mains, and all utilities need to be accessible within the paved surface. All plans for the private and public improvements shall

comply with the Village's design and construction standards. The goal is for the medical office building to be completed and operational next winter in 2018-2019.

The next steps as we mentioned previously, and we have been working on things, again, with respect to the TIA, and the developer's engineer and our engineer have been working on this as well.

1. First is that TIA. The DOT has approved the scope of work for the TIA, but once the TIA is completed the Village and the DOT need to review it and approve it. As noted above the Wisconsin's DOT's review of the TIA, which is anticipated nor probably within the next four weeks, will determine and confirm intersection type, the location of the driveway access locations, restricted access points and timing or phasing of the roadway and intersection improvements. Again, it still has to come back to go to Patty which is our transportation consultant for some work. So it's not just a one stop process for that TIA. But everybody's pretty anxious waiting for the parameters from the DOT.
2. Number two of the next step is the CSM along with the Development Agreement, and this is related to the required public improvements and the plans and exhibits. The TIA needs to be approved by DOT. Also, as I mentioned, multiple CSMs are likely going to be required. The first one obviously is to create the clinic site, but there's multiple sites. And if Mills Development chooses not to hold onto all the land then we're going to be creating multiple CSMs in order to subdivide the property.
3. The third step is Comprehensive Land Use Map Amendment to remove the Urban Reserve land use designation and correctly show the location of the wetlands. Again, we intend to continue to move forward to start making those modifications right away with respect to the Comprehensive Plan.
4. The Zoning Map and Text Amendments, again, until we get the detailed plans from the hospital to know specifically what they're needing as part of the PUD, as soon as we know that which will be soon I would think, in the next 30 days. we'll bring forth the PUD text modification for the clinic as well as their preliminary site and operational plans. And we will have some more information at that time.
5. And then finally the Site and Operational Plans. Again, for each new use out at Main Street Market there will need to be a series of Site and Operational Plans. Specifically due to the timing and how the hospital would like to move this project forward, it's likely that we're going to have a preliminary and then a final Site and Operational Plan in order to keep them moving forward. I'm sure that when the detailed engineering plans are completed I'm sure that they may even want to move some of that grading and site work to start before that. But, again, it's a process and so we need to get more refined engineering plans from their team as a whole and then from the hospital team as well for their clinic.

So this is a matter for public hearing as it's a Conceptual Plan. There is a representative here from Froedtert, Peter Molter, if you'd like to come up and add any additional information. I know that he's probably been here twice already, but each time we know a little bit more information, and we are moving through that planning and development process.

Tom Terwall:

We'll open up the public hearing. Peter you're first.

Peter Molter:

Peter Molter, 5212 86th Place in Pleasant Prairie. There's not too much more I can add to what Jean went through in her presentation. We understand all the different steps that have to go in, and we understand we're going through a lot of stuff simultaneously. And a lot of the things we can't get started until all the pieces are in a row and that process is completed. And we fully understand that so that works out very well for us from that perspective.

We're looking to hopefully get started sometimes this spring. We're finalizing our development in terms of our building, internal layouts, our specific engineering and specific plans. So we may actually kind of accelerate and maybe bypass the preliminary if we have the plans in sufficient form and possibly go right to final site and operational plans. We're working with Mark Molinaro from Partners In Design and his team to get that complete. So those things are moving along very rapidly and have been right on track as far as that goes. And Mark is here if you have any architectural questions as well.

Tom Terwall:

At what point, Peter, do you begin to market to the doctors?

Peter Molter:

We already have one doctor lined up. We have the physical therapy, of course, and the first level all set. And we're working on the details of the imaging section on the ground floor in terms of what equipment we're going to put in initially and what ones are going to actually be for the future as we get through those things. And then the second floor we have one physician which I can't name right at the moment, but we have one physician already on board to go into that clinic that will also support the urgent care and the walk in process.

Tom Terwall:

Do you foresee recruiting most of these guys locally, or are you looking outside of Kenosha County?

Peter Molter:

We're looking pretty much wherever we can go. With our ties now with Froedtert and the Medical College we have a much greater access to the primary care physicians and specialists and subspecialists that would support this clinic. So we're getting a whole lot more support from that organization as well.

Tom Terwall:

Anybody else wishing to speak on this matter? Anybody else? Yes, Jean?

Jean Werbie-Harris:

I just wanted to reach out to S.R. and Dan from Bear Development. We should be meeting very soon in order to get through some of these higher level planned unit developments, unified business development related issues. So if I could have you call my office tomorrow so that we could sit down and possibly Peter or his architect, too, just so that we're thinking along the same lines. Because we really need to make sure that this is pretty seamless as part of the entire project.

[Inaudible]

Jean Werbie-Harris:

Okay, good, thank you.

Tom Terwall:

Anybody else wishing to speak? I'll open it up to Commissioners.

Wayne Koessl:

I have no comments.

Tom Terwall:

What's your pleasure?

Jim Bandura:

I move for approval of the Master Conceptual Plan.

Brock Williamson:

I'll second.

Tom Terwall:

IT'S BEEN MOVED BY JIM BANDURA AND SECONDED BY BROCK WILLIAMSON TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE MASTER CONCEPTUAL PLAN. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

C. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #18-02 TO AMEND THE VILLAGE COMPREHENSIVE PLAN for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property, related to the completed wetland delineation on the property located at 10700 88th Avenue. The amendments include: 1) to amend and correct the Village of Pleasant Prairie, 2035 Comprehensive Land Use Plan Map 9.9 to show the current location of the wetlands within the Park, Recreation and Other Open Space Lands with a field verified wetland land use designation and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

Jean Werbie-Harris:

I would ask that Item C and D be taken up at the same time. I'll make one presentation.

Tom Terwall:

Motion to that effect?

Jim Bandura:

So moved.

Wayne Koessl:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED BY WAYNE KOESSL TO COMBINE ITEMS C AND D FOR PRESENTATION PURPOSES WITH SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

D. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property located at 10700 88th

Avenue to rezone the delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, there are two items, C and D. Item C is consideration of Plan Commission Resolution 18-02 to amend the Village Comprehensive Plan for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property, related to the completed wetland delineation on the property located at 10700 88th Avenue. The amendments include: 1) to amend and correct the Village of Pleasant Prairie 2035 Comprehensive Land Use Plan Map 9.9 to show the current location of the wetlands within the Park, Recreation and Other Open Space Lands with a field verified wetland land use designation; and 2) to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

And then the next item, Item D, consideration of a Zoning Map Amendment for the request of Andrew Shoaf, P.E. with Pinnacle Engineering, on behalf of Muskie Enterprises, owner of the property located at 10700 88th Avenue to rezone the delineated wetlands on the property into the C-1, Lowland Resource Conservancy District.

As mentioned these items are related and will be discussed at the same, however separate actions would be requested.

The petitioner is constructing two additions to the Olds Products facility located at 10700 88th Avenue in the LakeView Corporate Park as conditionally approved by the Plan Commission on December 11, 2017. Pursuant to the Plan Commission conditional approval, the field delineated wetlands to remain shall be shown correctly on the land use plan map and placed in the appropriate zoning classification.

The wetlands on the property were delineated by Chad Fradette of Wisconsin DNR, Professional Assured Wetland Delineator, on August 30, 2017. The wetlands along the south property line will remain and will be protected during construction. There is a small wetland adjacent to 88th Avenue in front of the building that has been determined to be an artificial wetland by the Wisconsin DNR. And this is reflected in their letter dated October 17, 2017.

The wetlands along the south property line are proposed to be rezoned into the C-1, Lowland Resource Conservancy District and the 2035 Land Use Plan Map is proposed to be corrected to reflect the delineation. And the 2035 Land Use Plan Map 9.9 is proposed to be corrected to reflect the delineation. In accordance with the Village of Pleasant prairie 2035 Comprehensive the Land Use Plan Map 9.9 is proposed to be placed within the Park, Recreation and Other Open Space Lands with a field verified wetland land use designation. In addition, Appendix 10-3 of the Village's Comprehensive Plan will be updated.

Furthermore, in accordance with the Village Zoning Ordinance, upon completion of the staking the Zoning Map shall be corrected to reflect the results of that staking. Therefore the field delineated wetlands along the south side of the property are proposed to be rezoned into the C-1, Lowland Resource Conservancy District. The remainder of the property will remain in that M-2, General Manufacturing District. With that I'd like to continue the public hearing.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak?
Comments from staff?

Michael Serpe:

Move approval of 18-02.

Tom Terwall:

Is there a second?

Deb Skarda:

Second.

Tom Terwall:

**MOVED BY MICHAEL SERPE AND SECONDED BY DEB SKARDA TO APPROVE
RESOLUTION 18-02. ALL IN FAVOR SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the Zoning Map Amendment.

Wayne Koessl:

Second.

Tom Terwall:

**IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO
APPROVE THE ZONING MAP AMENDMENT SUBJECT TO THE TERMS AND
CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR
SIGNIFY BY SAYING AYE.**

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

E. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT to amend Section 420-29 A related to Business License Fees.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item E is consideration of a Zoning Text Amendment, and this is to amend Section 420-29 A, and this is related to business license fees. On December 4, 2017, the Board adopted a Resolution 17-44 to initiate and petition the Village to re-evaluate the business license application and renewal fees for non-profit businesses in the Village.

Since January 1, 2017, all commercial, industrial, institutional and governmental businesses including churches, schools, community residential facilities, home based businesses and ag related businesses are required to obtain and maintain an annual business license in the Village pursuant to the requirements of this Article of the Ordinance.

Information gathered is essential from this license to performing the community's public safety and public works services. Business contact information is being used to notify and provide efficient public safety services. Information obtained is also important to overall economic development, business attraction and to maintain an accurate listing of all active businesses, relevant contact information, employment counts and anticipated employment growth projections completed annually.

Section 420-29 A related to business license fees is proposed to be amended to change the business license fees for non-profit businesses from \$25 to \$10. This fee change applies to the initial application, a renewal application and notice of change for non-profit business. The ordinance also states that the Village may require additional information to verify non-profit status. Currently there are 28 non-profit businesses in the Village including churches, schools, municipal buildings and various other office or medical uses.

2018 renewals for non-profit businesses have not yet been sent out but are intended to be sent out with the new renewal fee pending Village Board's approval of the fee. The renewal and the fee will be due for these non-profit businesses by March 1, 2018. This is a matter for public hearing. The staff would like to continue the hearing at this time.

Tom Terwall:

This is a matter for public hearing. Anybody wishing to speak? Anybody wishing to speak? I'll open it up to comments. Mike?

Michael Serpe:

Jean, is this list available to the police and fire departments at all times?

Jean Werbie-Harris:

Is the information?

Michael Serpe:

Yes, the business information is that available to the police and fire departments?

Jean Werbie-Harris:

It is. However, what I would like to be able to do is sit down with the Police and the Fire Chief to understand exactly what type of information specifically that they are looking for. At this time we have written specific programs for specific types of information that they have needed in the past that, for example, the Police Chief needed last fall. And a program is written so that it specifically addressed a targeted area, for example, in the LakeView Corporate Park when they needed to get immediate notification out to the general managers out there regarding an incident that occurred. So specifically what I'd like to do is I'd like to be able to sit down with the department heads, if there's some type of specific need that they will have or types of information that they're looking for we would like to be able to sit down and do that. So they just can't go in and get it. They have to work through someone from the IT department to get that information currently.

Michael Serpe:

I was getting to contact information in the event that there's a disaster that takes place at one of the businesses, a burglary at three o'clock in the morning. Could they have access and who to call.

Jean Werbie-Harris:

We have access -- I would have to confirm that it's been set up so they have that access immediately to get into the system to be able to retrieve this information. My staff can do that, IT department can do that. But we probably need to set up to make sure that they clearly know how to do it as well or have a program available so that they know how to do it.

Michael Serpe:

This information would be valuable to both departments, so I would recommend it.

Tom Terwall:

Anything further?

Deb Skarda:

Jean, just a question why it would drop so much.

Jean Werbie-Harris:

We had some requests that had been made by the non-profits in the community as to why they were paying the same fee as a number of the other businesses, the for-profit businesses in the community. And so the ones that I had spoken with wanted to pay nothing. And so we felt that now that the system is up and operating and we have the online's portal system put together, our work effort is less than it was before. It's still substantial, but in just getting corrected information put together and following up with businesses who don't necessarily comply the first or second or third notice. So what we're trying to do is we were trying to be respectful of the non-profit status.

And ironically I think most of them responded very quickly the last time. But they had some concerns with respect to the fee. And so we just felt to drop it would not hurt us financially, and we are trying to set up the system so that we're doing more and more work online, and not all of them can do it online. But we just decided to bring it to \$10. Enough so that it's not ignored. We don't want anyone to ignore the fee. We're really looking for that information. We want to be able to cover our costs.

Deb Skarda:

Okay, thank you.

Tom Terwall:

Anything further? If not I'll entertain a motion to send a favorable recommendation to the Village Board to approve the Zoning Text Amendment.

Jim Bandura:

So moved.

Tom Terwall:

Is there a second?

Brock Williamson:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED BY BROCK WILLIAMSON TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE AMENDMENTS TO SECTION 420-29 A. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Then we need a motion to approve Resolution 18-03.

F. Consideration of Plan Commission Resolution #18-03 to initiate amendments to the M-5 District, zoning ordinance definitions.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, the Plan Commission has the ability to initiate amendments to the Zoning Ordinance. The purpose of this request as Resolution 18-03 is to request the Plan Commission to initiate a petition to amendment to the Zoning Ordinance as it relates to the zoning district M-5, Production Manufacturing District as it relates to permitted, conditional and auxiliary uses along with the definition section. The purpose of this resolution initiates the process and petitions to re-evaluate these used within the district. The proposed changes are hereby being referred to the Village staff for further study and recommendation.

The Plan Commission is not by this resolution making any determination regarding the merits of the proposed changes in the zoning text but is only initiating the process by which the proposed changes of the text can be promptly evaluated, public hearing set and consideration for recommendation be made by the Plan Commission and then action taken by the Board. The staff recommends approval of Resolution 18-03.

Michael Serpe:

Move approval of 18-03 and set it for public hearing.

Wayne Koessler:

Second, Chairman.

Tom Terwall:

MOVED BY MICHAEL SERPE AND SECONDED BY WAYNE KOESSL TO APPROVE PLAN COMMISSION RESOLUTION 18-03. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. ADJOURN.

Jim Bandura:

So moved.

Brock Williamson:

Second.

Tom Terwall:

Moved and seconded to adjourn. All in favor say aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. We stand adjourned.

Meeting Adjourned: 6:45 p.m.

- A. Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of **Site and Operational Plans** for interior building modifications and occupancy of a 417,384 square foot building owned by LakeView XVIII Venture, LLC, which is currently under construction by CenterPoint Trust for Uline's warehousing and storage of shipping supplies for their project to be known as Uline I 3 Box Depot located at 11559 80th Avenue in LakeView Corporate Park.

Recommendation:

Village Staff recommends that the Plan Commission approve the Site and Operational Plans subject to compliance with the comments and conditions of the Village Staff Report of January 22, 2018.

VILLAGE STAFF REPORT OF JANUARY 22, 2018

Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of **Site and Operational Plans** for interior building modifications and occupancy of a 417,384 square foot building owned by LakeView XVIII Venture, LLC, which is currently under construction by CenterPoint Trust for Uline's warehousing and storage of shipping supplies for their project to be known as Uline I 3 Box Depot located at 11559 80th Avenue in LakeView Corporate Park.

On March 14, 2016 the Village Plan Commission conditionally approved Site and Operational Plans for LakeView XVIII Venture, LLC, to construct a 417,384 square foot speculative industrial building at 11559 80th Avenue in the LakeView Corporate Park. In addition, on March 21, 2016 the Village Board approved a Development Agreement with the property owner to complete related off-site public improvements for this project including relocating the 80th Avenue median and road and curb/gutter repair; moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant (Tax Parcel Number 92-4-122-283-0210), relocating one (1) 80th Avenue public street light and abandoning and capping unused water service(s) at the main and water service connection(s), and its related road repair in 80th Avenue.

At this time the petitioner is requesting to occupy the entire building for the warehousing and storage of shipping supplies to be known as Uline I 3 Box Depot. The following interior improvements are being made with the tenant building including a cafeteria/lunch room, two management offices, men's/women's restrooms, battery charging station, data room, scrubber bay and machine bay. In addition, they are expanding the number of dock doors and adding two (2) compactors and a generator adjacent to the building.

Recognizing local needs for shipping supply distributor, Liz and Dick Uihlein started Uline from their basement in 1980. Beginning with the H-101 carton size (still offered today), the Uihlein's grew the business far beyond their expectations. Uline is now North America's leading distributor of shipping, package and industrial supplies designed to meet customer needs. Product lines have expanded to include retail, safety and material handling, industrial and packaged materials. Uline believes that good service means offering the finest quality and best selection of products with the quickest service in the industry. Uline's 600+ page catalog reaches businesses nationwide, offering thousands of products with quick delivery. As long term partners, they hope to exceed their customers' expectations, delivering every order with speed, passion and operational excellence. With over 4,000 North American employees, Uline has distribution centers near Chicago, Minneapolis, Allentown, Los Angeles, Atlanta, Dallas and Seattle. There are also locations in Tijuana and Monterrey Mexico as well as Toronto and Edmonton Canada. Uline also operates international distribution from Pleasant Prairie and North Chicago totaling over 12,000 square feet. Uline is very strong economic development catalyst in Pleasant Prairie and Kenosha County. Uline currently has two (2) corporate headquarters buildings, conference center and four (4) distribution warehouses within Pleasant Prairie.

This new facility location is proposed to operate in two shifts from 8:00 a.m. to 8:00 p.m. and 8:00 p.m. to 6:00 a.m. and delivery hours are planned to be from 9:00 a.m. to 3:00 p.m. They intend to employ a total of 70 employees at this location (40 on 1st shift and 30 on 2nd shift).

There are 236 parking spaces (including 5 handicapped accessible parking spaces) on site there are currently 95 truck parking spaces on site and 42 dock doors. Permits were issued to the property owner to add an additional 36 dock doors. The parking provided on the site meets and exceeds the number required by the tenant.

Uline intends to begin operation at this location in the April of 2018.

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

1. **This approval is valid for six months (until July 22, 2018). Prior to the expiration of the approval all conditions of this approval shall be satisfied and permits shall be issued.**
2. Prior to occupancy all work associated with the open building permits for the shell and site work including all of the 80th Avenue public improvements work associated with the Development Agreement between the Village and the property owner shall be completed, inspected and accepted by the Village, unless otherwise approved.
3. If any alterations are proposed to the previously approved landscape and lighting plans, then revised plans shall be submitted to the Village for review and approval.
4. **Upon approval of the Site and Operational Plans, and prior to the issuance of the required building and zoning permits the following shall be submitted:**
 - a. Fire Compliance letter shall be submitted to the Fire & Rescue Department, stating that the project will comply with all requirements addressed within the **attached** Fire & Rescue Departments memorandum dated January 16, 2018. A copy of this letter shall also be provided to the Community Development Department.
 - b. The Commercial Building Permit application and plans shall be submitted.
 - c. The **attached** 2018 business license application and the \$25.00 application fee are required to be submitted at the time the commercial building permit application is submitted. The required 2018 certificate will be issued when the occupancy permit is granted. This is an annual business license that is required for every business in the Village. Each year renewal notices will be sent out.
5. General Conditions/Comments:
 - a. Compliance with the **attached** comments from the Village Building Inspection Department dated January 10, 2018.
 - b. Municipal connection fees shall be paid prior to the connections to the sanitary sewer system.
 - c. Impact fees shall be paid prior to issuance of the building permit. (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
 - d. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
 - e. There shall be no construction parking permitted on 88th Avenue. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.

- f. All signage shall comply with requirements of Article X of Chapter 420 of the Village Municipal Code. Prior to occupancy the required Primary Monument Sign with the tenant name shall be installed upon issuance of the required sign permits.
- g. No materials being stored shall be visible to the public.
- h. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited.
- i. No trucks, trailers or cars shall be parked in a manner that would constitute advertising for the tenant business on the properties.
- j. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/ dismantled/unlicensed vehicles that are parked overnight will be issued citations.
- k. At no time shall the site be used to sell or advertise any vehicles that are "for sale"
- l. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
- m. 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.
- n. No roof mounted vents or HVAC units shall be visible to the public's view. All ground mounted HVAC or transformer units shall be screened by rooflines.
- o. Prior to occupancy each handicapped accessible parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements. (All site signage, including HC parking signage shall have decorative black poles – no green/gray u-channel poles).
- p. Prior to occupancy all man-door exits and entrances shall be attractively and consistently numbered, inside and outside, beginning in the front of the building and moving in a clockwise fashion around the building (Use the same font, size and number placement). The numbering system allows for easy identification of where first responders are needed or the location of a safe entry point.
- q. Prior to occupancy the required monument sign shall be installed on the property. All signs shall comply with Article X of the Village Zoning Ordinance.



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 Site and Operational Plans for Uline I3 Fulfillment Center
Permit/Trakit#: DEV1801-002
DATE: January 16, 2018

These are comments for the Site and Operational Plans received for the ULINE Fulfillment warehouse located at 11559 80th Avenue known as I3.

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. There are items un-finished in the spec-building project that must be completed prior to any Fire department occupancy inspections for the spec-building shell.
2. AED: due to the number of employees excepted at this site, one or more AED devices shall be required. Number and location to be discussed.
3. Public Safety Radio Coverage shall be evaluated once racking and storage is populated.
4. Changes or additions to the fire protection systems such as sprinklers and/or Fire Alarm notification systems shall require additional submittals, including the proposed clean agent system for the future MDF room.
5. Any Key card or FOB systems added will require additions to the Knox entry system.
6. Open or un-finished items from the shell-building project shall be collectively addressed within this project if not already completed.

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.

<p>IT IS CRITICAL THAT ALL CONTRACTORS SPECIFICALLY FIRE SPRINKLER & ALARM DESIGNERS AND INSTALLERS RECEIVE AND UNDERSTAND THE CONTENT OF THIS DOCUMENT.</p>

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 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 CONSTRAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY
BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

INFORMATION REGARDING PLAN SUBMITTAL CAN BE FOUND AT

<http://www.pleasantprairieonline.com/services/fireandrescue/ForContractors.asp>

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

1. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
2. **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.
3. **Review and Comments:** At such time more information is provided for this project, 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

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

6. **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 the Village Building inspection department.

7. **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.

8. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
9. **AED:** The owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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, as well as a copy of the pre-fire plan.
15. **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.
16. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled.
17. **Sprinkler System:** The building is to be equipped with an "automatic fire sprinkler system". The systems 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.
18. **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:

19. Pumper Pad:

- a. The pumper pad area shall have some form of signage or painted designation indicating no parking or obstructions in that area.

20. 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.

21. 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
- b. At the center upper 1/3 of the door, utilizing 4" reflective RED block lettering, the following title.
- c. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
- d. 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.

22. 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.
- 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.

23. Fire Alarm System: The building has an existing detection system. These notes pertain to proposed system additions. 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 the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design

- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
- c. **Smoke and Heat Detection:** Shall be installed as required.
- d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
- e. **PIV & Exterior Valves:** shall be monitored by the Fire Alarm system.
- f. **Strobe & Bell:** As outlined in section #28, Devices shall be identified and documented on the

submitted Fire Alarm plan submittal.

- g. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as a fire alarm.
- h. **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.
- i. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
- j. **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 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)
- k. **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.
- l. **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.)
- m. **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)
- n. **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. Size of the drawing to be discussed with the fire department.
- o. **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.

Fire:	Pleasant Prairie Fire & Rescue
Medical:	Pleasant Prairie Fire & Rescue
<u>Phone numbers</u>	
Emergency:	(262) 694-1402
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

- 24. **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 must be made aware and the system must meet all NFPA 72 requirements.
- 25. **Public Safety Radio Coverage:** Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:
 - a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and
 - b) A minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.

- c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA, Telecommunications Industry Association. The performance level is rated using "Delivered Audio Quality". Industry standard DAQ definitions are shown in Table 1.
- d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

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

- e) The frequency range which must be supported shall be 151.0000 to 160.0000 MHz, in both digital and analog signals.

Testing Procedures:

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

Amplification Systems Allowed

1. Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted signal booster amplifiers as needed. The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio System.
2. In the event that a signal booster is employed it shall meet the following minimum requirements:
 - a. be fully encased within a dust resistant case;
 - b. be contained in a National Electrical Manufacturer's Association (NEMA) 4-type waterproof cabinet;
 - c. battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet;
 - d. the signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or shall sound an audible signal at a constantly attended location;
 - e. Have FCC certification prior to installation.

Secondary Power

Emergency responder radio coverage systems shall be provided with an approved secondary source of power conforming to NFPA 72. The secondary power supply shall be capable of operating the emergency responder radio coverage system for a period of at least twenty-four (24) hours. When primary power is lost, the power supply to the emergency responder radio coverage system shall automatically transfer to the secondary power supply.

Field Testing

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

26. **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. Copy of contract with fire alarm central monitoring station.
 - d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - e. Copies of the fire protection underground flushing documents.
 - f. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - g. Copies of the fire sprinkler operational test certificates.
 - h. Copies of the fire alarm test documents.
 - i. Copies of other test 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 electronic format (USB, CD, etc) all Floor plans and fire protection plans for the building in an as-built condition.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED is in place at such time a tenant takes occupancy.
 - n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Uline 13

Date: January 10, 2018

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

11. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
12. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.
13. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.
14. All equipment must be “LISTED” by a nationally recognized testing laboratory.
15. All equipment, materials, etc. must be rated for the environment in which they will be used.
16. Please contact me with any questions on permitting and/or plan submittal.

2018



**VILLAGE OF PLEASANT PRAIRIE
BUSINESS LICENSE APPLICATION
(excluding Home Based Businesses
and Community Living Arrangements)**

Business License # _____

- ☐ New
☐ Renewal
☐ Notice of Change

This license shall be issued pursuant to Article VII of the Chapter 420 of the Village Municipal Code and is required to be renewed annually (no later than January 15 of each year). Licenses that are not renewed will be subject to a payment of a late fee in addition to the renewal fee.

SECTION 1: BUSINESS INFORMATION

Name of Business:	
Location (Address) of Business:	
Village Tax Parcel Number:	
NAICS Number and Main Classification (see instruction sheet):	
NAICS Sub-Classification (see instruction sheet):	
# of Full-Time Employees (30+ hrs./week):	# of Part-Time Employees (less than 29 hrs./week):
# of Seasonal Employees (960 hrs. or less/year):	Employment data as of: January 1, 2018
Total Building Area (sq. ft.):	Area (sq. ft.) Occupied by Business:
Year Business became operational at this address:	
Do you plan a building expansion during the next 12 months? <input type="checkbox"/> yes <input type="checkbox"/> no	
Do you plan a change in employment during the next 12 months? <input type="checkbox"/> increase <input type="checkbox"/> decrease <input type="checkbox"/> no change	

SECTION 2: BUSINESS OWNER (OCCUPANT) INFORMATION

Select one of the following:	
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Corporation
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/> Limited Liability Partnership	<input type="checkbox"/> Non-Profit Organization
	<input type="checkbox"/> Other
Legal Business Name:	
Contact Name:	
Phone:	Email:
Mailing Address (include city, state and zip code):	

SECTION 3: ON-SITE LOCAL MANAGER

Name:	
Address (include city, state and zip code):	
Phone:	Email:

SECTION 4: EMERGENCY CONTACT

Name:	
Address (include city, state and zip code):	
Phone:	Email:

SECTION 5: FUTURE CORRESPONDENCE

Please send all correspondence and renewal notice to the following person:

- ☐ Business Owner
- ☐ On-Site Local Manager
- ☐ Emergency Contact

SECTION 6: CERTIFICATION AND SIGNATURE

I, (We), hereby certify that the business has obtained a Village Certificate of Occupancy or Compliance or I, (we) have applied to obtain the required Village Certificate of Occupancy or Compliance.

I, (We), further certify that all information submitted herein are true and correct to the best of my knowledge.

Print Name:
Signature:
Date:

For additional questions contact the Community Development Department, 9915 39th Avenue, Pleasant Prairie WI 53158 or 262-925-6717 or email communitydevelopment@plprairie.com



VILLAGE OF PLEASANT PRAIRIE 2018 NEW BUSINESS LICENSE APPLICATION

INSTRUCTION SHEET

As of December 1, 2016 an annual Business License for all home based and non-home based businesses in Pleasant Prairie is required pursuant to Article VII of Chapter 420 in the Village Municipal Code. This article is not a regulation of occupation but rather to verify locations of active business operations, to obtain emergency contact information in order to notify and provide efficient public safety services to the business, to support economic development activities and to verify compliance with the site and operational zoning regulations of the Village. The information gathered from the business license application and the annual renewal is essential to performing the community's public safety and public works related services. The information obtained from the business license application and annual renewals is also important to the community for the purposes of its overall economic development business attraction and retention strategy insofar as the Village will be able to track and maintain an accurate listing of all active businesses, relevant contact information, employment counts and anticipated employment growth projections on an annual basis.

If more than one business is located within a building, each business is required to obtain a separate business license. Properties with more than one principal building or more than one principal building address are required to obtain a separate business license for each principal building on the property.

A Business License is required to be renewed annually (no later than January 15 of each year). Licenses that are not renewed will be subject to a payment of a late fee in addition to the renewal fee.

Initial Application fee: \$25
Notice of Change* fee: \$25

Renewal Fee: \$25
Late Fee: \$10

[At this time Credit Cards are only accepted online (with an additional processing fee) for renewals or notice of change. Cash or check (payable to the Village of Pleasant Prairie) are accepted for all initial applications and filing in person or via regular mail.]

GENERAL INSTRUCTIONS:

All information in each Section shall be completed for each business.

Section 1: See back of sheet for NAICS Number, Main Classification and Sub Classification choices.

Section 1: *Full and Part-time Employment* is based on employment as of January 1 of each year. ***Seasonal Employment*** is an estimate of seasonal employees expected to be employed at this location during the calendar year.

Sections 2-4: Complete all requested information.

Section 5: Please select which contact you would like to the Village to use for any correspondence during the year regarding this license application or renewal of the business license next year.

Upon submittal of a completed application and payment of the required fees the Business License will be emailed to you. The Business License shall be posted in your place of business or readily available upon request.

***Notice of Change.** Any expanded home based or non-home based business shall submit the applicable business license application and fee at the time the required building permit application is submitted for the expanded use. An expanded home based or non-home based business is one that modifies its business operations in such a manner which increases its building square footage or involves remodeling or renovations so as to require the issuance of a building permit; or where there is a change in ownership and other contact information for the business; or which commences a new business activity that would substantially modify or change the total full time, part time or seasonal employment of the business which in turn may impact the business site by blocking building exiting areas, causing restrictions to the emergency access or fire lane access, or by causing vehicles to park in non-designated parking areas or on the adjacent roadways.

For additional questions contact the Community Development Department
9915 39th Avenue, Pleasant Prairie WI 53158 or 262-925-6717
or email communitydevelopment@plprairie.com

SECTION 1: NAICS CLASSIFICATIONS

Select the **number and main classification (bold)** and the *sub classification (italic)* from the list below that best fits your business at the specified location on the license.

Note: Not all uses are allowed in all districts or as a home based business.

NAICS Classifications

- 11 Agricultural, Forestry, Fishing & Hunting**
- 21 Mining, Quarrying**
- 22 Utilities**
- 23 Construction**
- 31-33 Manufacturing**
 - Food or Beverage*
 - Tobacco*
 - Textile*
 - Apparel & Accessories*
 - Printing & Publishing*
 - Chemical & Allied Products*
 - Pharmaceutical & Medicine*
 - Paint Coating & Adhesive*
 - Plastic & Rubber Products*
 - Nonmetallic Mineral Products*
 - Metal & Fabricated Metal Products*
 - Machine Shops*
 - Machine Manufacturing*
 - Computer & Electronic Products*
 - Furniture Product*
 - Medical Equipment*
- 42 Wholesale Trade**
- 44-45 Retail Trade**
 - Motor Vehicles*
 - Furniture & Home Furnishings*
 - Electronic & Appliance*
 - Building & Garden*
 - Food & Beverage*
 - Health & Professional Care*
 - Gasoline Station*
 - Clothing & Clothing Accessories*
 - Sporting Goods*
 - Hobby*
 - Musical Instruments*
 - Books*
 - General Merchandise*
 - Florist*
 - Office Supplies*
 - Gifts*
 - Pet and Pet Supplies*
 - Tobacco*
 - Other Retail*
- 48-49 Transportation and Warehousing**
 - Transportation*
 - Postal Services*
 - Couriers & Messengers*
 - Warehousing & Storage*
- 51 Information**
 - Radio/Television Broadcasting*
 - Telecommunication*
- 52 Finance and Insurance**
- 53 Real Estate & Rental/Leasing**

NAICS Classifications

- 54 Professional, Scientific & Technical Services**
 - Legal Services*
 - Accounting, Tax Preparer, Bookkeeping or Payroll Services*
 - Architectural, Engineering & related Services*
 - Specialized Design Services*
 - Computer System Design & related Services*
 - Environmental Consulting Services*
 - Scientific Research & Development Services*
 - Advertising, Public Relation Services*
 - Other Consulting Services*
- 56 Administrative/Support & Waste Management Services**
 - Employment Services*
 - Travel Agencies*
 - Tour Operations*
 - Tourist Center*
 - Waste Collection or Treatment Facilities*
 - Remediation Services*
- 61 Educational Services**
- 62 Health Services**
 - Health Care Practitioners*
 - Outpatient Care Center*
 - Medical and Diagnostic Laboratories*
 - Home Health Care Service*
 - Ambulatory Health Care Service*
 - Hospitals*
 - Nursing and Residential Care Facilities*
 - Assisted Living Facilities*
 - Community Based Residential Facilities*
 - Adult Family Home*
 - Social Assistance Services*
 - Day Care*
 - Senior Housing*
- 71 Arts Entertainment and Recreation**
 - Performing Arts Company*
 - Museums, Historical Sites & Similar Institutions*
 - Amusement Parks & Arcades*
 - Recreational Facilities*
- 72 Accommodations and Food Services**
 - Lodging*
 - Drinking Establishments (Alcoholic Beverage)*
 - Restaurants*
 - Caterers*
 - Mobile Food Services*
- 81 Other Services (except Public Administration)**
 - Repair & Maintenance*
 - Personal Care Services*
 - Pet Care (excluding veterinarian)*
 - Death Care Services*
 - Dry-cleaning & Laundry Service*
 - Parking Lots & Garages*
 - Religious Organization*
 - Building, Professional, Labor, Political or Similar Organization*
- 92 Public Administration**
 - Government Offices*
 - Executive Offices*



SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
<input type="checkbox"/> Final Site and Operational Plan <input type="checkbox"/> Final Site and Operational Plan/Conditional Use Permit <input type="checkbox"/> Preliminary Site and Operational Plan <input type="checkbox"/> Preliminary Site and Operational Plan/ Conditional Use Permit <input type="checkbox"/> Digital Security Imaging System (DSIS Agreement and Easement)	<input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Building Alteration <input checked="" type="checkbox"/> New Tenant

Name of Business: ULINE, INC.

Site Address: 11559 80TH AVENUE PLEASANT PRAIRIE WI 53158 Suite #: -

Tax Parcel Number: 92-4-122-284-0322

Zoning District(s): M-2, GENERAL MANUFACTURING

Name of Development: ULINE I3 BOX DEPOT

Estimated Date of Occupancy: SPRING, 2018

Detailed Description of the Proposed Project and Use:

PROPOSED 417,384 SF BOX DEPOT TO SUPPORT THE I6 PROJECT AT 12355 ULINE WAY, KENOSHA, WI 53144.

Detailed Description of Company:

RECOGNIZING A LOCAL NEED FOR A SHIPPING SUPPLY DISTRIBUTOR, LIZ AND DICK UHLEIN STARTED ULINE FROM THEIR BASEMENT IN 1980. BEGINNING WITH THE H-101 CARTON SIZER (STILL OFFERED TODAY), THE UHLEINS GREW THE BUSINESS FAR BEYOND THEIR OWN EXPECTATIONS.

ULINE IS NOW NORTH AMERICA'S LEADING DISTRIBUTOR OF SHIPPING, PACKAGING AND INDUSTRIAL SUPPLIES. TO MEET CUSTOMER NEEDS, PRODUCT LINES HAVE EXPANDED TO INCLUDE RETAIL, SAFETY, AND MATERIAL HANDLING, INDUSTRIAL AND PACKAGING MATERIALS.

ULINE'S 600+ PAGE CATALOG REACHES BUSINESSES NATIONWIDE, OFFERING THOUSANDS OF PRODUCTS WITH QUICK DELIVERY.

WE BELIEVE GOOD SERVICE MEANS OFFERING THE FINEST QUALITY AND BEST SELECTION OF PRODUCTS WITH THE QUICKEST SERVICE IN THE INDUSTRY.

AS LONG-TERM PARTNERS, WE HOPE TO EXCEED OUR CUSTOMERS' EXPECTATIONS - DELIVERING EVERY ORDER WITH SPEED, PASSION AND OPERATIONAL EXCELLENCE.

WITH OVER 4,000 NORTH AMERICAN EMPLOYEES, ULINE HAS DISTRIBUTION CENTERS NEAR CHICAGO, IL; MINNEAPOLIS, MN; ALLENTOWN, PA; LOS ANGELES, CA; ATLANTA, GA; DALLAS, TX; AND SEATTLE, WA. THERE ARE ALSO LOCATIONS IN TIJUANA AND MONTERREY MEXICO AS WELL AS TORONTO AND EDMONTON, CANADA. ULINE ALSO OPERATES INTERNATIONAL DISTRIBUTION FROM PLEASANT PRAIRIE, WI AND NORTH CHICAGO, IL TOTALING OVER 12,000,000 SQUARE FEET.

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: 1,141,272 sq. ft. Lot Area: 26.21 ac.
Building Area: 417,384 sq. ft. Building Height: 42'-11" ft.
Tenant Area: 417,384 sq.ft.
Addition Area: 381,172 sq. ft. Addition Height: _____ ft.
Total Impervious Surface Area: 798,556 sq. ft.
Total Landscape Area: 342,716 sq.ft. Site % of Open Space _____ %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 236
Total # of regular parking spaces (on-site): 231
Total # of handicapped accessible spaces (on-site): 5
Total # of truck parking spaces (on-site): 95
Total # of dock doors: 42 currently, adding 37
Anticipated automobile trips to and from the site (excluding trucks):
Number of daily average trips: 70 Maximum number of daily trips: 80
Anticipated truck trips to and from the site:
Number of daily average trips: 85 Maximum number of daily trips: 95

OPERATIONAL INFORMATION

Hours (Open to the public): 1ST: 8 A.M. - 8 P.M. 2ND: 8 P.M. - 6 A.M.; NOT OPEN TO PUBLIC.
Delivery hours: 9 A.M. to 3 P.M.

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: 70
Proposed total number of part-time employees: 0
Number of shifts: 2
Total of number of employees per shift: 1st 40, 2nd 30, 3rd 0
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 +/- 600 GAL/DAY

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) 417,384 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:

PRODUCT LINE INCLUDES RETAIL, SAFETY, MATERIAL HANDLING, INDUSTRIAL AND PACKAGING MATERIALS.

Types of equipment or machinery to be used on site:

TYPICAL MATERIAL HANDLING EQUIPMENT: LIFT TRUCKS, MAINTENANCE VEHICLES, PRODUCT WRAPPERS.

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

GENERAL WASTE

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

COMPACTOR

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

THE SITE IS PRIMARILY MONITORED BY ITS EMPLOYEES WITH SUPPLEMENTAL MONITORING BY A PRIVATE SECURITY COMPANY.

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:

ULINE HAS AN MAINTENANCE AND BEAUTIFICATION PROGRAM AT ALL OF ITS FACILITIES. THE SAME CARE AND EFFORT WILL BE PROVIDED TO THIS SITE.

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

CONSIDERATION FOR THE NEIGHBORS WILL CONTRIBUTE TO THE LANDSCAPE DESIGN OF BERMS WHERE NECESSARY.

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 DRIVEWAY/ACCESS PERMIT
KENOSHA COUNTY WORK WITH ROW
LAKEVIEW OWNERS ASSOCIATION - WRITTEN APPROVAL OF S&O
MISC. ENTITIES - WORK WITHIN EASEMENTS
USACE - WETLAND IMPACT PERMITS
WI DSPS AND/OR VILLAGE - COMMERCIAL BUILDING PERMITS (BUILDING, HVAC, PLUMBING, ELECTRICAL, ETC.)
WDNR - WATER RESOURCES APPLICATION FOR PROJECT PERMITTING
WDNR - WETLAND IMPACT PERMITS
VILLAGE - EROSION CONTROL PERMIT

ALL OF THE ABOVE HAVE BEEN SUBMITTED IN THE PREVIOUS S&O FOR THIS FACILITY BY CENTERPOINT PROPERTIES.

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: CENTERPOINT PROPERTIES

Print Name: PAUL SCHMITTER
Signature: *Paul Schmitter*
Address: 6750 WEST WASHINGTON ST
WEST ALLIS WI 53214
(City) (State) (Zip)
Phone: 414-312-3239
Fax: _____
Email: PSCHMITTER@CENTERPOINT.COM
Date: 1-18-18

APPLICANT/AGENT: ULINE, INC.

Print Name: BRAD FOLKERT
Signature: *Brad Folkert*
Address: 12575 ULINE DRIVE
PLEASANT PRAIRIE WI 53158
(City) (State) (Zip)
Phone: 262-612-4200
Fax: 262-612-4320
Email: BRAD.FOLKERT@ULINE.COM
Date: 1/2/18

TENANT CONTACT:

Print Name: BRAD FOLKERT
Signature: *Brad Folkert*
Address: 12575 ULINE DRIVE
PLEASANT PRAIRIE WI 53158
(City) (State) (Zip)
Phone: 262-612-4200
Fax: 262-612-4320
Email: BRAD.FOLKERT@ULINE.COM
Date: 1/2/18

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

Date Sent: 1/10/18 PH
Date Due: _____

**VILLAGE OF PLEASANT PRAIRIE
INDUSTRIAL WASTE SURVEY**

To be submitted to the

Kenosha Water Utility

General Information

1. Facility Name: LAKEVIEW XVIII
2. Mailing Address: 1808 SWIFT DRIVE
3. City, State, Zip Code: OAK BROOK IL 60523
4. Site Address: 11559 80TH AVE.
5. Standard Industrial Classification Code (SIC): S-1
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

Authorized Representative

Name: BRAD FOLKERT
Title: DIRECTOR OF CONSTRUCTION
Phone #: 262-612-4200

Company Contact

Name: LYNETTE WOBLG
Title: NATIONAL SECURITY DIRECTOR
Phone #: 262-612-4200

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

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

N/A

Operational Characteristics

1. Existing Number of Employees: Full Time 70 Part Time _____
2. Operational Schedule: Days/Wk 7 Hours/Day 24 # Shifts 2
3. Describe the nature of the business conducted at this facility (if more than one type ,of business or manufacturing takes place, list all activities): GENERAL WAREHOUSING
4. List principal raw materials used: MATERIAL HANDLING EQUIPMENT
5. List products produced and the average rate of production: N/A
6. List types of wastes created during production and any by-products produced: N/A
7. Estimate the quantity of water to be used by the facility during a six month period. Record the gallons of water anticipated by this facility. _____ gallons.
Indicate the source of the facility's water: Kenosha _____ Pleasant Prairie X
Meter number or address assigned to water meter(s). _____
8. Type of discharges: Continuous X Batch _____
If batch was indicated, give the average frequency and approximate volume of any batch discharges: _____
9. Describe the uses of water at this facility: PLUMBING FIXTURE USE AND GENERAL CLEANING (INCLUDING FLOOR SCRUBBER)

Wastewater Information

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

Wastewater Producing Process

Time and Duration of Discharges

N/A

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

N/A

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

	Gallons per Day		Type of Wastewater Discharge (Continuous, Batch, None)
	Consumed	Discharges	
Sanitary Usage	<u>1400</u>	<u>1400</u>	<u>CONTINUOUS</u>
Process Wastewater Usage	<u>0</u>	<u>0</u>	
Cooling Water Usage	<u>0</u>	<u>0</u>	
Other Usage	<u>0</u>	<u>0</u>	
Total Volume	<u>1400</u>	<u>1400</u>	

5. Describe all locations where wastewaters enter the collection system SANITARY DRAINS & FIXTURES

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

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

Compliance Information

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

5. Is any form of waste water pretreatment practiced at this facility? No X Yes _____
If yes, describe: _____

6. List any specific pretreatment standards that apply to this facility: N/A

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

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

Submissions

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

Signatory Requirement

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

Brad Folkert

Print Name: Authorized Representative

Brad Folkert

Signature: Authorized Representative

Director of Construction

Title

1.8.18

Date

Appendix
Toxic Pollutants Listed in 40CFR 307(a)

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

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

ULINE TENANT IMPROVEMENTS

LAKEVIEW XVIII

LAKEVIEW CORPORATE PARK - LOT 87

PLEASANT PRAIRIE, WISCONSIN



GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL
935 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 634-1400

COMMUNITY DEVELOPMENT DEPARTMENT
JEAN VERBEE-HARRIS, DIRECTOR
- PLANNER, ZONING
ADMINISTRATOR
OFFICE: (262) 925-6718
EMAIL: jverbee-harris@pprairieil.com

PEGGY HERRICK
- ASSISTANT PLANNER &
ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pprairieil.com

KRISTINA TRANEL
- DEPUTY PLANNER & ZONING
ADMINISTRATOR
OFFICE: (262) 925-6711
EMAIL: ktanel@pprairieil.com

ENGINEERING DEPARTMENT
MATT FINEUR, P.E.
- VILLAGE ENGINEER
OFFICE: (262) 925-6718
EMAIL: mtfineur@pprairieil.com

KURT DAVIDSON, P.E.
- ASSISTANT VILLAGE
ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidson@pprairieil.com

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: rprange@pprairieil.com

RICHARD MURPHY
- CONSTRUCTION MANAGER
OFFICE: (262) 946-8941
EMAIL: rmurphy@pprairieil.com

STEVE ULACHOVICH
- ENGINEERING TECHNICIAN
OFFICE: (262) 925-6767
EMAIL: sulachov@pprairieil.com

BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- BUILDING INSPECTION
SUPERINTENDENT
OFFICE: (262) 634-3304
DIRECT: (262) 925-6722
EMAIL: sperez@pprairieil.com

DONALD KOEHN
- BUILDING INSPECTOR
OFFICE: (262) 634-3304
EMAIL: dkoehn@pprairieil.com

MICHAEL KAPRELIAN
- BUILDING INSPECTOR
OFFICE: (262) 634-3304
EMAIL: mkapreli@pprairieil.com

FIRE & RESCUE DEPARTMENT
CRAIG ROSEKE
- CHIEF OF FIRE AND RESCUE
OFFICE: (262) 634-8071
EMAIL: croseke@pprairieil.com

THOMAS CLARK
- LIEUTENANT
OFFICE: (262) 634-8071
EMAIL: tclark@pprairieil.com

WI. DEPARTMENT OF NATURAL RESOURCES
ELANE JOHNSON
- WATER RESOURCE SPECIALIST
OFFICE: 262-884-2136
EMAIL: elane.johnson@wisconsin.gov

PETER WOOD
- WATER RESOURCES ENGINEER
OFFICE: 262-884-2360
EMAIL: peter.wood@wisconsin.gov

PUBLIC UTILITY CONTACTS

AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: 262-506-6995
EMAIL: bmcgee@atc.com
EMERGENCY NUMBER: (800) 972-5341

WISCONSIN D.O.T.
KEVIN KOENKE, PERMITS COORDINATOR
SOUTHEAST REGION
OFFICE: (262) 548-5891
EMAIL: kevin.koenke@dot.wis.gov

AT&T
MIKE TOYER
OFFICE: 262-636-0549
EMAIL: mt134@att.com

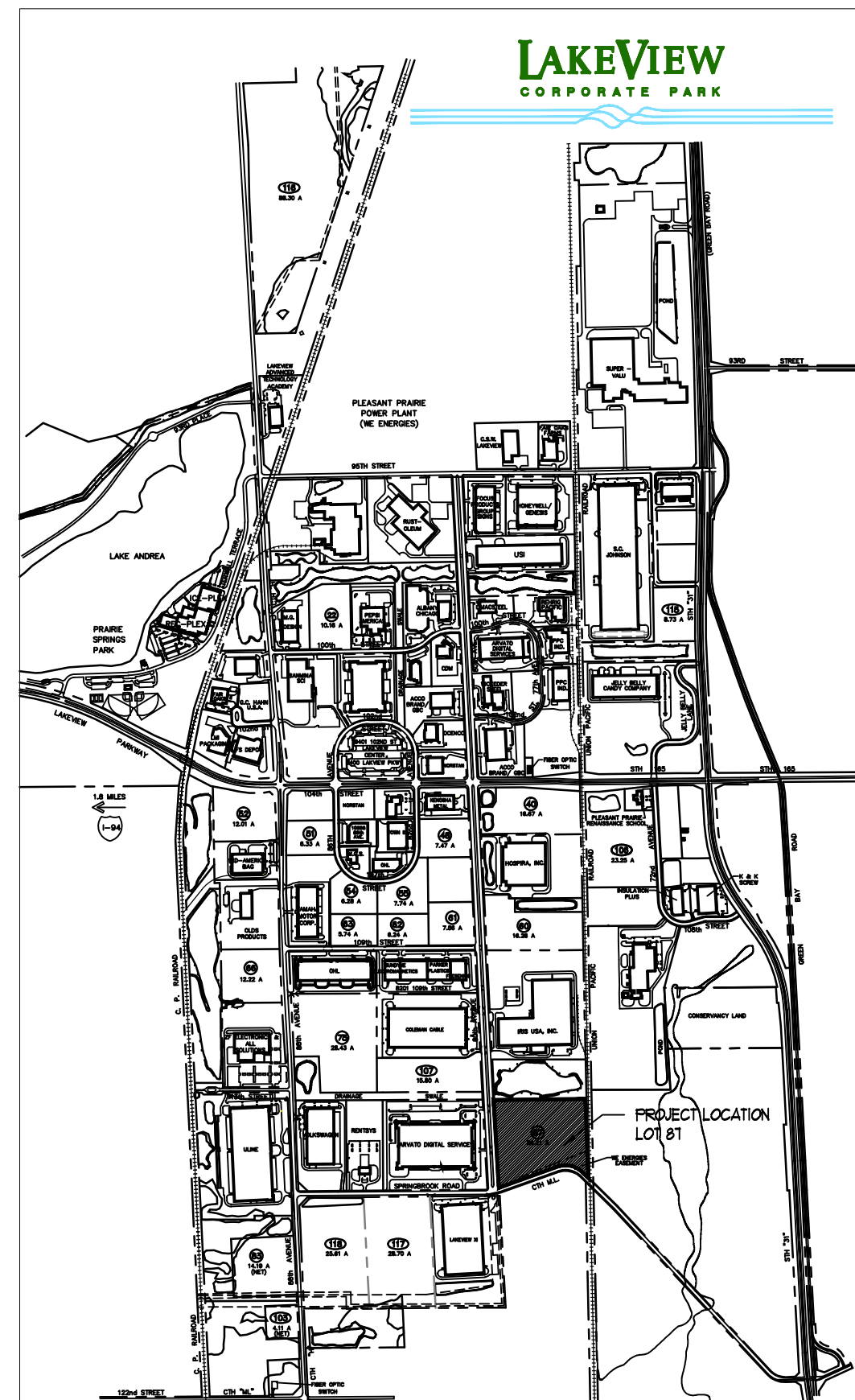
VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS
262-634-1403

TD&TELECOM
SOUTHEAST WISCONSIN
OFFICE: 871-483-7142

TIME WARNER CABLE
STEVE CRAHER
- UTILITY COORDINATOR
OFFICE: 442-771-4045
EMAIL: steve.craher@timecable.com
EMERGENCY NUMBER: 800-677-2288

WE-ENERGIES
ALLIE MILLER
KENDRA SOUTH
OFFICE: 262-552-2228
EMAIL: alliemiller@us-energies.com

NATURAL GAS EMERGENCY:
800-261-5315
ELECTRICAL EMERGENCY:
800-662-4791



PROJECT DATA

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2009 AS MODIFIED BY THE WISCONSIN
ENROLLED COMMERCIAL BUILDING CODE IN SPS CHAPTERS 360-366.

BUILDING CLASSIFICATION:

FACTORY-INDUSTRIAL:
F-1 (MODERATE HAZARD)
STORAGE:
S-1 (MODERATE HAZARD)

CONSTRUCTION CLASSIFICATION:

TYPE 2B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM

BUILDING AREA:

411,384 SF.

BUILD-OUT AREA:

3314 SF.

GENERAL NOTES

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

SHEET INDEX

T1 TITLE SHEET

PHOTOMETRIC
E2 LIGHTING PLAN

ARCHITECTURAL

A01 EGRESS PLAN

A11 SITE PLAN

A31 OVERALL BUILDING PLANS & SCHEDULES

A32 ENLARGED BUILDING PLANS & SCHEDULES

A41 EXTERIOR ELEVATIONS

A51 WALL SECTION & DETAIL

A61 ENLARGED TOILET PLAN, ELEVATIONS & SECTIONS

OWNER:

CENTERPOINT PROPERTIES
6750 W. WASHINGTON AVENUE
WEST ALLIS, WISCONSIN 53214
PHONE: 414-256-3400
FAX: 414-256-3401
ATTN: PAUL SCHMITTER

TENANT:

ULINE
1215 ULINE DR.
PLEASANT PRAIRIE, WISCONSIN 53158
PHONE: 262-672-4200
ATTN: BRAD FOLKERT

ARCHITECT:

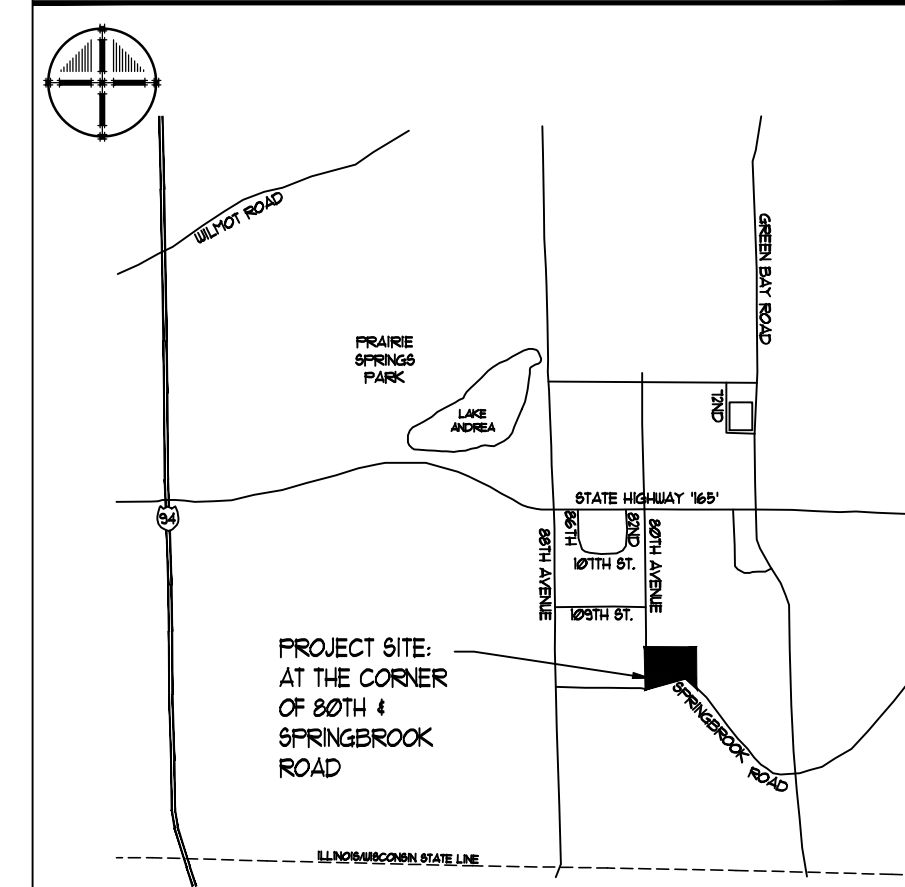
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 200
RIVERWOODS, ILLINOIS 60075
PHONE: 847-540-0200
ATTN: WIENER BRISKE, AIA
OR
ERIC ORTEGA



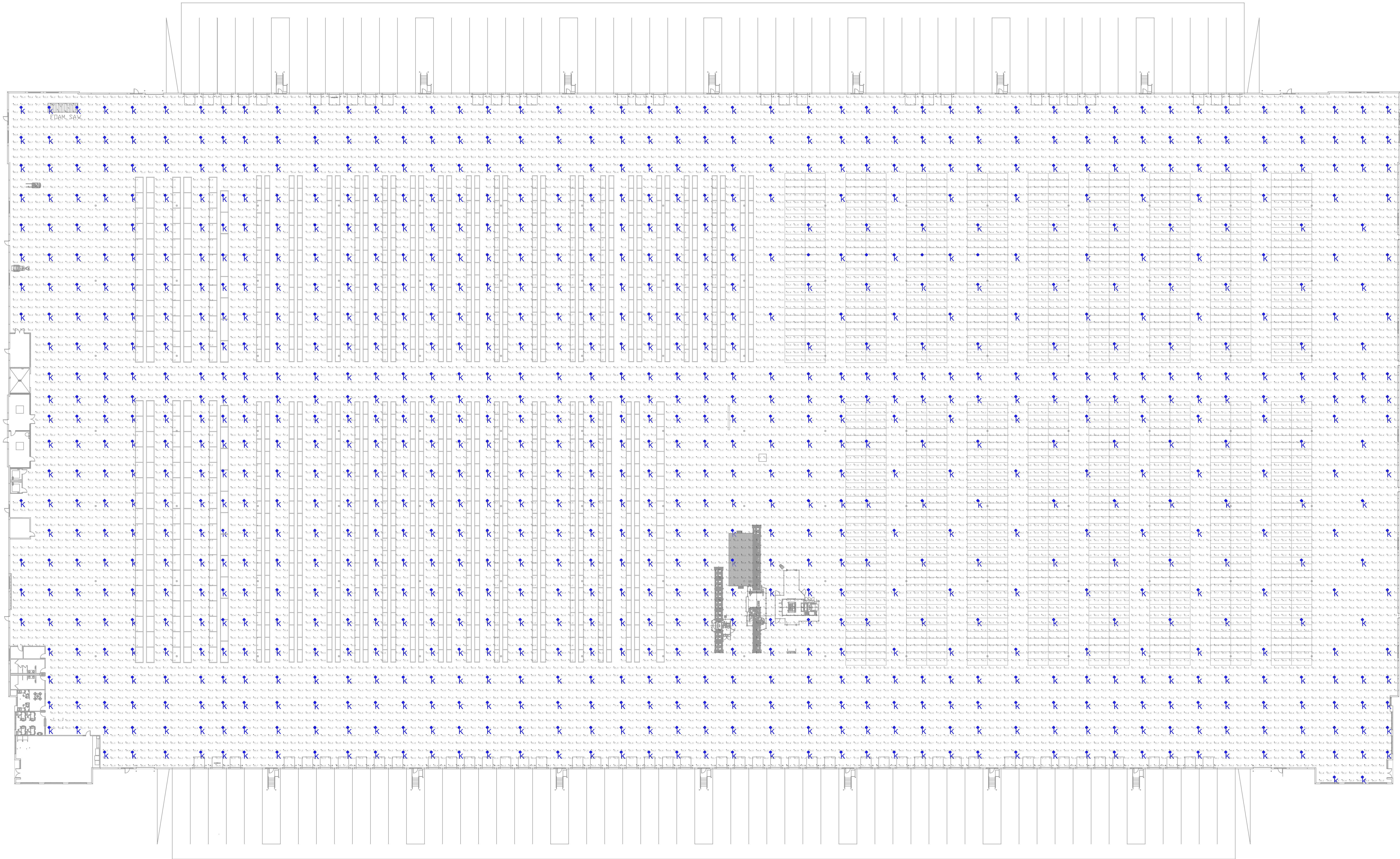
PROJECT NUMBER:
437.17.165
DATE: JANUARY 8, 2018

SITE & OPERATIONAL
SUBMITTAL

LOCATION MAP




REVISIONS



Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LUF	Description
948	K	SINGLE	25800	189	1.000	CREE + KBL-Axxx-H40K-8-JUL + CXBP16

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
WAREHOUSE	Illuminance	Fc	50.41	87.2	20.4	2.47

Enterprise Lighting LTD

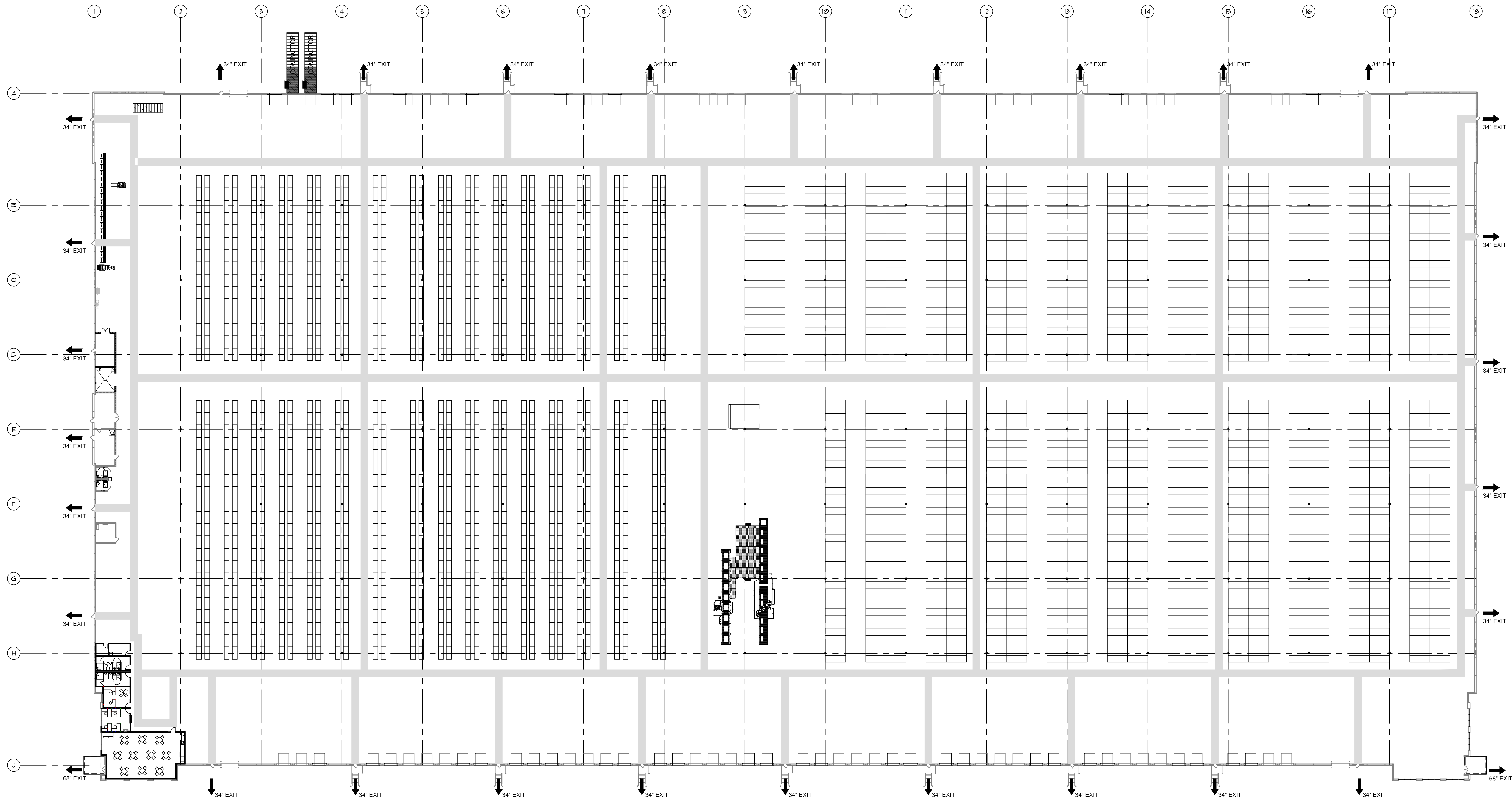
ULINE
BUILDING 13

LIGHTING PLAN
OPTION 1D

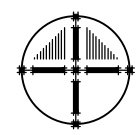
DATE
DEC. 20, 2017

SCALE
1" = 30'-0"

SHEET NUMBER
E2



1 EGRESS PLAN
A0.1 1" = 30'-0"



NOTE: ALL WAREHOUSE LIGHTS TO BE
CONNECTED TO A BACKUP GENERATOR.

2500 Lake Cook Road
Suite 200
Riverwoods, IL 60015
Ph: (847) 940-0300
Fax: (847) 940-1095

Partners in Design

A R C H I T E C T S

PROJECT NO:

43717165

DRAWN BY:

EEO

CHECKED BY:

WJB

DATE:

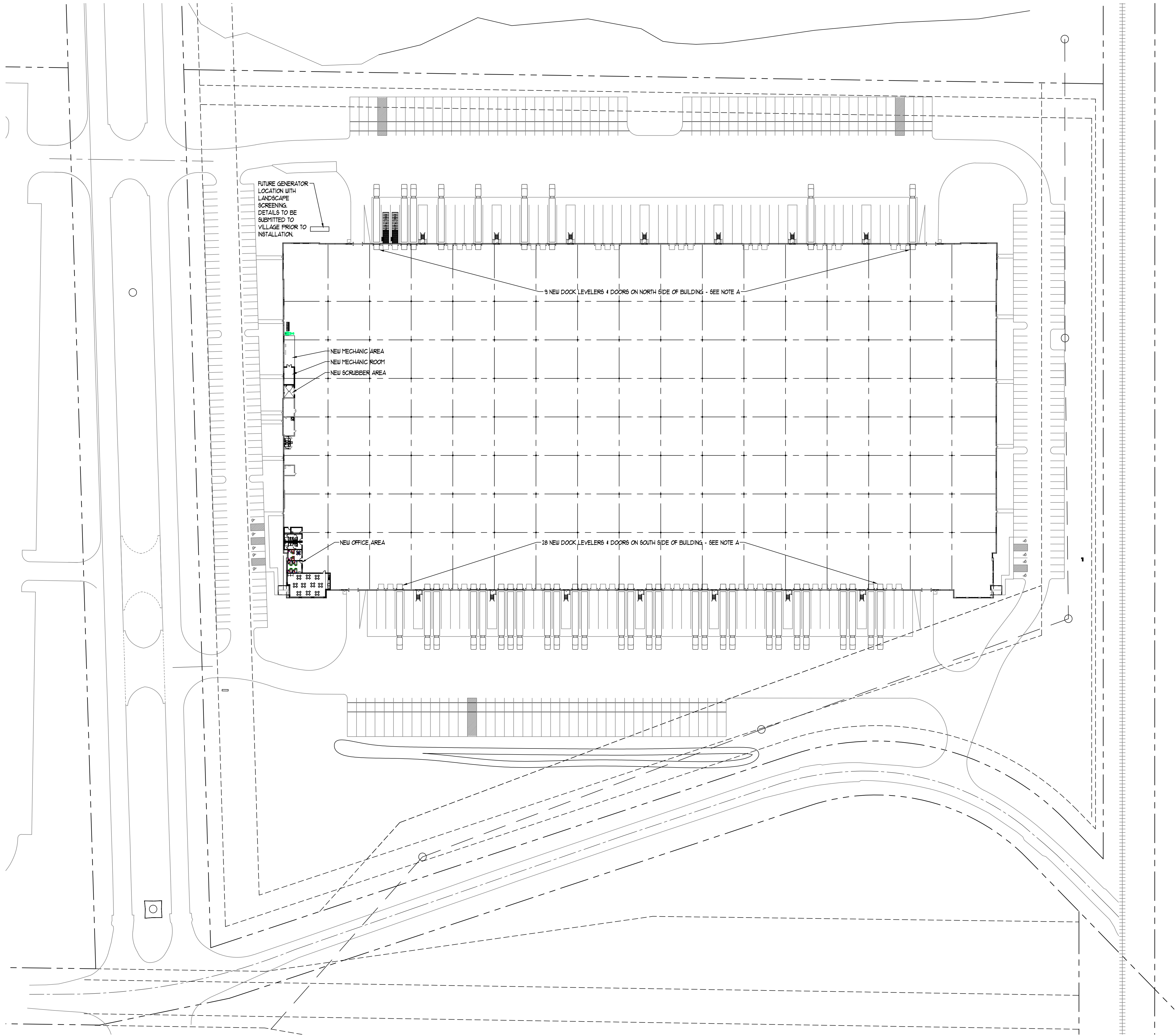
01.08.18

SHEET NO:

A0.1

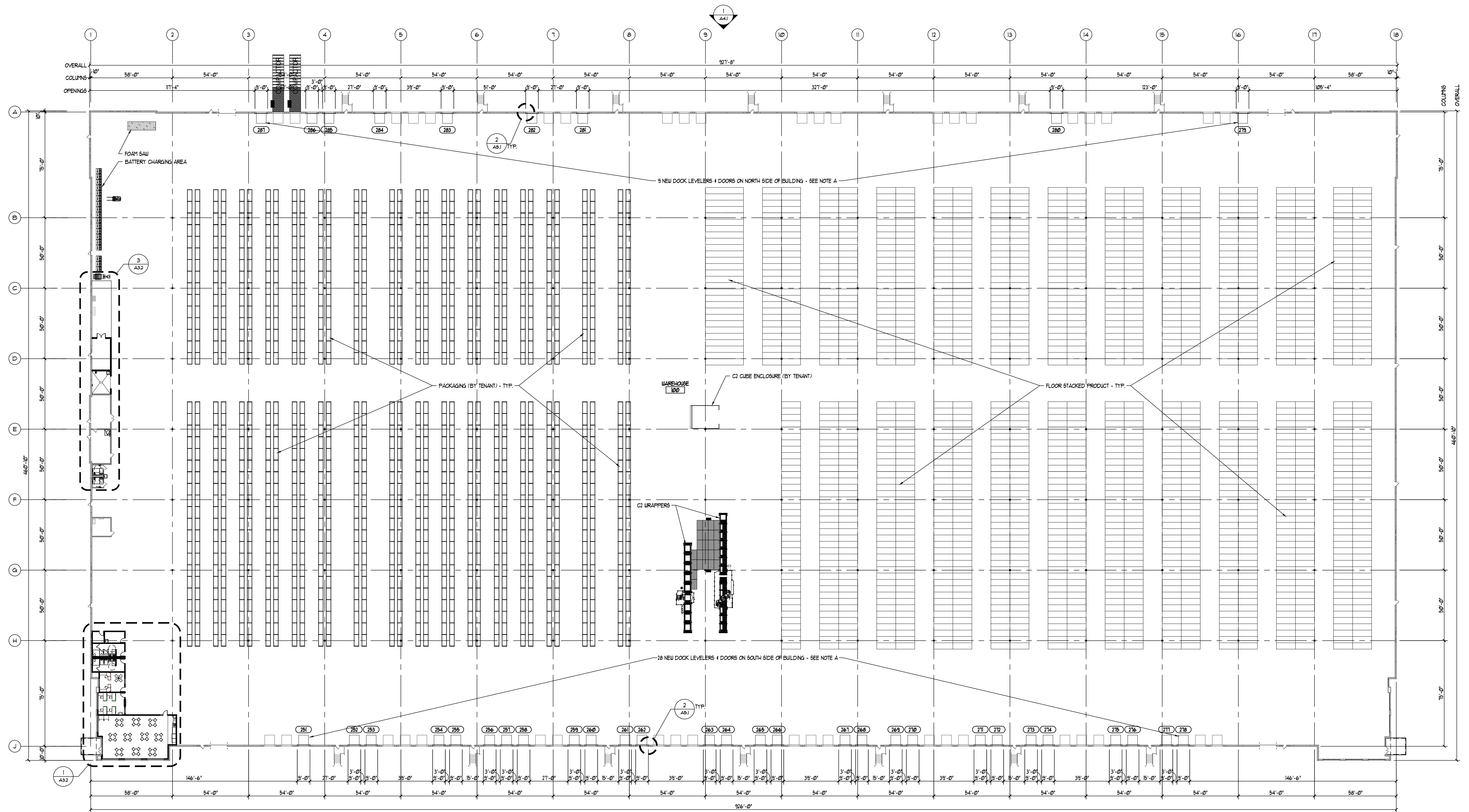
ULINE TENANT IMPROVEMENTS - LAKEVIEW XVIII
Lot 87, Lakeview Corporate Park, Pleasant Prairie, WI

EGRESS PLAN



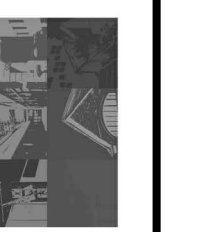
1 PROPOSED SITE PLAN
1" = 60'-0"

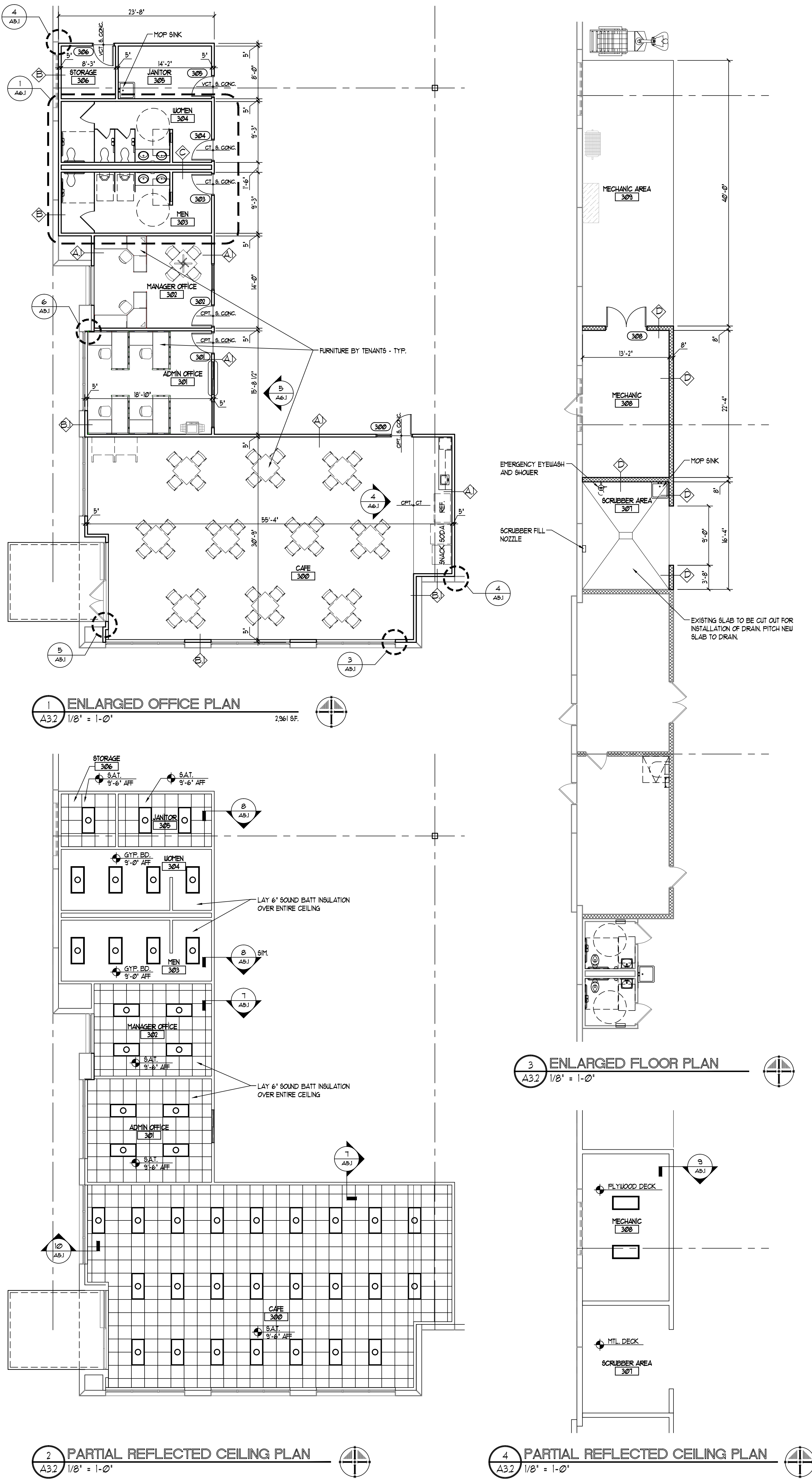
NOTE A:
CUT NEW OPENING IN EXISTING
PRECAST WALL PANEL - CONFIRM
OPENING WITH PANEL FABRICATOR.
CUT BACK MINIMUM OF 3" OF PANEL
INSULATION - GROUT SOLID GROUND
GROUT AND CUT PANEL SO FINISH
MATCHES FACE OF PANEL AND
PAINT TO MATCH AT EXTERIOR
LOCATIONS



1 OVERALL BUILDING PLAN
A3.1 1" = 30'-0"

NOTE A:
CUT NEW OPENING IN EXISTING
PRECAST WALL PANEL - CONFIRM
OPENING WITH PANEL FABRICATOR.
CUT BACK MINIMUM OF 3" OF PANEL
INSULATION - GROUT SOLID GRIND
GROUT AND CUT PANEL SO FINISH
MATCHES FACE OF PANEL AND
PAINT TO MATCH AT EXTERIOR
LOCATIONS





ROOM FINISH SCHEDULE

ROOM NAME	NO.	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	MAT'L	HT.	WALLS	CLG	REMARKS
CAFE	300	CT.	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	SAT.	9'-6"	YES	NO	--
ADMIN OFFICE	301	CT.	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	SAT.	9'-6"	YES	NO	--
MANAGER OFFICE	302	CT.	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	SAT.	9'-6"	YES	NO	--
YES	303	CT.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	SAT.	9'-6"	YES	YES	--
WOMEN	304	CT.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	SAT.	9'-6"	YES	YES	--
WOMEN	305	CT.	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	SAT.	9'-6"	YES	NO	NOTE 2, 3, 4
STORAGE	306	CT.	VNTL	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	SAT.	9'-6"	YES	NO	--
SCRUBBER AREA	307	CT.	CHU	CHU	CHU	CHU	CHU	EX. CONC.	PLYWOOD	14'-0"	YES	--
MECHANIC	308	CT.	CHU	CHU	CHU	CHU	CHU	EX. CONC.	PLYWOOD	14'-0"	YES	--
MECHANIC AREA	309	CT.	CHU	CHU	CHU	CHU	CHU	EX. CONC.	PLYWOOD	14'-0"	YES	--

- ROOM FINISH SCHEDULE NOTES:**
- PROVIDE VINYL BASE AT ALL GYP. BD. PARTITIONS
 - PROVIDE 6" VINYL BASE WITH CONTINUOUS WATERPROOF ADHESIVE TO WALL AND FLOOR
 - PROVIDE 4'-0" HIGH FRP WALL PANEL
 - PAINT ALL GYP. BD. WALLS

FINISH NOTES

- ALL FINISHES SHALL BE APPLIED IN ACCORDANCE W/ MANUF. SPECIFICATIONS.
- LINE OF ABUTMENT BETWEEN DISSIMILAR FINISHES SHALL OCCUR UNDER A DOOR.
- CONTRACTOR SHALL SUBMIT COLOR & MATERIAL SAMPLES TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- PAINT APPLICATION AS FOLLOWS:
 - EXISTING DRYWALL/PLASTER SURFACES:
 - SPOT PRIME IS REQUIRED
 - TWO COATS AS REQUIRED TO PROVIDE UNIFORM COLOR - EGGSHELL FINISH
 - NEW DRYWALL/PLASTER SURFACES:
 - PRIME ONE COAT PRIMER
 - TWO COATS AS REQUIRED TO PROVIDE UNIFORM COLOR - EGGSHELL FINISH
 - DRYWALL SURFACES TO RECEIVE WALL COVERING:
 - PRIME ONE WALL COVERING PRIMER - FLAT PAINT
 - ALL ADHESIVES MUST CONFORM TO SPECIFICATIONS OF MANUFACTURER OF WALL COVERING FOR EACH WALL COVER
 - ALL ADHESIVES SHALL BE APPLIED TO A CLEAR SEMI-GLOSS ENAMEL FINISH
 - METAL (DOORS, FRAMES, PERIMETER ENCLOSURES, ETC.):
 - SPOT PRIME AS REQUIRED CORROSION RESISTANT PRIMER
 - TWO COATS AS REQUIRED TO PROVIDE UNIFORM COLOR SEMI-GLOSS ENAMEL FINISH
- WHERE CARPETING MEETS RESILIENT TILE OR BASE BUILDING SURFACES, THE CONTRACTOR SHALL FURNISH AND INSTALL COMMERCIAL CARPET REDUCER STRIPS OF THE SAME COLOR AS THE VCT.
- ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS 2 OR BETTER WITH FLAME SPREAD RATINGS OF 76-75 AND A SMOKE DEVELOPMENT OF 450 OR LESS.
- ALL MATERIAL USED FOR FLOORING SHALL BE CLASS 1 WITH A CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER OR HIGHER (NFPA-253).
- THERMAL INSULATING MATERIALS SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPED INDEX OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
- ALL THRESHOLDS AT DOORS AND FLOORING MATERIAL CHANGES SHALL BE HANDICAPPED ACCESSIBLE.
- ALL NON-CARPETED WALKING SURFACES, INCLUDING CORRIDORS AND OTHER MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE.
- ALL DIRECTIONAL SIGNAGE SHALL COMPLY WITH ACCESSIBILITY CODES.
- GENERAL CONTRACTOR SHALL SUBMIT SAMPLES AND SPECIFICATION SHEETS ON ALL SUBMITTALS TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL DRYWALL ON PROJECT TO BE LEVEL 4 FINISH ON WAREHOUSE SIDE OF BUILD OUT AND LEVEL 5 ON OFFICE SIDE OF BUILD OUTS.

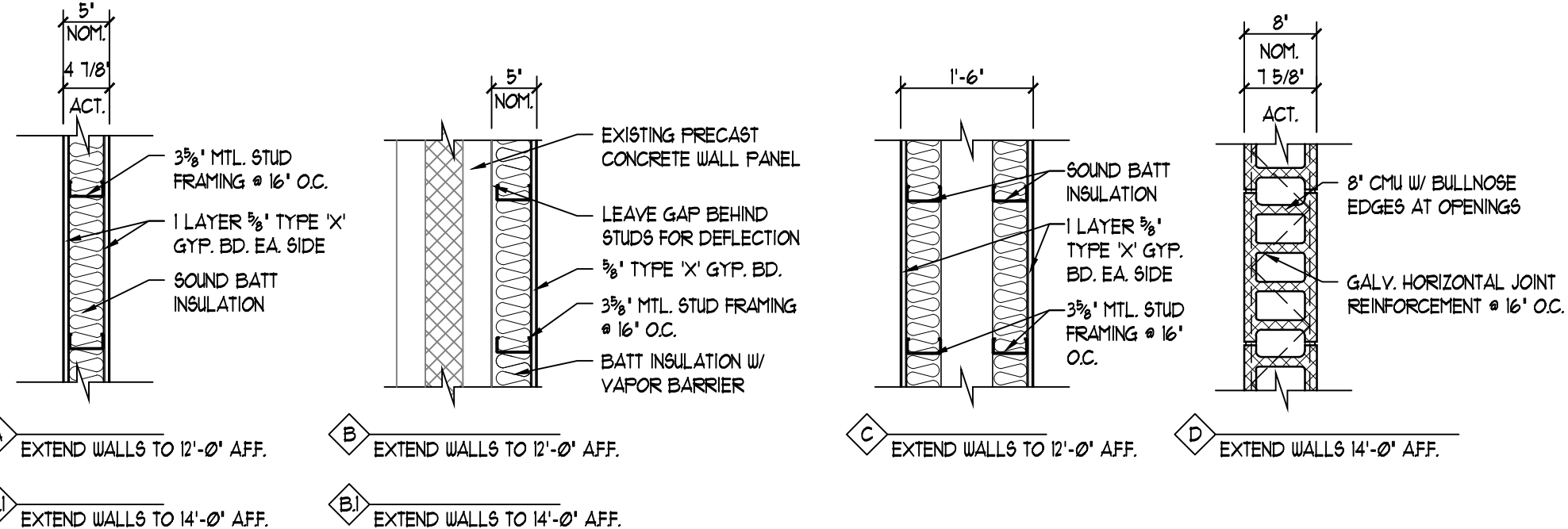
FINISH LEGEND

GENERAL NOTES

SYMBOL	DESCRIPTION	SPECIFICATION
CPY	BROADLOOM	PRODUCT: CARPET 4 PAD PROVIDED BY ULNE AND INSTALLED BY GC.
VNTL	VINYL BASE	PRODUCT: JOHNSONITE, 4" COVE BASE COLOR: FAUN 600
VCT-1	VINYL TILE	PRODUCT: MANNINGTON 12" x 12" STYLE: COMMERCIAL ESSENTIALS COLOR: SANDRIFT #51
VNTL	VINYL BASE	PRODUCT: JOHNSONITE, 4" COVE BASE COLOR: FAUN 600
CT	CERAMIC FLOOR TILE	PRODUCT: INTERCERAMICA, RETRO COLOR: ALMOND SIZE: 8"x8" GROUT: MARFE EPOXY GROUT, COLOR IVORY MARFL
CT	CERAMIC WALL TILE	PRODUCT: AMERICAN OLEAN, BRIGHT MATTE COLOR: MATTE BISQUIT #0052 SIZE: FIELD TILE 6"x6" COVE & COVE CORNER, TOP TILE 6"x6" BULLNOSE & BULLNOSE CORNER GROUT: MARFE EPOXY GROUT, COLOR IVORY MARFL
FRP	FIBER-REIN. PANELS	PRODUCT: MARLITE, STANDARD FRP OR EQUAL TRIM: WHITE PVC TRIM COLOR: WHITE
P	PAINT	PRODUCT: PPG CEILING: PPG INTERIOR DRY-FOG SPRAY PAINT, WHITE FLAT LATEX PRECAST: PPG SPEED CRAFT ENAMEL, SEMI-GLOSS LATEX 5-510 SERIES COMMERCIAL WHITE AND HIDING BASE DRYWALL: BENJAMIN MOORE ADVANCE HIGH GLOSS #94 TINTED TO ULNE CREAM FRAMES: BENJAMIN MOORE ADVANCE HIGH GLOSS #94 TINTED TO ULNE CREAM BOLLARDS: PPG HIGH PERFORMANCE COATINGS 1-283 SERIES 1 HANDRAILS: PPG HIGH PERFORMANCE COATINGS 1-283 SERIES 1
TP	TOILET PARTITIONS	PRODUCT: GLOBAL PARTITIONS MATERIAL: METAL POWDER COAT FINISH: CEILING HANG COLOR: ALMOND #103
SAT	CEILING TILE	PRODUCT: USG 2' x 2' STYLE: PROST #460, REGULAR EDGE GRID: 3/4" DX/DXL GRID, WHITE
	WINDOW SHADES	PRODUCT: HUNTER DOUGLAS MANUALLY OPERATED FLUSH-MOUNT SHEAR WEAVE 4000 3% OPENNESS FACTOR COLOR: TOBACCO

WALL TYPES

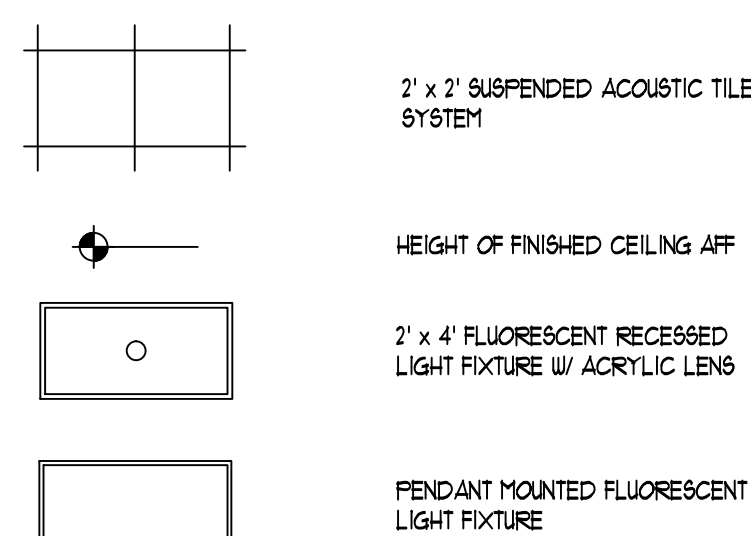
- ALL WALLS TO BE TYPE 'A' UNLESS NOTED OTHERWISE
- ALL GYP. BD. TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE



CEILING LEGEND

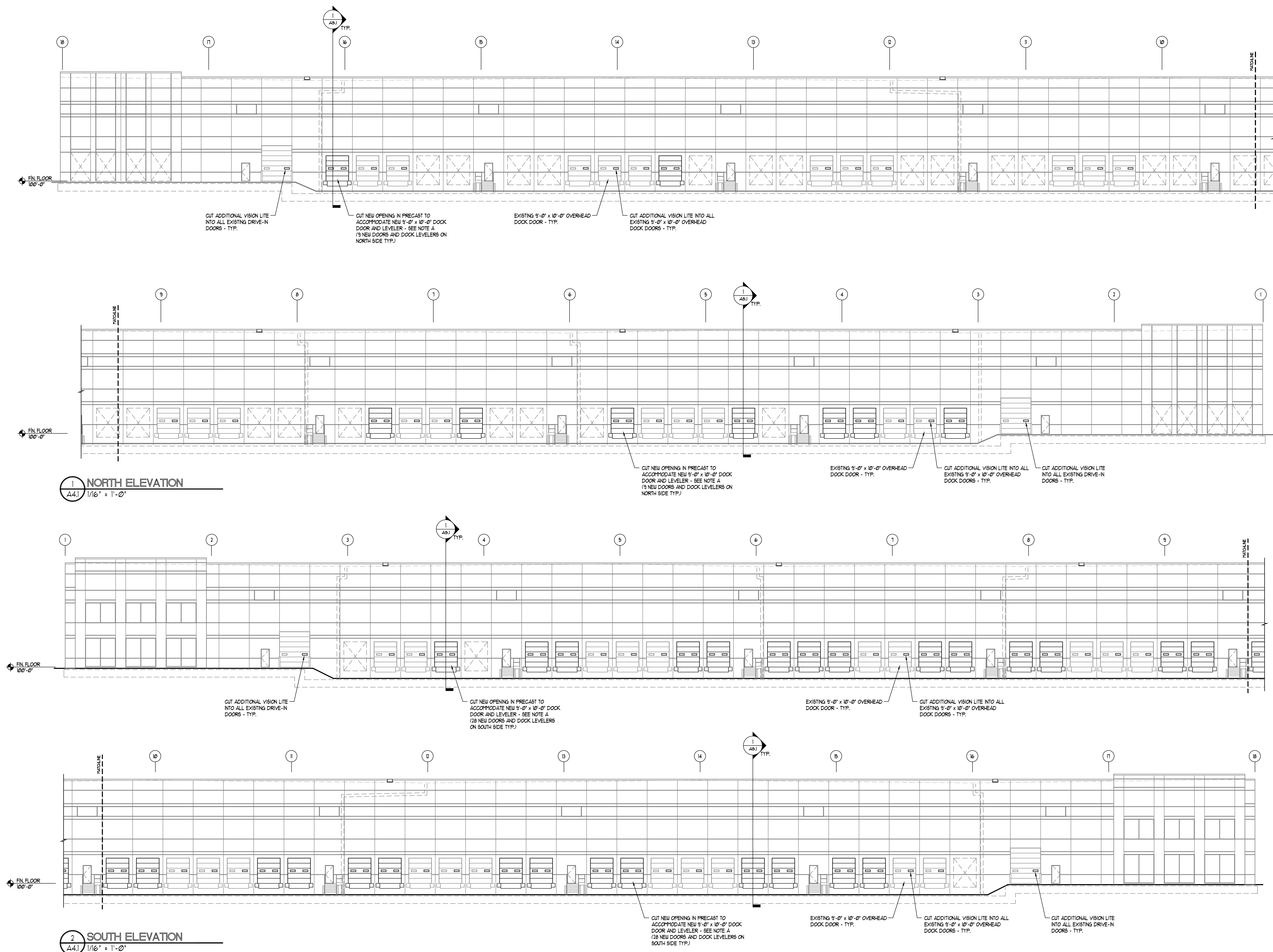
GENERAL NOTES:

- ALL FIXTURES ARE NEW UNLESS NOTED OTHERWISE
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR DEVICE LOCATIONS, ADVISE ARCHITECT OF ANY CONFLICTS.



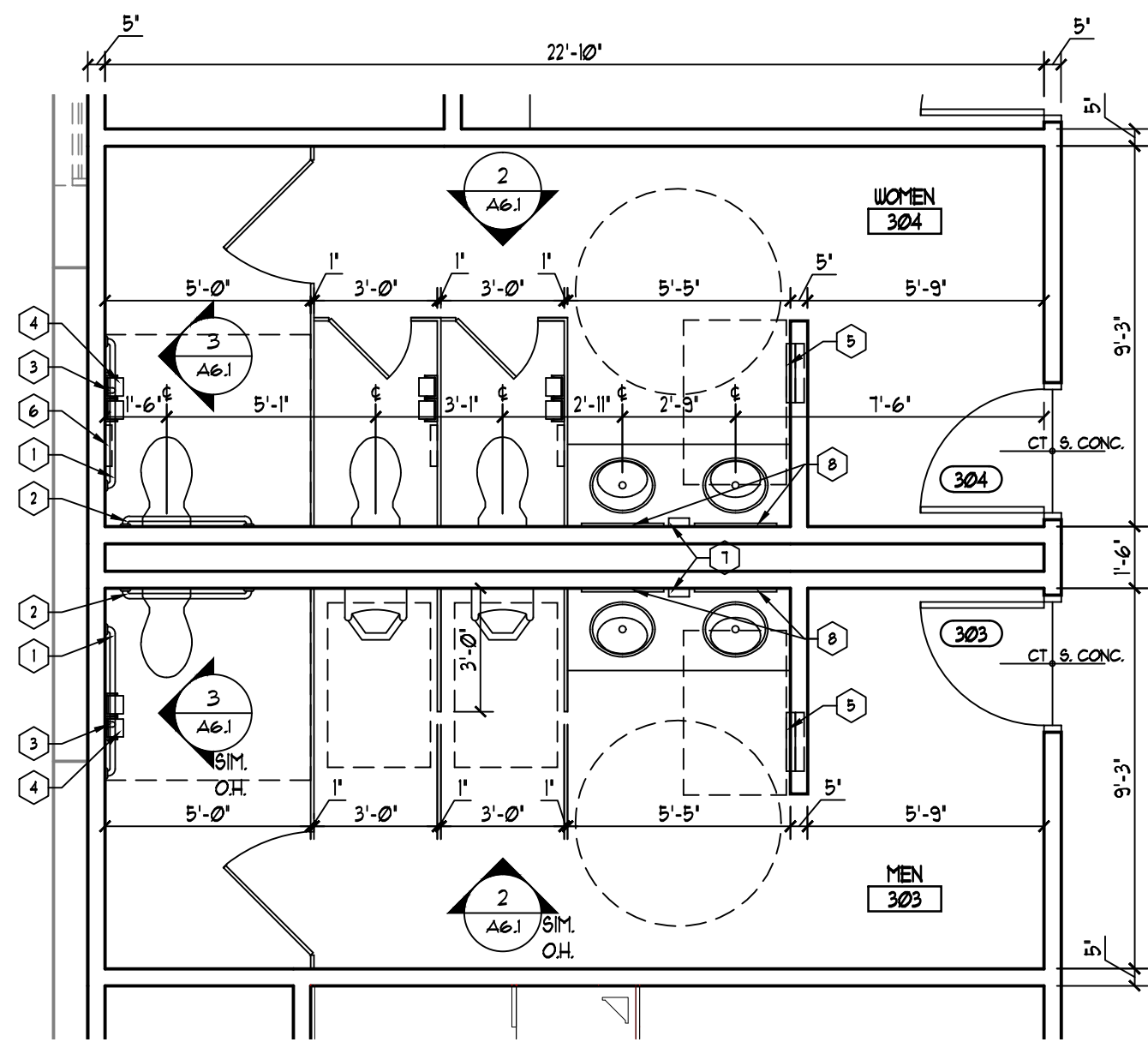
DOOR SCHEDULE

NO.	SIZE	MATERIAL		TYPE		HDW SET	REMARKS
		DOOR	FRAME	DOOR	FRAME		
291	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
292	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
293	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
294	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
295	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
296	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
297	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
298	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
299	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
300	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
301	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
302	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
303	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
304	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
305	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
306	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
307	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
308	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
309	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
310	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
311	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
312	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
313	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
314	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
315	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
316	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
317	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
318	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
319	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
320	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
321	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
322	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
323	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
324	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
325	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
326	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
327	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
328	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
329	9'-0" x 10'-0" x 2'	STEEL		C			OVERHEAD SECTIONAL DOOR
330	3'-0" x 7'-0" x 1 3/4"	WOOD	H#1	A	C	SET 2	
331	3'-0" x 7'-0" x 1 3/4"	WOOD	H#1	A	A	SET 3	
332	3'-0" x 7'-0" x 1 3/4"	WOOD	H#1	A	A	SET 3	
333	3'-0" x 7'-0" x 1 3/4"	WOOD	H#1	B	A	SET 4	
334	3'-0" x 7'-0" x 1 3/4"	WOOD	H#1	B	A	SET 4	
335	3'-0" x 7'-0" x 1 3/4"	WOOD	H#1	B	A	SET 5	
336	3'-0" x 7'-0" x 1 3/4"	WOOD	H#1	B	A	SET 5	
337	PR 3'-0" x 7'-0" x 1 3/4"	H#1	H#1	B	B	SET 1	

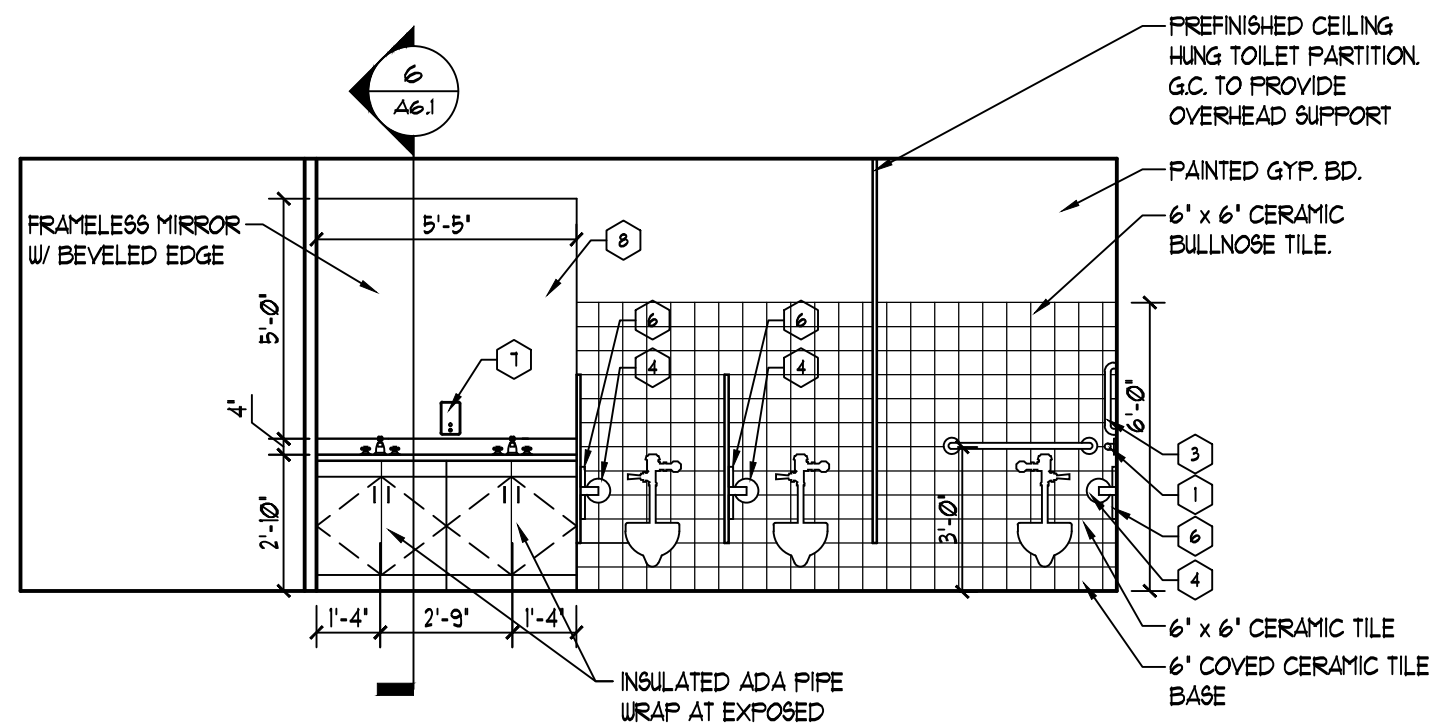


NOTE A:
CUT NEW OPENING IN EXISTING
PRECAST WALL PANEL - CONFIRM
OPENING WITH PANEL FABRICATOR.
CUT BACK MINIMUM OF 3\"/>

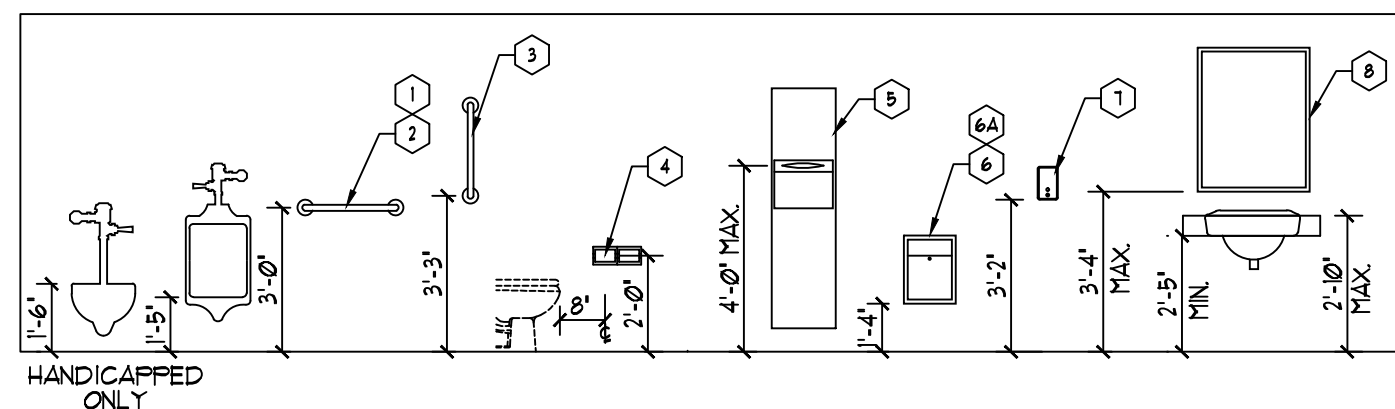




1 ENLARGED FLOOR PLAN
A6.1 1/4" = 1'-0"



2 TOILET ROOM ELEV.
A6.1 1/4" = 1'-0"



TOILET ACCESSORIES MOUNTING HEIGHTS

GENERAL NOTES:

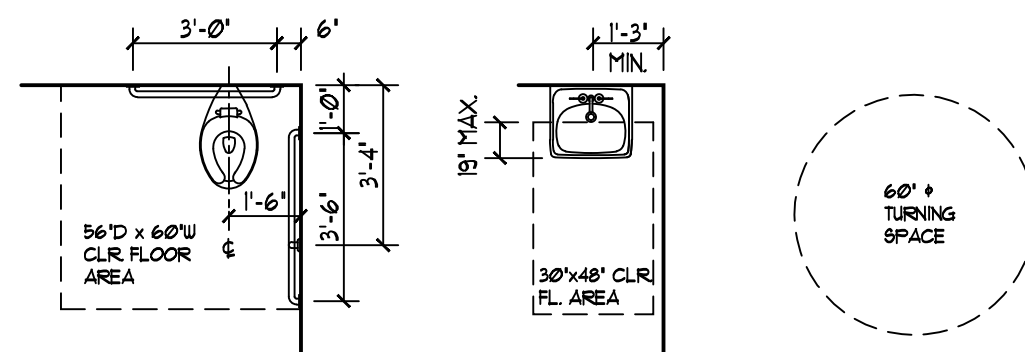
1. ACCESS TO ALL DISPENSING AND OPERABLE CONTROLS SHOULD BE 5' TO 48" AFF.
2. REFER TO MANUFACTURERS' GUIDELINES FOR INSTALLATION.
3. T.O.O. INDICATES TOP OF OPENING.
4. UNDER LAVATORY PIPING TO BE WRAPPED TO PROTECT AGAINST CONTACT.
5. PROVIDE SOLID BLOCKING AT ALL GRAB BAR LOCATIONS AND IN WALLS AS REQ'D.

N.T.S.

TOILET ACCESSORIES LEGEND

TAG	DESCRIPTION	MANUFACTURER	MODEL*
1	42" GRAB BAR	BOBRICK	B-5806 (42)
2	36" GRAB BAR	BOBRICK	B-5806 (36)
3	18" GRAB BAR	BOBRICK	B-5806 (18)
4	TOILET PAPER DISPENSER	ULINE	H-107
5	RECESSED PAPER TOWEL DISPENSER/DISPOSAL	BOBRICK	B-3944
6	FEMININE NAPKIN DISPOSAL	ULINE	
7	SOAP DISPENSER	ULINE	
8	WALL MTD. MIRROR (CUSTOM SIZE)		

1. VERIFY MODEL NUMBERS AND MANUFACTURER BEFORE ORDERING.

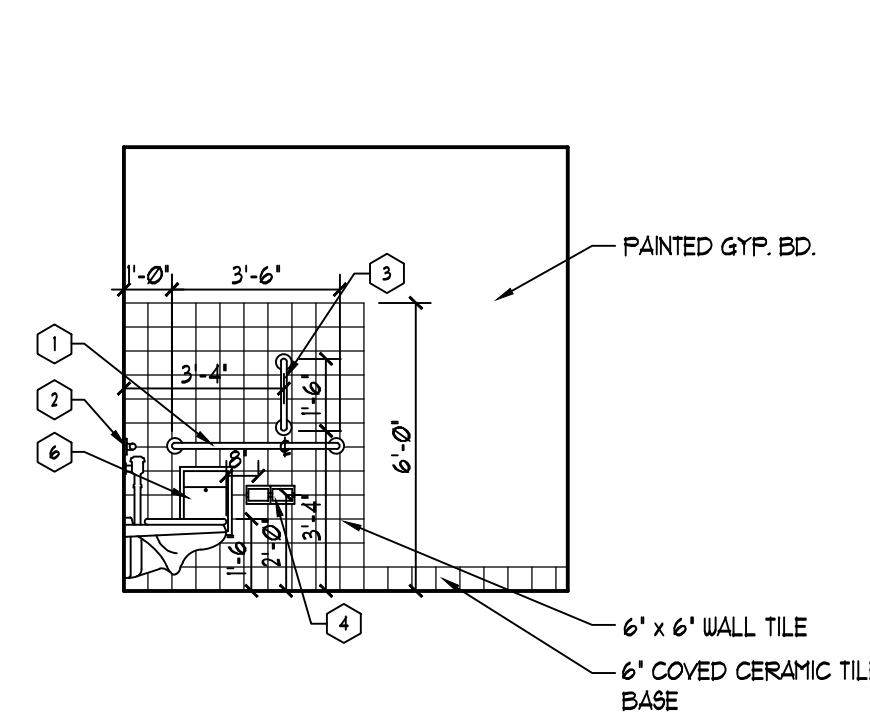


FIXTURE CLEARANCES

GENERAL NOTES:

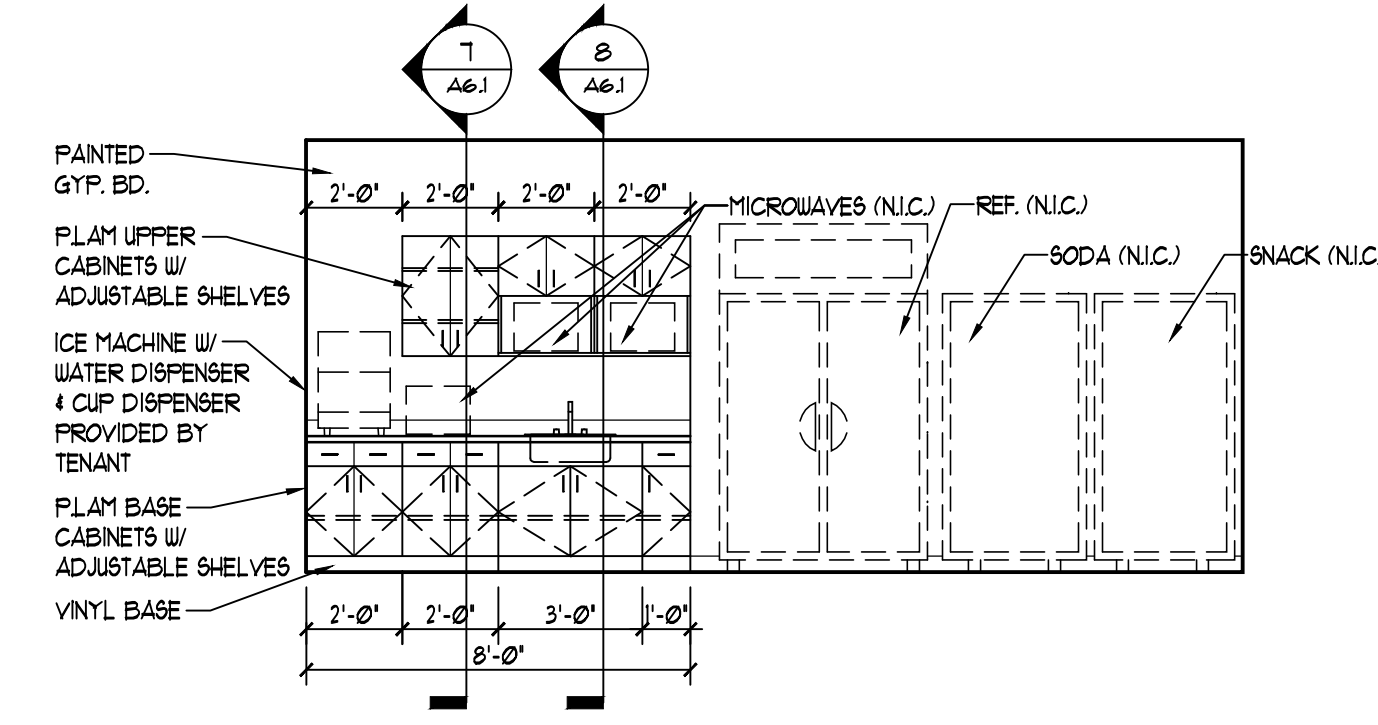
1. ALL FIXTURES TO MEET ADAAG CLEARANCE AND HEIGHT REQUIREMENTS.
2. ALL TOILET'S FLUSH CONTROLS SHALL BE ON THE WIDE SIDE OF STALL.
3. ALL PIPING UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED AGAINST ACCIDENTAL CONTACT.

N.T.S.

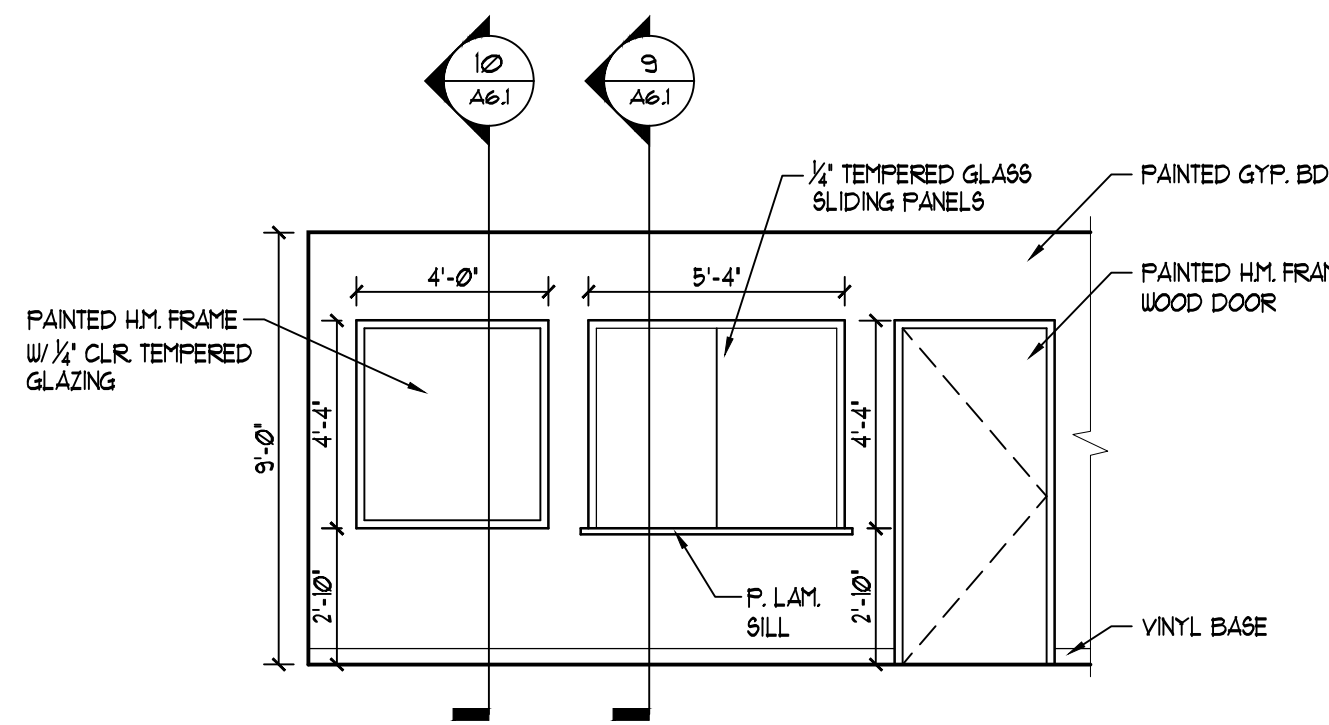


3 TOILET ROOM ELEV.
A6.1 1/4" = 1'-0"

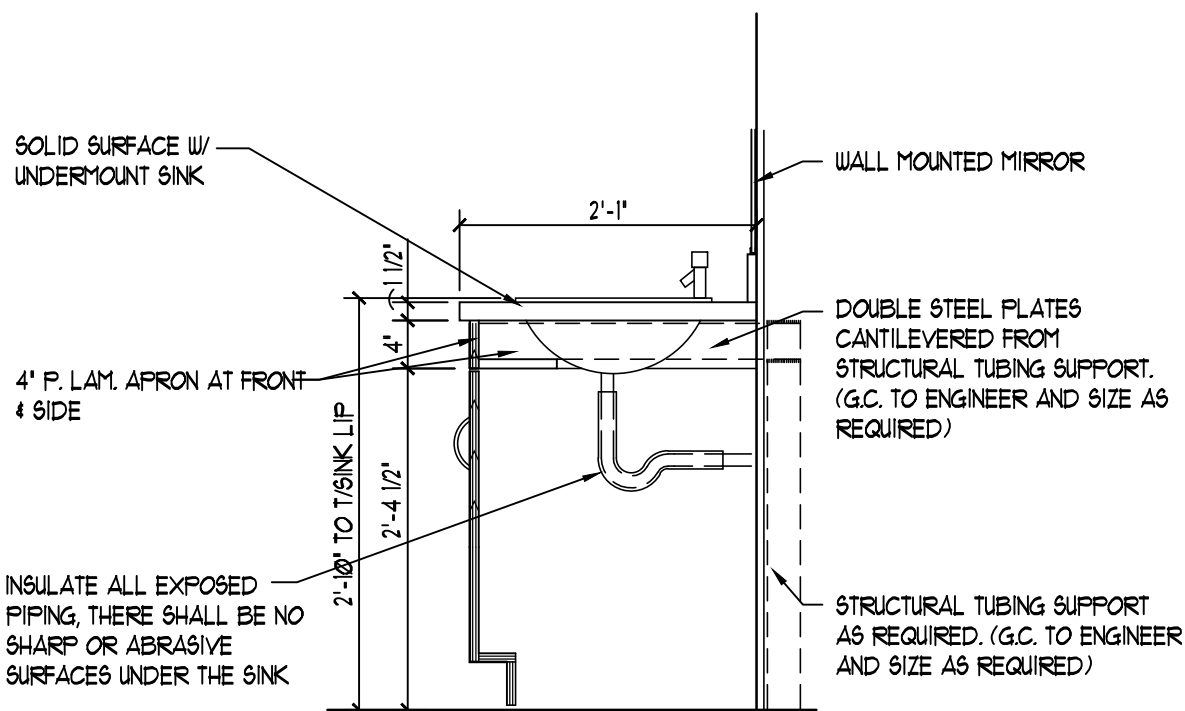
NOTES:
1. NO NAPKIN DISPOSAL AT SIMILAR CONDITIONS.



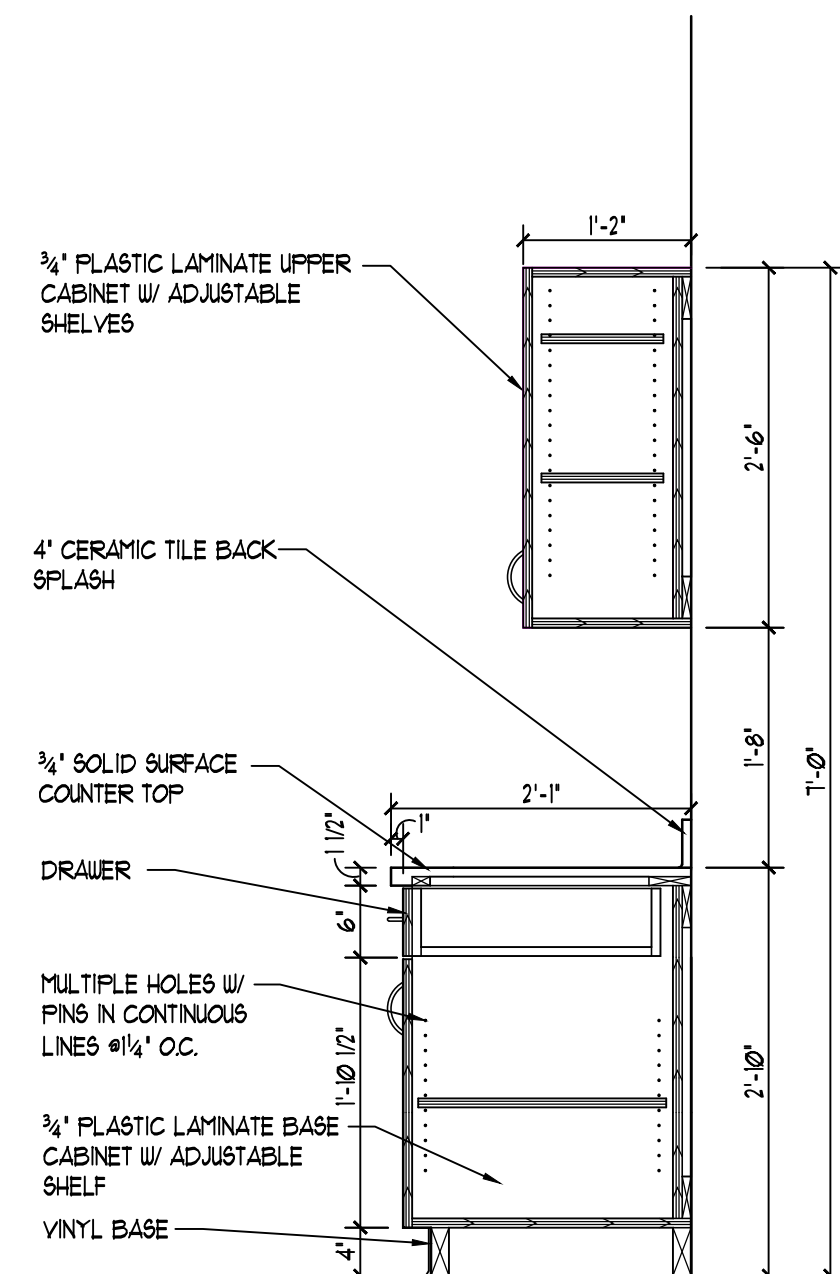
4 CAFE MILL WORK ELEV.
A6.1 1/4" = 1'-0"



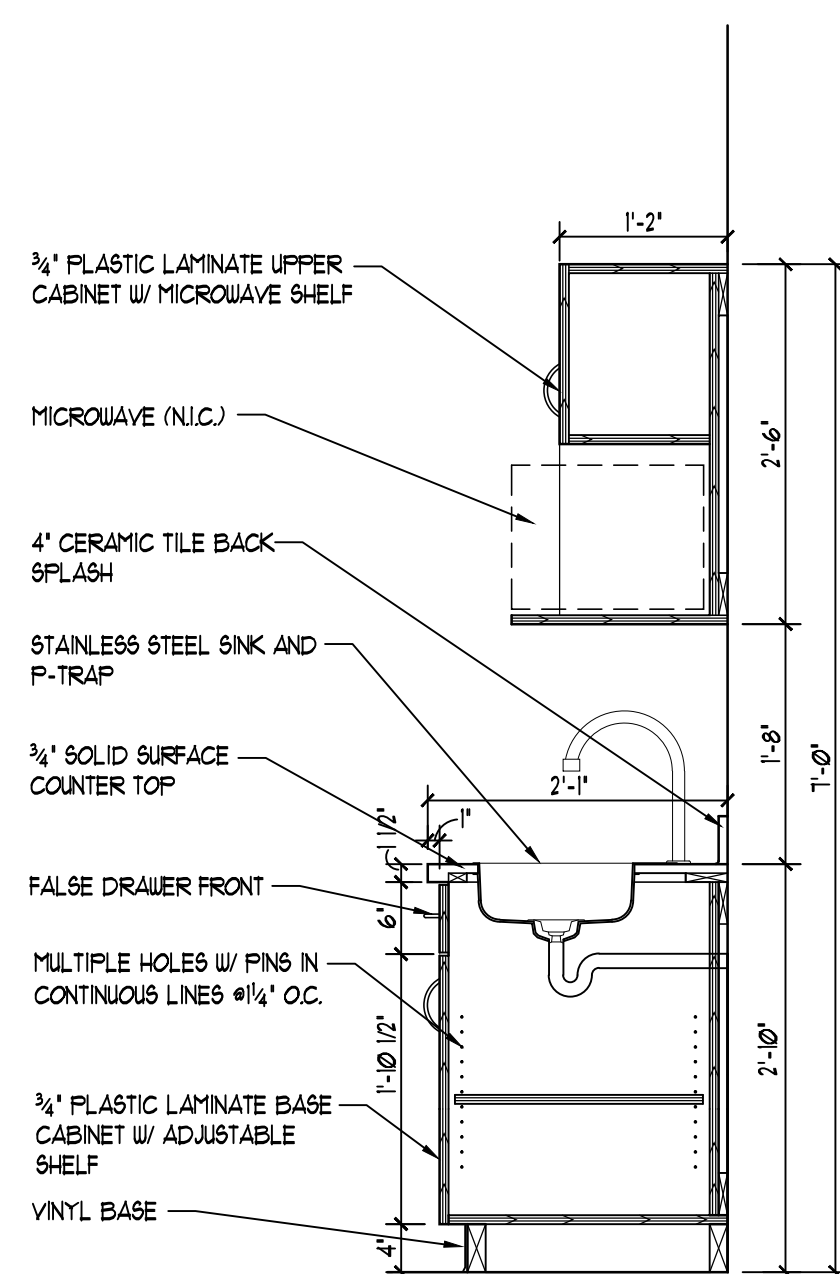
5 ADMIN OFFICE ELEV.
A6.1 1/4" = 1'-0"



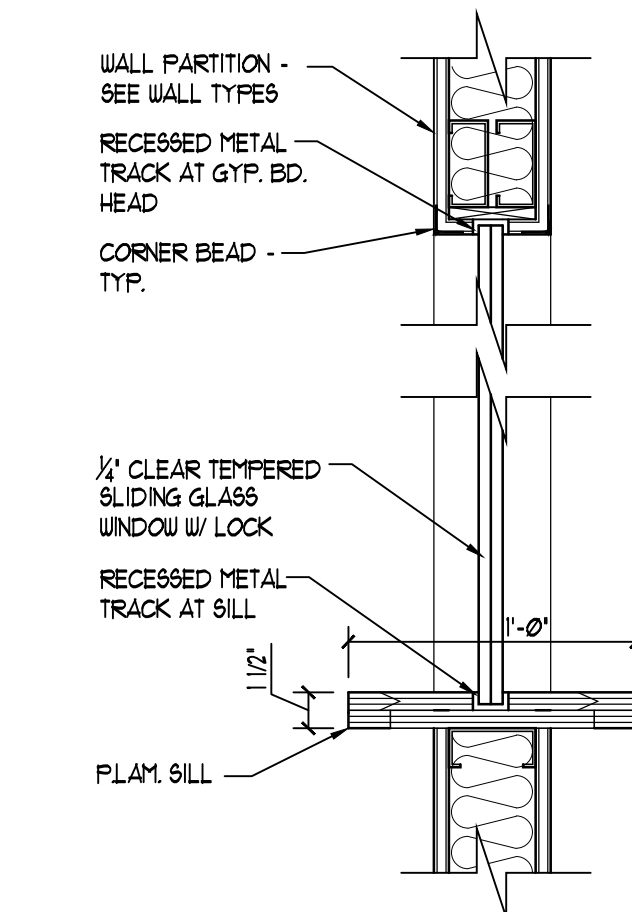
6 SECTION
A6.1 1/4" = 1'-0"



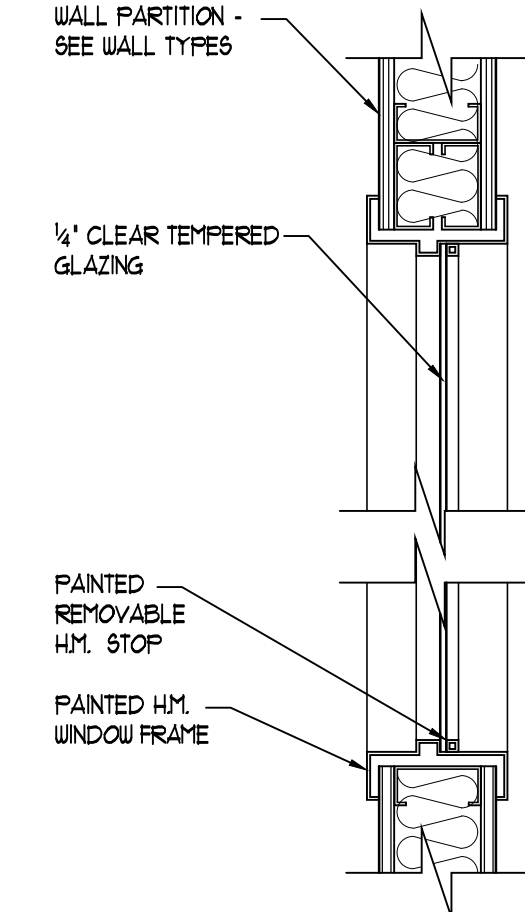
7 MILLWORK SECTION
A6.1 3/4" = 1'-0"



8 MILLWORK SECTION
A6.1 3/4" = 1'-0"



9 PASS-THRU SECTION
A6.1 1 1/2" = 1'-0"



10 H.M. WINDOW SECTION
A6.1 1 1/2" = 1'-0"

PLASTIC LAMINATE NOTES:

1. SUBSTRATE TO BE PLYWOOD OR PARTICLEBOARD (M-2 OF BETTER) - USE EXTERIOR GLUE WHEN USED IN COUNTERTOPS WITH SINKS.
2. HIGH PRESSURE PLASTIC LAMINATE ON ALL EXPOSED SURFACES, BOTH SIDES OF ALL DOORS AND INTERIORS OF ALL OPEN (DOORLESS) CABINETS/SHELVES.
3. MELAMINE SURFACE MAY BE USED ON CABINET INTERIORS EXCEPT WHERE NOTED TO BE LAMINATE.
4. PULLS TO BE OIL RUBBED BROZE (CLASSIC HARDWARE #0104522).
5. HINGES - TOTALLY CONCEALED, SELF CLOSING, OPENING 180 DEG.
6. DRAWER GLIDES - FULL EXTENSION, SELF CLOSING, 100% RATING.
7. ADJUSTABLE SHELF SUPPORTS: DRILLED HOLES • 1/4" O.C. - PROVIDE 4 SHELF SUPPORT FEES FOR EACH SHELF PLUS 10% STOCK.
8. ALL WORK SURFACES OVER OPEN KNEE SPACE TO HAVE A 3" DIA. GROMMET.
9. GROMMETS: MCKEY (OR APPROVED EQUAL), X63 FLIP-TOP 3" DIA.

MILLWORK MATERIAL LEGEND:

PL-1	PLASTIC LAMINATE	PRODUCT COLOR:	NEVAMAR 55091T ALMOND TEXTURED
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